



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: May 17, 2023

RE: Northtown Municipal Utility District
May 23, 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, May 23, 2023, at 5:45 p.m. at 700 East Wells Branch Parkway, Pflugerville, Texas.**

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

Carter Dean
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**

May 23, 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, May 23, 2023. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

CONSENT ITEMS

(These items may be 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 April 25, 2023 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. Budget and taxes and related action items, including:
 - (a) Preliminary schedule for adopting 2023-2024 budget and 2023 tax rate;
 - (b) Preliminary estimate of 2023 taxable value;
6. 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;
7. 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;
8. Landscape maintenance report and related action items, including any proposals;

9. 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;

10. 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;
 - (e) Payment of Efficient Air Conditioning, Inc. by STR Constructors for work performed at new office and pavilion project;

11. District engineer's report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including:
 - (A) Review of bid tabulation;
 - (B) Approval of award of construction contract;
 - (C) Approval of pay applications and/or change orders;
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (iii) Village at Northtown Multifamily (Edenbrook);
 - (iv) The Lakes Retail Center;
 - (v) Avalon Bay Multifamily, including:
 - (A) Park development fees;
 - (B) License and Consent to Encroachment Agreement;
 - (C) Declaration of Maintenance Covenants for Stormwater Structural Controls;
 - (D) Restrictive Covenants;
 - (E) Exclusive Water Line Vault Easement;
 - (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 status of application requesting waiver of emergency preparedness plan;

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) Resolution Authorizing Transfers of Funds and Payment of Expenses;
 - (b) Lead and Copper Rule Revisions (LCRR);
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**

April 25, 2023

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on April 25, 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 Colton Yarborough of the Travis County Sheriff’s Office (“TCSO”); and Barnaby Evans of Fatter and Evans Architects, Inc.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider approval of the consent items on the agenda, including (i) the minutes of the March 28, 2023 Board meeting; (ii) the revised District Registration Form; and (iii) the 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. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the minutes and the Resolution attached as **Exhibit “B”**, as modified to include both District offices as meeting places. The Board directed Mr. Dean to include a new Resolution and revised District Registration Form on the agenda for the first meeting held in the new office in order to remove the old office.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit “C”**. Deputy Yarborough reviewed the report with the Board. Director Hill asked Deputy Yarborough to look out for construction sites with fences down, which were vulnerable to criminal trespass. Ms. Oliver stated that Deputy Yarborough had recruited a new deputy to help patrol the District and planned on recruiting another soon.

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 "D"** with the Board. He reported that there were 3,095 occupied single family connections as of March, that the water accountability for the prior reporting period was -3.90%, and that the March water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs. Mr. Anderson then reviewed the letter from the TCEQ attached as **Exhibit "E"** with the Board, which he advised did not indicate any District violations. He added that Crossroads had already address the issues noted by the TCEQ in the letter.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal presented the landscape maintenance report attached as **Exhibit "F"** and reviewed it with the Board. He then presented the "plant of the month," Japanese laurel, also known as the "gold dust plant." He explained that the plant was native to Japan, did well in the shade, and could grow to seven feet tall. He then presented a second "plant of the month," dodder. He stated that dodder was an invasive parasite weed that hadn't been seen in the area in years, noting that his crews were working to eliminate it where discovered. Mr. Fadal then presented the proposal attached as **Exhibit "G"** for the annual repair and topdressing of the District's sports fields. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal.

Director Richter announced that the Board would next receive the District manager's report and recognized Ms. Oliver. Ms. Oliver called the Board's attention to her monthly reports included in the meeting packet attached as **Exhibit "H"**. 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. Ms. Oliver then reported that Stream, who leased the District's current office space to it, would be conducting a 60 day inspection on April 27, noting that she thought that the condition of the office looked good. She added that an HVAC inspection was also scheduled for May 1. She then presented the Renewal Notice and Benefit Verification Form from TML attached as **Exhibit "I"** for approval. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the Renewal Notice and Benefit Verification Form. Mr. Dean stated that he thought that the new office parking lot needed signs indicating permitted parking hours and a towing warning. Ms. Oliver stated that all three of the District's parking lots needed such signs. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize the Facilities Committee to consider and approve proposals for the installation of such signs at the recommendation of Mr. Dean and Ms. Oliver.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster reported that the new office building was approaching substantial completion and that one of the final approvals needed was from the fire department, upon its inspection. He stated that, depending on the result of the inspection, the new office should be ready for occupancy and that the May Board meeting could be held there. Mr. Foster stated that there were some final change orders that would likely be necessary to complete the project, and requested authority from the Board to approve up to \$50,000 of change orders, as may be necessary and appropriate. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to provide the requested authorization.

Director Richter then stated that the Board would receive a report from the Utility and Services Committee, including matters related to a report from Kennedy Jenks regarding District water pressure and availability. Directors Richter and Hill recommended acceptance of the report. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to accept the report.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit “J”** with the Board and covered the status of various development projects in the District, stating that the Village at Northtown Section 2 condominium project had been bid out, and that the approval of award of the project should be included on the next Board meeting agenda. He then stated that he was awaiting draft easements and certain other legal documents from the developer of the Avalon Bay multifamily project. Mr. Foster then reviewed the memorandum regarding violations of the District’s erosion control rules attached as **Exhibit “K”**, noting that the inspection program continued to be beneficial.

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 “L”** and reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. Upon motion by Director Capers and second by Director 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 planned to discuss 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 he had no update regarding such matters.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney’s report. Mr. Dean reviewed the Notice of Appraised Values from the Travis Central Appraisal District attached as **Exhibit “M”** with the Board. He then reviewed the following documents related to Phase 2 of the Village at Northtown multifamily project, known as The Parker: a Declaration of Maintenance Covenants for Stormwater Structural Controls; a License and Consent to Encroachment Agreement; a Temporary Construction and Access Easement Agreement; a Sidewalk and Trail Easement, two Wastewater Line Easements, and an Exclusive Water Lines Vault Easement, attached collectively as **Exhibit “N”**. He stated that he had negotiated these documents with the developer of the project and that Mr. Foster had reviewed and approved the documents. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the documents presented by Mr. Dean.

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.



Date: May 23, 2023

Christopher Capers, Secretary
Board of Directors



District Registration Form

Legal Name of District or Authority: Northtown Municipal Utility District

c/o Armbrust & Brown, PLLC
 100 Congress Ave., Suite 1300
District's Mailing Address

Austin, TX
City, State

78701
Zip Code

512-435-2300
District's Telephone Number (AC)

northtown_mud@abaustin.com
E-mail

northtownmud.org
Web Address

A. BOARD MEMBERS (as applicable):

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	Business Phone	Fax Number	Home Phone	Elected(E), Appointed (A), or Elected by Precinct (P)	Term Begins (MM/DD/YYYY)	Term Ends (MM/DD/YYYY)
President or Chairman	Brenda Richter	100 Congress Ave., Ste. 1300 Austin, TX 78701	512.435.2300	512.435.2360			11/08/2022	11/03/2026
Vice-President	Robin Campbell	100 Congress Ave., Ste. 1300 Austin, TX 78701	512.435.2300	512.435.2360			11/17/2020	11/12/2024
Secretary	Christopher Capers	100 Congress Ave., Ste. 1300 Austin, TX 78701	512.435.2300	512.435.2360			11/08/2022	11/03/2026
Treasurer	Felix T. Amaro, Jr.	100 Congress Ave., Ste. 1300 Austin, TX 78701	512.435.2300	512.435.2360			11/17/2020	11/12/2024
Director Asst. Sec.	R. Lee Hill	100 Congress Ave., Ste. 1300 Austin, TX 78701	512.435.2300	512.435.2360			11/08/2022	11/03/2026

B. CONSULTANTS AND REPRESENTATIVES (as applicable):

POSITION	FULL NAME OF INDIVIDUAL	NAME OF FIRM OR ORGANIZATION	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	Business Phone	Fax Number
General Manager	Mona Oliver	Northtown Municipal Utility District	700 E. Wells Branch Pkwy., Pflugerville, TX 78660	512-716-0759	
Operator	Robert Anderson	Crossroads Utility Services LLC	2601 Forest Creek Drive, Round Rock, TX 78665	512-246-1400	
Attorney / Agent for Notice	Carter Dean	Armbrust & Brown, PLLC	100 Congress Ave., Ste. 1300, Austin, TX 78701	512-435-2300	512-435-2360
Engineer	Scott Foster	360 Professional Services, Inc.	PO Box 3639, Cedar Park, TX 78630	512-354-4682	512-351-3331
Bookkeeper	Allen Douthitt	Bott & Douthitt, P.L.L.C.	PO Box 2445, Round Rock, TX 78680	512-733-0700	512-733-0704
Financial Advisor	Cheryl Allen	Public Finance Group, LLC	500 West 2nd Street, Suite 1900 Austin, TX 78701	512-922-5501	
Tax Collector	Bruce Elfant	Travis County Tax Assessor	5501 Airport Blvd., Austin, TX 78751	512-854-9473	512-854-9056
Bond Counsel	Jacqueline Hale	McCall Parkhurst & Horton	600 Congress Ave. Ste. 2150, Austin, TX 78701	512-478-3805	

*All information provided herein is subject to the Public Information Act and will be made available on our web site (www.tceq.texas.gov)

District Registration Form (continued)

A. BOARD MEMBERS (continued):

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	Business Phone	Fax Number	Home Phone	Elected(E), Appointed (A), or 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.

_____ Signature	D. Pederson, Legal Asst. Printed Name and Title	512.435.2300 (Area Code) Daytime Telephone	_____ Date Signed
--------------------	--	---	----------------------

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

Texas Statutes can be viewed at: <https://statutes.capitol.texas.gov/>

Submit completed form using the Submit button (if using electronic signature), via fax to 512-239-6190, or mail to:

DISTRICTS SECTION, MC-152
 TCEQ
 PO BOX 13087
 Austin, Texas 78711-3087

Submit

**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) the offices of Armbrust & Brown, PLLC, as follows: 100 Congress Avenue, Suite 1300, Austin, Texas;
- (b) 100 Congress Avenue, Suite 875, Austin, Texas;
- (c) the offices of Crossroads Utility Services LLC, 2601 Forest Creek Drive, Round Rock, Texas 78665;
- (d) the offices of Bott & Douthitt, PLLC, 810 Hester's Crossing, Suite 122, Round Rock, Texas; and
- (e) 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 700 East Wells Branch Parkway, Pflugerville, Texas 78660 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:

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

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 23rd day of May, 2023.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

By: _____
Brenda Richter, President
Board of Directors

(SEAL)

ATTEST:

Christopher Capers, Secretary
Board of Directors

MEMORANDUM

To: Board of Directors – Northtown Municipal Utility District

From: Armbrust & Brown, PLLC

Re: Schedule for Establishing District Tax Rate for 2023 ***Please note that this schedule is subject to change based on subsequent information and deadlines provided by the Travis Central Appraisal District***

Date: May 23, 2023

Before the Board adopts a 2023 tax rate, it is required to give notice of “*each meeting at which the adoption of the tax rate will be considered.*” The notice must be published at least once in a newspaper of general circulation in the District *at least seven days* before the date of the hearing or the notice may be mailed to each owner of taxable property within the District, at the address for notice shown on the most recently certified tax roll of the District, *at least ten days* before the date of the hearing.

The District’s 2023-2024 budget must be adopted before the 2023 tax rate is set. However, these can be approved at the same meeting if the Resolution Adopting Budget is approved prior to adoption of the tax rate. A timetable for adopting the District’s tax rate, which will require no special meetings and only one publication, follows:

- July 25 Travis County Chief Appraiser to certify tax rolls.
- August 22** **Board Meeting.** Discuss any proposal to set proposed tax rate, take record vote on proposed tax rate, and announce the date, time, and place of the **September 26, 2023** meeting at which the Board will hold a public hearing, vote on, and adopt the 2023 tax rate.
- September 5 Submit Notice of Public Hearing on Tax Rate to *Austin Chronicle*.
- September 19 Deadline for publication of the Notice of Public Hearing on Tax Rate in the *Austin Chronicle* (publishes on Friday of each week). The District will publish its notice on **Friday, September 8, 2023** (must publish at least 7 days prior to hearing).
- September 26** **Board Meeting.** Adopt the District’s 2023-2024 budget. Hold a public hearing on the District’s tax rate. Take a record vote on the District’s tax rate. Adopt an Order Levying Taxes and authorize filing the Order Levying Taxes with Travis County Tax Assessor-Collector.
- September 30 Deadline to submit District’s tax rate to Travis County Tax Assessor-Collector.

NOTE: *If the District adopts a combined tax rate that would impose more than 1.08 times the amount of tax imposed by the District in the preceding year on a home appraised at the average appraised value of the homes within the District in that year (disregarding disabled and over-65 exemptions), the District’s voters may petition to require that an election be held to determine whether or not to reduce the adopted tax rate to the “voter-approval tax rate,” which is the current year’s debt service and contract tax rate, plus the operation and maintenance tax that would impose 1.08 times the amount of operations and maintenance tax imposed by the District in the preceding year on a home appraised at the average appraised value of the homes within the District that year (disregarding disabled and over-65 exemptions).*

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



BOARD MEMBERS
TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

NORTHTOWN MUD
BRENDA RICHTER
C/O CARTER DEAN
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

April 21, 2023

The appraisal district has substantially completed the 2023 valuation of properties in your jurisdiction. We have not yet received or processed any protests. Per Section 26.01(e) of the Texas Property Tax Code, I am supplying you with the estimate of taxable value of your jurisdiction. Please note that this estimate is based on the January 1 assessment date and historic protest trends.

2022 Certified Net Taxable	\$1,182,623,743
2023 Preliminary Net Taxable	\$1,432,968,133
Estimate of value loss due to protests	(\$57,318,725)
2023 Estimate of Net Taxable	\$1,375,649,407

Estimate of taxable value of new value \$32,014,862

Sincerely,

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337

NORTHTOWN MUD

Tax Rate Worksheet Information (numbering based on form 50-856)

1	2022 total taxable value	\$1,182,623,743
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	.572500
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	
5B	2022 values resulting from final court decisions	
6	2022 taxable value subject to an appeal under Chapter 42	
6A	2022 ARB certified value	\$187,490,000
6B	2022 disputed value	\$18,749,000
9	2022 taxable value of property in territory the taxing unit deannexation after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$1,961,232
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	
11B	2023 productivity value	
18	Total 2023 taxable value on certified appraisal roll today	
18A	Certified taxable	\$1,375,649,407
18C	Pollution control and energy storage systems exemptions	
18D	Tax increment financing	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$32,014,862

Notice of Public Hearing – Budget/Tax Rate Information

2022 Average appraised value of properties with a homestead exemption	\$396,675
2022 Total appraised value of all property	\$1,749,201,952
2022 Total appraised value of all new property	\$16,654,616
2022 Average taxable value of properties with a homestead exemption	\$253,374
2022 Total taxable value of all property	\$1,182,623,743
2022 Total taxable value of all new property	\$15,485,411
2023 Average appraised value of properties with a homestead exemption	\$393,630
2023 Total appraised value of all property	\$1,854,226,939
2023 Total appraised value of all new property	\$32,020,966
2023 Average taxable value of properties with a homestead exemption	\$276,843
2023 Total taxable value of all property	\$1,375,649,407

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (3,372)	(Count) (0)	(Count) (3,372)
Land HS Value	289,175,640	0	289,175,640
Land NHS Value	84,300,732	0	84,300,732
Ag Land Market Value	876,863	0	876,863
Total Land Value	374,353,235	0	374,353,235
Improvement HS Value	915,032,936	0	915,032,936
Improvement NHS Value	331,347,151	0	331,347,151
Total Improvement	1,246,380,087	0	1,246,380,087
Market Value	1,620,733,322	0	1,620,733,322
BUSINESS PERSONAL PROPERTY	(54)	(0)	(54)
Market Value	233,493,617	0	233,493,617
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3,426)	(Total Count) (0)	(Total Count) (3,426)
TOTAL MARKET	1,854,226,939	0	1,854,226,939
Ag Land Market Value	876,863	0	876,863
Ag Use	1,410	0	1,410
Ag Loss (-)	875,453	0	875,453
APPRAISED VALUE	1,853,351,486	0	1,853,351,486
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	197,818,243	0	197,818,243
NET APPRAISED VALUE	1,655,533,243	0	1,655,533,243
Total Exemption Amount	220,350,229	0	220,350,229
NET TAXABLE	1,435,183,014	0	1,435,183,014
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,435,183,014	0	1,435,183,014
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,435,183,014	0	1,435,183,014

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$8,216,422.76 = 1,435,183,014 * 0.572500 / 100)

NORTHTOWN MUD
Exemptions

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Code	Method	Total	Count	Total	Count	Total	Count
DP	DP-Local	850,000	35	0	0	850,000	35
DP	DP-Prorated	0	0	0	0	0	0
DP	DP-State	0	0	0	0	0	0
DV1	DV1	95,000	13	0	0	95,000	13
DV1S	DV1S	5,000	1	0	0	5,000	1
DV2	DV2	49,500	7	0	0	49,500	7
DV2S	DV2S	7,500	1	0	0	7,500	1
DV3	DV3	122,000	13	0	0	122,000	13
DV4	DV4	192,000	32	0	0	192,000	32
DVHS	DVHS	7,438,585	23	0	0	7,438,585	23
DVHS	DVHS-Prorated	0	0	0	0	0	0
DVHSS	DVHSS	897,171	4	0	0	897,171	4
DVHSS	DVHSS-Prorated	0	0	0	0	0	0
EX-XV	EX-XV	44,500,651	33	0	0	44,500,651	33
EX-XV	EX-XV-PRORATED	0	0	0	0	0	0
EX366	EX366	7,998	6	0	0	7,998	6
FR	FR	127,196,864	4	0	0	127,196,864	4
GIT	GIT	0	1	0	0	0	1
HS	HS-Local	30,381,040	2,072	0	0	30,381,040	2,072
HS	HS-Prorated	0	0	0	0	0	0
HS	HS-State	0	0	0	0	0	0
OV65	OV65-Local	7,572,298	317	0	0	7,572,298	317
OV65	OV65-Prorated	0	0	0	0	0	0
OV65	OV65-State	0	0	0	0	0	0
OV65S	OV65S-Local	175,000	8	0	0	175,000	8
OV65S	OV65S-Prorated	0	0	0	0	0	0
OV65S	OV65S-State	0	0	0	0	0	0
SO	SO	859,622	69	0	0	859,622	69
Total:		220,350,229	2,639	0	0	220,350,229	2,639

New Value

Total New Market Value: \$32,020,966
Total New Taxable Value: \$32,014,862

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV4	Disabled Veterans 70% - 100%	4	36,000
DVHS	Disabled Veteran Homestead	2	539,346
FR	FREEPORT	1	0
HS	Homestead	56	1,032,762
OV65	Over 65	8	200,000
SO	Solar (Special Exemption)	15	153,124
Partial Exemption Value Loss:		86	1,961,232
Total NEW Exemption Value			1,961,232

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			1,961,232

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	2,066	393,630	18,016	276,843
A & E	2,066	393,630	18,016	276,843

