



**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.*

## MEMORANDUM

TO: Brenda Richter  
Christopher Capers  
R. Lee Hill

Robin Campbell  
Felix Amaro, Jr.

FROM: Deborah Pederson, Legal Assistant

DATE: September 19, 2023

RE: Northtown Municipal Utility District  
September 26, 2023 Board Meeting

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

September 26, 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, September 26, 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;

**BUDGET/TAX ITEMS**

2. 2023-2024 budget and 2023 tax rate, including:
  - (a) Recommendation from District's financial advisor regarding 2023 tax rate;
  - (b) Conduct public hearing on 2023 tax rate;
  - (c) Budget for fiscal year 2023-2024, including Resolution Adopting Budget;
  - (d) Record vote on 2023 tax rate and adoption of Order Levying Taxes;
  - (e) Amended and Restated Information Form and Notice to Purchaser;

**DISCUSSION/ACTION ITEMS**

3. Minutes of August 22, 2023 Board meeting;
4. 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;
  - (c) Presentation by Flock Safety regarding license plate reading cameras;
5. 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;
6. Landscape maintenance report and related action items, including any proposals;
7. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;

- (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly report;
  - (e) Purchase requests and/or proposals;
  - (f) Capital Area Council of Governments renewal and appointment of representative to General Assembly;
  - (g) Proposal for installation of sound dampening panels in meeting room;
8. Facilities Committee report and related action items, including:
- (a) Status of construction of office and pavilions; including any proposals or invoices for payment;
  - (b) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions and acceptance of project;
  - (c) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
  - (d) City of Austin Certificate of Compliance;
9. District engineer's report and related action items, including:
- (a) Development matters, including:
    - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including 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) AvalonBay Multifamily;
  - (b) MS4 compliance matters, including:
    - (i) Permitting;
    - (ii) Storm Water Pollution Prevention Plan compliance;
  - (c) Emergency Preparedness Plan status;
10. 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;
11. District website, including hosting, maintenance, and related action items;
12. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
13. Attorney's report and related action items, including consideration of petition to City of Austin to release certain District property from extraterritorial jurisdiction (ETJ); and
14. Future agenda items and meeting schedule.



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



Attorney for the District

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

**Northtown Municipal Utility District  
2023 Tax Rate Analysis**

**Historical District Assessed Valuations & Tax Rates**

**2023 Certified  
Assessed Valuation**

	<b>Assessed Valuation</b>	<b>D/S</b>	<b>M&amp;O</b>	<b>Total</b>	<b>Annual Tax Rate Increase or (Decrease)</b>	<b>Cumulative Tax Rate Increase or (Decrease)</b>
2023	\$ 1,282,101,380	\$ 0.1890	\$ 0.3635	\$ 0.5525	\$ (0.0625)	\$ (0.2775)
2022	1,175,944,316	0.2135	0.3590	0.5725	(0.0425)	(0.2575)
2021	921,668,142	0.2650	0.3500	0.6150	(0.0100)	(0.2150)
2020	827,991,694	0.2475	0.3775	0.6250	-	(0.2050)
2019	804,649,125	0.2610	0.3640	0.6250	(0.0050)	(0.2050)
2018	773,957,339	0.2727	0.3573	0.6300	(0.0775)	(0.2000)
2017	702,615,092	0.3130	0.3945	0.7075	-	(0.1225)
2016	648,319,836	0.3346	0.3729	0.7075	(0.0145)	(0.1225)
2015	579,121,476	0.3788	0.3432	0.7220	(0.0140)	(0.1080)
2014	514,304,255	0.4343	0.3017	0.7360	(0.0140)	(0.0940)
2013	498,109,997	0.4451	0.3049	0.7500	-	(0.0800)
2012	424,237,950	0.5271	0.2229	0.7500	-	(0.0800)
2011	427,743,268	0.4618	0.2882	0.7500	-	(0.0800)
2010	426,534,832	0.4711	0.2789	0.7500	-	(0.0800)
2009	434,241,694	0.4468	0.3032	0.7500	-	(0.0800)
2008	383,023,670	0.3467	0.4033	0.7500	-	(0.0800)
2007	345,301,707	0.3025	0.4475	0.7500	-	(0.0800)
2006	311,580,326	0.3540	0.3960	0.7500	-	(0.0800)
2005	259,326,532	0.3000	0.4500	0.7500	-	(0.0800)
2004	217,556,869	0.3200	0.4300	0.7500	-	(0.0800)
2003	176,444,731	0.3455	0.4045	0.7500	0.1000	(0.0800)
2002	136,081,264	0.3206	0.3294	0.6500	-	(0.1800)
2001	106,890,553	0.3443	0.3057	0.6500	0.0100	(0.1800)
2000	85,842,088	0.3352	0.3048	0.6400	-	(0.1900)
1999	63,111,800	0.3200	0.3200	0.6400	0.0434	(0.1900)
1998	52,600,963	0.3107	0.2859	0.5966	0.0009	(0.2334)
1997	39,530,168	0.2971	0.2986	0.5957	(0.1074)	(0.2343)
1996	34,854,036	0.1708	0.5323	0.7031	0.0845	(0.1269)
1995	32,003,401	0.1870	0.4316	0.6186	(0.1314)	(0.2114)
1994	29,934,757	0.3160	0.4340	0.7500	(0.0617)	(0.0800)
1993	20,642,257	-	0.8117	0.8117	(0.0183)	(0.0183)
1992	12,596,639	-	0.8300	0.8300	-	-
1991	10,657,855	-	0.8300	0.8300	-	-

**Classification of Districts included in Senate Bill No. 2**

	<b>Special Taxing Units</b>	<b>Developed Districts</b>	<b>Developing Districts</b>
	Special Taxing Units have levied a M&O Tax Rate of \$0.025 or less.	Districts that have financed, completed and <i>issued bonds</i> to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District.	Districts which do not fall under Special Taxing <i>Districts</i> or <i>Developed District</i> .
<b>Rollback Rate</b>	<b>1.080%</b>	<b>1.035%</b>	<b>1.08%</b>
<b>Calculated Rollback Rate</b>			
2022 Tax Rate			\$ 0.5725
2023 Tax Rate			0.5525
Rollback Rate:			1.080%



**Northtown Municipal Utility District**  
**Projection of Income and Expenses - Debt Service Fund**

No Growth

prepared by Public Finance Group

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 1.00%</u>	<u>Total Available for Debt</u>	<u>Outstanding Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2022	\$ 1,175,944,316	\$ 0.2135					\$ 856,334 (a)	35.39%
2023	\$ 1,282,101,380	\$ 0.1890	\$ 2,485,535	\$ 8,563	\$ 3,350,432	\$ 2,419,425	931,007	38.09%
2024	1,282,101,380	0.1890	2,398,940	9,310	3,339,257	2,444,025	895,232	37.09%
2025	1,282,101,380	0.1890	2,398,940	8,952	3,303,124	2,413,575	889,549	36.29%
2026	1,282,101,380	0.1890	2,398,940	8,895	3,297,385	2,451,175	846,210	34.61%
2027	1,282,101,380	0.1890	2,398,940	8,462	3,253,612	2,444,875	808,737	32.98%
2028	1,282,101,380	0.1890	2,398,940	8,087	3,215,764	2,451,975	763,789	31.14%
2029	1,282,101,380	0.1890	2,398,940	7,638	3,170,367	2,452,525	717,842	28.85%
2030	1,282,101,380	0.1890	2,398,940	7,178	3,123,960	2,488,400	635,560	25.84%
2031	1,282,101,380	0.1890	2,398,940	6,356	3,040,855	2,459,500	581,355	26.93%
2032	1,282,101,380	0.1890	2,398,940	5,814	2,986,109	2,158,500	827,609	38.64%
2033	1,282,101,380	0.1890	2,398,940	8,276	3,234,825	2,142,000	1,092,825	
			\$ 26,474,934	\$ 87,532		\$ 26,325,975		

(a) Audited 9/30/2022 Debt Service Fund balance.

\$ 856,334



**WATER DISTRICT  
NOTICE OF PUBLIC HEARING ON TAX RATE**

The Northtown Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on Tuesday, September 26, 2023 at 5:45 P.M. The hearing will be conducted in-person at the Northtown MUD Offices, 700 East Wells Branch Parkway, Pflugerville, Texas 78660.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/Property Taxes](https://www.texas.gov/Property-Taxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

*(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)*

**FOR** the proposal: Directors Capers, Hill, and Richter  
**AGAINST** the proposal: None  
**PRESENT** and not voting: None  
**ABSENT:** Directors Amaro and Campbell

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	<u>Last Year</u>	<u>This Year</u>
Total tax rate (per \$100 of value)	\$ 0.5725 /\$100	\$ 0.5525 /\$100
	Adopted	Proposed
Difference in rates per \$100 of value		(\$0.0200) /\$100
Percentage increase/decrease in rates (+/-)		-3.49%
Average appraised residence homestead value	\$ 397,176	\$ 388,883
General exemptions available (excluding 65 years of age or older or disabled person's exemptions)	5% Max or \$5,000 Min	5% Max or \$5,000 Min
Average residence homestead taxable value	\$ 254,820	\$ 278,357
Tax on average residence homestead	\$ 1,459	\$ 1,538
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		\$ 79
and percentage of increase (+/-)		5.42%

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Northtown Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

**NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE**

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 8 percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

**The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.**

**RESOLUTION ADOPTING BUDGET**

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF TRAVIS           §

WHEREAS, the Board of Directors of Northtown Municipal Utility District (the "District") has projected the operating expenses and revenues for the District for the period October 1, 2023 through September 30, 2024 and desires to adopt a budget consistent therewith;

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

Section 1.       The Operating Budget attached as Exhibit "A" is adopted.