NORTHTOWN MUD
State Category Breakdown

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,247		126,584	1,234,414,164	988,956,254
B	Multifamily Residential	48		0	238,980,765	237,975,716
C1	Vacant Lots and Tracts	42		0	3,260,209	3,260,209
D1	Qualified Open-Space Land	18	137.96	0	876,863	1,410
E	Rural Land,Not Qualified for Open-Space Land	25		0	15,947,379	15,947,379
F1	Commercial Real Property	6		30,319,257	71,678,884	71,678,884
J3	Electric Companies (including Co-ops)	1		0	757,733	757,733
J4	Telephone Companies (including Co-ops)	2		0	128,124	128,124
L1	Commercial Personal Property	48		0	7,348,514	4,021,390
L2	Industrial and Manufacturing Personal Property	3		0	225,259,246	101,381,508
O	Residential Inventory	81		1,575,125	11,074,407	11,074,407
XV	Other Totally Exempt Properties (including	33		0	44,500,651	0
Totals:			137.96	32,020,966	1,854,226,939	1,435,183,014

2023 Nightly Totals
84

NORTHTOWN MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
------	-------------	-------	-------	-----------	--------------	---------------

Totals:

NORTHTOWN MUD
State Category Breakdown

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,247		126,584	1,234,414,164	988,956,254
B	Multifamily Residential	48		0	238,980,765	237,975,716
C1	Vacant Lots and Tracts	42		0	3,260,209	3,260,209
D1	Qualified Open-Space Land	18	137.96	0	876,863	1,410
E	Rural Land,Not Qualified for Open-Space Land	25		0	15,947,379	15,947,379
F1	Commercial Real Property	6		30,319,257	71,678,884	71,678,884
J3	Electric Companies (including Co-ops)	1		0	757,733	757,733
J4	Telephone Companies (including Co-ops)	2		0	128,124	128,124
L1	Commercial Personal Property	48		0	7,348,514	4,021,390
L2	Industrial and Manufacturing Personal Property	3		0	225,259,246	101,381,508
O	Residential Inventory	81		1,575,125	11,074,407	11,074,407
XV	Other Totally Exempt Properties (including	33		0	44,500,651	0
Totals:			137.96	32,020,966	1,854,226,939	1,435,183,014

2023 Nightly Totals
84

NORTHTOWN MUD
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1604357	APPLIED MATERIALS INC	\$225,259,246	\$101,381,508
2	1836252	MADISON-MF TECH RIDGE TX LLC	\$80,348,235	\$80,348,235
3	1620110	BELKORP OAKS LLC	\$61,231,300	\$61,231,300
4	1830527	NORTHTOWN PHASE 1 LLC	\$34,767,315	\$34,767,315
5	1694006	LOGISTICS II TECH RIDGE PORTFOLIO	\$34,125,345	\$34,125,345
6	1801354	EDENBROOK RIDGE LLC	\$32,191,248	\$32,191,248
7	1720788	LANTOWER TECHRIDGE AUSTIN LP	\$20,690,323	\$20,690,323
8	1742944	MCN LAKEWOOD LLC	\$18,303,473	\$18,303,473
9	1872857	KB HOME LONE STAR INC	\$10,347,563	\$10,347,563
10	244407	VILLAGE @ NORTHTOWN LTD	\$8,312,173	\$8,312,173
11	1934326	NORTHTOWN MULTIFAMILY LP	\$5,861,434	\$5,861,434
12	1830528	NORTHTOWN PHASE 2A LLC	\$4,237,038	\$3,361,585
13	180967	A M PETROLEUM INC	\$2,962,481	\$2,962,481
14	1613377	ASPOREA BUSINESS INC	\$2,636,445	\$2,636,445
15	1287135	WILLS-ROGERS LISA R	\$1,654,975	\$1,654,975
16	1436950	TRANSPAK INC	\$1,571,881	\$1,571,881
17	1274944	ROGERS LISA R WILLS & BRIAN KIRVIN	\$1,301,210	\$1,301,210
18	1878705	OPENDOOR PROPERTY TRUST I	\$1,251,114	\$1,251,114
19	1512335	CHOWDHURY AHSAN H	\$1,180,673	\$1,180,673
20	1371277	BRAR PARAMJIT K & SARDUL S	\$1,162,794	\$1,162,794
		Total	\$549,396,266	\$424,643,075



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



May 23, 2023

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

GENERAL INFORMATION

Occupied Single Family Connections	<u>3086</u>	x 3 =	<u>9258</u>	
Vacant Single Family Connections	<u>24</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>11</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>3189</u>		<u>11748</u>	Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>04/18/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>04/25/23</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>04/01/23</u>	to	<u>04/30/23</u>	<u>27,151,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>03/01/23</u>	to	<u>03/27/23</u>	<u>19,935,000</u> Gallons
Total Gallons Billed				
from	<u>03/01/23</u>	to	<u>03/27/23</u>	<u>18,764,000</u> Gallons
Flushing	<u>03/01/23</u>	to	<u>03/27/23</u>	<u>9,500</u> Gallons
Billing Adjustments				
from	<u>03/01/23</u>	to	<u>03/27/23</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(1,161,500)</u> Gallons
Percentage gain/loss				<u>-5.83%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 March 11, 2022 Through April 10, 2023

Current Billing

Basic Service	121,559.86	
Water	99,619.21	
Sewer	105,295.05	
TCEQ	1,039.83	
Deposit	7,050.00	
Misc	<u>88,681.15</u>	
 Total Current Billing		 \$423,245.10

Aged Receivables

Thirty (30) Days	52,469.05	
Sixty (60) Days	2,025.96	
Ninety (90) Days	692.62	
One Hundred Twenty (120) Days	<u>2,976.97</u>	
Billed Arrears	58,164.60	
Credit Bal Fwd	<u>-11,024.23</u>	
 Total Aged Receivables		 \$47,140.37

Accounts Receivables

Penalty	5,394.48	
Basic Service	112,310.58	
Water	100,565.82	
Sewer	94,568.33	
TCEQ	952.70	
Deposit	-\$5,000.00	
Miscellaneous	<u>88,512.00</u>	
	397,303.91	
 Total Accounts Receivables		 \$397,303.91

Deposit Liability

Balance As Of	03/11/23	\$694,360.47
Collections		5,150.00
Deposits Applied		<u>-7,050.00</u>
 Balance As Of	 04/10/23	 \$692,460.47

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

April 20023

Connections	March	April
Active	3163	3165
Inactive	16	24
Total	3179	3189

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

Billing Recap

	March	April
Current Billing	\$395,573.39	\$423,245.10
Water	\$96,430.20	\$99,619.21
Sewer	\$105,415.09	\$105,295.05
State Assessment	\$1,023.09	\$1,039.83
Basic Service	\$131,497.78	\$121,559.86
Miscellaneous	\$53,820.00	\$88,681.15
Deposit	\$7,387.23	\$7,050.00
Current Payments	\$426,912.92	\$397,303.91
Arrears	March	April
30 Day	\$40,075.81	\$52,469.05
60 Day	\$12,401.89	\$2,025.96
90 Day	\$2,245.52	\$692.62
120 Day	\$4,403.25	\$2,976.97
Gross Arrears	\$59,126.47	\$58,164.60

Month	March	April
Total Customers	3179	3189
Letters	330	399
Disconnects	0	0

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
April-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	27,151
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	84,477

Bacteriological Analyses

Samples: satisfactory taken on 04/18/23, 04/25/23

Chlorine Residual

	April
Average	2.1
Maximum (4.0)	2.4
Minimum (0.5)	1.4

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	15,282
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	63,299

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)	-1,143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1,269.9	-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)	-1,325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1,277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1,098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1,587.0	-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	-	-2,143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1,487.5	-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	-	-1,278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8,542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4,557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1,610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1,229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1,693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1,700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1,738.9	-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	-	-1,818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2,188.0	-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	12/27/21	20,004.0	17,975.0	30.0	-	-1,999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1,185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1,009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1,652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2,306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2,423.7	-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	-	-2,145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1,049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2,734.6	-8.95%

TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)	---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%

09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6	-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1,161.5	-5.83%

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 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	18,885,000	3,168	3.3	418	26
March 2022	11,130,000	18,000	104,000	1,000	0	4,839,000	224,000	3,438,000	105,000	19,859,000	3,168	3.5	368	31
April 2022	12,743,000	6,000	95,000	1,000	74,000	1,903,000	811,000	2,050,000	127,000	17,810,000	3,168	4.0	368	31
May 2022	12,025,000	6,000	149,000	-	401,000	4,918,000	2,307,000	3,508,000	198,000	23,512,000	3,169	3.8	400	27
June 2022	12,189,000	8,000	100,000	1,000	14,601,000	5,559,000	2,228,000	3,407,000	210,000	38,303,000	3,169	3.8	446	40
July 2022	13,953,000	10,000	44,000	-	0	5,755,000	2,064,000	3,091,000	262,000	25,179,000	3,168	4.4	494	48
August 2022	18,397,015	12,000	31,000	-	0	7,068,000	3,160,000	4,553,000	371,000	33,592,015	3,172	5.8	498	19
September 2022	16,623,015	13,000	80,000	-	6,000	6,011,000	3,015,000	3,990,000	1,905,000	31,643,015	3,179	5.2	463	36
Total	173,451,830	166,000	1,094,000	87,000	15,108,000	49,303,200	22,855,000	35,255,000	4,252,000	301,572,030				

October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	-
Total	92,496,325	978,000	736,000	-	995,000	37,581,033	11,871,000	13,543,000	1,935,000	160,135,358				

Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps	3189
	3086	14	2	0	1	6	30	2	13	11	
Vacant	24										

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

DATE	ADDRESS	PROBLEM	COST
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 TOPSOIL.	\$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
04/10/23	IN DISTRICT	WORK ON WATER DISTRIBUTION SYSTEM ARRIVED TO LOCATEION WHEN AW STATED THEIR WATER SHUT OFF THIS MORNING. THEN LOW WATER PRESSURE WAS BEING CALLED T THE OFFICE PON CHECKING THE FIRE HYDRANTS EVERY WHERE HAD 35/45 PSI.	\$581.88
04/18/23	IN DISTRICT	WATER STSTEM WORK COMPLETE. AUSTIN WATER HAD A TEST SHUT OUT AND WE ENDED UP HAVING HIGH PSI AND LOW PSI AND I WAS IN DISTRICT ADDRESSING CUSTOMERS AND WAS TAKING PRESSURE READING.	\$525.00
TOTAL FOR 2023			\$10,846.43

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

DATE	ADDRESS	PROBLEM	COST
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT. TELEVISED LINE.	\$13,943.13
01/25/22	IN DISTRICT	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.	\$13,238.39
01/25/22	15200 LANTERN DR	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.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT 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.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE 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.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$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
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. REPALACED 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. UESSED 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

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

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Jacquelyn Brown	Renter	3/23/2023	\$ 232.59	\$ 150.00
Derion Deiondre Birdow	Renter	3/31/2023	\$ 259.76	\$ 150.00
			\$ 492.35	

Approved by the Board of Directors at the meeting held on May 23, 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	\$ 492.35
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	\$ 3,923.05
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



MONTHLY REPORT

Northtown M.U.D.

Report Period: 04/01/2023 - 04/30/2023

Parks & Entrance Grounds Maintenance

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



4/4 – 4/5	4/11 – 4/12	4/18 – 4/19	4/25 – 4/26	
-----------	-------------	-------------	-------------	--

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, as well as having detailed the District’s beds & tree rings too. Crews also spot-treated for fire ants where needed throughout the District and changed out the District’s color beds as well. Finally, crews cut back new plant growth in areas where observed throughout the District’s property.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	04/13/2023
---	--	------------

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District’s channels & greenbelts, as well as having removed approximately 6-cu. ft. of trash/litter from within these same areas located throughout the District’s boundaries.



Trail System Maintenance	4/4 – 4/5	4/11 – 4/12	4/18 – 4/19	4/25 – 4/26	
---------------------------------	-----------	-------------	-------------	-------------	--

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

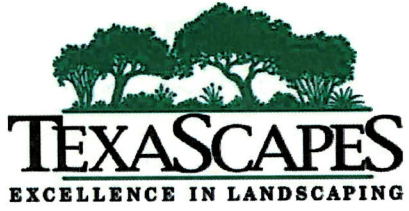
After completing the standard maintenance tasks such as mowing & string-trimming of the District’s entire trail system, crews also performed weed control in areas where needed within the District’s trails. Finally, crews also raked out any rough areas they observed within the District’s trail system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



Irrigation System Maintenance	4/4 – 4/5	4/11 – 4/12	4/18 – 4/19	4/25 – 4/26	
--------------------------------------	-----------	-------------	-------------	-------------	--

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

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



Status of Proposal Work	
Proposal # 10013 – NT MS4 #14 Gaston Sheldon Pond – Wet Pond Maintenance 2022	- Completed (included in monthly maint.)
Proposal # 10132 - Landscape/Irr: New Office Entry Planters	- Pending/In-progress
Proposal # 10187 – Park Sports Fields Annual Repairs & Topdressing	- Approved 04/25/2023

Notes / Miscellaneous

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

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

PROPOSAL FOR LANDSCAPE SERVICES

11-May-23

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

PROPOSAL ID: 10210
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: PLANT REPLACEMENT AT HIGH PROFILE BEDS

We recently reviewed landscape bed areas to determine what did not survive the winter or needed some replacement or infill plantings. This proposal includes the equipment, materials, labor and supervision for the work listed below. Infill plant bare bed areas at the Stoney Creek park sign, raised entry beds to the 50 ac. Parking lot, long bed adjacent to dog park and beds leading to the disk golf course. Replacements will be chosen from our hardiest plant list since winters appear to have become more extreme. If you desire to have this work scheduled, please return an executed copy of this proposal to our office. Thank You.

DESCRIPTION	QT	UM
	Y	
CONOCLINIUM/BLUE MIST FLOWER	29	1 GAL
SALVIA GREGGII-WHITE/AUTUMN SAGE	44	1 GAL.
PAVONIA	66	1 GAL.
MALV ARB/ TURKS CAP	20	3 GAL
ROSA SPP. -KNOCKOUT red	15	5 GAL.
H.C. SHREDDED HARDWOOD MULCH	60	BAGS
SUPERVISION & PROJECT MGT	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT

DESCRIPTION	QT	UM
	Y	
	SUBTOTAL	\$8,223.40
	SALES TAX	\$0.00
	TOTAL	\$8,223.40

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached proposal (the "Contract") between **TexaScapes, 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*.

Northtown Municipal Utility District

By: Richard Fadal, President

By: _____

Brenda Richter, President

Date: _____

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT

April 15, 2023 – May 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.
 - Moving into and setting up new office building.
-
- Completed mandatory Cyber Security Training 4/20/23. *(closed item)*
 - Scheduled 60-day inspection walk-through with Stream Realty for April 27th. *(closed 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. *(closed item)*
 - Working with district architect regarding A.D.A. inspections for all new pavilions, trails and district office. *(closed item)*
 - Ordered and paid for new logo sign delivery and installation for new office lobby. *(closed 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. *(closed item)*
 - Working with TML representative for upcoming Employee Healthcare Renewal. *(closed 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)*
 - 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 for wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(on going)*
 - 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
	14916 Antique Finish	4/27/2023	N			Bulky; Various debris must be stored out of view
monitor	14920 Antique Finish	2/26/2023	N			Semi is not permitted in district
	910 Antique Heritage	5/3/2023	N			Bulky; Various debris must be stored out of view
	1112 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	1116 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	1120 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	719 Cambourne	5/3/2023	N			1. Bulky debris in view 2. Lawn overgrown
	804 Flatters	4/27/2023	N			Trailer parked in view of street and residents
monitor	1312 Ginger Spice	2/26/2023	N			Trailer parked in view of street and residents
	1325 Ginger Spice	4/27/2023	N			Bulky; Various debris must be stored out of view
	1417 Lady Grey	5/3/2023	N			Bulky; Various debris must be stored out of view
	1429 Lady Grey	5/3/2023	N			Lawn is overgrown and in need of maintenance
	14800 Lantern	5/10/2023	N			Bulky; Various debris must be stored out of view
	15030 Lantern	5/10/2023	N			Lawn is overgrown and in need of maintenance
	15127 Lantern	5/10/2023	N			Lawn is overgrown and in need of maintenance
	15208 Lantern	4/11/2023	N	Ext 5/15/23		Bulky; Various debris must be stored out of view
	13622 Merseyside	5/3/2023	N			Trailer parked on the lawn
	13708 Merseyside	5/3/2023	N			Bulky; Various debris must be stored out of view
	15100 Plowshare	5/3/2023	N			Lawn is overgrown and in need of maintenance
silver Dodge Charger LP# LSC5320	14212 Sumatra	5/10/2023	N			Derelict vehicle w/missing tire parked in view
	808 Tapestry	5/10/2023	N			Trailer parked in view of street and residents
monitor	812 Tapestry	3/20/2023	N			Trailer parked in view of street and residents
	1008 Teapot	4/27/2023	N			Trailer parked in view of street and residents
	420 Tudor House	4/27/2023	N			Bulky; Various debris must be stored out of view
	904 Twisted Fence	4/27/2023	N			Bulky; Various debris must be stored out of view

CONTINUING VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	921 Melted Candle	3/29/2023	Y			Bulky; Various debris must be stored out of view
	13620 Merseyside	4/5/2023	Y			Bulky; Various debris must be stored out of view
red Hyundai Elantra no LP#	15008 Plowshare	3/3/2023	Y	Ext 5/15/23		1. Derelict vehicle w/flat tires & unregistered in view

Northtown MUD

	15108 Plowshare	3/29/2023	Y			Lawn is overgrown and in need of maintenance
monitor	804 Tapestry	2/26/2023	Y			Trailer parked in view of street and residents
	804 Twisted Fence	4/11/2023	Y			1. Bulky; debris in view 2. Trash cans 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
black Honda Accord LP# CRC 8741	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown 3. Debris in 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
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
	13721 Cambourne	3/29/2023	N			Lawn is overgrown and in need of maintenance
	13906 Cambourne	3/3/2023	N			Bulky; Various debris must be stored out of view
	13900 Ceylon Tea	3/20/2023	Y			Lawn is overgrown and in need of maintenance
monitor - parks on 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
	14513 Dreamtime	2/7/2023	Y			Fence/gate is in a state of disrepair
monitor - black Mazda	14804 Earl Grey	3/20/2023	N			Derelict vehicle w/on jacks parked in view
	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

Northtown MUD

	904 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view
monitor - red	1000 Friendship Quilt	2/16/2023	Y	Ext. 4/15/23		Trailer parked in view of street and residents
	13800 Greinert	3/8/2023	N			Semi is not permitted in district
black crossover	14912 Lantern	4/5/2023	N			Derelict vehicle w/no registration parked in view
	13725 Lampting	2/16/2023	Y	Same	4/7/2023	Bulky; Various debris must be stored out of view
	15127 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15201 Lantern	4/11/2023	N	Ext 5/1/23		Bulky; Various debris must be stored out of view
	15205 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15209 Lantern	3/10/2023	N			Trailer parked in view of street and residents
	13916 Maricella	12/13/2022	Y	Same	1/7/2023	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
green Buick temp tag	13622 Merseyside	3/10/2023	N			Derelict vehicle w/on jacks parked in view
white Chevy Tahoe No LP	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
monitor	1210 Olympic	12/5/2022	Y			Trailer parked in view of street and residents
	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
monitor	15201 Rosehip	1/30/2023	N			Semi truck parked in view
	15208 Rosehip	3/10/2023	Y			Bulky; Various debris must be stored out of view
	15225 Rosehip	4/11/2023	N			Camper/trailer parked in view
	15015 Saddlegirth	1/16/2023	Y	Same	3/14/2023	1. Bulky debris in view 2. Trash can in view
monitor LP# 824 08iJ	920 Smoothing Iron	1/16/2023	N			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
	1204 Tea Leaf	3/20/2023	Y			2. Debris in view
	824 Twisted Fence	3/3/2023	N	Ext 4/20/23		Camper/trailer parked 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