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

ADOPTED this 26th day of September, 2023.

**NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**

\_\_\_\_\_  
Brenda Richter, President  
Board of Directors



ATTEST:

\_\_\_\_\_  
Christopher Capers, Secretary  
Board of Directors

**EXHIBIT "A"**

**BUDGET**

**The final budget will be presented by the District's bookkeeper at the  
September 26, 2023 Board meeting.**

**ORDER LEVYING TAXES**

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF TRAVIS                   §

WHEREAS, the appraisal roll of Northtown Municipal Utility District (the “*District*”) for 2023 has been prepared and certified by the Travis Central Appraisal District; and

WHEREAS, based upon the certified appraisal roll, the employee or officer designated by the Board of Directors of the District has calculated the tax rate to be levied for 2023;

IT IS HEREBY ORDERED BY THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT THAT:

Section 1. There is hereby levied an ad valorem tax of \$\_\_\_\_\_ on each \$100 of taxable property within the District, allocated as follows:

- (a) \$\_\_\_\_\_ to provide funds for maintenance and operating purposes; and
- (b) \$\_\_\_\_\_ to provide for the payment of principal of and interest and associated obligations on the District’s unlimited tax bonds now outstanding.

Section 2. All taxes collected pursuant to this levy, after paying costs of levying, assessing and collecting same, will be used for planning, maintaining, repairing and operating the District’s facilities and for paying costs of proper services, engineering and legal fees, and organization and administrative expenses, and for paying principal of and interest on bonds, warrants, certificates of obligation or other lawfully authorized evidences of indebtedness issued or assumed by the District.

Section 3. The Travis County Tax Assessor/Collector is authorized to assess and collect the taxes of the District.

Section 4. The taxes levied by this Order are due presently, and will be delinquent if not paid by January 31, 2024.

Section 5. This Order Levying Taxes will be effective from and after its adoption.

Section 6. The attorney for the District is directed to file this Order Levying Taxes with the Travis County Tax Assessor/Collector.

ADOPTED this the 26th day of September, 2023.

**NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**

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Brenda Richter, President  
Board of Directors



ATTEST:

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Christopher Capers, Secretary  
Board of Directors



**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
INFORMATION FORM**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF TRAVIS       §

We, the undersigned, constituting a majority of the members of the Board of Directors of Northtown Municipal Utility District (the "District"), make and execute this Amended and Restated Information Form in compliance with Section 49.455 of the Texas Water Code. We certify as follows:

1.       The name of the District is Northtown Municipal Utility District.
  
2.       The District consists of 1,223.74 acres, more or less, more particularly described by the metes and bounds and boundary map in the Amended District Information Form dated September 30, 1991, recorded as Document No. 91087032, Real Property Records of Travis County, Texas.
  
3.       The most recent rate of taxes levied by the District on property located within the District is \$ \_\_\_\_\_ on each \$100 of assessed value.
  
4.       The total amount of bonds (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that has been approved by the voters and which may be issued by the District is \$69,443,000.
  
5.       The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that has been previously issued is \$44,230,000.
  
6.       No standby fee is currently imposed by the District.
  
7.       An election to confirm the creation of the District was held on December 21, 1985.
  
8.       The District functions performed or to be performed by the District are: the supply of water for municipal, domestic, commercial and other beneficial uses; the collection, transportation, treatment and disposal of waste; the gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; the design, acquisition, construction, financing and conveyance of roads and improvements in aid of roads; and the provision of park and recreational facilities and any other functions permitted by the Texas Water Code.
  
9.       The District has entered into a contract with the City of Austin ("City") in connection with the City's consent to the creation of the District (the "Creation Agreement"). The Creation Agreement provides that the City may begin to annex land within the District and within the City's extraterritorial jurisdiction at any time after December 21, 1993, and that, after the City has annexed seventy-five percent (75%) of the land within the District, by value or by acreage, the City shall annex the remaining portion of the District lying within its extraterritorial jurisdiction within ninety (90) days. The Creation Agreement further provides that, following

annexation, the City may, unless otherwise prohibited by applicable law, charge and collect a special water and sewer rate of \$17.05 per month from each single family dwelling unit or its equivalent to which water and sewer services are provided. This special rate is to be charged, in addition to the City's normal water and sewer rates, until the bonded indebtedness of the District has been retired. The Creation Agreement authorizes the City to recalculate this special water and sewer rate if the total principal amount of bonds for District facilities is greater or less than the total estimated amount used to calculate the \$17.05 special rate, or if, as a result of the subdivision process, the total number of single family units or their equivalents is greater or less than the total number used to calculate the \$17.05 special rate

10. The form of Notice to Purchaser required by Section 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District is attached hereto as **Exhibit "A"**.

10. This Amended and Restated Information Form supersedes the Amended and Restated Information Form of record as Document Number 2022161684 in the Official Public Records of Travis County, Texas.

11. The attorney for the District is directed to file this Information Form with the Texas Commission on Environmental Quality and record it in the Official Public Records of Travis County, Texas.

WITNESS OUR HANDS this 26th day of September, 2023.

**NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**

\_\_\_\_\_  
Brenda Richter, President

\_\_\_\_\_  
Robin Campbell, Vice President

\_\_\_\_\_  
Christopher Capers, Secretary

\_\_\_\_\_  
R. Lee Hill, Assistant Secretary

\_\_\_\_\_  
Felix Amaro, Treasurer

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on the 26th day of September, 2023, by Brenda Richter, President; Robin Campbell, Vice President; Christopher Capers, Secretary; R. Lee Hill, Assistant Secretary; and Felix Amaro, Treasurer of the Board of Directors of Northtown Municipal Utility District on behalf of the District.

\_\_\_\_\_  
Notary Public, State of Texas

(seal)

EXHIBIT "A"

NORTHTOWN MUNICIPAL UTILITY DISTRICT

**NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT**

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF TRAVIS                   §

The real property, described below, that you are about to purchase is located within Northtown Municipal Utility District (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$\_\_\_\_\_ on each \$100 of assessed valuation

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters are:

- (i)     \$\_\_\_\_\_ for water, sewer, and drainage facilities; and
- (ii)    \$\_\_\_\_\_ for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i)     \$\_\_\_\_\_ for water, sewer, and drainage facilities; and
- (ii)    \$\_\_\_\_\_ for parks and recreational facilities.

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Austin. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed under certain circumstances without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, sewer, drainage, flood control, and parks and recreational facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District.

SELLER:

\_\_\_\_\_  
Date

\_\_\_\_\_

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO

DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

PURCHASER:

\_\_\_\_\_ Date

\_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

August 22, 2023

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on August 22, 2023 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

Brenda Richter	-	President
Robin Campbell	-	Vice President
Felix Amaro	-	Treasurer
Christopher Capers	-	Secretary
Lee Hill	-	Assistant Secretary

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (**“Bott & Douthitt”**); 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 Yarbrough of the Travis County Sheriff’s Office (**“TCSO”**); Lauren Smith of Public Finance Group LLC (**“PFG”**); and Kyle Fadal of TexaScapes.

Director Richter called the meeting to order at 5:46 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider the Budget and Tax Items on the agenda. Ms. Smith addressed the Board and stated that the District was a “developing district” for purposes of the 2023 tax year, since its projected water, wastewater, and drainage facilities were not yet at least 95% built-out and financed. Messrs. Foster and Dean concurred. Ms. Smith next stated that, according to the 2023 Certified Estimate from Travis Central Appraisal District attached as **Exhibit “B”**, the District’s 2023 certified taxable value was \$1,282,101,380. Ms. Smith then reviewed the 2023 Tax Rate Analysis from her firm attached as **Exhibit “C”** and, after reviewing the alternative tax rates that could be imposed, stated that she recommended that the Board propose a 2023 tax rate of \$0.5655 on every \$100 of taxable value. She then stated that the Board could hold the required public hearing on the proposed tax rate on its next regular meeting date, which was Tuesday, September 26<sup>th</sup>. She added that the District had healthy reserves and could run a deficit budget that year, if desired. Mr. Douthitt then reviewed the draft budget for the 2023-2024 fiscal year attached as **Exhibit “D”** with the Board. Director Hill asked where the revenue for the EV charging stations was located. Mr. Douthitt responded that it was incorporated into the miscellaneous line item. Director Hill asked that Mr. Douthitt break it out as a separate line item. Director Hill moved that the Board propose a 2023 tax rate of \$0.5525 on every \$100 of taxable value, which he noted was slightly below the “developed district” rate; that the Board schedule a public hearing on the proposed tax rate at the District’s

office on Tuesday, September 26, 2023 at 5:45 p.m.; that Mr. Dean's office be authorized to publish the Notice of Public Hearing on Tax Rate attached as **Exhibit "E"**; and that the District confirm its 2023 tax rate classification as a "developing district". Mr. Hill commented that the significant increase in the values of the commercial properties in the District meant that renters would likely suffer higher rents, and that the Board needed to be thoughtful regarding the District's tax rate. Director Capers seconded Director Hill's motion and Directors Richter, Capers, and Hill each voted "aye". Directors Campbell and Amaro were absent and, therefore, did not vote. The motion passed 3-0.

Director Richter next announced that the Board would consider approval of the minutes of the July 25, 2023 Board meeting. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the minutes, as presented.

Director Richter next recognized Deputy Yarbrough to present the security report attached as **Exhibit "F"**. Deputy Yarbrough reported that there had been one instance of criminal mischief, one vehicle burglary, and one package theft reported during the last reporting period.

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 "G"** with the Board. He reported that there were 3,074 occupied single family connections as of July, that the water loss for the prior reporting period was 0.66%, and that the July water samples were satisfactory. He then 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.

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 "H"** and reviewed it with the Board. He reported that, due to the extreme heat, TexaScapes was not mowing after 1:00 p.m. He next reported that TexaScapes had begun maintenance of the District's new landscaped areas in July. He concluded his report by presenting Proposal ID 10242 attached as **Exhibit "I"** for fall ragweed and Johnson grass control for an amount not to exceed \$16,300. Upon motion by Director Hill and second by Director Capers, 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 "J"**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems with the Board. Ms. Oliver reported that she continued to work with Mr. Cardwell in Mr. Dean's office and the Legal/Security Committee regarding potentially filing lawsuits for various restrictive covenant violations. She then presented the proposal from Texavy attached as **Exhibit "K"** to the Board, which she stated included a number of panels for installation in the meeting room to reduce echo. Director Hill opined that the proposed included more panel than necessary. Director Richter responded that the number recommended in the proposal was likely an appropriate number, given Texavy's expertise in acoustic treatment. Discussion ensued. After discussion, Director Richter directed Ms. Oliver to discuss the issue of the number and location of the panels with Texavy to ensure that the appropriate number was purchased. Mr. Dean stated that he would table the item for inclusion on the next meeting agenda.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster reported that STR Constructors were wrapping up the punch list for the District's office and pavilion construction project, and that water from the District's new well was now being used for irrigation. He next stated that all major outstanding construction items would likely be finished within the next few weeks, and that the final change order and pay estimates would likely be ready for approval on the Board's next meeting. Mr. Foster then reviewed the proposal to include three additional trees in Wildflower Park attached as **Exhibit "L"** with the Board. He explained that the trees had initially been removed from the District's plans for safety reasons, but that since the City of Austin required them, he recommended their installation. He added that this was necessary for the release of the District's "fiscal" held by the City of Austin in connection with the District's office and pavilion construction project. Director Capers asked if there was still a safety concern. Mr. Foster responded that the trees would go in a different location, abating the safety concern. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal for the installation of the trees.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit "M"** with the Board and covered the status of various development projects in the District. He stated that construction of the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project was "going vertical", but that there were no pay estimates or change orders for consideration by the Board. He then stated that the TCEQ violation regarding stormwater pollution prevention referenced in the letter attached as **Exhibit "N"** had been resolved. He concluded his report by advising that Mike Byrne was not available to draft a surplus funds application to the TCEQ, but that Jones-Heroy may be able to do so. The Board generally agreed that this would be okay, and asked Mr. Foster to solicit a proposal from Jones-Heroy for this work.

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 "O"** and reviewed it with the Board. He noted that the District was approximately \$400,000 "ahead of budget" for the month. He 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 Hill and second by Director Capers, the Board voted 3-0 to approve the transfers and the payment of bills and invoices, as presented in the bookkeeper's report.

Director Richter then stated that the Board would consider matters related to the District's website. Ms. Oliver stated that she had spoken to a few website vendors and would send the options to the Communications Committee soon for consideration.

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 stated that the Board would then receive a report from the District's attorney. Mr. Dean presented the Master Services Agreement with HydroPro and the End User License Agreement with Master Meter attached collectively as **Exhibit "P"** to the Board, which he explained were necessary to move forward with the District's electronic water metering system. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve both agreements. Mr. Dean then provided a brief update regarding new laws passed during the 2023 legislative session.

There being no further business to come before the Board, upon motion by Director Capers and second by Director Hill, the meeting was adjourned.





Date: August 22, 2023

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Christopher Capers, Secretary  
Board of Directors

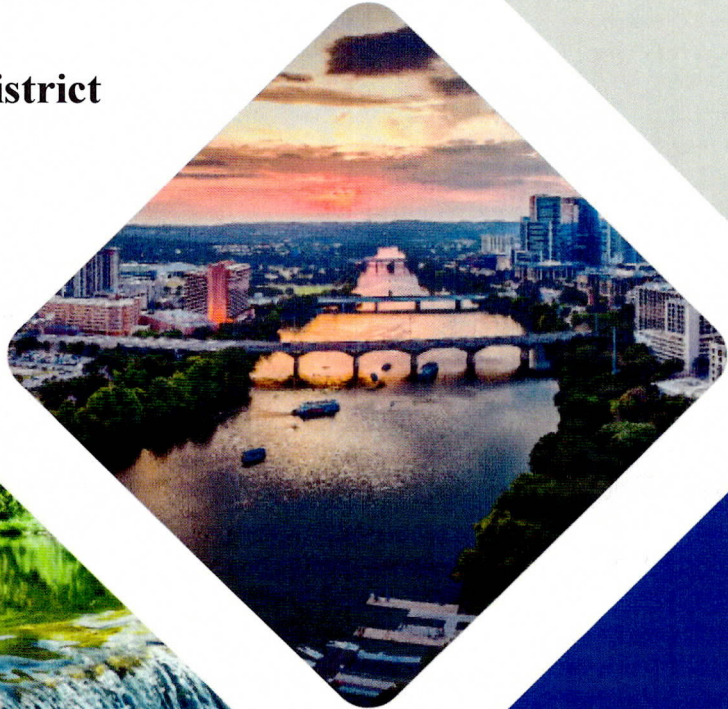
# Crime Stats

Date	Crime	Location	Notes
08/02/2023	Burg of Vehicle	14000-blk LAMPTING DR	
8/10/2023	Burg of Vehicle	325 E WILD SENNA DR	
8/20/2023	ATT Auto Theft	14000 Lampting Dr	
8/26/23	Burg of Vehicle	908 Tayside Dr	



## **UTILITY MANAGER'S REPORT**

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



**September 26, 2023**

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

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3080</u>	x 3 =	<u>9240</u>
Vacant Single Family Connections	<u>34</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>31</u>		
Builder New Taps	<u>24</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>3</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>31</u>		
<b>TOTAL CONNECTIONS</b>	<u><b>3233</b></u>		<u><b>11730</b></u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>08/15/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>08/22/23</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s) from	<u>08/01/23</u>	to	<u>08/31/23</u>	<u>33,994,000</u>	Gallons
Total Gallons Received/Billing Period from	<u>06/30/23</u>	to	<u>07/27/23</u>	<u>29,354,000</u>	Gallons
Total Gallons Billed from	<u>06/30/23</u>	to	<u>07/27/23</u>	<u>27,381,000</u>	Gallons
Flushing	<u>06/30/23</u>	to	<u>07/27/23</u>	<u>39,000</u>	Gallons
Billing Adjustments from	<u>06/30/23</u>	to	<u>07/27/23</u>	<u>0</u>	Gallons
Gallons gain/loss				<u>(1,934,000)</u>	Gallons
Percentage gain/loss				<u>-6.59%</u>	

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CUSTOMER BILLING REPORT  
 NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 July 11, 2022 Through Aug 10, 2023

Current Billing

Basic Service	121,964.52
Water	148,150.19
Sewer	107,711.79
TCEQ	1,298.65
Deposit	9,348.22
Misc	<u>100,868.05</u>

Total Current Billing	\$489,341.42
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Aged Receivables

Thirty (30) Days	65,129.43
Sixty (60) Days	1,894.96
Ninety (90) Days	241.52
One Hundred Twenty (120) Days	<u>3,424.34</u>
Billed Arrears	70,690.25
Credit Bal Fwd	<u>-9,551.09</u>

Total Aged Receivables	\$61,139.16
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Accounts Receivables

Penalty	8,671.25
Basic Service	119,141.40
Water	167,970.70
Sewer	117,609.32
TCEQ	1,348.38
Deposit	\$56,233.22
Miscellaneous	<u>99,369.94</u>
	570,344.21

Total Accounts Receivables	\$570,344.21
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Deposit Liability

Balance As Of	07/11/23	\$696,438.32
Collections		12,119.26
Deposits Applied		<u>-9,348.22</u>

Balance As Of	08/10/23	\$699,209.36
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**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

August 20023

<b>Connections</b>	<b>July</b>	<b>August</b>
Active	3185	3199
Inactive	37	34
<b>Total</b>	<b>3222</b>	<b>3233</b>

New Connects	0	0
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**Billing Recap**