VIOLATIONS SENT A COURTESY REMINDER

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	137 Blue Flax	5/12/2023	N			Lawn overgrown and in need of maintenance
	141 Blue Flax	5/12/2023	N			Front bulky debris in view
	13716 Golden Flax	4/30/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13721 Golden Flax	5/12/2023	N			Front bulky debris in view
	13725 Golden Flax	4/30/2023	N			Rear bulky debris in view
	13812 Golden Flax	4/8/2023	N			Lawn overgrown and in need of maintenance
	13816 Golden Flax	4/30/2023	N			Lawn overgrown and in need of maintenance
	13900 Golden Flax	4/30/2023	N			Rear bulky debris in view
	13901 Golden Flax	5/7/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13905 Golden Flax	5/7/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	122 Mist Flower	5/12/2023	N			Front bulky debris in view
	123 Mist Flower	4/30/2023	N			Rear fence/gate is in a state of disrepair
	165 Segovia	5/7/2023	N			Lawn overgrown and in need of maintenance
	217 Segovia	4/13/2023	N			Front bulky debris in view
	13811 Spring Heath	5/7/2023	N			Front trailer parked in view
	115 Star Flower	4/30/2023	N			Rear bulky debris in view
	122 Star Flower	5/7/2023	N			Front bulky debris in view
	137 Wild Senna	4/30/2023	N			Rear bulky debris in view
	220 Wild Senna	5/7/2023	N			Rear fence/gate is in a state of disrepair
	223 Wild Senna	5/12/2023	N			1. Rear bulky debris in view 2, Mow back area
	325 Wild Senna	4/30/2023	N			Rear bulky debris in view

VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	133 Blue Flax	4/1/2023	Y			Lawn overgrown and in need of maintenance
	177 Segovia	4/1/2023	Y			Lawn overgrown and in need of maintenance
	13812 Spring Heath	4/8/2023	Y			Mow back area by parking pad
	220 Wild Senna	3/23/2023	Y			1. Rear bulky debris in view 2, Trash cans in view

CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair

WildFlower

	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
	231 Wild Senna	3/9/2023	Y	Same	4/29/2023	Rear bulky debris in view
	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
	114 Blue Flax	3/23/2023	N			Lawn overgrown and in need of maintenance
	126 Blue Flax	3/16/2023	N			1. Rear fence/gate disrepair 2. Front fence/gate disrepair
	13800 Golden Flax	4/1/2023	N			Mow back area by parking pad
	13812 Golden Flax	2/26/2023	Y			Rear bulky debris in view
	13901 Golden Flax	2/26/2023	N			Front 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
	13908 Golden Flax	4/1/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13913 Golden Flax	3/16/2023	N			Mow back area by parking pad
	14026 Golden Flax	4/8/2023	N			Rear bulky debris in view
	106 Mist Flower	4/13/2023	N			Rear fence/gate is in a state of disrepair
	118 Mist Flower	3/9/2023	Y			Rear bulky debris in view
says fine	125 Segovia	2/17/2023	Y			1. Rear fence/gate is in disrepair 2. Rear debris in view
	132 Segovia	3/23/2023	N			Rear various debris in view
	137 Segovia	4/8/2023	N			1. Rear trailer parked in view of residents 2. Mow back
	141 Segovia	4/8/2023	N			Mow back area by parking pad
	144 Segovia	3/23/2023	N			Mow back area by parking pad
	13714 Spring Heath	2/11/2023	Y			Rear various debris in view
	13723 Spring Heath	4/13/2023	N			Front bulky debris in view
	13803 Spring Heath	4/13/2023	N			Lawn overgrown and in need of maintenance
	13805 Spring Heath	4/13/2023	N			Lawn overgrown and in need of maintenance
	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

WildFlower

	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
	122 Star Flower	3/16/2023	Y		Mow back area by parking pad
	129 Wild Senna	3/16/2023	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
	223 Wild Senna	3/23/2023	N		1. Rear trailer parked in view of residents 2. Mow back
	227 Wild Senna	3/9/2023	N		Rear bulky debris in view
black GMC Envoy LP# BSK 0302	228 Wild Senna	2/17/2023	Y	Ext 4/24/23	Rear; Derelict vehicle w/ on jacks parked in view
	300 Wild Senna	3/9/2023	N		Front bulky debris in view
	308 Wild Senna	4/8/2023	N		Lawn overgrown and in need of maintenance
	317 Wild Senna	4/1/2023	N		Lawn overgrown and in need of maintenance
	110 Wild Senna West	2/17/2023	Y		Front fence/gate is in a state of disrepair

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – MAY 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 – MAY 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 – MAY 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
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023				Deadline for compliance for Special Final Notice is as of 5/19/2023
14717 Hyson Crossing	Fence in disrepair, lawn in need of maintenance	2/24/2023	3/21/2023	4/10/2023				Deadline for compliance for Special Final Notice is as of 5/19/2023
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023				Deadline for compliance is as of 5/16/2023
1209 Tudor House Road	Trailer in view	2/7/2023	4/10/2023					Deadline for compliance is as of 4/25/2023
231 Wild Senna Drive	Debris in view	3/31/2023	5/1/2023					Deadline for compliance is as of 5/16/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – MAY 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

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Stamps	Mail	\$126.00
4/24/23	Kitchen faucet, microwave cover (2)	Replace broken at old office	\$57.21
4/28/23	Leather sofa	New office lobby	<u>\$1,000.34</u>
	Subtotal		<u>\$1,183.55</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Trash bags (2 bxs)	Restock	\$59.94
4/6/23	HEB Gift card	Fuel	\$50.00
4/24/23	Wasp spray (2), ballast, spackle, putty knife	Restock & repair	\$62.87
4/24/23	Mutt mitt (3200 ct)	Restock	\$99.99
4/26/23	Diesel fuel	ATV's	\$100.00
4/29/23	ATV tires (2), mutt mitt bags (6400 ct)	Restock	\$448.96
	Subtotal		<u>\$821.76</u>
	Grand Total for the Month		<u>\$2,005.31</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
5/5/23	Renew Public Data	Annual renewal fee	\$42.76
	Subtotal		<u>\$42.76</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
5/5/23	Chainsaw, trash bags (5), wasp spray (2), ant spray	Replace old chainsaw and restock	\$583.73
5/10/23	Door stops (3)	For new office doors	\$45.86
	Subtotal		<u>\$629.59</u>
	Grand Total for the Month		<u>\$672.35</u>



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

texasdisposal.com

**Northtown MUD
 2023 - Quarterly Operations Reports**

First Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	61	10	42	10	37	8
February	96	5	7	34	29	10
March	60	23	12	20	11	3
Totals	217	38	61	64	77	21

Second Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	64	4	7	21	25	29
May						
June						
Totals	64	4	7	21	25	29

Third Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
Totals	0	0	0	0	0	0

Fourth Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2023 TOTALS	281	42	68	85	102	50
--------------------	------------	-----------	-----------	-----------	------------	-----------

Northtown - 2023 Operations Report
April

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
72093	NGUYEN	13709 GREINERT	4/7/2023	96G TRASH CLEANUP	7180443
72236	NGUYEN	15200 MANDARIN	4/28/2023	96G TRASH CLEANUP	7213628
78038	ALEXANDER	13601 LETTI	4/28/2023	96G TRASH CLEANUP	7214352
92032	PINA	1500 LADY GREY	4/28/2023	96G TRASH CLEANUP	7215490
97578	GARCIA	15200 ROSEHIP	4/28/2023	96G TRASH CLEANUP	7212876
114715	CATEY	14517 HARRIS RIDGE	4/21/2023	96G TRASH CLEANUP	7204999
117639	GARZA	14801 HYSON	4/28/2023	96G TRASH CLEANUP	7215214

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
61272	MOJICA	14916 ANTIQUE FINISH	4/21/2023	BULKY WASTE SRVC	7210515
61365	SARABJEET	921 MELTED CANDLE	4/21/2023	BULKY WASTE SRVC	7203448
61723	ICARO	15004 ANTIQUE FINISH	4/28/2023	BULKY WASTE SRVC	7211046
61840	MARTINEZ	13717 CAMBOURNE	4/7/2023	BULKY WASTE SRVC	7161020
70222	ROBERTS	913 SALLY LUNN	4/21/2023	BULKY WASTE SRVC	7200886
70649	TAHIR	13725 GOLDEN FLAX	4/21/2023	BULKY WASTE SRVC	7203873
70649	TAHIR	13725 GOLDEN FLAX	4/28/2023	BULKY WASTE SRVC	7213300
70718	WILLIAMS	1101 GREY CASTLE	4/7/2023	BULKY WASTE SRVC	7185162
70790	TOLEDO	14032 LAMPYING	4/21/2023	BULKY WASTE SRVC	7207338
70893	BOWIE	15107 LANTERN	4/21/2023	BULKY WASTE SRVC	7206247
70895	TAYS	15115 LANTERN	4/21/2023	BULKY WASTE SRVC	7205076
70897	VARGAS	15119 LANTERN	4/21/2023	BULKY WASTE SRVC	7205316
70905	ABUEZAM	15205 LANTERN	4/28/2023	BULKY WASTE SRVC	7213045
70927	NRTH	14408 LEMONGRASS	4/14/2023	BULKY WASTE SRVC	7182590
71120	DAY	13819 LOTHIAN	4/21/2023	BULKY WASTE SRVC	7209931
71244	SANCHEZ	14030 MARICELLA	4/7/2023	BULKY WASTE SRVC	7182772
71262	RICHARDSON	925 MELTED CANDLE	4/21/2023	BULKY WASTE SRVC	7208382
71303	MINOQUE	14003 MERSEYSIDE	4/14/2023	BULKY WASTE SRVC	7200734
71335	LOPEZ	115 MIST FLOWER	4/28/2023	BULKY WASTE SRVC	7211228
71337	POOLE	122 MIST FLOWER	4/14/2023	BULKY WASTE SRVC	7196047
71464	LOMUDE	15015 SADDLEGIRTH	4/7/2023	BULKY WASTE SRVC 6CY	7192233
71471	HO	15023 SADDLEGIRTH	4/14/2023	BULKY WASTE SRVC	7196570
71526	BURLESON	1204 SLEEPYTIME	4/21/2023	BULKY WASTE SRVC	7203983
71635	JACOBS	122 STAR FLOWER	4/28/2023	BULKY WASTE SRVC	7213379
71645	HOSSAIN	813 TAPESTRY	4/7/2023	BULKY WASTE SRVC	7161488
71726	WILKERSON	1309 TUDOR HOUSE	4/28/2023	BULKY WASTE SRVC	7211642
71778	SCOTT	110 WILD SENNA	4/7/2023	BULKY WASTE SRVC	7180453
71829	SALAZAR	216 WILD SENNA	4/14/2023	BULKY WASTE SRVC 3CY	7192459
72014	HUTCHINS	14108 CEYLON TEA	4/14/2023	BULKY WASTE SRVC 3CY	7195208
72018	OSBY	14120 CEYLON TEA	4/14/2023	BULKY WASTE SRVC	7197214
72657	CARR	15028 SASSAFRAS	4/14/2023	BULKY WASTE SRVC	7194613

73034	CHURCH	807	DAWLISH	4/7/2023	BULKY WASTE SRVC	7185468
73588	TYLER	420	TUDOR HOUSE	4/21/2023	BULKY WASTE SRVC	7205124
74498	HILL	802	DAWLISH	4/14/2023	BULKY WASTE SRVC	7199970
75282	HEARD	1016	GREY CASTLE	4/28/2023	BULKY WASTE SRVC	7218493
77236	NGUYEN	15200	MANDARIN	4/14/2023	BULKY WASTE SRVC	7198942
77732	MESTER	14804	HYSON	4/7/2023	BULKY WASTE SRVC	7167313
78153	ROSS	1405	SWEET LEAF	4/28/2023	BULKY WASTE SRVC	7208779
78323	SYKES	15228	MANDARIN	4/14/2023	BULKY WASTE SRVC 6CY	7191298
85421	RIVAS	14724	ENGLISH ROSE	4/14/2023	BULKY WASTE SRVC	7198064
86926	BENAVIDES	1717	LADY GREY	4/28/2023	BULKY WASTE SRVC	7219517
91994	GRIEGO	1009	SWEET LEAF	4/14/2023	BULKY WASTE SRVC	7185489
93085	TASNEEM	1109	CORONATION	4/14/2023	BULKY WASTE SRVC	7185187
96388	VALDEZ	13804	HARRIS RIDGE	4/7/2023	BULKY WASTE SRVC	7184346
96388	VALDEZ	13804	HARRIS RIDGE	4/14/2023	BULKY WASTE SRVC	7201286
100959	TO	14712	LIPTON	4/21/2023	BULKY WASTE SRVC 6CY	7205635
106474	DOMINGUEZ	421	SWEET LEAF	4/28/2023	BULKY WASTE SRVC	7211362
110275	WELCH	1701	TEA LEAF	4/14/2023	BULKY WASTE SRVC	7196264
110275	WELCH	1701	TEA LEAF	4/21/2023	BULKY WASTE SRVC	7205412
110275	WELCH	1701	TEA LEAF	4/28/2023	BULKY WASTE SRVC	7215695
113129	HOANG	14808	FALLING STONE	4/7/2023	BULKY WASTE SRVC	7184297
113129	HOANG	14808	FALLING STONE	4/11/2023	BULKY WASTE SRVC	7195375
117525	WAITES	1213	DARJEELING	4/7/2023	BULKY WASTE SRVC	7185506
118276	ROGERS	14404	HARRIS RIDGE	4/21/2023	BULKY WASTE SRVC	7205109
121445	JANSHEN	14216	NARUNA	4/21/2023	BULKY WASTE SRVC	7203458
122812	DE LA GARZA	14612	HYSON	4/28/2023	BULKY WASTE SRVC	7217494
124909	LOC	812	SWEET LEAF	4/21/2023	BULKY WASTE SRVC	7205679
126590	CRENSHAW	2009	GOLDEN SUNRISE	4/28/2023	BULKY WASTE SRVC	7215104
128906	QUARLES	1113	TUDOR HOUSE	4/7/2023	BULKY WASTE SRVC 6 CY	7184360
129514	OWENS	14409	HARCOURT HOUSE	4/7/2023	BULKY WASTE SRVC	7185053
129514	OWENS	14409	HARCOURT HOUSE	4/11/2023	BULKY WASTE SRVC	7195235
150067	KASPER	14320	LAKE VICTOR	4/14/2023	BULKY WASTE SRVC	7198880
164637	FISH	14620	LAKE VICTOR	4/28/2023	BULKY WASTE SRVC	7210855
269518	SMOOT	14305	HONEY GEM	4/28/2023	BULKY WASTE SRVC	7218502

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
61214	HARRIS	14325 ALDERMINSTER	4/11/2023	96G TRASH MISS	7195206
72080	SMITH	910 CRIEFF CROSS	4/21/2023	96G TRASH MISS	7205525
88643	OTALORA	1420 ORANGE SPICE	4/11/2023	96G RECY MISS	7195831
97237	APOLLO	13612 HARRIS RIDGE	4/4/2023	96G RECY MISS	7183369

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
299132	MILLIGAN	15021 VALERIAN TEA	4/12/2023	96G RES TRASH CART DLVR	7197137
299379	DELEON	14008 MERSEYSIDE	4/17/2023	96G RES TRASH CART DLVR	7203953

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
61782	HERIBERTO	BURNSALL GATES	4/21/2023	SWAP 9T CART FOR SAME	7205910
61782	HERIBERTO	BURNSALL GATES	4/28/2023	SWAP 9T CART FOR SAME	7213901
61799	RODRIGUEZ	BLUE FLAX	4/21/2023	SWAP 9T CART FOR SAME	7203648
62220	COTTON	JASMINE TEA	4/21/2023	SWAP 9T CART FOR SAME	7201558
62220	COTTON	JASMINE TEA	4/21/2023	SWAP 9Y CART FOR SAME	7201558
71129	NUR	LOW BRIM	4/21/2023	SWAP 9T CART FOR SAME	7194980
71464	LOMUDE	SADDLGIRTH	4/21/2023	SWAP 9T CART FOR SAME	7195019
72048	WALER	CONNER DOWNS	4/7/2023	SWAP 9T CART FOR SAME	7183653
73586	SCHILLER	EARL GREY	4/21/2023	SWAP 9T CART FOR SAME	7195663
73763	LUU	TUDOR HOUSE	4/28/2023	SWAP 9T CART FOR SAME	7214433
74012	BANIGO	DAWLISH	4/28/2023	SWAP 9T CART FOR SAME	7213871
75029	GOLDSMITH	TUDOR HOUSE	4/21/2023	SWAP 9T CART FOR SAME	7195024
75788	MENCHACA	MANDARIN	4/3/2023	SWAP 9T CART FOR SAME	7160728
77678	CANFIELD	MANDARIN	4/21/2023	SWAP 9T CART FOR SAME	7195025
78954	LUONG	TUDOR HOUSE	4/7/2023	SWAP 9Y CART FOR SAME	7159789
78954	LUONG	TUDOR HOUSE	4/21/2023	SWAP 9Y CART FOR SAME	7195180
83790	INGLE	HYSON	4/21/2023	SWAP 9T CART FOR SAME	7194996
93085	TASNEEM	CORONATION	4/7/2023	SWAP 9Y CART FOR SAME	7185194
98298	WATKINS	HARRIS RIDGE	4/7/2023	SWAP 9T CART FOR SAME	7183648
107685	THOMAS	LIFTON	4/21/2023	SWAP 9T CART FOR SAME	7194971
107685	THOMAS	LIFTON	4/21/2023	SWAP 9Y CART FOR SAME	7194975
123867	LEWIS	CHARLES DICKENS	4/28/2023	SWAP 9T CART FOR SAME	7213556
125155	LEBLANC	WATSON	4/28/2023	SWAP 9Y CART FOR SAME	7212941
145879	TRAN	FAIRLAND	4/3/2023	SWAP 9T CART FOR SAME	7160205

61609	SANCHEZ	SPRING HEATH	4/17/2023	96G RES TRASH CART DLVR	7203139
61819	MILLS	BURNSALL GATES	4/12/2023	96G RES RECY CART DLVR	7196259
70300	BROWN	TUDOR HOUSE	4/25/2023	96G RES TRASH CART DLVR	7214577
70559	PARK	GREINERT	4/12/2023	96G RES TRASH CART DLVR	7195414
70688	MUELLER	GREINERT	4/17/2023	96G RES RECY CART DLVR	7203721
70689	MORALES	GREINERT	4/7/2023	96G RES TRASH CART DLVR	7193299
71286	ZHANG	MERSEYSIDE	4/28/2023	96G RES TRASH CART DLVR	7220210
71431	CHATMON	RANDALSTONE	4/25/2023	96G RES TRASH CART DLVR	7214665
71629	JAIRO	STAR FLOWER	4/20/2023	96G RES TRASH CART DLVR	7209450
71690	PHIPPS	DAWLISH	4/18/2023	96G RES TRASH CART DLVR	7205558
72042	JACKSON	CONNER DOWNS	4/25/2023	96G RES TRASH CART DLVR	7213854
72093	NGUYEN	GREINERT	4/1/2023	96G RES TRASH CART DLVR	7180442
81466	ROMERO	VALERIAN TEA	4/12/2023	96G RES TRASH CART DLVR	7198385
88054	GICHIMU	TUDOR HOUSE	4/12/2023	96G RES RECY CART DLVR	7198357
95477	HATHAWAY	CORONATION	4/25/2023	96G RES TRASH CART DLVR	7214418
96388	VALDEZ	HARRIS RIDGE	4/6/2023	96G RES RECY CART DLVR	7184338
99985	BARCHENGER	HARRIS RIDGE	4/20/2023	96G RES TRASH CART DLVR	7207698
114715	CATEY	HARRIS RIDGE	4/18/2023	96G RES TRASH CART DLVR	7204990
120230	RIOS	CHARLES DICKENS	4/18/2023	96G RES TRASH CART DLVR	7204446