	<b>July</b>	<b>August</b>
<b>Current Billing</b>	<b>\$444,927.76</b>	<b>\$489,341.42</b>
Water	\$165,854.76	\$148,150.19
Sewer	\$117,107.74	\$107,711.79
State Assessment	\$1,432.75	\$1,298.65
Basic Service	\$122,172.51	\$121,964.52
Miscellaneous	\$28,610.00	\$100,868.05
Deposit	\$9,750.00	\$9,348.22
<b>Current Payments</b>	<b>\$444,927.76</b>	<b>\$570,344.21</b>
<b>Arrears</b>	<b>July</b>	<b>August</b>
30 Day	\$39,306.32	\$65,129.43
60 Day	\$610.26	\$1,894.96
90 Day	\$147.61	\$241.52
120 Day	\$3,255.56	\$3,424.34
<b>Gross Arrears</b>	<b>\$43,319.75</b>	<b>\$70,690.25</b>

<b>Month</b>	<b>July</b>	<b>August</b>
Total Customers	3222	3233
Letters	347	371
Disconnects	26	20

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Water Report**

August-23

**Total Water Flows**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
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	19,470
June	26,292	22,308	27,650	24,121	31,151	25,098
July	27,286	25,733	30,449	24,990	33,802	31,554
August	27,286	19,975	37,691	25,512	32,368	33,994
September	21,624	27,539	31,636	29,383	34,355	
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	
<b>TOTAL</b>	<b>247,582</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>194,593</b>

**Bacteriological Analyses**

Samples: satisfactory taken on 08/15/23, 08/22/23

**Chlorine Residual**

	<b>August</b>
Average	2.3
Maximum (4.0)	4.3
Minimum (0.5)	1.5

**Total Wastewater Billed**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
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	15,300
June	16,651	15,290	17,042	16,190	16,956	13,857
July	15,933	14,310	17,187	18,157	16,565	14,449
August	16,304	14,947	18,367	16,734	17,836	15,633
September	16,386	14,979	18,735	17,557	17,071	
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	
<b>TOTAL</b>	<b>187,607</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>122,538</b>



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	27,598.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%
<b>TOTALS</b>		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
<b>AVERAGE</b>		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%
09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%
<b>TOTALS</b>		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
<b>AVERAGE</b>		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%
08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7	-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7	-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6	-8.95%
<b>TOTALS</b>		341,949.0	322,603.0	968.7	-	(18,377.3)	---
<b>AVERAGE</b>		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6	-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5	-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5	-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0	-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0	-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1	-6.59%
<b>TOTALS</b>		238,365.0	230,960.0	702.9	-	(3,603.1)	---
<b>AVERAGE</b>		22,988.0	22,410.4	62.8	#DIV/0!	(514.7)	-2.24%



**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 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	3,084	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
<b>Total</b>	<b>182,934,000</b>	<b>782,000</b>	<b>687,000</b>	<b>291,000</b>	<b>946,000</b>	<b>39,876,000</b>	<b>15,178,000</b>	<b>19,235,000</b>	<b>2,795,000</b>	<b>262,724,000</b>				

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

<b>Total</b>	<b>173,451,830</b>	<b>166,000</b>	<b>1,094,000</b>	<b>87,000</b>	<b>15,108,000</b>	<b>49,303,200</b>	<b>22,855,000</b>	<b>35,255,000</b>	<b>4,252,000</b>	<b>301,572,030</b>				
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October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	30
May 2023	17,418,082	43,000	135,000	-	2,000	4,280,000	1,968,000	428,000	256,000	24,530,082	3,173	5.5	358	30
June 2023	11,790,050	40,000	97,000	-	1,000	2,855,000	1,776,000	280,000	237,000	17,076,050	3,219	3.7	392	27
July 2023	19,243,000	268,000	76,000	-	5,000	5,265,000	3,542,000	365,000	867,000	29,631,000	3,222	6.0	347	26
July 2023	17,998,000	275,000	15,000	104,000	308,000	4,203,000	2,774,000	369,000	1,335,000	27,381,000	3,233	5.6	371	20

<b>Total</b>	<b>158,945,457</b>	<b>1,604,000</b>	<b>1,059,000</b>	<b>104,000</b>	<b>1,311,000</b>	<b>54,184,033</b>	<b>21,931,000</b>	<b>14,985,000</b>	<b>4,630,000</b>	<b>258,753,490</b>				
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<b>Active</b>	<b>Residential</b>	<b>Builder</b>	<b>School</b>	<b>Non-Profit</b>	<b>Fire Hydrant</b>	<b>Multi-Family</b>	<b>Irrigation</b>	<b>Commercial</b>	<b>District</b>	<b>Builder Taps</b>	<b>3233</b>
	3080	31	2	0	3	6	31	9	13	23	
<b>Vacant</b>	34						1				

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

**August 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. TELEVIEWED 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	VACTOR TRUCK WORK-COMLETE. USED VACTOR 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 COMLETED. 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	VACTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VACTOR TO JET THE LINE ONCE CLEARED WE TELEVIEWED 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 PROBLEM-DISTRICT LINES CLEAR. TELEVIEWED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
05/01/23	13701 CAMBOURNE DR	JETTED LINE AT CUSTOMER 4" CLEAN OUT AND TELEVIEWED.	\$967.99
06/15/23	IN DISTRICT	MANHOLE SURVEY ALONG THE HARRIS BRANCH CREEK FOR MS4 ANNUAL 2023-2024 INSPECTIONS.	\$2,439.00
06/27/23	IN DISTRICT	MET WITH CONTRACTIO AND DISTRICT ENGINEER. DID WALK TROUGH ON WARRANTY WORK FOR FORCE MAIN TIE INS.	\$539.50
<b>TOTAL FOR 2023</b>			<b>\$4,532.48</b>
<b>TOTAL FOR 2022</b>			<b>\$60,984.11</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
August 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
05/01/23	1913 WHITTARD OF CHELSEA	REPLACED METER BOX & LID AND ADJUSTED THE METER.	\$1,040.84
05/01/23	13815 LOTHIAN DR	EXCAVATED & REPAIRED WATER MAIN. FOUND A PIN HOLE IN POLY CAUSED BY KINK IN LINE. DUG DOWN TO SERVICE LINE AND MADE OUT REPAIR TO LINE. BACKFILLED WITH GRAVEL.	\$3,743.74
05/08/23	F/H 700 E WELLS BRANCH PKWY	RELOCATE HYDRANT METER- TOOK TO FMS.	\$724.80
06/15/23	NORTHTOWN MUD	PUMPED OUT VAULT AT SAS STATION AT W/HOWARD LN AND MCALLEN PASS. WE CAME BACK OUT TO PUMP OUT VAULT.	\$893.00
08/25/23	IN DISTRICT	PURCHASED SUPPLIES-ORDERED NEW ODOR LOGGER FOR NTWN MUD.	\$2,290.39
<b>TOTAL FOR 2023</b>			<b>\$19,539.20</b>

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

<b>NAME:</b>	<b>Owner / Renter</b>	<b>Date Finaled</b>	<b>Write-Off</b>	<b>Deposit Applied</b>
<b>Esmerelda Barajas</b>	<b>Owner</b>	<b>6/30/2023</b>	<b>\$ 163.04</b>	<b>\$ 150.00</b>
<b>Amalia Barrera</b>	<b>Renter</b>	<b>7/3/2023</b>	<b>\$ 179.88</b>	<b>\$ 150.00</b>
<b>Jacobi Kemol Boudreaux</b>	<b>Renter</b>	<b>8/1/2023</b>	<b>\$ 483.71</b>	<b>\$ 150.00</b>
<b>Matthew Braden Dolney</b>	<b>Renter</b>	<b>8/2/2023</b>	<b>\$ 205.02</b>	<b>\$ 150.00</b>
<b>Annette Garza</b>	<b>Owner</b>	<b>8/9/2023</b>	<b>\$ 459.80</b>	<b>\$ 150.00</b>
<b>Treine Jones</b>	<b>Owner</b>	<b>7/3/2023</b>	<b>\$ 123.23</b>	<b>\$ 150.00</b>
<b>Chris Alan Laake</b>	<b>Renter</b>	<b>7/11/2023</b>	<b>\$ 503.03</b>	<b>\$ 150.00</b>
<b>Fabiano Rocha Franca</b>	<b>Renter</b>	<b>7/24/2023</b>	<b>\$ 107.68</b>	<b>\$ 150.00</b>
<b>Eduardo Sanchez</b>	<b>Renter</b>	<b>7/11/2023</b>	<b>\$ 154.79</b>	<b>\$ 450.00</b>
			<b>\$ 888.73</b>	

Approved by the Board of Directors at the meeting held on September 26, 2023.