156543	SANDERS	14709	LAKE VICTOR	4/3/2023	SWAP 9T CART FOR SAME	7162624

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#	
61766	EZEH	910	ANTIQUE HERITAGE	4/28/2023	CART 9T TERM	7212857
61766	EZEH	910	ANTIQUE HERITAGE	4/28/2023	CART 9T TERM	7215336
70659	NEEL	13817	GOLDEN FLAX	4/7/2023	CART 9T TERM	7180017
70659	NEEL	13817	GOLDEN FLAX	4/21/2023	CART 9T TERM	7193301
70688	MUELLER	13912	GREINERT	4/21/2023	CART 9Y TERM	7205483
70693	VALDEZ	13917	GREINERT	4/7/2023	CART 9T TERM	7178928
70693	VALDEZ	13917	GREINERT	4/7/2023	CART 9T TERM	7193300
70884	BURNS	15017	LANTERN	4/28/2023	CART 9T TERM	7215207
70965	VILLANUEVA	210	WILD SENNA	4/7/2023	CART 9T TERM	7180625
71292	SWIFT	13913	MERSEYSIDE	4/21/2023	CART 9Y TERM	7183595
71292	SWIFT	13913	MERSEYSIDE	4/28/2023	CART 9Y TERM	7212640
71383	LEPPERT	15100	PLOWSHARE	4/3/2023	CART 9T TERM	7159020
71630	EUBANKS	110	STAR FLOWER	4/7/2023	CART 9T TERM	7184927
75607	EMMERICH	14620	HYSON	4/28/2023	CART 9T TERM	7213013
76504	MOUTAKI	15209	HYSON	4/3/2023	CART 9T TERM	7160533
85263	LAMPKIN	1609	DARJEELING	4/28/2023	CART 9T TERM	7213391
85686	REED	1517	DARJEELING	4/21/2023	CART 9T TERM	7194854
87873	LARAE	1513	DARJEELING	4/21/2023	CART 9T TERM	7194846
88054	GICHIMU	1116	TUDOR HOUSE	4/7/2023	CART 9T TERM	7159601
88054	GICHIMU	1116	TUDOR HOUSE	4/21/2023	CART 9T TERM	7194282
88054	GICHIMU	1116	TUDOR HOUSE	4/28/2023	CART 9T TERM	7212647
92933	HUYNH	1108	CORONATION	4/21/2023	CART 9T TERM	7194970
96953	USSERY	15208	ROSEHIP	4/21/2023	CART 9T TERM	7194808
97820	HANCOCK	804	FLATTERS	4/7/2023	CART 9T TERM	7180624
98100	LOPEZ	909	PEPPERMINT	4/21/2023	CART 9T TERM	7194419
120726	YUNUS SATTAR	821	MAHOMET	4/21/2023	CART 9T TERM	7194612
129513	VILLAFUERTE	1400	DARJEELING	4/21/2023	CART 9T TERM	7195527
61797	MINDIETA	126	BLUE FLAX	4/7/2023	CART 9T TERM	7179994
61797	MINDIETA	126	BLUE FLAX	4/7/2023	CART 9Y TERM	7179994

Northtown MUD - April 2023

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
4/7/2023	41138	A428	3076566	11.44
4/7/2023	44087	A431	3076590	9
4/7/2023	41125	A429	3076609	14.38
4/7/2023	44081	A430	3076616	14.4
4/7/2023	41138	A428	3076783	9.13
4/7/2023	41125	A429	3076796	6.3
4/7/2023	44081	A430	3076801	9.74
4/14/2023	41125	A429	3080850	13.91
4/14/2023	41143	A431	3080900	15.5
4/14/2023	41142	A428	3080904	12.49
4/14/2023	41131	A430	3080954	15.01
4/14/2023	41125	A429	3081160	12.69
4/14/2023	41143	A431	3081171	10.09
4/14/2023	41142	A428	3081180	9.53
4/14/2023	41131	A430	3081183	9.37
4/14/2023	44078	A430	3081209	6.82
4/21/2023	41132	A428	3085189	8.25
4/21/2023	41125	A429	3085195	16.03
4/21/2023	44087	A431	3085230	10.27
4/21/2023	44081	A430	3085344	16.72
4/21/2023	41125	A429	3085528	13.06
4/21/2023	44081	A430	3085536	6.58
4/21/2023	44087	A431	3085557	12.13
4/21/2023	41132	A428	3085571	13.58
4/28/2023	41131	A430	3089370	9.9
4/28/2023	41125	A429	3089401	13.97
4/28/2023	41128	A428	3089412	10.74
4/28/2023	41131	A430	3089746	10.74
4/28/2023	41125	A429	3089769	12.63
4/28/2023	41143	A431	3089772	11.24
4/28/2023	41128	A428	3089774	9.25
Total Trash Tonnage				354.89

Total Northtown Containers	3275
<u>/Total containers on all routes</u>	<u>4403</u>
% of Northtown containers in routes	74.38%
Total Tonnage	354.89
X % of Northtown containers in routes	74.38%
Estimated trash tonnage	<u>263.97</u>

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
4/7/2023	41131	A515	285515	4.34
4/7/2023	44086	A514	285531	6.59
4/14/2023	44080	A514	286505	3.91
4/14/2023	44086	A514	286532	6.88
4/21/2023	41131	A515	287605	5.34
4/21/2023	44086	A515	287634	9.29
4/21/2023	44053	A515	287665	4.29
4/28/2023	44086	A514	288627	6.98
4/28/2023	44086	A514	288687	4.28
Total Recycle Tonnage				37.06

Total Northtown Containers 3259

/Total containers on all routes 3769

% of Northtown containers in routes 86.47%

Total Tonnage 37.06

X % of Northtown containers in routes 86.47%

Estimated recycle tonnage 32.05

New Office Appliance Expenses

NTE \$10,000 per Bod meeting on 11/17/21		
DATE	ITEM	Amount
11/18/21	Costco - Televisions for new office - 82 in, 70 in, 55 in x 2	\$3,139.95
1/12/22	TV wall mount (4)	\$233.90
1/12/22	Microwaves x 3	\$535.97
1/12/22	Small beverage fridge for meeting room	\$279.00
2/8/22	Commercial ice maker	\$459.99
2/8/22	Ice maker compressor	\$63.23
3/29/22	Two shelf floating wall mount DVR/VCR holder	\$28.31
7/12/22	Clothes Dryer	\$506.98
5/10/23	Refrigerator	\$2,056.74
	Total =	\$7,304.07

DATE: May 15, 2023
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the May 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 project bid on May xx and the developer’s engineer’s recommendation is attached for the Board’s consideration.

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 which are under review.

At the April Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units. The attached letter summarizes the matter.

vi) *JD's Supermarket Dessau;*

Construction plans have been submitted and the review is on hold updated documents from the applicant. 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 May 2023, there has been no additional information provided or requested from the TCEQ. The supplemental modeling study has been completed. The updated report was discussed and accepted by the District at the April 2023 meeting.

May 11, 2023

Mr. Scott J. Foster, P.E.
360 Professional Services, Inc.
PO Box 3639
Austin, Texas 78630-3639

Re: Bid Summary Letter
Village at Northtown Condominiums
Water, Wastewater and Drainage Improvements
Project No.: C030302.01

Dear Mr. Foster:

On May 10, 2023, 3 bids were received for the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements. Bids were received from Chasco Constructors, DNT Construction and Joe Bland Construction. A tabulation of bids is attached. The lowest responsible bidder was DNT Construction, with a total base bid of \$1,231,526.98.

Please contact me if you have any questions or require additional information.

Sincerely,



Richard G. Couch, P.E.
Client Manager

CLIENT: KB Home Lone Star, Inc.

Project Name: Village At Northtown Condominiums Water, Wastewater, and Drainage Improvements

PROJECT NO.: C030302.01

May 10, 2023 @ 10:00 AM – Walker Partners, LLC

Contractor	Bid Bond	Base Bid Amount
DNT CONSTRUCTION	YES	1,231,526.93
JOE BLAND CONSTRUCTION	YES	1,519,410.00
CHASCO CONSTUCTORS	YES	1,866,767.00
ARGUIJO		NO BID

May 11, 2023

Mr. Scott J. Foster, P.E.
360 Professional Services, Inc.
PO Box 3639
Austin, Texas 78630-3639

Re: Letter of Recommendation for Apparent Low Bidder
Village at Northtown Condominiums
Water, Wastewater and Drainage Improvements
Project No.: C030302.01

Dear Mr. Foster:

On May 10, 2023, 3 bids were received for the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements. A tabulation of bids is attached. The lowest responsible bidder was DNT Construction, with a total base bid of \$1,231,526.98.

Walker Partners recommends awarding the Base Bid to DNT Construction for a total of \$1,231,526.98.

Please contact me if you have any questions or require additional information.

Sincerely,



Richard G. Couch, P.E.
Client Manager

Walker Partners, LLC
Bid Tabulation

Client: KB Home Lone Star, Inc.
Village At Northtown Condominiums Water, Wastewater, and Drainage
Improvements
Project No.: C030302.01

May 10, 2023 / 10:00 AM, Walker Partners, LLC

Bidders

Item No.	Bid Item Description	Estimated		JOE BLAND CONSTRUCTION		DNT CONSTRUCTION		CHASCO CONTRACTORS	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
1.00	Wastewater Improvements								
1.01	4' Dia. Wastewater Manhole	10	EA	5,000.00	50,000.00	4,730.62	47,306.20	8,300.00	83,000.00
1.02	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type – All Depths, Including Excavation & Backfill	1,110	LF	65.00	72,150.00	60.73	67,410.30	70.00	77,700.00
1.03	Pipe, 16" Steel Encasement	10	LF	300.00	-3,000.00	153.97	1,539.70	300.00	3,000.00
1.04	Double Wastewater Service – (Long)	6	EA	4,000.00	24,000.00	3,529.57	21,177.42	6,000.00	36,000.00
1.05	Double Wastewater Service – (Short)	13	EA	3,500.00	45,500.00	3,060.33	39,784.29	3,350.00	43,550.00
1.06	Single Wastewater Service – (Long)	3	EA	3,500.00	10,500.00	3,011.80	9,035.40	2,612.00	7,836.00
1.07	Single Wastewater Service – (Short)	2	EA	3,000.00	6,000.00	1,411.80	2,823.60	2,295.00	4,590.00
1.08	Adjust Wastewater Manhole Rim to Finished Grade & Recoat (Per COA Standard Detail: 506S-4A)	2	EA	2,000.00	4,000.00	217.60	435.20	1,085.00	2,170.00
1.09	Trench Excavation Safety	1,110	LF	5.00	5,550.00	2.03	2,253.30	1.50	1,665.00
1.10	Construction Staking	1	LS	4,500.00	4,500.00	4,769.00	4,769.00	2,840.00	2,840.00
	Subtotal Wastewater Improvements				225,200.00		196,534.41		262,351.00
2.00	Water Improvements								
2.01	Pipe, 8" Dia. PVC (C-900) – Water Line Type – All Depths, Including Excavation, Backfill, & Fittings	1,363	LF	100.00	136,300.00	72.72	99,117.36	52.00	70,876.00
2.02	8" Gate Valve	4	EA	3,500.00	14,000.00	2,979.25	11,917.00	2,890.00	11,560.00
2.03	8"x6" Reducer	2	EA	1,500.00	3,000.00	610.95	1,221.90	590.00	1,180.00
2.04	12"x8" Reducer	1	EA	2,000.00	2,000.00	489.27	489.27	590.00	590.00
2.05	Fire Hydrant Assembly – Including DIP Lead & 6" RS Gate Valve	5	EA	7,500.00	37,500.00	7,635.40	38,177.00	9,100.00	45,500.00
2.06	Double Water Service – (Long)	7	EA	4,000.00	28,000.00	3,504.22	24,529.54	3,392.00	23,744.00
2.07	Double Water Service – (Short)	9	EA	3,500.00	31,500.00	2,928.84	26,359.56	2,880.00	25,920.00
2.08	Single Water Service – (Long)	5	EA	3,500.00	17,500.00	2,946.46	14,732.30	3,365.00	16,825.00
2.09	Single Water Service – (Short)	6	EA	3,000.00	18,000.00	2,521.96	15,131.76	2,225.00	13,350.00
2.10	Remove Existing Air Release Valve & 12" Plug	1	EA	1,500.00	1,500.00	301.56	301.56	568.00	568.00
2.11	Remove Existing 8" Plug	1	EA	1,500.00	1,500.00	603.14	603.14	189.00	189.00
2.12	Connect to Existing 12" Water Line	1	EA	5,000.00	5,000.00	3,882.25	3,882.25	1,985.00	1,985.00
2.13	Connect to Existing 8" Water Line	1	EA	4,500.00	4,500.00	1,797.57	1,797.57	1,985.00	1,985.00
2.14	Restrained Joint Pipe – PVC – (C-900)	525	LF	125.00	65,625.00	59.70	31,342.50	62.00	32,550.00
2.15	Trench Excavation Safety	1,363	LF	5.00	6,815.00	1.15	1,567.45	1.50	2,044.50
2.16	Construction Staking	1	LS	4,500.00	4,500.00	352.57	352.57	2,835.00	2,835.00
	Subtotal Water Improvements				377,240.00		271,522.73		251,701.50
3.00	Drainage Improvements								
3.01	Pipe, 18" Dia. RCP Type III (All Depths) – Including Excavation, Backfill, & Bends	392	LF	100.00	39,200.00	68.22	26,742.24	73.00	28,616.00
3.02	Pipe, 30" Dia. RCP Type III (All Depths) – Including Excavation, Backfill, & Bends	189	LF	160.00	30,240.00	119.80	22,642.20	136.00	25,704.00
3.03	Pipe, 36" Dia. RCP Type III (All Depths) – Including Excavation, Backfill, & Bends	485	LF	190.00	92,150.00	152.85	74,132.25	178.00	86,330.00
3.04	Pipe, 42" Dia. RCP Type III (All Depths) – Including Excavation, Backfill, & Bends	189	LF	240.00	45,360.00	206.55	39,037.95	225.00	42,525.00

Item No.	Bid Item Description	Estimated		JOE BLAND CONSTRUCTION		DNT CONSTRUCTION		CHASCO CONTRACTORS	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
3.05	Pipe, 48" Dia. RCP Type III (All Depths) - Including Excavation, Backfill, & Bends	200	LF	300.00	60,000.00	225.72	45,144.00	270.00	54,000.00
3.06	Pipe, 60" Dia. RCP Type III (All Depths) - Including Excavation, Backfill, & Bends	8	LF	500.00	4,000.00	393.67	3,149.36	640.00	5,120.00
3.07	Pre-Cast Junction Box, (4'x4')	1	EA	5,500.00	5,500.00	4,091.03	4,091.03	5,740.00	5,740.00
3.08	Pre-Cast Junction Box, (5'x5')	1	EA	6,500.00	6,500.00	5,071.26	5,071.26	7,050.00	7,050.00
3.09	Junction Box, (6'x6') with 4'x4' Grate Inlet on Top (Connected Pipes - 60" & 48")	1	EA	9,500.00	9,500.00	8,870.53	8,870.53	12,190.00	12,190.00
3.10	Junction Box, (5'x5') with 3'x3' Grate Inlet on Top (Connected Pipes - 48" & 42")	2	EA	12,500.00	25,000.00	6,543.77	13,087.54	9,245.00	18,490.00
3.11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer Lid	3	EA	6,000.00	18,000.00	4,301.92	12,905.76	5,745.00	17,235.00
3.12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer Lid	1	EA	7,250.00	7,250.00	6,215.90	6,215.90	7,310.00	7,310.00
3.13	10' Curb Inlet	4	EA	5,500.00	22,000.00	6,999.09	27,996.36	7,530.00	30,120.00
3.14	4'x4' Grate Inlet	1	EA	5,000.00	5,000.00	4,446.23	4,446.23	5,630.00	5,630.00
3.15	5'x5' Area Inlet	1	EA	6,500.00	6,500.00	5,736.67	5,736.67	6,500.00	6,500.00
3.16	4'x4' Area Inlet	2	EA	5,000.00	10,000.00	3,493.49	6,986.98	5,000.00	10,000.00
3.17	3'x3' Area Inlet	1	EA	4,000.00	4,000.00	3,040.71	3,040.71	4,000.00	4,000.00
3.18	Remove Existing Plug	1	EA	1,500.00	1,500.00	603.14	603.14	285.00	285.00
3.19	Connect to Existing 60" Storm Drain Line	1	EA	3,500.00	3,500.00	1,179.80	1,179.80	1,460.00	1,460.00
3.20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	2,500.00	5,000.00	217.60	435.20	503.00	1,006.00
3.21	Headwall with Mortared Rock Armor	1	EA	21,500.00	21,500.00	2,038.46	2,038.46	4,800.00	4,800.00
3.22	Trench Excavation Safety	1,463	LF	5.00	7,315.00	1.15	1,682.45	1.30	1,901.90
3.23	Construction Staking	1	LS	5,500.00	5,500.00	14.72	14.72	2,835.00	2,835.00
	Subtotal Drainage Improvements				434,515.00		315,250.74		378,847.90
4.00	Grading Improvements								
4.01	Excavation	881	CY	25.00	22,025.00	233.07	205,334.67	15.00	13,215.00
4.02	Embankment	23,194	CY	10.00	231,940.00	4.02	93,239.88	14.50	336,313.00
	Subtotal Grading Improvements				253,965.00		298,574.55		349,528.00
5.00	Erosion Control								
5.01	Area Inlet Protection (New Inlet)	8	EA	150.00	1,200.00	98.03	784.24	97.00	776.00
5.02	Curb Inlet Protection (New Inlet)	4	EA	150.00	600.00	98.03	392.12	97.00	388.00
5.03	Stabilized Construction Entrance	1	EA	5,000.00	5,000.00	1,153.30	1,153.30	1,815.00	1,815.00
5.04	Silt Fence	4018	LF	5.00	20,090.00	10.57	42,470.26	3.50	14,063.00
5.05	Mulch Sock	40	LF	24.00	960.00	7.78	311.20	7.75	310.00
5.06	Temporary Rock Berm	46	LF	40.00	1,840.00	25.95	1,193.70	24.00	1,104.00
5.07	Trench Safety Plan Implementation	1	LS	5,000.00	5,000.00	1,729.95	1,729.95	800.00	800.00
5.08	Stormwater Pollution Prevention Plan (SWPP) Implementation	1	LS	10,000.00	10,000.00	3,459.91	3,459.91	6,590.00	6,590.00
	Subtotal Erosion Control				44,690.00		51,494.68		25,846.00
6.00	Wastewater Improvements (Non-Reimbursable Items)								
6.01	Removal/Decommission of 4' Dia. Manhole associated with Village At Northtown Single Family Section 2, Phase 1 (C&J-2010-0062.3B)	2	EA	7,500.00	15,000.00	1,738.51	3,477.02	980.00	1,960.00
6.02	Removal/Decommission of 8" Dia. PVC (SDR-26) Pipe associated with Village At Northtown Single Family Section 2, Phase 1 (C&J-2010-0062.3B)	228	LF	50.00	11,400.00	31.51	7,184.28	25.00	5,700.00

Item No.	Bid Item Description	Estimated		JOE BLAND CONSTRUCTION		DNT CONSTRUCTION		CHASCO CONTRACTORS	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
6.03	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type – All Depths, Including Excavation & Backfill (New Construction)	205	LF	75.00	15,375.00	69.68	14,284.40	81.00	16,605.00
6.04	4' Dia. Wastewater Manhole (New Construction)	4	EA	6,500.00	26,000.00	6,342.74	25,370.96	11,300.00	45,200.00
6.05	Connect to Existing 8" Wastewater Line	1	EA	5,000.00	5,000.00	1,453.61	1,453.61	1,835.00	1,835.00
6.06	Trench Excavation Safety	205	LF	5.00	1,025.00	1.15	235.75	2.70	553.50
6.07	Temporary By-Pass Pumping	1	LS	35,000.00	35,000.00	28,470.73	28,470.73	5,560.00	5,560.00
	Subtotal Wastewater Improvements (Non-Reimbursable Items)				108,800.00		80,476.75		77,413.50
7.00	General Conditions								
7.01	Payment and Performance Bonds	1	LS	75,000.00	75,000.00	17,673.12	17,673.12	21,079.10	21,079.10
	Subtotal General Conditions				75,000.00		17,673.12		21,079.10
	Total Bid				\$1,619,410.00		\$1,231,526.98		\$1,366,767.00



May 12, 2023

Via Email: scott.foster@360psinc.com
Northtown Municipal Utility District Board
c/o Scott J. Foster, P.E.
360 Professional Services, Inc.
P.O. Box 3639
Cedar Park, Texas 78630-3639

Re: Northtown Multifamily Site Plan - 14100 John Henry Faulk Drive SP-2022-1393D –
("Project"), Northtown Municipal Utility District ("M.U.D.") Parkland Fees

Dear Scott:

As requested, the following is an explanation of why the 832 multifamily dwelling units in the Project should only be subject to the M.U.D. parkland fees of \$300 per dwelling unit and not a combination of the fees applicable prior to January 1, 2023 and the new fees of \$900 per dwelling unit effective as of January 1, 2023.

The site plan application for the Project was filed with the City of Austin Development Services Department ("City") on August 30, 2022 and reflected 25 buildings for 833 multifamily dwelling units with associated infrastructure improvements for the entire 39-acre site. The site plan for this original submittal is attached as **Exhibit "A"**.

The site plan for the Project reflects the total site infrastructure, drainage and detention, utilities, parking and amenities proposed for the Project. Most importantly, the site plan included all 25 buildings and 833 multifamily dwelling units. However, the parking table on the overall site plan sheet only referenced the first phase of the Project with 439 units, but showed a total of 978 proposed parking spaces for the Project. The 439 dwelling units apply only to 15 of the 25 buildings within the Project.

An update to the site plan was filed with the City on April 7, 2023 addressing City staff comments. The site plan update is attached as **Exhibit "B"** and reflects the same overall site information with minor adjustments. The update reflects 26 buildings with a total of 832 units instead of the 25 buildings with the original submittal and a reduction of one dwelling unit. This is the same Project as was originally submitted and is not a new application. The parking table correctly reflects the breakdown of units by phase, or 444 units in Phase 1 and 388 units in Phase 2.

In summary, we request that the M.U.D. Board apply the parkland fees of \$300/dwelling unit for the Project because the update to the site plan is not a new application. The site plan update is a continuation of the review and approval process for the original site plan which is standard procedure for obtaining site plan approval by the City. There was no addition of units with the update, merely clarification of the number of units by Project phase which was inadvertently omitted with the initial site plan.

Sincerely,

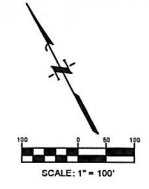
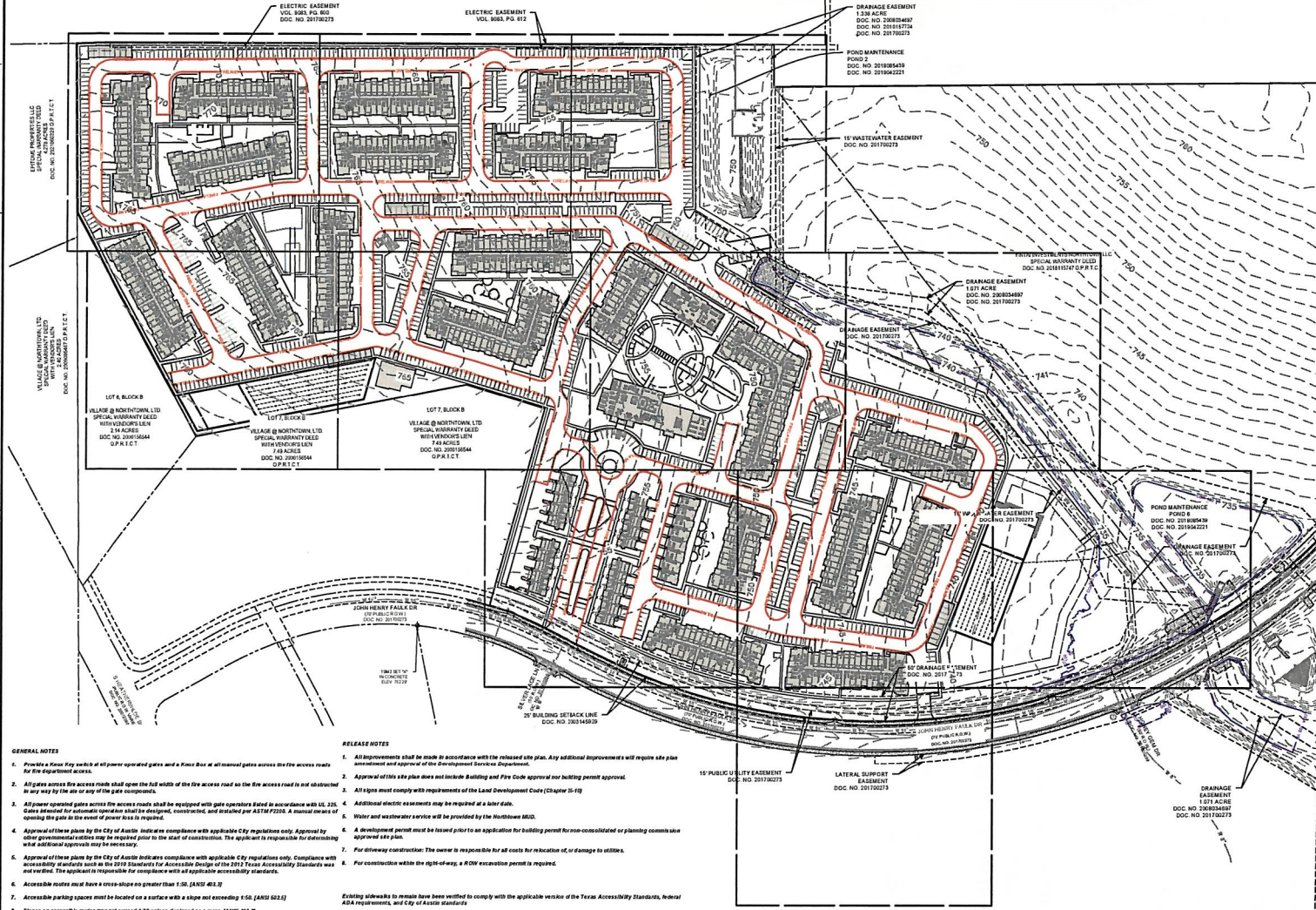
A handwritten signature in black ink, appearing to read 'JW', with a long horizontal flourish extending to the right.

Jennifer Wiebrand, SVP
AvalonBay Communities, Inc.

Enclosure: Exhibits

Initial Submittal - 25 Buildings 833 Units

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- WATER
 - WASTEWATER
 - STORM SEWER
 - OVERHEAD ELECTRIC
 - - - GROUND CONTOUR
- PROPOSED LEGEND**
- WATER
 - WASTEWATER
 - STORM SEWER
 - GROUND CONTOUR
 - ADA ROUTE
 - FIRE LANE
 - BUILDING ENTRANCE
 - HC RAMP

NOTE:
Per Ordinance No. 2008025-077, the critical water quality zone coincides with the 700' ft floodplain while Northwest Municipal Utility District.

- GENERAL NOTES**
- Provide a clear way across all power operated gates and a Flare Box at all manual gates across the fire access roads for the fire department.
 - All gates across the access roads shall open the full width of the access road so the fire access road is not obstructed in any way by the gate or any of the gate components.
 - All power operated gates across the access roads shall be equipped with gate operators listed in accordance with UL 320. Gates designed for automatic operation shall be designed, constructed, and installed per ASTM F2204. A manual override of opening the gate in the event of power loss is required.
 - Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
 - Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility of structures such as the 2010 Standards for Accessible Design of the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
 - Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
 - Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.2]
 - Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
 - The maximum slope on a ramp to new construction is 1:12. The maximum rise for any ramp run is 30in. The maximum horizontal projection is 36in for a ramp with a slope between 1:12 and 1:16, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 403.3-405.6]
 - All exterior lighting will be full cut-off and fully shielded in accordance with Section 2.5 and will be reviewed during building plan review. Any change or substitution of lighting fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.

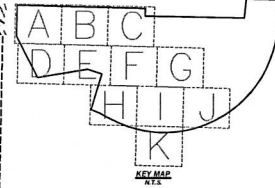
- RELEASE NOTES**
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
 - Approval of this site plan does not constitute Building and Fire Code approval nor building permit approval.
 - All signs must comply with requirements of the Land Development Code (Chapter 51-10)
 - Additional electric easements may be required at a later date.
 - Water and wastewater service will be provided by the Northwest MUD.
 - A development permit must be issued prior to an application for building permit for non-consolidated or planning commission approved site plan.
 - For driveway construction: The owner is responsible for all costs for relocation of, or damage to, utilities.
 - For construction within right-of-way, a ROW excavation permit is required.
- Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards.

BUILDINGS	
Building Count	25
Units	833
Garage	0
Storage	0
Plant for Area	0
Impervious Area	140,000 SF
Permeable Area	1,100,000 SF
Site Area	1,240,000 SF

EASEMENTS	
Electric	1300 ACRES
Drainage	1300 ACRES
Pond Maintenance	1300 ACRES
15' Waterwater	1300 ACRES
15' Public Utility	1300 ACRES
Lateral Support	1300 ACRES

REVENUE BREAKDOWN	
Building	1,100,000
Parking	0
Plant	0
Storage	0
Impervious Area	140,000
Permeable Area	1,100,000
Site Area	1,240,000

BUILDING FINANCIAL DATA	
Building Count	25
Units	833
Garage	0
Storage	0
Plant for Area	0
Impervious Area	140,000 SF
Permeable Area	1,100,000 SF
Site Area	1,240,000 SF



REVISIONS

No.	Date	By	Check

QUIDDITY

DESIGNED BY: EAL
CHECKED BY: TOM
SCALE: AS SHOWN
ISSUANCE DATE: 05/23/22
JOB NO.: 17074-0001-07



NORTH TOWN MULTIFAMILY, L.P.
NORTH TOWN MUD TIF FAMILY
OVERALL SITE PLAN

BUILDING TYPES									TOTAL	
	A	B	C	D	F	G	H	I		
NO. BLDGS	4	2	2	1	1	2	2	1	15	
A1(AM10)	3	2		6					22	A'
A2(AM10)	12	4	6	9	3				80	A'
A3(AM12)				6	6				12	A'
A4(AM10)	3	5		6	9				37	A'
A5(AM19)	3	6	6	6	15				57	A'
B1(BM08)	2	6	2		3				27	B'
B2(BM08)	4	2							20	B'
B3(BM11)	2		2	9	7				28	B'
B4(BM14)	6	3	6	9	6				57	B'
B5(BM15)	6	3	6	6	9				57	B'
C1		6							12	
TH C1-1						6	5	8	30	T
UNITS/BLDG	41	37	28	57	58	6	5	8		
UTS/BLDG TYPE	164	74	56	57	58	12	10	8	439	
GARAGE TABULATION										
DIRECT	0	0	0	0	0	12	10	16	60	TOTAL DIRECT
ASSIGNABLE	12	11	6	12	18	0	0	0	112	TOTAL ASSIGNABLE
GAR/BLDG TYPE	12	11	6	12	18	12	10	16	172	TOTAL GARAGES

Northtown Municipal Utility District

Accounting Report

May 23, 2023

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers.
- Review April 30, 2023 Financial Statements.

Cash Activity Reports

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
April 30, 2023 - May 23, 2023**

	General Fund Operating Account
Cash Balance - April 30, 2023	10,684.55
Projected Balance as of May 23, 2023	\$ 10,684.55

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
April 30, 2023 - May 23, 2023

		<u>General Fund</u> <u>Manager's</u> <u>Account</u>
Cash Balance - March 31, 2023		\$ 295,119.90
Subsequent Activity		(6,396.70)
Transfers approved at the April 25, 2023 Meeting		477,801.13
Expenditures Approved at the April 25, 2023 Meeting (Cks #10881 - 10915)		(442,349.76)
Payroll Expenses	Payroll and Payroll Taxes	(31,524.00)
City of Austin	10916 Utilities - April 2023	(2,184.57)
Optimum	10917 Internet - April 2023	(375.56)
Petty Cash	10918 Petty Cash Reimbursement	(496.00)
Roy Lee Hill	10919 Reimburse Internet	(124.62)
TML Health	10920 Employee Benefits - May 2023	(3,646.37)
TXU Energy	10921 Utilities - April 2023	(2,304.35)
Ramona Oliver	10922 Expense Reimbursement	(845.00)
Ramona Oliver	10923 Expense Reimbursement	(347.60)
Total Subsequent Activity		<u>(6,396.70)</u>
Cash Balance - April 30, 2023		\$ 288,723.20
Subsequent Expenditures		(28,114.35)
Payroll Expenses	Payroll and Payroll Taxes	(15,803.36)
Ramona Oliver	10924 Expense Reimbursement	(1,000.34)
AT&T	10925 Telephone - April 2023	(1,647.05)
Atmos Energy	10926 Utilities - April 2023	(95.53)
Optimum Business	10927 Park Utilities - May 2023	(400.00)
Child Support Services Division	10928 Child Support	(121.38)
AT&T (Internet)	10929 Internet - April 2023	(89.88)
Charter Communications	10930 Park Internet - April 2023	(145.10)
City of Austin	10931 Utilities - April 2023	(4,802.29)
Ramona Oliver	10932 Expense Reimbursement	(3,680.55)
Robles, Ernest	10933 Expense Reimbursement	(328.87)
Total Subsequent Activity		<u>(28,114.35)</u>
Expenditures to be Approved at May 23, 2023 Meeting		(376,623.93)
360 Professional Services, Inc.	10934 Engineering Fees - April 2023	(11,660.13)
Armbrust & Brown, P.L.L.C.	10935 Legal Fees - April 2023	(10,407.23)
Bott & Douthitt, P.L.L.C.	10936 Accounting Services - April 2023	(6,077.70)
City of Austin	10937 W/WW Purchases - April 2023	(162,939.32)
Crossroads Utility Services	10938 Operations - April 2023	(63,454.06)
Elite Systems	10939 Security System Camera	(20.00)
Roadrunner Inspection Services	10940 Inspection Fees	(4,750.00)
Texas Disposal Systems, Inc.	10941 Garbage Fees - April 2023	(75,622.96)
TexaScapes	10942 Landscape/Irrigation Maintenance	(39,372.53)
Travis County Sheriff's Department	10943 Security Patrol Vehicle	(1,520.00)
Williams Mapping & Consulting	10944 Monthly MS4 Inspections	(800.00)
		<u>(376,623.93)</u>
Subtotal		(116,015.08)
Transfers to be approved		415,623.93
Transfer for expenditures approved 5/23/2023	Transfer from Logic Operating Account	376,623.93
Transfer Funds	Transfer from Logic Operating Account	39,000.00
Projected Balance as of May 23, 2023		\$ 299,608.85

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
April 30, 2023 - May 23, 2023

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - April 30, 2023		\$ 2,686.38
Expenditures to be Approved at May 23, 2023 Meeting		(2,934.16)
Alsayed, Faisal	13347	Customer Refund (341.00)
Aviles, Hermelando	13348	Customer Refund (122.87)
Bianchi, Gustavo	13349	Customer Refund (8.53)
Brugger, Ana	13350	Customer Refund (63.34)
Butterfield, Maxwell	13351	Customer Refund (115.66)
Carrasco Alvarado, Gloria	13352	Customer Refund (102.51)
Goldsmith, Conan	13353	Customer Refund (101.10)
Griffin, Mary	13354	Customer Refund (19.32)
High Fidelity Properties, LLC	13355	Customer Refund (109.30)
Karimi, Beehrooz	13356	Customer Refund (10.53)
Li, Ke	13357	Customer Refund (104.67)
Lopez, Nelson	13358	Customer Refund (246.64)
Lozano, Marisol	13359	Customer Refund (98.50)
Mbakwe, O'Neil	13360	Customer Refund (115.47)
Nguyen, Am	13361	Customer Refund (94.80)
Nguyen, Don	13362	Customer Refund (105.60)
O'Quinn, Jason	13363	Customer Refund (105.60)
Olivarez, Davis	13364	Customer Refund (74.44)
Penumadu, Sreevardhan	13365	Customer Refund (44.95)
Remirez, Jocelyn	13366	Customer Refund (82.03)
Robinson, Angelina	13367	Customer Refund (27.65)
Sanders, Linda	13368	Customer Refund (97.27)
Scott, Jordan	13369	Customer Refund (107.01)
Spitzer, Shannon	13370	Customer Refund (71.98)
Thomas, Mathias	13371	Customer Refund (102.96)
Torres, Belinda	13372	Customer Refund (84.01)
Tran, Tri	13373	Customer Refund (99.74)
Vu, Vivian	13374	Customer Refund (38.35)
Wilford, Krystal	13375	Customer Refund (110.53)
Xing, Yaowen	13376	Customer Refund (127.80)
Total Expenditures		(2,934.16)
Subtotal		(247.78)
Transfers to be approved - from TexPool Operating Account		4,000.00
Projected Balance as of May 23, 2023		\$ 3,752.22

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
April 30, 2023 - May 23, 2023

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance -April 30, 2023	\$ 49,950.00
Projected Balance as of May 23, 2023	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
April 30, 2023 - May 23, 2023**

	Interest Rate	Maturity Date	Balance 4/30/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 5/23/2023	Projected Balance 5/23/2023
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	288,723.20	-	(404,738.28)	(116,015.08)	415,623.93 (1)(2)	299,608.85
ABC Bank - Customer Refunds	0.0000%	N/A	2,686.38	-	(2,934.16)	(247.78)	4,000.00 (3)	3,752.22
PNC Bank Lockbox	0.0000%	N/A	37,264.68	319,861.27	(7,118.02)	350,007.93	(340,000.00) (4)	10,007.93
Logic Operating - 01	5.2029%	N/A	16,906,899.19	-	-	16,906,899.19	-	16,906,899.19
TexPool Operating	5.0190%	N/A	806,243.07	-	-	806,243.07	(79,623.93) (1)(2)(3)(4)	726,619.14
TexPool Fiscal Surety Trail Easement	5.0190%	N/A	106,878.20	-	-	106,878.20	-	106,878.20
Total - General Fund			18,159,379.27	319,861.27	(414,790.46)	18,064,450.08	-	18,064,450.08
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.2029%	N/A	48,320.41	-	-	48,320.41	-	48,320.41
TexPool Park	5.0190%	N/A	4,693.94	-	-	4,693.94	-	4,693.94
Total - Park Fund			102,964.35	-	-	102,964.35	-	102,964.35
Debt Service Fund -								
Logic - Tax Account	5.2029%	N/A	79,241.54	-	-	79,241.54	-	79,241.54
Logic - Debt Service	5.2029%	N/A	2,944,699.49	-	-	2,944,699.49	-	2,944,699.49
TexPool - SR 2020 Cap Int	5.0190%	N/A	165,059.34	-	-	165,059.34	-	165,059.34
Total - Debt Service Fund			3,189,000.37	-	-	3,189,000.37	-	3,189,000.37
Capital Project Fund -								
Logic - SR 2011 CPF	5.2029%	N/A	2,563.20	-	-	2,563.20	-	2,563.20
TexPool - SR 2020 CPF	5.0190%	N/A	4,559,897.82	-	-	4,559,897.82	-	4,559,897.82
Total - Capital Project Fund			4,562,461.02	-	-	4,562,461.02	-	4,562,461.02
Total - All Funds			\$ 26,013,805.01	\$ 319,861.27	\$ (414,790.46)	\$ 25,918,875.82	\$ -	\$ 25,918,875.82