\_\_\_\_\_ Date \_\_\_\_\_

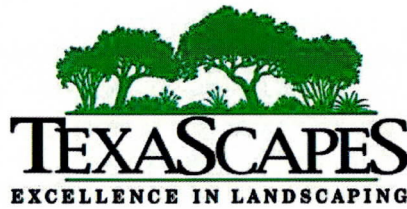
\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

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

	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	
<b>JANUARY</b>				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MARCH</b>				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	\$ 492.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MAY</b>				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	\$ 866.35
COLLECTED	\$ -	\$ -		\$ -
<b>JUNE</b>				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	\$ 307.72
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>JULY</b>				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	\$ 227.76
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>AUGUST</b>				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	
COLLECTED	\$ -	\$ -	\$ -	
<b>TOTAL COLLECTIONS:</b>	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 6,558.48
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -





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

**Report Period: 08/01/2023 - 08/31/2023**

**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:



8/1 – 8/2	8/8 – 8/9	8/15 – 8/16	8/22 – 8/23	8/29 – 8/30
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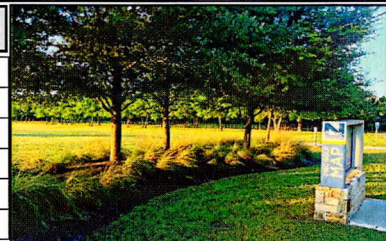
**Task/Observation/Area** Highlights of services performed during regular maintenance

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, as well as Fertilized the District’s color beds and sports fields too. In addition, crews also spot-treated for fire ants where needed throughout the District’s boundaries. Finally, crews hand-watered where needed throughout the District’s properties.

<b>Greenbelt &amp; Drainage Maintenance</b>	Greenbelt & Drainage maintenance occurred during the week(s) of:	08/11/2023
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**Task/Observation/Area:** Additional services/observations pertaining to the greenbelts & drainage

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District’s channels & greenbelts, as well as completed the biannual sand bed service within these same areas located within the District. Crews also collected/removed approximately 44 cu. ft. of trash/litter from within these same channels & greenbelts found throughout the District. Finally, crews cut ragweed and johnsongrass where observed throughout these same areas located within the District’s boundaries.



<b>Trail System Maintenance</b>	8/1 – 8/2	8/8 – 8/9	8/15 – 8/16	8/22 – 8/23	8/29 – 8/30
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**Task/Observation/Area** Additional services/observations pertaining to the trail system

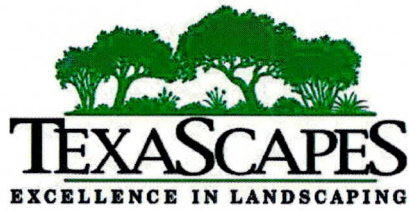
Crews performed the standard maintenance tasks such as mowing & string-trimming of the District’s entire trail system, as well as performed weed control in areas where needed within the District’s trails. Finally, crews also raked out any rough areas they observed within the District’s trail system as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



<b>Irrigation System Maintenance</b>	8/1- 8/2	8/8 – 8/9	8/15 – 8/16	8/22 – 8/23	8/29 – 8/30
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**Task/Observation/Area:** Additional services/observations pertaining to the irrigation system

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



<b>Status of Proposal Work</b>	
Proposal # 10132 - Landscape/Irrigation: New Office Entry Planters	- Pending/In-progress
Proposal # 10228 - Settler Meadow Additional Irrigation Components	- Completed 07/17/2023
Proposal # 10242 - Fall Ragweed & Johnsongrass Control Program	- Approved 08/22/2023
Proposal # 10250 - NT MUD Wildflower Park Tree Installation - Aug '23	- Approved/Completed 8/28/23

<b>Notes / Miscellaneous</b>



# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT August 13, 2023 – September 10-2023

- 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 16 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.
  - Made mechanical adjustment to repair ATV #1 overheat issue.
  - Replaced fuel filter & bled fuel system on ATV #2.
  - Closed soccer fields at the 50 Acre Park for Texascares overseed program. *(open item)*
  - Raising tree canopy in open areas at 50 Acre Park.
  - Painted over small graffiti on WildFlower crossover bridge.
  - Replace 2 vandalized items in 50 Acre Park women's restroom. (Report filed & videos of suspect sent to TCSO)
  - Replaced all air filters for office HVAC system.
  - Working on washout area at WildFlower bridge.
- 
- WildFlower well not staying powered on; trouble shooting. *(open item)*
  - Ordered replacement part for drinking fountain. *(open item)*
  - Ordered replacement plexiglass for scratched up Agenda Board front. *(open item)*
  - Held retention pond and outlet maintenance training.
  - Working on vendors for web hosting and management of web site with Committee. *(open item)*
  - Reported leak at the meter at new office location. *(open item)*
  - Wells system need new cable. VFD is overheating *(closed item)*
  - Still working with STR for a few punch list items. *(open item)*
  - Alterman identified additional issue with well #1. Well repairs in progress. *(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 1<sup>st</sup> & 3<sup>rd</sup> 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. *(ongoing)*
  - Working with New Facility Construction subcommittee and various consultants regarding 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
	1624 Darjeeling	9/15/2023	N			1. Trailer parked in view 2. Various debris in view
	1808 Darjeeling	9/15/2023	N			Lawn is overgrown and in need of maintenance
	809 Friendship Quilt	9/15/2023	N			Various debris must be stored out of view
	1601 Lady Grey	9/15/2023	N			1. Trailer parked in view 2. Lawn overgrown
	13729 Lampting	7/25/2023	N	Ext. 8/31/23		Lawn is overgrown and in need of maintenance
	13806 Lampting	8/31/2023	N			Various debris must be stored out of view
	13807 Lampting	8/31/2023	N			Various debris must be stored out of view
	13811 Lampting	8/31/2023	N			Various debris must be stored out of view
	13901 Lampting	8/31/2023	N			Various debris must be stored out of view
	13903 Lampting	8/31/2023	N			Various debris must be stored out of view
red GMC truck	13904 Lampting	8/31/2023	N			1. Vehicle on lawn 2. Various debris in view
	13910 Lampting	8/31/2023	N			Plywood n front of garage doors
	13918 Lampting	8/31/2023	N			Various debris must be stored out of view
	14004 Lampting	8/31/2023	N			1. Lawn overgrown 2. Various debris in view
	15107 Lantern	9/15/2023	N			Bulky; Various debris must be stored out of view
black Honda Accord LP# CRC 8741	13902 Lothian	9/11/2023	Y	start over		1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown 3. Debris in view
	14025 Maricella	9/11/2023	Y	start over		Various debris must be stored out of view
	14300 Nestle Ct	9/15/2023	N			Fence/gate is in a state of disrepair
	13800 Randalstone	9/5/2023	N			Lawn is overgrown and in need of maintenance
	13812 Randalstone	9/5/2023	N			1. Lawn overgrown 2. Various debris in view
	13900 Randalstone	9/5/2023	N			Fence/gate is in a state of disrepair
	13902 Randalstone	9/5/2023	N			Various debris must be stored out of view
	13905 Randalstone	9/5/2023	N			Bulky; Various debris must be stored out of view
Mitsubishi Eclipse	303 Segovia	9/5/2023	N			Derelict vehicle w/flat tire parked in view
	1216 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	1308 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	1432 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	916 Twisted Fence	9/15/2023	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
	13611 Cambourne	8/24/2023	Y			1. Fence/gate disrepair 2. Various debris in view

## Northtown MUD

	13716 Greinert	8/24/2023	Y			1. Fence/gate disrepair 2. Various debris in view
	13902 Greinert	8/11/2023	Y			2. Bulky debris in view
	13905 Greinert	8/24/2023	Y			Various debris must be stored out of view
	13910 Greinert	8/24/2023	Y			Various debris must be stored out of view
	609 Tudor House	8/19/2023	Y			1. Lawn overgrown 2. Trach cans in view
<b>CONTINUING VIOLATIONS SENT TO LEGAL</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	13709 Lampting	7/25/2023	Y	Same	9/14/2023	Various debris in view 2. Trash cans in view
monitor	13910 Lampting	6/13/2023	Y	Ext 8/31/23	7/31/2023	1. Trailer parked in view 2. Various debris in view
	13626 Merseyside	5/30/2023	Y	Same	7/24/2023	Lawn is overgrown and in need of maintenance
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
	632 Tudor House	7/19/2023	Y	Same	8/31/2023	1. Bulky; Various debris in view
	15033 Valerian Tea	7/6/2023	Y	Same	8/23/2023	Bulky; Various debris must be stored out of view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	1008 Battenburg	7/25/2023	Y			Lawn is overgrown and in need of maintenance
	1209 Battenburg	7/25/2023	N			Bulky; Various debris must be stored out of view
	13803 Cambourne	8/2/2023	N			Bulky; Various debris must be stored out of view
	13806 Cambourne	8/2/2023	N			Bulky; Various debris must be stored out of view
	13810 Cambourne	5/30/2023	Y	Same	7/14/2023	Lawn is overgrown and in need of maintenance
	13907 Cambourne	8/11/2023	N			Bulky; Various debris must be stored out of view
	13909 Cambourne	8/11/2023	N			Bulky; Various debris must be stored out of view
	13916 Cambourne	8/2/2023	Y			Bulky; Various debris must be stored out of view
blue Chevy truck LP# JWH 1831	13929 B Cambourne	8/19/2023	N			Derelict vehicle w/flat tire parked in view
	13926 Conner Downs	6/6/2023	Y	Same	7/24/2023	Bulky; Various debris must be stored out of view
	1616 Darjeeling	8/19/2023	N			Bulky; Various debris must be stored out of view
	1621 Darjeeling	7/25/2023	N			Bulky; Various debris must be stored out of view
	14805 Falling Stone	7/25/2023	N			Bulky; Various debris must be stored out of view
monitor	14609 Ginseng	6/19/2023	N			Boat parked in view of street and residents
	13723 Greinert	8/24/2023	N			Various debris must be stored out of view