- (1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$376,623.93
(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$39,000.00
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$4,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool General Operating Account: \$340,000.00

Northtown Municipal Utility District
SCHEDULE OF TEMPORARY INVESTMENTS
 January 1, 2023 - March 31, 2023

FUNDS	IDENTIFICATION	INTEREST RATE	INTEREST 1/1/23-3/31/23	BEG. BK VAL 1/1/2023	END. BK VAL 3/31/2023	BEG MKT VAL 1/1/2023	END MKT VAL 3/31/2023	TRADE DATE	MATURITY DATE	DAYS
GENERAL FUND:	<u>Logic - Operating Account</u>									
	Texas Local Government Investment Pool	5.0215%	171,202.40	12,599,113.58	16,837,762.70	12,599,113.58	16,837,762.70			N/A
	<u>TexPool - General Operating Account</u>									
	Texas Local Government Investment Pool	4.7920%	9,065.47	680,462.54	893,732.93	680,462.54	893,732.93			N/A
	<u>TexPool - Surety Trail Easement Account</u>									
	Texas Local Government Investment Pool	4.7920%	1,159.62	105,298.70	106,458.32	105,298.70	106,458.32			N/A
TOTAL GENERAL OPERATING FUND			181,427.49	13,384,874.82	17,837,953.95	13,384,874.82	17,837,953.95			
PARK FUND:	<u>Logic - Park Fund</u>									
	Texas Local Government Investment Pool	5.0215%	553.57	47,569.23	48,122.80	47,569.23	48,122.80			N/A
	<u>TexPool - Park Fund</u>									
	Texas Local Government Investment Pool	4.7920%	50.98	4,624.56	4,675.54	4,624.56	4,675.54			N/A
TOTAL PARK FUND			604.55	52,193.79	52,798.34	52,193.79	52,798.34			
DEBT SERVICE FUND:	<u>Logic - Tax Account</u>									
	Texas Local Government Investment Pool	5.0215%	28,445.91	3,969,913.10	72,269.86	3,969,913.10	72,269.86			N/A
	<u>Logic - Debt Service</u>									
	Texas Local Government Investment Pool	5.0215%	22,196.92	735,173.32	2,932,657.74	735,173.32	2,932,657.74			N/A
	<u>TexPool SR 2020 Cap Interest</u>									
	Texas Local Government Investment Pool	4.7920%	1,790.82	162,620.05	164,410.87	162,620.05	164,410.87			N/A
TOTAL DEBT SERVICE FUND			52,433.65	4,867,706.47	3,169,338.47	4,867,706.47	3,169,338.47			
CAPITAL PROJECTS FUND:	<u>Logic - 2011 Capital Projects</u>									
	Texas Local Government Investment Pool	5.0215%	29.34	2,523.36	2,552.70	2,523.36	2,552.70			N/A
	<u>TexPool - SR 2020 Capital Projects</u>									
	Texas Local Government Investment Pool	4.7920%	49,472.65	4,492,512.07	4,541,984.72	4,492,512.07	4,541,984.72			N/A
TOTAL CAPITAL PROJECTS FUND			49,501.99	4,495,035.43	4,544,537.42	4,495,035.43	4,544,537.42			
TOTAL ALL FUNDS			\$ 283,967.68	\$ 22,799,810.51	\$ 25,604,628.18	\$ 22,799,810.51	\$ 25,604,628.18			

This quarterly report and the District's investment portfolio are in full compliance with the Public Funds Investment Act (Chapter 2256, Texas Government Code) and the Investment Policy and Strategies adopted by the District.

Northtown M.U.D. Collateral Analysis Schedule - ABC Bank 4/30/2023

	<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)	737,152.51		
Customer Deposit Account (General Fund)	19,809.56		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	<u>817,596.62</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,944,016.57</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 817,596.62</u>	<u>\$ 2,194,016.57</u>	<u>\$ 1,376,419.95</u>

Pledges By Pledgee And Maturity

BBA

Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 4/30/2023

Page 23 of 39

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	350,435.55	344,384.74
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	147,766.23	138,761.72
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	1,231,385.29	1,156,347.65
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	74,373.55	70,274.41
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	247,911.85	234,248.05
5 Securities Pledged To: NORTH - NORTHTOWN MUD							2,075,000.00	2,075,000.00	2,051,872.48	1,944,016.57

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

RECEIVABLE BALANCE 'R' REPORT

YEAR FROM 0000 TO 2022

U84	-----											
	BEGINNING	TAX	BASE TAX	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER	PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	COLLECTED	REVERSALS	COLLECTED	COLLECTED	TAX BALANCE	COLLECTED	REVERSALS	COLLECTED	COLLECTED	DISTRIBUTED

1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	4198.72	.00	.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	4740.91-	12923.22	4808.91	8114.31	31.86 %	17357.89	3031.65	.00	.00	.00	11145.96

TOTL	87952.37	5652.15-	23337.55	5720.15	17617.40	21.41 %	64682.82	6911.99	.00	.00	.00	24529.39

2022	6803090.01	40319.83-	6716142.71	19260.80	6696881.91	99.03 %	65888.27	7083.12	11.74-	12.37	.00	6703965.66

ENTITY												
TOTL	6891042.38	45971.98-	6739480.26	24980.95	6714499.31	98.09 %	130571.09	13995.11	11.74-	12.37	.00	6728495.05

Northtown M.U.D.
Analysis of Taxes Collected FY 2022-2023
April 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	(4,813.05)	(2,937.92)	(7,750.97)	(271.91)	(205.87)	(477.78)	(5,084.96)	(3,143.79)	(8,228.75)
BASE TAX REV	(4,893.03)	(2,986.75)	(7,879.78)	(271.91)	(205.87)	(477.78)	(5,164.94)	(3,192.62)	(8,357.56)
TAXES	7,837.85	4,784.28	12,622.13	556.75	421.54	978.29	8,394.60	5,205.82	13,600.42
PENALTY	717.45	437.94	1,155.39	150.32	113.82	264.14	867.78	551.75	1,419.53
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	(11,960.20)	(7,300.60)	(19,260.80)	(3,286.52)	(2,433.63)	(5,720.15)	(15,246.72)	(9,734.23)	(24,980.95)
TAXES	4,170,460.67	2,545,682.04	6,716,142.71	13,497.50	9,840.05	23,337.55	4,183,958.17	2,555,522.09	6,739,480.26
PENALTY	4,398.73	2,685.02	7,083.75	4,001.39	2,910.60	6,911.99	8,400.12	5,595.62	13,995.74
TOTAL DISTRIBUTION	4,162,899.20	2,541,066.46	6,703,965.66	14,212.36	10,317.03	24,529.39	4,177,111.56	2,551,383.49	6,728,495.05
BEGINNING							X	X	
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	(25,037.03)	(15,282.80)	(40,319.83)	(3,247.82)	(2,404.33)	(5,652.15)	(28,284.85)	(17,687.13)	(45,971.98)
BASE TAX REV	11,960.20	7,300.60	19,260.80	3,286.52	2,433.63	5,720.15	15,246.72	9,734.23	24,980.95
LESS: COLLECTIONS	(4,170,460.67)	(2,545,682.04)	(6,716,142.71)	(13,497.50)	(9,840.05)	(23,337.55)	(4,183,958.17)	(2,555,522.09)	(6,739,480.26)
TAX REC @ END OF PERIOD	40,914.03	24,974.24	65,888.27	34,001.88	30,680.94	64,682.82	74,915.90	55,655.19	130,571.09
	62.10%	37.90%	100.00%				X	X	

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

April 30, 2023

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the seven months ended April 30, 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.

May 16, 2023
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
April 30, 2023**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 339,358.81	\$ 49,950.00	\$ -	\$ -	\$ 389,308.81
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	17,820,020.46	53,014.35	3,189,000.37	4,562,461.02	25,624,496.20
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	310,578.31	-	-	-	310,578.31
Accrued Service Revenue	393,044.00	-	-	-	393,044.00
Property Taxes	74,915.87	-	55,655.22	-	130,571.09
Other	203,369.67	-	-	-	203,369.67
Interfund	39,861.14	275,692.00	-	40,374.32	355,927.46
Total Assets	\$ 19,181,648.26	\$ 378,656.35	\$ 3,244,655.59	\$ 4,602,835.34	\$ 27,407,795.54
Liabilities					
Accounts Payable	\$ 344,521.91	\$ -	\$ -	\$ -	\$ 344,521.91
Accrued Expenses	27,993.25	-	-	-	27,993.25
Retainage Payable	496,894.70	-	-	-	496,894.70
Payroll Taxes Payable	6.65	-	-	-	6.65
TCEQ Assessment	4,205.10	-	-	-	4,205.10
Customer Meter Deposits	692,460.47	-	-	-	692,460.47
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	49,513.35	-	-	-	49,513.35
Capital Recovery Fees Payable	72,000.00	-	-	-	72,000.00
Unclaimed Property	17,360.69	-	-	-	17,360.69
Fiscal Surety Village Park Improvements	106,878.20	-	-	-	106,878.20
Interfund	316,066.32	-	39,861.14	-	355,927.46
Total Liabilities	2,145,700.64	-	39,861.14	-	2,185,561.78
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	74,915.87	-	55,655.22	-	130,571.09
Total Deferred Inflows of Resources	74,915.87	-	55,655.22	-	130,571.09
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,149,139.23	-	3,149,139.23
Capital Projects	-	-	-	4,602,835.34	4,602,835.34
Unassigned	16,961,031.75	378,656.35	-	-	17,339,688.10
Total Fund Balances	16,961,031.75	378,656.35	3,149,139.23	4,602,835.34	25,091,662.67
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 19,181,648.26	\$ 378,656.35	\$ 3,244,655.59	\$ 4,602,835.34	\$ 27,407,795.54

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2022 - April 30, 2023**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,177,111.60	\$ -	\$ 2,551,383.45	\$ -	\$ 6,728,495.05
Service Accounts, including penalties	2,494,779.26	-	-	-	2,494,779.26
Other Income	13,951.74	-	-	-	13,951.74
Interest Income	381,540.67	1,313.05	76,669.59	106,927.87	566,451.18
Total Revenues	7,067,383.27	1,313.05	2,628,053.04	106,927.87	9,803,677.23
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	521,983.36	-	-	-	521,983.36
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	46,833.63	-	-	-	46,833.63
Meter Purchases	784.00	-	-	-	784.00
Water Tap Inspections	15,900.00	-	-	-	15,900.00
WASTEWATER					
Bulk Wastewater Purchases	672,755.22	-	-	-	672,755.22
Wastewater System Maintenance	20,964.06	-	-	-	20,964.06
Lift Station Maintenance	91,319.24	-	-	-	91,319.24
Chemicals	45,842.41	-	-	-	45,842.41
ADMINISTRATIVE					
Director Fees	2,850.00	-	-	-	2,850.00
Payroll Taxes	16,553.85	-	-	-	16,553.85
Legal Fees - General	57,099.46	-	-	-	57,099.46
Legal Fees - Covenants	9,439.92	-	-	-	9,439.92
Management Services	233,973.98	-	-	-	233,973.98
Accounting Fees	42,250.00	-	-	-	42,250.00
Financial Advisor Fees	1,434.42	-	1,125.58	-	2,560.00
Audit Fees	17,500.00	-	-	-	17,500.00
Engineering Fees - General	13,058.00	-	-	-	13,058.00
Engineering Fees - Special	23,456.04	-	-	-	23,456.04
Professional Fees	2,400.00	-	-	-	2,400.00
Tax Collector/Appraisal Fees	13,450.54	-	8,210.32	-	21,660.86
Credit Card Fees	59,607.58	-	-	-	59,607.58
Bank Service Charges	4,923.09	-	-	-	4,923.09
Conference/Training	915.00	-	-	-	915.00
PARKS					
Park Landscape Maintenance	274,190.00	-	-	-	274,190.00
Landscape Contingency	40,627.48	-	-	-	40,627.48
Park Facility Maintenance	20,453.86	-	-	-	20,453.86
Security	38,347.50	-	-	-	38,347.50
Well Repairs	6,137.66	-	-	-	6,137.66
Irrigation Repairs	4,601.41	-	-	-	4,601.41
Park Utilities	5,103.80	-	-	-	5,103.80
OTHER					
Nightwatchman Lights	10,630.38	-	-	-	10,630.38
Garbage Collection	529,680.72	-	-	-	529,680.72
Office Staff Expenses	199,734.53	-	-	-	199,734.53
Office Expenses	58,262.84	-	-	-	58,262.84
Public Notices	286.00	-	-	-	286.00
Telephone	5,591.86	-	-	-	5,591.86
Miscellaneous	558.94	-	-	-	558.94
Debt Service -					
Bond Interest Expense	-	-	324,712.50	-	324,712.50
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	53,258.06	-	-	-	53,258.06
Total Expenditures	3,170,417.09	-	335,248.40	-	3,505,665.49
Excess/(Deficiency) of Revenues over Expenditures	3,896,966.18	1,313.05	2,292,804.64	106,927.87	6,298,011.74
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, April 30, 2023	\$ 16,961,031.75	\$ 378,656.35	\$ 3,149,139.23	\$ 4,602,835.34	\$ 25,091,662.67

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
April 30, 2023

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 88,798	\$ 105,171	\$ (16,373)	\$ 835,873	\$ 777,823	\$ 58,050
Water Tap Fees	6,000	4,800	1,200	17,400	36,000	(18,600)
Wastewater Service Fees	95,314	114,003	(18,689)	770,364	798,021	(27,657)
Wastewater Tap Fees	6,000	4,800	1,200	16,800	36,000	(19,200)
Basic Services	121,165	117,225	3,940	788,560	820,575	(32,015)
Application Fees	1,621	833	788	9,486	5,831	3,655
Service Penalties	5,544	3,333	2,211	46,996	23,331	23,665
Water and W/W Inspections	3,000	2,500	500	9,300	17,500	(8,200)
Total Operating	327,442	352,665	(25,223)	2,494,779	2,515,081	(20,302)
OTHER OPERATING						
Property Tax	3,230	-	3,230	4,168,711	3,991,615	177,096
Property Tax Penalty	868	-	868	8,400	-	8,400
Total Other Operating	4,097	-	4,097	4,177,112	3,991,615	185,497
NON-OPERATING						
Miscellaneous Revenue	13,485	2,500	10,985	13,116	17,500	(4,384)
Investment Interest	72,448	10,000	62,448	381,541	70,000	311,541
Total Non-Operating	85,933	12,500	73,433	394,656	87,500	307,156
Total Operating Revenues	417,473	365,165	52,308	7,066,547	6,594,196	472,351
OTHER						
Park Fees	-	2,500	(2,500)	-	17,500	(17,500)
Park Interest Revenue	216	25	191	1,313	175	1,138
Total Other	216	2,525	(2,309)	1,313	17,675	(16,362)
Total Revenues	417,689	367,690	49,999	7,067,860	6,611,871	455,989
Expenditures:						
OFFICE						
Office Rent	5,340	5,181	(159)	36,380	36,267	(113)
Employee Benefits	4,987	7,621	2,634	34,666	53,349	18,683
Mileage Reimbursement	257	300	43	1,500	2,100	600
Office Utilities	2,104	2,500	396	14,060	17,500	3,440
Wages	24,032	32,203	8,171	163,568	225,418	61,850
Office Expenses	1,603	1,250	(353)	7,823	8,750	927
Total Office Expenditures	38,324	49,055	10,731	257,997	343,384	85,387

**Northtown Municipal Utility District
Budget Comparison Schedule
April 30, 2023**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	66,498	117,004	50,506	521,983	865,335	343,352
Bulk Water Purchases (Fixed)	-	-	-	-	-	-
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	4,992	8,333	3,341	46,834	58,335	11,501
Water Meters	-	-	-	784	-	(784)
Total Water	73,840	126,537	52,697	581,659	940,670	359,011
WASTEWATER						
Bulk W/W Purchases	96,441	128,193	31,752	672,755	897,351	224,596
W/W System Maintenance	645	25,000	24,355	20,964	175,000	154,036
Lift Station Maintenance	13,666	10,000	(3,666)	91,319	100,000	8,681
Chemicals	15,616	6,667	(8,949)	45,842	46,669	827
Total Wastewater	126,617	171,060	44,443	842,381	1,228,020	385,639
ADMINISTRATIVE						
Director Fees	300	1,250	950	2,850	9,200	6,350
Payroll Taxes	2,208	3,475	1,267	16,554	24,325	7,771
Legal Fees-General	10,669	7,667	(3,002)	57,099	53,669	(3,430)
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	276	3,250	2,974	9,440	22,750	13,310
Management Services	33,561	33,838	277	233,974	236,866	2,892
Bookkeeping Services	5,875	6,020	145	42,250	42,900	650
Financial Advisor Services	-	-	-	1,434	1,500	66
Audit Fees	-	-	-	17,500	17,000	(500)
Engineering Fees	1,734	1,817	83	13,058	12,719	(339)
Engineering Fees-Special	5,635	6,667	1,032	23,456	46,669	23,213
Professional Fees	800	4,333	3,533	2,400	30,331	27,931
Tax Assess/Collector Fees	-	-	-	13,451	12,000	(1,451)
Permits/MemberDues/Lic.	-	500	500	-	1,000	1,000
Insurance	-	-	-	(836)	-	836
Credit Card Fees	10,120	7,667	(2,453)	59,608	53,669	(5,939)
Conference/Training	-	-	-	915	-	(915)
Total Administrative	71,179	76,484	5,305	493,153	564,598	71,445

**Northtown Municipal Utility District
Budget Comparison Schedule
April 30, 2023**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	39,170	49,895	10,725	274,190	349,265	75,075
Landscape-Contingency	-	11,333	11,333	40,627	79,331	38,704
Park Maintenance	818	7,833	7,015	20,454	54,831	34,377
Well Maintenance	-	6,250	6,250	6,138	43,750	37,612
Park Utilities	1,150	1,500	350	5,104	10,500	5,396
Security	5,870	11,550	5,680	38,348	80,850	42,503
Irrigation Repairs	203	2,629	2,426	4,601	18,403	13,802
Pond Restoration	-	3,750	3,750	-	26,250	26,250
Trail Maintenance	-	-	-	-	-	-
Fence Repair	-	-	-	-	-	-
Total Parks	47,210	94,740	47,530	389,462	663,180	273,718
OTHER						
Meeting Expenses	-	12	12	-	84	84
Nightwatchman	1,667	1,667	(0)	10,630	11,669	1,039
Miscellaneous	786	1,000	214	5,482	7,000	1,518
Garbage Collection	75,623	76,865	1,242	529,681	538,055	8,374
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	286	1,456	1,170
Signage	-	-	-	-	-	-
Telephone	797	350	(447)	5,592	2,450	(3,142)
Total Other	78,874	80,102	1,228	551,671	560,714	9,043
Total Expenditures	436,044	597,978	161,934	3,116,323	4,300,566	1,184,243
Operating Excess/(Deficiency)	(18,571)	(232,813)	214,242	3,950,224	2,293,630	1,656,594
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	-	-	-	-	-	-
Settlers Meadow Park/Admin Bldg (50	9,031	9,031	-	53,258	53,458	200
Tree Program	-	-	-	-	-	-
Trail Conversion	-	-	-	-	-	-
Fence-Merseyside	-	-	-	-	-	-
Total Capital Outlay	9,031	9,031	-	53,258	53,458	200
Total Expenses & Park CIP	445,074	607,009	161,934	3,169,581	4,354,024	1,184,443
Total Excess/(Deficiency)	\$ (27,386)	\$ (239,319)	\$ 211,933	\$ 3,898,279	\$ 2,257,847	\$ 1,640,432

See Accountants' Report.