## Northtown MUD

	13801 Greinert	7/13/2023	Y			Various debris must be stored out of view
	13802 Greinert	8/24/2023	N			Various debris must be stored out of view
	13901 Greinert	8/24/2023	N			Various debris must be stored out of view
	13902 Greinert	8/11/2023	Y			1. Trailer parked in view
grapevine growing	13906 Greinert	8/11/2023	N			Bulky; Various debris must be stored out of view
	13921 Greinert	8/24/2023	N			1. Lawn overgrown 2. Various debris in view
	913 Grey Castle	8/2/2023	N			Bulky; Various debris must be stored out of view
	1116 Grey Castle	8/2/2023	N			Bulky; Various debris must be stored out of view
	14720 Hyson Crossing	8/19/2023	N			Bulky; Various debris must be stored out of view
	13705 Lampting	7/25/2023	N			Fence/gate is in a state of disrepair
	13810 Lampting	8/2/2023	N			Bulky; Various debris must be stored out of view
	14621 Lantern	8/2/2023	N			Lawn is overgrown and in need of maintenance
	14704 Lantern	7/19/2023	Y			1. Trailer parked in view of street 2. Debris in view
	15127 Lantern	5/10/2023	Y	Ext 8/8/23	6/22/2023	Lawn is overgrown and in need of maintenance
	13609 Letti	8/19/2023	N			Bulky; Various debris must be stored out of view
	14041 Maricella	6/19/2023	Y			Bulky; Various debris must be stored out of view
	13720 Merseyside	8/11/2023	N			Bulky; Various debris must be stored out of view
	13723 Merseyside	8/11/2023	N			Bulky; Various debris must be stored out of view
	14007 Merseyside	7/13/2023	Y			Various debris must be stored out of view
	15108 Plowshare	7/6/2023	Y			1. Bulky; Various debris in view 2. Trash cans in view
	801 Tapestry	8/11/2023	N			Camper/trailer parked in view
	1003 Tayside	7/31/2023	Y			Bulky; Various debris must be stored out of view
	1200 Tea Leaf	7/25/2023	N			Lawn is overgrown and in need of maintenance
black Hyundai LP# JMH6364	1401 Tea Leaf	6/26/2023	Y	Same	8/16/2023	Derelict vehicle on jacks parked in view
	309 Tudor House	8/19/2023	N			Lawn is overgrown and in need of maintenance
white Dodge Ram	417 Tudor House	7/13/2023	N			Derelict vehicle w/flat tire parked in view
	632 Tudor House	7/19/2023	Y			2. Trash can in view

# WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	9/7/2023	N			1. Rear fence/gate disrepair 2. Rear bulky debris in view
	13725 Golden flax	9/7/2023	N			Front fence/gate is in a state of disrepair
	14013 Golden Flax	9/7/2023	N			Front bulky debris in view
white SUV	14014 Golden Flax	9/13/2023	N			Vehicle parked on lawn
	14038 Golden Flax	9/18/2023	N			Lawn overgrown and in need of maintenance
	101 Segovia	9/18/2023	N			Rear various debris in view
	116 Segovia	9/7/2023	N			Front bulky debris in view
	124 Segovia	9/13/2023	N			Lawn overgrown and in need of maintenance
	133 Segovia	8/31/2023	N			1. Rear various debris in view 2. Rear fence/gate disrepair
	201 Segovia	9/18/2023	N			Front various debris in view
	13705 Spring Heath	8/31/2023	N			Rear bulky debris in view
	13714 Spring Heath	8/31/2023	N			Rear bulky debris in view
	13804 Spring Heath	9/18/2023	N			Rear fence/gate is in a state of disrepair
	13832 Spring Heath	9/13/2023	N			Rear fence/gate is in a state of disrepair
	132 Wild Senna	8/31/2023	N			Front bulky debris in view
	133 Wild Senna	9/7/2023	N			Rear bulky debris in view
	212 Wild Senna	8/31/2023	N			Mow back area by parking pad
	228 Wild Senna	9/13/2023	N			Rear fence/gate is in a state of disrepair
white Buick LP# RTD 4857	317 Wild Senna	8/31/2023	N			Rear derelict vehicle w/wrecked in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13901 Golden Flax	8/22/2023	Y			Rear fence/gate is in a state of disrepair
	13908 Golden Flax	8/9/2023	Y			Rear bulky debris in view
	14018 Golden Flax	8/9/2023	Y			1. Rear various debris in view 2. Rear fence/gate disrepair
	13801 Spring Heath	8/15/2023	Y			2. Back area is overgrown
	205 Wild Senna West	8/22/2023	Y			Rear fence/gate is in a state of disrepair
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	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	125 Segovia	7/11/2023	Y	Same	9/6/2023	Front various debris in view
	141 Segovia	7/18/2023	Y	Same	9/6/2023	2. Front bulky debris in view
	13801 Spring Heath	6/17/2023	Y	Same	7/27/2023	1. Rear bulky debris in view 2. Trash cans in view
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2, Trash cans in view
	110 Wild Senna West	7/18/2023	Y	Same	9/7/2023	1. Rear fence/gate disrepair
	200 Wild Senna West	7/18/2023	Y	Same	9/7/2023	Rear fence/gate is in a state of disrepair
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view.
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	117 Blue Flax	8/2/2023	N			Front various debris in view
	121 Blue Flax	7/14/2023	Y	Same	9/6/2023	1. Front bulky debris in view 2. Front, boat parked in view
	125 Blue Flax	8/15/2023	N			Front bulky debris in view
	13725 Golden Flax	7/2/2023	Y	Same	8/14/2023	Front bulky debris in view
	14001 Golden Flax	7/25/2023	N			Bandit sign in front yard
	14025 Golden Flax	6/23/2023	Y	Same	8/8/2023	Rear fence/gate is in a state of disrepair
	14026 Golden Flax	7/25/2023	N			Rear bulky debris in view
	115 Mist Flower	7/14/2023	Y			Rear bulky debris in view
	118 Mist Flower	8/2/2023	N			Rear fence/gate is in a state of disrepair
	113 Segovia	8/2/2023	N			Rear bulky debris in view
	116 Segovia	7/25/2023	Y			Rear fence/gate is in a state of disrepair
	141 Segovia	7/18/2023	N			1. Lawn overgrown
	157 Segovia	8/2/2023	N			Rear bulky debris in view
	181 Segovia	8/9/2023	N			Mow back area by parking pad
white Ford Ranger	205 Segovia	8/15/2023	N			Rear derelict vehicle w/unregistered in view
	209 Segovia	8/9/2023	N			Rear fence/gate is in a state of disrepair
	13801 Spring Heath	8/15/2023	N			1. Rear bulk in view
	13806 Spring Heath	7/25/2023	Y			Front fence/gate is in a state of disrepair
silver Chevy truck LP# PPM2677	13816 Spring Heath	8/9/2023	N			1. Front/side fence/gate disrepair 2. Vehicle parked on front lawn
	13819 Spring Heath	8/15/2023	N			Rear bulky debris in view

## WildFlower

	127 Star Flower	8/22/2023	N			Rear bulky debris in view
in progress	204 Wild Senna	7/11/2023	N	Ext 8/11/23		House disrepair/plywood over window
	223 Wild Senna	8/22/2023	N			Rear bulky debris in view
	320 Wild Senna	6/17/2023	Y			1. Mow back area 2. Rear bulky debris in view
	321 Wild Senna	7/25/2023	N			Rear fence/gate is in a state of disrepair
	110 Wild Senna West	7/18/2023	N			2. Rear bulky debris in view

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
14025 Maricella Lane	Debris in view	3/6/2020	6/23/2020	1/20/2021	8/20/2021			Deadline for compliance for Special Final Notice is as of 9/3/2021
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
214 Wild Senna Drive	Derelict and unregistered vehicle, lawn in need of maintenance, fence in disrepair	12/11/2019	1/3/2020	2/5/2020 8/31/2023	3/18/2020			Deadline for compliance for SECOND NOIL is as of 9/15/2023
214 Wild Senna Drive	Fence in disrepair, lawn in need of maintenance	9/15/2020	10/26/2020	8/31/2023				Deadline for compliance is as of 9/15/2023
802 Dawlish Drive	Debris in view; fence/ gate in disrepair	5/26/2022	6/28/2022	7/28/2022 8/30/2022	9/27/2022			Deadline for compliance for Special Final Notice is as of 10/11/2022

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
317 Wild Senna Drive	Debris in view, garbage cans in view	11/9/2022	12/7/2022	1/23/2023	2/21/2023			Deadline for compliance for Special Final Notice is as of 3/8/2023
1324 Peppermint Trail	Trailer in view	12/1/2022	12/28/2022	1/24/2023	2/27/2023 4/6/2023			Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023 <b>*Monitoring*</b>
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023			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	6/2/2023			Deadline for compliance for Special Final Notice is as of 6/16/2023
13626 Merseyside Drive	Lawn in need of maintenance	6/30/2023	7/25/2023	8/17/2023				Deadline for compliance is as of 9/1/2023
13801 Spring Heath Road	Debris in view, trash cans in view	6/10/2023	9/6/2023					Deadline for compliance is as of 9/21/2023