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	Actual 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	\$ 92,511	\$ 88,798	\$ 126,655	\$ 129,340	\$ 136,053	\$ 137,396	\$ 137,409	\$ 1,502,726	\$ 58,050
Water Tap Fees	60,000	0	4,800	600	0	2,400	3,600	6,000	4,800	4,800	4,800	4,800	4,800	41,400	(18,600)
Wastewater Service Fees	1,368,040	116,972	111,576	115,684	106,941	118,463	105,415	95,314	114,003	114,003	114,003	114,003	114,007	1,340,383	(27,657)
Wastewater Tap Fees	60,000	0	4,800	600	0	2,400	3,000	6,000	4,800	4,800	4,800	4,800	4,800	40,800	(19,200)
Basic Services	1,406,700	105,587	105,726	106,744	106,176	121,700	121,462	121,165	117,225	117,225	117,225	117,225	117,225	1,374,685	(32,015)
Application Fees	10,000	1,932	1,114	1,152	1,111	936	1,620	1,621	833	833	833	833	837	13,655	3,655
Service Penalties	40,000	8,412	6,259	915	15,146	4,873	5,846	5,544	3,333	3,333	3,333	3,333	3,337	63,665	23,665
Water and W/W Inspections	30,000	0	2,400	300	0	1,200	2,400	3,000	2,500	2,500	2,500	2,500	2,500	21,800	(8,200)
Total Operating	4,419,416	370,032	348,471	409,456	333,754	369,768	335,855	327,442	374,149	376,834	383,547	384,890	384,915	4,399,114	(20,302)
OTHER OPERATING															
Property Tax	3,991,615	1,045	67,230	2,464,049	1,386,920	214,200	32,039	3,230	-	-	-	-	-	4,168,711	177,096
Property Tax Penalty	0	225	39	946	(85)	2,683	3,725	868	-	-	-	-	-	8,400	8,400
Total Other Operating	3,991,615	1,270	67,268	2,464,994	1,386,835	216,883	35,764	4,097	-	-	-	-	-	4,177,112	185,497
NON-OPERATING															
Miscellaneous Revenue	30,000	400	(800)	(200)	-	38	193	13,485	2,500	2,500	2,500	2,500	2,500	25,616	(4,384)
Investment Interest	120,000	36,164	43,046	49,615	51,165	57,670	71,433	72,448	10,000	10,000	10,000	10,000	10,000	431,541	311,541
Total Non-Operating	150,000	36,564	42,246	49,415	51,165	57,707	71,626	85,933	12,500	12,500	12,500	12,500	12,500	457,156	307,156
Total Operating Revenues	8,561,031	407,866	457,986	2,923,866	1,771,754	644,359	443,245	417,473	386,649	389,334	396,047	397,390	397,415	9,033,382	472,351
OTHER															
Park Fees	30,000	-	-	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	12,500	(17,500)
Park Interest Revenue	300	136	166	190	201	190	214	216	25	25	25	25	25	1,438	1,138
Total Other	30,300	136	166	190	201	190	214	216	2,525	2,525	2,525	2,525	2,525	13,938	(16,362)
Total Revenues	8,591,331	408,002	458,152	2,924,056	1,771,954	644,548	443,459	417,689	389,174	391,859	398,572	399,915	399,940	9,047,320	455,989
Expenditures:															
Office Rent	46,632	5,081	5,081	5,081	5,116	5,340	5,340	5,340	5,181	5,184	-	-	-	46,745	(113)
Employee Benefits	91,454	4,924	4,940	4,297	4,942	5,585	4,990	4,987	7,621	7,621	7,621	7,621	7,621	72,771	18,683
Mileage Reimb.	3,600	275	238	-	214	517	-	257	300	300	300	300	300	3,000	600
Office Utilities	30,000	1,889	1,996	2,040	2,044	2,139	1,849	2,104	2,500	2,500	2,500	2,500	2,500	26,560	3,440
Wages	386,433	21,366	22,372	22,372	22,551	23,254	27,621	24,032	32,203	32,203	32,203	32,203	32,203	324,583	61,850
Office Expenses	15,000	140	677	297	587	1,147	3,372	1,603	1,250	1,250	1,250	1,250	1,250	14,073	927
Total Water	573,119	33,675	35,304	34,087	35,454	37,982	43,173	38,324	49,055	49,058	43,874	43,874	43,874	487,732	85,387

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	Actual 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	66,498	140,905	143,892	151,360	152,854	152,869	1,263,863	343,352
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	4,992	8,333	8,333	8,333	8,333	8,333	88,499	11,501
Water Tap Inspection	15,000	-	-	400	-	-	1,650	2,350	1,200	1,200	1,200	1,200	1,200	10,400	4,600
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	82,879	73,840	150,438	153,425	160,893	162,387	212,402	1,421,204	359,011
WASTEWATER															
Bulk W/W Purchases	1,538,318	99,227	99,227	99,227	99,227	81,445	97,963	96,441	128,193	128,193	128,193	128,193	128,195	1,313,722	224,596
W/W System Maintenance	300,000	7,038	1,236	10,403	678	610	355	645	25,000	25,000	25,000	25,000	25,000	145,964	154,036
W/W Tap Inspections	15,000	-	3,150	2,700	800	3,025	1,575	250	1,200	1,200	1,200	1,200	1,200	17,500	(2,500)
Lift Station Maintenance	180,000	6,766	12,250	11,797	15,285	14,932	16,624	13,666	10,000	10,000	10,000	10,000	40,000	171,319	8,681
Chemicals	80,000	6,550	13,086	-	10,591	-	-	15,616	6,667	6,667	6,667	6,667	6,663	79,173	827
Total Wastewater	2,113,318	119,580	128,948	124,127	126,581	100,012	116,516	126,617	171,060	171,060	171,060	171,060	201,058	1,727,679	385,639
ADMINISTRATIVE															
Director Fees	20,000	300	300	450	900	-	600	300	1,700	2,250	2,700	2,000	2,150	13,650	6,350
Payroll Taxes	41,695	2,118	2,546	2,502	2,593	2,137	2,451	2,208	3,475	3,475	3,475	3,475	3,470	33,924	7,771
Legal Fees-General	92,000	9,729	8,083	8,000	6,078	7,041	7,500	10,669	7,667	7,667	7,667	7,667	7,663	95,430	(3,430)
Legal Fees-Covenants	39,000	878	472	500	2,952	1,361	3,000	276	3,250	3,250	3,250	3,250	3,250	25,690	13,310
Management Services	406,058	30,848	32,995	36,813	33,340	33,062	33,356	33,561	33,838	33,838	33,838	33,838	33,840	403,166	2,892
Bookkeeping Services	73,000	5,750	5,875	5,750	7,000	6,000	6,000	5,875	6,020	6,020	6,020	6,020	6,020	72,350	650
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	1,734	1,817	1,817	1,817	1,817	1,813	22,139	(339)
Engineering Fees-Special	80,000	270	4,590	515	826	5,897	5,722	5,635	6,667	6,667	6,667	6,667	6,663	56,787	23,213
Professional Fees	52,000	-	-	-	-	800	800	800	4,333	4,333	4,333	4,333	4,337	24,069	27,931
Tax Assess/Collector Fees	22,000	-	-	8,936	-	4,515	-	-	-	5,000	-	-	5,000	23,451	(1,451)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
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	10,120	7,667	7,667	7,667	7,667	7,663	97,939	(5,939)
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	71,179	76,434	87,984	77,434	76,734	121,869	933,608	71,445

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	Actual 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	39,170	49,895	49,895	49,895	49,895	49,895	523,665	75,075
Landscape-Contingency	136,000	14,400	14,110	9,100	-	-	3,017	-	11,333	11,333	11,333	11,333	11,337	97,296	38,704
Park Maintenance	94,000	1,037	2,094	10,134	727	2,948	2,697	818	7,833	7,833	7,833	7,833	7,837	59,623	34,377
Well Maintenance	75,000	1,035	-	1,087	-	1,086	2,930	-	6,250	6,250	6,250	6,250	6,250	37,388	37,612
Park Utilities	18,000	747	653	614	640	518	781	1,150	1,500	1,500	1,500	1,500	1,500	12,604	5,396
Security	138,600	6,743	7,785	4,270	3,540	5,580	4,560	5,870	11,550	11,550	11,550	11,550	11,550	96,098	42,503
Irrigation Repairs	31,550	4,094	-	150	-	-	155	203	2,629	2,629	2,629	2,629	2,631	17,748	13,802
Pond Restoration	45,000	-	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	18,750	26,250
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	53,311	47,210	94,740	94,740	94,740	94,740	130,750	899,172	273,718
OTHER															
Meeting Expenses	150	-	-	-	-	-	-	-	12	12	14	14	14	66	84
Nightwatchman	20,000	1,430	1,430	1,429	1,430	1,624	1,622	1,667	1,667	1,667	1,667	1,667	1,663	18,961	1,039
Miscellaneous	12,000	771	882	1,046	384	808	804	786	1,000	1,000	1,000	1,000	1,000	10,482	1,518
Garbage Collection	922,374	75,693	75,693	75,000	75,687	76,362	75,623	75,623	76,865	76,865	76,865	76,865	76,859	914,000	8,374
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	286	-	-	-	208	208	208	208	212	1,330	1,170
Signage	30,000	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	4,200	675	823	784	854	859	800	797	350	350	350	350	350	7,342	(3,142)
Total Other	998,224	78,568	78,827	78,259	78,640	79,653	78,849	78,874	80,102	80,102	80,104	80,104	117,098	989,181	9,043
Total Expenditures	7,642,819	475,080	460,988	469,866	431,868	401,587	440,891	436,044	621,829	636,369	628,105	628,899	827,051	6,458,576	1,184,243
Operating Excess/(Deficiency)	948,512	(67,214)	(3,002)	2,454,000	1,339,886	242,771	2,355	(18,571)	(235,180)	(247,035)	(232,058)	(231,509)	(429,636)	2,588,744	1,640,232
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	9,031	-	-	-	-	46,542	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	9,031	-	-	-	-	461,542	514,800	200
Total Expenses & Park CIP	8,157,819	494,161	466,217	471,243	435,486	405,206	452,194	445,074	621,829	636,369	628,105	628,899	1,288,593	6,973,376	1,184,443
Net Revenues/(Deficit)	433,512	(86,159)	(8,065)	2,452,813	1,336,468	239,342	(8,735)	(27,386)	(232,655)	(244,510)	(229,533)	(228,984)	(888,653)	2,073,944	1,640,432

Northtown M.U.D.
A/P Aging Summary
As of April 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	11,660.13	0.00	0.00	0.00	0.00	11,660.13
Alsayed, Faisal	0.00	341.00	0.00	0.00	0.00	341.00
Armbrust & Brown, P.L.L.C.	10,407.23	0.00	0.00	0.00	0.00	10,407.23
AT&T	1,647.05	0.00	0.00	0.00	0.00	1,647.05
AT&T (Internet)	89.88	0.00	0.00	0.00	0.00	89.88
Atmos Energy	95.53	0.00	0.00	0.00	0.00	95.53
Aviles, Hermelando	0.00	122.87	0.00	0.00	0.00	122.87
Bianchi, Gustavo	0.00	8.53	0.00	0.00	0.00	8.53
Bott & Douthitt, P.L.L.C.	6,077.70	0.00	0.00	0.00	0.00	6,077.70
Brugger, Ana	0.00	63.34	0.00	0.00	0.00	63.34
Butterfield, Maxwell	0.00	115.66	0.00	0.00	0.00	115.66
Carrasco Alvarado, Gloria	0.00	102.51	0.00	0.00	0.00	102.51
Charter Communications	145.10	0.00	0.00	0.00	0.00	145.10
City of Austin	167,741.61	0.00	0.00	0.00	0.00	167,741.61
Crossroads Utility Services	63,454.06	0.00	0.00	0.00	0.00	63,454.06
Elite Systems	20.00	0.00	0.00	0.00	0.00	20.00
Goldsmith, Conan	0.00	101.10	0.00	0.00	0.00	101.10
Griffin, Mary	0.00	19.32	0.00	0.00	0.00	19.32
High Fidelity Properties, LLC	0.00	109.30	0.00	0.00	0.00	109.30
Karimi, Beehrooz	0.00	10.53	0.00	0.00	0.00	10.53
Li, Ke	0.00	104.67	0.00	0.00	0.00	104.67
Lopez, Nelson	0.00	246.64	0.00	0.00	0.00	246.64
Lozano, Marisol	0.00	98.50	0.00	0.00	0.00	98.50
Mbakwe, O'Neil	0.00	115.47	0.00	0.00	0.00	115.47
Nguyen, Am	0.00	94.80	0.00	0.00	0.00	94.80
Nguyen, Don	0.00	105.60	0.00	0.00	0.00	105.60
O'Quinn, Jason	0.00	105.60	0.00	0.00	0.00	105.60
Olivarez, Davis	0.00	74.44	0.00	0.00	0.00	74.44
Penumadu, Sreevardhan	0.00	44.95	0.00	0.00	0.00	44.95
Ramona Oliver	1,000.34	0.00	0.00	0.00	0.00	1,000.34
Remirez, Jocelyn	0.00	82.03	0.00	0.00	0.00	82.03
Roadrunner Inspection Services	2,500.00	2,250.00	0.00	0.00	0.00	4,750.00
Robinson, Angelina	0.00	27.65	0.00	0.00	0.00	27.65
Sanders, Linda	0.00	97.27	0.00	0.00	0.00	97.27
Scott, Jordan	0.00	107.01	0.00	0.00	0.00	107.01
Spitzer, Shannon	0.00	71.98	0.00	0.00	0.00	71.98
Texas Disposal Systems, Inc.	75,622.96	0.00	0.00	0.00	0.00	75,622.96
TexasScapes	202.53	0.00	0.00	0.00	0.00	202.53
Thomas, Mathias	0.00	102.96	0.00	0.00	0.00	102.96
TML Health	0.00	(3,646.37)	0.00	0.00	0.00	(3,646.37)
Torres, Belinda	0.00	84.01	0.00	0.00	0.00	84.01
Tran, Tri	0.00	99.74	0.00	0.00	0.00	99.74
Travis County Sheriff's Depart...	1,520.00	0.00	0.00	0.00	0.00	1,520.00
Vu, Vivian	0.00	38.35	0.00	0.00	0.00	38.35
Wilford, Krystal	0.00	110.53	0.00	0.00	0.00	110.53
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
Xing, Yaowen	0.00	127.80	0.00	0.00	0.00	127.80
TOTAL	342,984.12	1,537.79	0.00	0.00	0.00	344,521.91

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
April 30, 2023

Description	Amount
VILLAGE AT NORTHTOWN	\$ 7,815.36
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	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	(594.90)
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	68.70
VILLAGES - MULTI-FAMILY WB PKWY	(3,566.60)
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	(977.20)
LAKES RETAIL - SPLENDID	1,689.10
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 49,513.35</u>

See Accountants' Report.

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
April 30, 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)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
		Escrow Balance	<u>\$ 7,815.36</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
April 30, 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
April 30, 2023**

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

See Accountants' Report.

**Northtown Municipal Utility District
 FAUST DRAINAGE ON HOWARD LN DEPOSITS
 April 30, 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
April 30, 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	(660.00)
		TOTAL DEPOSIT	<u>\$ 1,757.50</u>

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
April 30, 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	<u>(142.00)</u>
		TOTAL DEPOSIT	<u>\$ 2,287.00</u>

**Northtown Municipal Utility District
Dessau Retail Deposit
April 30, 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
April 30, 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
April 30, 2023**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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
April 30, 2023**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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
April 30, 2023**

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

**Northtown Municipal Utility District
HPI Real Estate
April 30, 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
April 30, 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
April 30, 2023**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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.
April 30, 2023**

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

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
April 30, 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)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
TOTAL DEPOSIT			<u>\$ (594.90)</u>

**Northtown Municipal Utility District
Villages at Northtown - Yentai
April 30, 2023**

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

**Northtown Municipal Utility District
Dessau Retail - ACR
April 30, 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)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
TOTAL DEPOSIT			<u>\$ 68.70</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
April 30, 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)
04/30/23	360 Professional Services - 3517		(1,101.60)
04/30/23	Armbrust & Brown - 192396		(2,211.00)
TOTAL DEPOSIT			<u>\$ (3,566.60)</u>
Escrow Required			2,500.00
Less: Current Balance			3,566.60
Total Invoice #1330			<u>\$ 6,066.60</u>

**Northtown Municipal Utility District
Village at Northtown - Kiosk
April 30, 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
April 30, 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
April 30, 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)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
		TOTAL DEPOSIT	<u>\$ (977.20)</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
April 30, 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
April 30, 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
4/30/2023**

	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	-
4/30/2023	492.35	-
Total	\$ 161,640.92	\$ 9,368.59

See Accountants' Report.

Northtown M.U.D.
ChargePoint Revenue Summary
4/30/2023

<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
Apr-23	9.92	0.98	8.94
Total	<u>\$ 178.57</u>	<u>\$ 17.85</u>	<u>\$ 160.72</u>

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
April 30, 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
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02

Northtown M.U.D.
Payroll Summary - Directors
 October 1, 2022 through May 23, 2023

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,500.00	300.00	1,050.00	2,850.00
Total Gross Pay	1,500.00	300.00	1,050.00	2,850.00
Adjusted Gross Pay	1,500.00	300.00	1,050.00	2,850.00
Taxes Withheld				
Medicare Employee	(21.75)	(4.35)	(15.22)	(41.32)
Social Security Employee	(93.00)	(18.60)	(65.10)	(176.70)
Total Taxes Withheld	(114.75)	(22.95)	(80.32)	(218.02)
Net Pay	1,385.25	277.05	969.68	2,631.98
Employer Taxes and Contributions				
Medicare Company	21.75	4.35	15.22	41.32
Social Security Company	93.00	18.60	65.10	176.70
Total Employer Taxes and Contributions	114.75	22.95	80.32	218.02

See Accountants' Report.

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

	Gromada, Brandon A	Ribsam, John J	Williams, Christophe C	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustm...					
Gross Pay					
Security Coordinator	0.00	0.00	0.00	200.00	200.00
Security Hourly	600.00	1,200.00	525.00	1,500.00	3,825.00
Total Gross Pay	600.00	1,200.00	525.00	1,700.00	4,025.00
Adjusted Gross Pay	600.00	1,200.00	525.00	1,700.00	4,025.00
Taxes Withheld					
Federal Withholding	(20.00)	(76.00)	0.00	(46.00)	(142.00)
Medicare Employee	(8.70)	(17.40)	(7.61)	(24.65)	(58.36)
Social Security Employee	(37.20)	(74.40)	(32.55)	(105.40)	(249.55)
Total Taxes Withheld	(65.90)	(167.80)	(40.16)	(176.05)	(449.91)
Net Pay	534.10	1,032.20	484.84	1,523.95	3,575.09
Employer Taxes and Contributions					
Medicare Company	8.70	17.40	7.61	24.65	58.36
Social Security Company	37.20	74.40	32.55	105.40	249.55
TX - Unemployment	0.60	1.20	0.52	1.70	4.02
Total Employer Taxes and Contributions	46.50	93.00	40.68	131.75	311.93

See Accountants' Report.