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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
13725 Golden Flax Trail	Debris in view	7/20/2023	8/15/2023					Deadline for compliance is as of 8/30/2023
15033 Valerian Tea Drive	Debris in view	7/13/2023	8/24/2023					Deadline for compliance is as of 9/8/2023
632 Tudor House Road	Debris in view, trash cans in view	8/11/2023	9/1/2023					Deadline for compliance is as of 9/16/2023
121 Blue Flax Lane	Debris in view, boat/ trailer in view	8/7/2023	9/7/2023					Deadline for compliance is as of 9/22/2023
125 Segovia Way	Debris in view	8/7/2023	9/7/2023					Deadline for compliance is as of 9/22/2023
141 Segovia Way	Debris in view, trash can in view	8/14/2023	9/7/2023					Deadline for compliance is as of 9/22/2023
110 Wild Senna Drive	Fence in disrepair	8/14/2023	9/7/2023					Deadline for compliance is as of 9/22/2023
200 Wild Senna Drive	Fence/ gate in disrepair	8/14/2023	9/7/2023					Deadline for compliance is as of 9/22/2023

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	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

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
8/7/23	Business cards	Update new address	\$136.46
8/16/23	Mouse pad, Chromecast, laptop bag	Replace	\$85.83
8/31/23	Keyboard, HP ink	Replace	\$89.88
	Subtotal		<u>\$312.17</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
8/3/23	Diesel fuel	ATV's	\$100.00
8/10/23	Chainsaw chain sharpener	Replace broken	\$34.99
8/11/23	Filters for office HVAC system (3)	Replace	\$77.06
8/16/23	Mutt Mitts ( 6400 ct), fuel filter, First Aid kit, combination lock, HVAC filters (6),	Restock & replace	\$372.99
8/24/23	Diesel fuel	ATV's	\$100.00
8/25/23	Dual toilet paper holder, sanitary item dispenser, video surveillance sign (8), closed area standup signs (4), sign locks (2), ATV tires (2)	Replace vandalized holder & dispenser; replace & restock	\$495.56
8/31/23	Drinking fountain part	Replace	\$193.04
8/31/23	ATV tire (2)	Replace	\$249.98
	Subtotal		<u>\$1,598.58</u>
	<b>Grand Total for the Month</b>		<u><b>\$1,935.79</b></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
9/6/23	Postage	Mail lost and found item to owner	\$4.75
	Subtotal		\$4.75
<i>PARKS &amp; MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
9/6/23	Bar oil (2), chainsaw chain (2), fuel mix, batteries (18), screws (1 bx), gloves, wasp spray (2), cleaner (2), trash bags (2 bxs), concrete (6 bgs), mortar (2), cutting wedge	Restock	\$378.85
	Subtotal		\$378.85
	<b>Grand Total for the Month</b>		<b>\$383.60</b>





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

texasdisposal.com

**Northtown MUD  
 2023 - Quarterly Operations Reports**

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

<b>Second Quarter 2023</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
April	64	4	7	21	25	29
May	51	8	4	20	26	8
June	65	17	17	29	19	7
<b>Totals</b>	<b>180</b>	<b>29</b>	<b>28</b>	<b>70</b>	<b>70</b>	<b>44</b>

<b>Third Quarter 2023</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
July	57	5	11	24	30	1
August	32	6	6	46	19	8
September						
<b>Totals</b>	<b>89</b>	<b>11</b>	<b>17</b>	<b>70</b>	<b>49</b>	<b>9</b>

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

<b>2023 TOTALS</b>	<b>486</b>	<b>78</b>	<b>106</b>	<b>204</b>	<b>196</b>	<b>74</b>
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**Northtown- 2023 Operations Report**  
**August**

**Courtesy Pick-ups**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61252	HARTLEY	908	TWISTED FENCE	8/25/2023	96G TRASH CLEANUP	7430361
61788	IBRAHEEM	113	BLUE FLAX	8/18/2023	96G TRASH CLEANUP	7419230
71526	BURLESON	1204	SLEEPYTIME	8/18/2023	96G TRASH CLEANUP	7424784
71614	RIDDLE	13819	SPRING HEATH	8/18/2023	96G TRASH CLEANUP	7425630
112988	KANIPPA	14817	FALLING STONE	8/25/2023	96G TRASH CLEANUP	7433228
114285	DOLLINS	820	SWEET LEAF	8/4/2023	96G TRASH CLEANUP	7401999

**Bulky Waste**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61723	ICARO	15004	ANTIQUE FINISH	8/18/2023	BULKY WASTE SRVC	7411489
61738	CROWLEY	1005	ANTIQUE HERITAGE	8/25/2023	BULKY WASTE SRVC	7427783
61785	VILLADA	106	BLUE FLAX	8/1/2023	BULKY WASTE SRVC	7398507
68711	BRUNNER	1201	BATTENBURG	8/18/2023	BULKY WASTE SRVC	7420978
70668	KHENDEK	912	TWISTED FENCE	8/18/2023	BULKY WASTE SRVC	7418340
70724	JERRARD	13709	LAMPTING	8/11/2023	BULKY WASTE SRVC 6CY	7412045
71076	SCHLEUNING	13812	LETTI	8/11/2023	BULKY WASTE SRVC	7412071
71133	JENKINS	904	LOW BRIM	8/4/2023	BULKY WASTE SRVC	7407780
71269	WONG	13804	MERSEYSIDE	8/11/2023	BULKY WASTE SRVC	7416138
71604	REYEZ	13801	SPRING HEATH	8/11/2023	BULKY WASTE SRVC	7412696
71650	CASTANEDA	1003	TAYSIDE	8/4/2023	BULKY WASTE SRVC	7401585
71715	COOK	1209	TUDOR HOUSE	8/25/2023	BULKY WASTE SRVC 6CY	7427283
71728	AMAYA	1321	TUDOR HOUSE	8/4/2023	BULKY WASTE SRVC	7401271
72040	HYDE	13913	CONNER DOWNS	8/25/2023	BULKY WASTE SRVC	7433586
72047	VALENTINE	13922	CONNER DOWNS	8/25/2023	BULKY WASTE SRVC 3CY	7431892
72095	SHEN	13713	GREINERT	8/4/2023	BULKY WASTE SRVC	7402895
74199	GIOSTRA	15204	HYSON	8/11/2023	BULKY WASTE SRVC	7401591
77732	MESTER	14804	HYSON	8/18/2023	BULKY WASTE SRVC	7421609
94037	WILLIAMS	15216	LADY ELIZABETH	8/18/2023	BULKY WASTE SRVC	7418486
94037	WILLIAMS	15216	LADY ELIZABETH	8/25/2023	BULKY WASTE SRVC	7427398
94456	MANNING	1013	SWEET LEAF	8/11/2023	BULKY WASTE SRVC	7407568
94456	MANNING	1013	SWEET LEAF	8/25/2023	BULKY WASTE SRVC	7433508
94456	MANNING	1013	SWEET LEAF	8/31/2023	BULKY WASTE SRVC	7439212
103889	WILLIAMS	501	SWEET LEAF	8/11/2023	BULKY WASTE SRVC	7411808
103889	WILLIAMS	501	SWEET LEAF	8/16/2023	BULKY WASTE SRVC	7420847
106477	MOODY	1505	TEA LEAF	8/4/2023	BULKY WASTE SRVC	7398162
108005	RICE	1421	TEA LEAF	8/4/2023	BULKY WASTE SRVC	7399949
113771	HEGLE	916	SWEET LEAF	8/11/2023	BULKY WASTE SRVC	7415651
114740	OLIVER	825	SWEET LEAF	8/4/2023	BULKY WASTE SRVC	7400606
144188	PAYNE	14504	LAKE VICTOR	8/18/2023	BULKY WASTE SRVC	7425150
145879	TRAN	14701	FAIRLAND	8/11/2023	BULKY WASTE SRVC	7414430
159070	WONG	14604	LAKE VICTOR	8/11/2023	BULKY WASTE SRVC	7412831

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**Missed Pick-ups**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61800	LE	141	BLUE FLAX	8/8/2023	96G RECY MISS	7411474
69463	MCKAY	13917	CONNER DOWNS	8/8/2023	96G RECY MISS	7410604
71120	DAY	13819	LOTHIAN	8/1/2023	96G TRASH MISS	7399352
71715	COOK	1209	TUDOR HOUSE	8/18/2023	96G TRASH MISS	7427280
92210	GARZA	1500	JASMINE TEA	8/23/2023	96G TRASH MISS	7428495
112988	KANIPPA	14817	FALLING STONE	8/23/2023	96G TRASH MISS	7428388