RESOLUTION AUTHORIZING TRANSFERS OF FUNDS AND PAYMENT OF EXPENSES

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Northtown Municipal Utility District (the “*District*”) is a political subdivision of the State of Texas, operating under Chapters 49 and 54, Texas Water Code (the “*Code*”); and

WHEREAS, Section 49.151 of the Code provides that the District’s money may be disbursed only by (a) check, draft, order, or other instrument signed either by at least a majority of the members of the District’s Board of Directors (the “*Board*”), or by its bookkeeper, general manager, or other employee when authorized by resolution of the Board; or (b) by federal reserve wire system transfer or electronic means when authorized by resolution of the Board; and

WHEREAS, the Board has previously established one or more accounts in the name of the District (each, an “*Account*”) at various financial institutions and/or governmental investment pools (each, a “*Depository*”); and

WHEREAS, the Board desires to update its expedited procedures for the transfer of District funds between Accounts and the payment of District expenses;

IT IS HEREBY RESOLVED BY THE BOARD THAT:

Section 1: In addition to the terms and conditions established separately for any Account, (a) wire or electronic transfers from Accounts may be made for the purpose of facilitating the payment of District expenses, when signed by two Authorized Persons (defined below); and (b) Bott & Douthitt, PLLC, the District’s bookkeeper (the “*Bookkeeper*”), is authorized to pay all District expenses (including bond payments) by check, draft, order, or other instrument drawn on, or by wire or electronic transfer from, any Account when signed by two Authorized Persons. For purposes of this Amended and Restated Resolution Authorizing Transfers of Funds and Payment of Expenses (the “*Resolution*”), “*Authorized Persons*” means the following employees of the Bookkeeper: Mary Bott, Allen Douthitt, and Patricia Melton. All wire transfers must be made by the federal reserve wire system. Unless otherwise approved by the Board (including, without limitation, as provided in the resolutions establishing the Accounts, as amended) the Bookkeeper will obtain the written approval (which may be via email) of two members of the Board prior to making any payments or transfers authorized by this Resolution.

Section 2: If at any time any two or more Authorized Persons or other persons purporting to be authorized to act on behalf of the District give a Depository conflicting instructions regarding the authority of other persons named in this Resolution, the Depository may refuse to honor any such instructions until the Depository receives jointly agreed instructions from all persons who had issued conflicting instructions.

Section 3: This Resolution will become effective immediately and will continue in full force and effect as to each Depository until an authorized officer of the Depository actually receives written notice from the Board revoking or modifying this Resolution.

Section 4: This Resolution supersedes and replaces the Resolution Authorizing Transfers of Funds and Payment of Expenses During Public Emergencies. In the event of any

conflict between this Resolution and any other documents or resolutions relating to the District's Accounts, this Resolution will control.

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

Executed to be effective the 23rd day of May, 2023.

(Signature pages follow.)

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

Brenda Richter, President
Board of Directors

ATTEST:

Christopher Capers, Secretary
Board of Directors

BOOKKEEPER'S JOINDER

Bott & Douthitt, PLLC, the bookkeeper of Northtown Municipal Utility District (the "Bookkeeper"), joins in this Resolution Authorizing Transfers of Funds and Payment of Expenses (this "Resolution") for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolution and agrees to comply with the terms thereof.

BOTT & DOUTHITT, PLLC

By: _____

Name: _____

Date: _____

MEMORANDUM

To: Board of Directors, Northtown Municipal Utility (the “District”)
From: Armbrust & Brown, PLLC
Re: Lead and Copper Rule Revisions (the “LCRR”)
Date: May 23, 2023

This memorandum provides an overview of the requirements of the LCRR applicable to water districts.

I. Context and History

In 1991, pursuant to the authority granted under the Safe Drinking Water Act (“SDWA”), the United States Environmental Protection Agency (the “EPA”) published the Lead and Copper Rule (the “LCR”), a regulation intended to reduce lead and copper in drinking water. The LCR established requirements for community water systems¹ to sample drinking water at customer taps and take various responsive actions if lead or copper levels in the samples exceed certain thresholds. While implementation of the LCR has drastically reduced lead and copper concentrations in drinking water, renewed public interest in the subject has driven the EPA to publish the LCRR on December 16, 2021 to strengthen and clarify the provisions of the LCR, with the intent of completely eradicating customer exposure to lead and copper through tap water.²

Each community water system must comply with the new requirements introduced by the LCRR by October 16, 2024. The EPA intends to publish additional revisions to the LCR in the forthcoming Lead and Copper Rule Improvements (the “LCRI”), which are expected to be promulgated prior to October 16, 2024. Though uncertain, the LCRI, when released, may defer the LCRR’s October 16, 2024 compliance date, but may also introduce additional and more stringent requirements.

II. Executive Summary

To comply with the LCRR, a water system must:

1. Modify its tap water sampling procedures to comply with the LCRR’s requirements regarding sampling locations, frequency, and collecting methods;
2. Take certain actions in response to samples exceeding the lead “Trigger Level” and “Action Level”, including corrosion control treatment (“CCT”)

¹ A water district that provides water to at least 15 service connections used by year-round residents is a “community water system” under the SDWA.

² The LCR, as revised by the LCRR, is located in 40 C.F.R. Part 141, Subpart I.

optimization, public education and notification, service line replacement, and the provision of water filters to customers;

3. Create a lead service line ("LSL") inventory categorizing all of the water system's service lines, including customer-owned lines, submit the inventory to the Texas Commission on Environmental Quality (the "TCEQ")³ by October 16, 2024, and update the inventory periodically;
4. If any lead, galvanized requiring replacement, or lead status unknown lines are identified while creating the inventory, develop a plan by October 16, 2024 to replace all such lines, which plan must include replacement procedures, public notification, and a funding strategy; and
5. Compile a list of all schools and child care facilities served by the water system and contact all elementary schools and child care facilities on the list to provide certain information by October 16, 2024, and sample at least 20% of all elementary schools and child care facilities, respectively, each year until all have been sampled.

III. Lead and Copper Rule Revisions

Action and Trigger Levels:⁴

The LCR established "Action Levels" of 15 ppb for lead and 1,300 ppb for copper based on the 90th percentile of a water system's tap water samples collected during a monitoring period. If an Action Level is exceeded, a water system must take various responsive actions, including CCT, source water monitoring, LSL replacement, and public education and notification, including notifying affected customers within 24 hours of determining the exceedance. The Action Level requirements remain in place under the LCRR; however, the LCRR establishes an additional and more stringent lead "Trigger Level" of 10 ppb based on the 90th percentile of a water system's tap water samples collected during a monitoring period. If a water system that serves fewer than 10,000 persons exceeds the Trigger Level, it must collect water quality data and select and notify the TCEQ of a compliance option, which it must implement in the event of an Action Level exceedance. The compliance options include (1) installation or re-optimization of CCT; (2) installation and maintenance of point-of-use devices and replacement filters to control lead at the tap; and (3) replacement of all LSLs and lead-bearing plumbing. If a water system that serves more than 10,000 persons exceeds the Trigger Level, it must take various responsive actions based on whether it has LSLs and CCT in place.

Lead Service Line Inventory and Replacement:⁵

The LCRR requires that, by October 16, 2024, each water system develop and submit an LSL inventory to the TCEQ containing all of the utility-owned *and customer-owned*⁶ service

³ The EPA has granted the TCEQ authority as Texas' "primacy agency" for purposes of implementation and enforcement of the SDWA and the LCR, as revised by the LCRR.

⁴ See 40 C.F.R. § 141.80(c).

⁵ See 40 C.F.R. § 141.84(a)-(b); 40 C.F.R. § 141.90(e).

lines that comprise its distribution system, which inventory must classify the lines as “lead”, “galvanized requiring replacement”, “lead status unknown”, or “non-lead”.⁷ The inventory must be made publicly accessible, but is not required to be posted online unless the water system serves more than 50,000 persons. Based on a water system’s sampling frequency, it must either update the inventory annually or triennially.

Any water system that identifies any lead, galvanized requiring replacement, or lead status unknown service lines must submit an LSL replacement plan to the TCEQ by October 16, 2024, which must include procedures for LSL replacement and public notification, an LSL replacement goal rate in the event of a Trigger Level exceedance, a funding strategy, and considerations for customers who wish to replace their LSLs, but do not have the financial means to do so. A water system that exceeds the lead Action Level and serves *more* than 10,000 persons must replace at least 3% of its LSLs annually, based on a two-year rolling average, until the lead Action Level is not exceeded for four consecutive six-month monitoring periods. Service lines of unknown materials and galvanized service lines are considered LSLs for the purpose of calculating the replacement rate. A water system that exceeds the lead Action Level, serves *less* than 10,000 persons, and for which the TCEQ has approved or designated lead service line replacement as a compliance option, must conduct LSL replacement at a schedule approved by the TCEQ. The LCRR requires a water system to give notice of and offer to replace an owner’s portion of an LSL, at the owner’s expense, and must provide financial assistance strategies for those who are unable to pay for the replacement. If the owner decides to replace their portion themselves, the water system is required to replace its portion within 45 days of learning of that person’s replacement or intent to replace their own portion (or 180 days, if notice is provided to the TCEQ). If a water system replaces an LSL, it must provide customers served by those lines with a pitcher filter and a six month supply of replacement cartridges within 24 hours of the replacement.

Any water system that identifies any lead, galvanized requiring replacement, or lead status unknown service lines must notify the customers who are served by those lines within 30 days of completing the LSL inventory, and annually thereafter, until the customers are no longer served by those lines.

Tap Water Monitoring:⁸

The LCR required community water systems to take a specified number of tap water samples, depending on system size, every six months. If a water system did not exceed an Action Level for two consecutive six-month monitoring periods, it could reduce the frequency of monitoring to an annual basis, and, if it did not exceed an Action Level for three consecutive years, it could reduce the frequency to a triennial basis. Further, the LCR required systems to obtain 50% of samples from single or multi-family residences served by LSLs, and to provide

⁶ Section 49.221 of the Texas Water Code provides the requisite authority for districts to enter onto customer-owned land for purposes of completing an LSL inventory.

⁷ “Lead” means the service line is made of lead. “Galvanized Requiring Replacement” means a galvanized service line that is or was at any time downstream of an LSL or is currently downstream of a “Lead Status Unknown” service line. If the water system is unable to demonstrate that the galvanized service line was never downstream of a lead service line, it must presume there was an upstream lead service line. “Non-lead” means the service line is determined through an evidence-based record, method, or technique not to be lead or galvanized requiring replacement. “Lead Status Unknown” means there is insufficient evidence to categorize the service line material as any other classification.

⁸ See 40 C.F.R. § 141.86.

households with notice of their sample testing results within 30 days of the water system's receipt of the results. The LCR additionally required tap samples to be "first draw" samples.

The LCRR modifies the monitoring rules in the LCR by (i) decoupling lead and copper monitoring, allowing for the possibility of more frequent monitoring of one contaminant over the other; and (ii) lowering the lead level at which systems may qualify for reduced monitoring frequency from the lead Action Level to the Trigger Level; (iii) generally requiring *all* samples be taken from single-family residences served by LSLs, to the degree sufficient sites are available; (iv) requiring a system to provide sampling results and notification of an Action Level exceedance to water customers of tested sites within three days of the system's receipt of the results; (v) prohibiting flushing of taps prior to "first draw" sample collection, as well as other collection procedures that risk compromising sample integrity; and (vi) requiring "first draw" *and* fifth liter samples be taken at sites served by LSLs.

Schools and Child Care Facilities:⁹

The LCRR requires that, by October 16, 2024, all community water systems compile a list of all schools and child care facilities served by the system. The water system must then contact all *elementary* schools and child care facilities on the list to provide (i) information regarding the health risks from lead in drinking water annually; and (ii) notification that the water system is required to sample for lead at elementary schools and child care facilities, including a proposed schedule for sampling at the facility, EPA guidance regarding sampling for lead in schools and child care facilities, and instructions regarding sampling. The water system must additionally contact all secondary schools annually to provide information on health risks from lead in drinking water and how to request lead sampling.

The LCRR further requires systems to collect tap water samples from at least 20% of the elementary schools and at least 20% of the child care facilities served by the system each year, until all facilities have been sampled, or have declined to participate. All elementary schools and child care facilities must be sampled at least once before October 16, 2029. Systems are required to conduct sampling of a school or child care facility upon request. Sample results must be provided to the school or child care facility within 30 days of the system's receipt of the results, and to the TCEQ and local and state health departments annually. Water systems must submit a report to the TCEQ by July 1st of each year, regarding the previous year's activity, certifying various aspects of compliance with the LCRR's provisions related to public education and sampling in schools and child care facilities.

The requirements in this section do not apply to facilities built or for which the plumbing was replaced after 2014.

"Find and Fix":¹⁰

The LCRR requires that, if a tap water sample exceeds the lead Action Level, within five days of receiving the sample results, the water system take an additional water sample at another, nearby site, which is similarly situated to the original site. Additionally, within 30 days of receiving the sample results indicating an exceedance, the system must collect a follow-up

⁹ See 40 C.F.R. § 141.92; 40 C.F.R. § 141.90(i).

¹⁰ See 40 C.F.R. § 141.82(j).

sample at the tap that produced the lead Action Level exceedance. To address the cause of exceedance, the system must then submit a recommendation to the TCEQ proposing mitigation strategies, such as adjustment to CCT methods or flushing portions of the distribution system. The system must then implement the mitigation strategies approved by the TCEQ.

Corrosion Control:¹¹

A water system is considered to have “optimal” corrosion control if at least 90% of tap water samples collected yield results below the Action Levels. The LCR requires that all systems that exceed an Action Level undertake water quality parameter monitoring, CCT optimization, and source water monitoring.

The LCRR modifies the corrosion control rules by requiring certain corrosion control actions be taken if a system exceeds the lead Trigger Level, including conducting a CCT study, if required by the TCEQ, or re-optimizing the existing CCT. The LCRR requires a system with an Action Level exceedance to install CCT or re-optimize the existing CCT.

IV. Recommendations

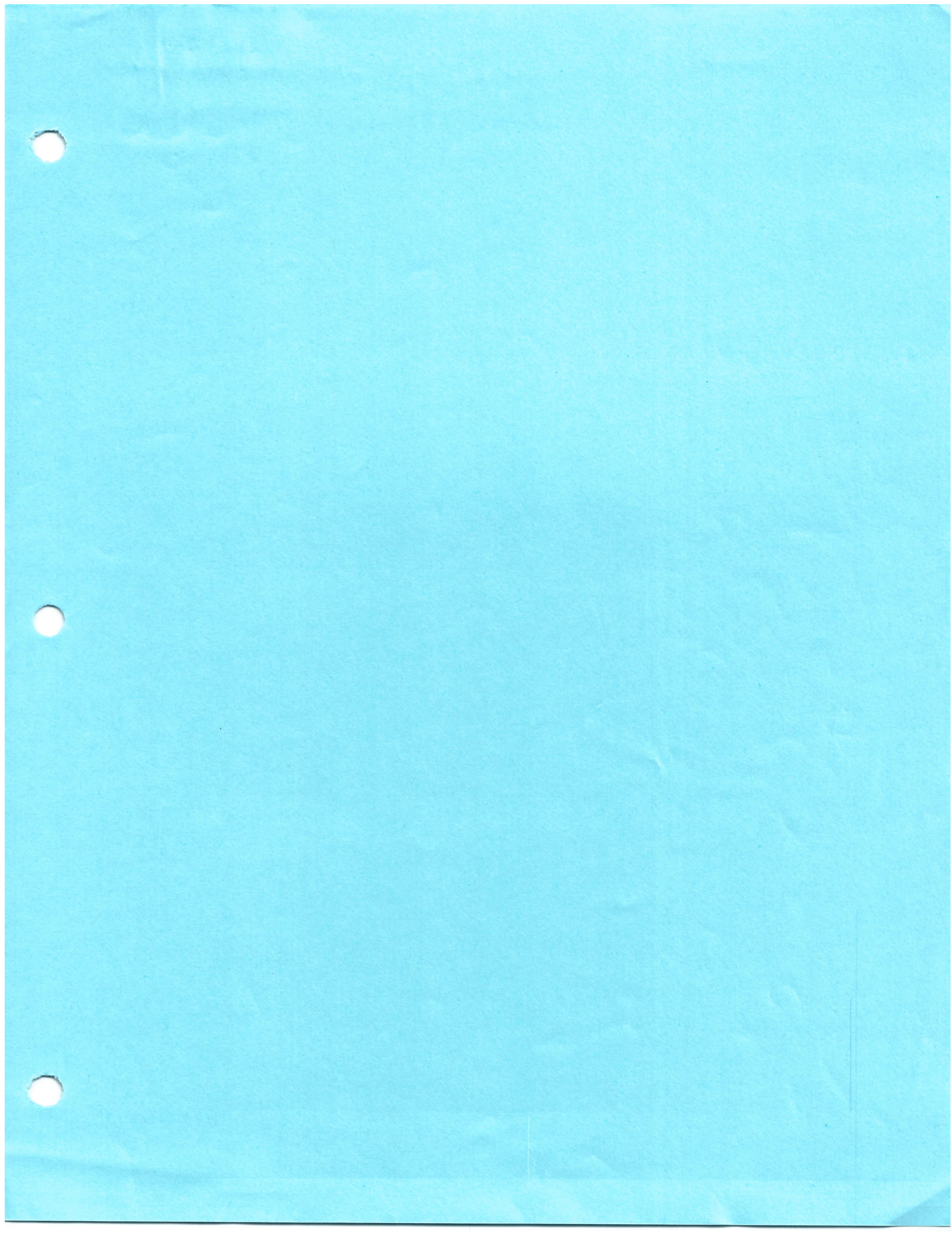
We recommend that the Board direct the District’s operator and engineer, as applicable, to (i) update the District’s regulatory compliance procedures to conform to the LCRR; (ii) provide the Board with plans to timely complete the LSL inventory and sampling of elementary school and child care facilities; and (iii) provide any proposals for completion of the work. While the District may have an existing inventory of District service lines, identification of customer-owned service lines may require on-site inspection. This, and other compliance efforts, may require substantial time and money to accomplish. Therefore, the District should incorporate any anticipated LCRR compliance costs into the its Fiscal Year 2023-2024 budget.

V. Resources

The TCEQ has released the following template that a water system must use to develop its LSL inventory: <https://www.tceq.texas.gov/downloads/drinking-water/lead-copper/form-20943.xlsx>. It is additionally developing a document titled “Service Line Inventories for Public Water Systems (RG-593)” as a guide for preparing and reporting LSL inventories.

The Texas Water Development Board has provided the following guide to soliciting funding for LSL replacement from the Drinking Water State Revolving Fund: <http://www.twdb.texas.gov/financial/programs/Lead-SLR/index.asp>. The EPA has also provided funding guidance: <https://www.epa.gov/ground-water-and-drinking-water/funding-lead-service-line-replacement>.

¹¹ See 40 C.F.R. § 141.80(d); 40 C.F.R. § 141.81-82.



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