**Cart Deliveries**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
305712	PERALTA DE AR	904	THAYER	8/25/2023	96G RES TRASH CART DLVR	7432673
305733	NUNEZ	14000	MARICELLA	8/25/2023	96G RES TRASH CART DLVR	7432965
305733	NUNEZ	14000	MARICELLA	8/30/2023	96G RES TRASH CART DLVR	7436453
61788	IBRAHEEM	113	BLUE FLAX	8/18/2023	96G RES TRASH CART DLVR	7419224
69108	PHAIM	14014	CONNER DOWNS	8/8/2023	96G RES TRASH CART DLVR	7412030
71156	JUSTICE	13929	MARICELLA	8/7/2023	96G RES TRASH CART DLVR	7410144
71246	MARTINEZ	14034	MARICELLA	8/7/2023	96G RES TRASH CART DLVR	7410381
71279	NGUYEN	13817	MERSEYSIDE	8/8/2023	96G RES TRASH CART DLVR	7411254
71330	DRAIN	107	MIST FLOWER	8/9/2023	96G RES TRASH CART DLVR	7412632
71410	MONROY	13804	RANDALSTONE	8/18/2023	96G RES TRASH CART DLVR	7424526
71475	GULLARDO	112	SEGOVIA	8/4/2023	96G RES TRASH CART DLVR	7403053
71527	MARIA CASAS	1208	SLEEPYTIME	8/8/2023	96G RES TRASH CART DLVR	7412091
71530	NEIGHBORHOOD	1212	SLEEPYTIME	8/8/2023	96G RES TRASH CART DLVR	7411682
71544	SIMMONS	1312	SLEEPYTIME	8/9/2023	96G RES TRASH CART DLVR	7413690
71614	RIDDLE	13819	SPRING HEATH	8/18/2023	96G RES TRASH CART DLVR	7420993
71638	VARGAS	127	STAR FLOWER	8/2/2023	96G RES TRASH CART DLVR	7398844
71830	SALAS	219	WILD SENNA	8/2/2023	96G RES TRASH CART DLVR	7398887
71844	HARRISON	308	WILD SENNA	8/8/2023	96G RES TRASH CART DLVR	7411158
71844	HARRISON	308	WILD SENNA	8/9/2023	96G RES TRASH CART DLVR	7414161
72071	SALAS	807	CRIEFF CROSS	8/7/2023	96G RES TRASH CART DLVR	7410956
72098	NGUYEN	13717	GREINERT	8/18/2023	96G RES TRASH CART DLVR	7420604
72940	MORENO	14629	LANTERN	8/23/2023	96G RES TRASH CART DLVR	7428908
73555	RIGGS	14612	DREAMTIME	8/8/2023	96G RES TRASH CART DLVR	7411776
81752	ESPINOLA	119	STAR FLOWER	8/2/2023	96G RES TRASH CART DLVR	7398935
85899	MIRANDA	1621	DARJEELING	8/18/2023	96G RES TRASH CART DLVR	7420751
95681	THOMPSON	13708	HARRIS RIDGE	8/30/2023	96G RES RECY CART DLVR	7439548
97227	BELL	14009	HARRIS RIDGE	8/8/2023	96G RES TRASH CART DLVR	7411651
98078	WOMACK	14109	HARRIS RIDGE	8/7/2023	96G RES TRASH CART DLVR	7409152
107071	LOPEZ	14116	HARRIS RIDGE	8/7/2023	96G RES TRASH CART DLVR	7410951
112389	MACEDO	14833	FALLING STONE	8/18/2023	96G RES TRASH CART DLVR	7418731
113252	JOHNS	813	SEBASTIAN	8/7/2023	96G RES TRASH CART DLVR	7410545
114285	DOLLINS	820	SWEET LEAF	8/18/2023	96G RES RECY CART DLVR	7418667
143832	MCCORMICK	14400	CHARLES DICKENS	8/7/2023	96G RES TRASH CART DLVR	7410763



165452	WHELPLEY	809	SEBASTIAN	8/9/2023	96G RES TRASH CART DLVR	7412718
165452	WHELPLEY	809	SEBASTIAN	8/9/2023	96G RES RECY CART DLVR	7412718
246977	ROACH	14104	HONEY GEM	8/23/2023	96G RES TRASH CART DLVR	7430594
303685	SAHIL	14501	JEFFERSON CRAIG	8/4/2023	96G RES TRASH CART DLVR	7402826
303685	SAHIL	14501	JEFFERSON CRAIG	8/4/2023	96G RES RECY CART DLVR	7402826
304735	RIVERA	14603	JEFFERSON CRAIG	8/4/2023	96G RES TRASH CART DLVR	7408765
304735	RIVERA	14603	JEFFERSON CRAIG	8/4/2023	96G RES RECY CART DLVR	7408765
305054	HUYNH	14604	JACKSON BROWNING	8/18/2023	96G RES TRASH CART DLVR	7419062
305054	HUYNH	14604	JACKSON BROWNING	8/18/2023	96G RES RECY CART DLVR	7419062
305382	HUWAIDI	14605	JEFFERSON CRAIG	8/18/2023	96G RES TRASH CART DLVR	7425275
305382	HUWAIDI	14605	JEFFERSON CRAIG	8/18/2023	96G RES RECY CART DLVR	7425275
305836	DE LA ROSA	14509	JEFFERSON CRAIG	8/30/2023	96G RES TRASH CART DLVR	7436469
305836	DE LA ROSA	14509	JEFFERSON CRAIG	8/30/2023	96G RES RECY CART DLVR	7436469

**Cart Swaps**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70651	SOLIS	13801	GOLDEN FLAX	8/4/2023	SWAP 9Y CART FOR SAME	7408357
70724	JERRARD	13709	LAMPTING	8/11/2023	SWAP 9T CART FOR SAME	7412056
70724	JERRARD	13709	LAMPTING	8/18/2023	SWAP 9Y CART FOR SAME	7412057
70742	NGUYEN	13800	LAMPTING	8/18/2023	SWAP 9Y CART FOR SAME	7417348
70742	NGUYEN	13800	LAMPTING	8/18/2023	SWAP 9Y CART FOR SAME	7421228
71336	MORENO	118	MIST FLOWER	8/11/2023	SWAP 9T CART FOR SAME	7416086
71599	CHAIWAIT	13730	SPRING HEATH	8/4/2023	SWAP 9T CART FOR SAME	7398533
71599	CHAIWAIT	13730	SPRING HEATH	8/4/2023	SWAP 9Y CART FOR SAME	7398533
71828	STINSON	214	WILD SENNA	8/4/2023	SWAP 9Y CART FOR SAME	7408557
72048	WALER	13923	CONNER DOWNS	8/11/2023	SWAP 9T CART FOR SAME	7415851
72048	WALER	13923	CONNER DOWNS	8/18/2023	SWAP 9Y CART FOR SAME	7415854
75228	EVANS	1124	DARJEELING	8/4/2023	SWAP 9T CART FOR SAME	7396357
88978	TRAN	1520	LADY GREY	8/11/2023	SWAP 9T CART FOR SAME	7415101
95479	DEJESUS	14113	MERSEYSIDE	8/18/2023	SWAP 9T CART FOR SAME	7424058
112988	KANIPPA	14817	FALLING STONE	8/25/2023	SWAP 9T CART FOR SAME	7428415
116467	SANCHEZ	1500	MORNING MIST	8/18/2023	SWAP 9T CART FOR SAME	7420458
123157	NEWMAN	708	WATSON	8/25/2023	SWAP 9T CART FOR SAME	7428263
249528	SHAHBAZI SYED	14208	PURPLE AZALEA	8/18/2023	SWAP 9T CART FOR SAME	7422395
260189	OLIVAS	110	PEARL BUTTERFLY	8/4/2023	SWAP 9T CART FOR SAME	7399402

**Cart Terms**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
305733	NUNEZ	14000	MARICELLA	8/30/2023	CART 9Y TERM	7436452
96789	HARRIS	13612	HARRIS RIDGE	8/18/2023	CART 9T TERM	7422518
113129	HOANG	14808	FALLING STONE	8/4/2023	CART 9Y TERM	7398517
113896	ARROYO-MARTI	817	SWEET LEAF	8/4/2023	CART 9Y TERM	7398519
113896	ARROYO-MARTI	817	SWEET LEAF	8/25/2023	CART 9Y TERM	7421038
114285	DOLLINS	820	SWEET LEAF	8/11/2023	CART 9Y TERM	7397798

118208	NGUYEN	821	SWEET LEAF	8/25/2023	CART 9Y TERM	7419525
299132	MILLIGAN	15021	VALERIAN TEA	8/11/2023	CART 9T TERM	7410892



<b>Total Yearly Tonnage 2023</b>	<b>1990.19</b>	<b>299.27</b>
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## Northtown MUD - August 2023

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
8/4/2023	41125	A429	3147727	11.48
8/4/2023	41131	A430	3147883	11.74
8/4/2023	41128	A428	3147889	10.9
8/4/2023	41122	A431	3147907	12.18
8/4/2023	41125	A429	3148136	10.24
8/4/2023	41122	A431	3148150	8.41
8/4/2023	41131	A430	3148151	6.37
8/4/2023	41128	A428	3148168	7.42
8/11/2023	41125	A429	3151854	10.23
8/11/2023	41131	A430	3151951	12.78
8/11/2023	41108	A428	3152014	13.48
8/11/2023	44088	A431	3152181	9.83
8/11/2023	41131	A430	3152183	5.03
8/11/2023	41125	A429	3152195	11.44
8/11/2023	41108	A428	3152200	1.79
8/18/2023	41125	A429	3155995	10.45
8/18/2023	41108	A428	3156057	11.58
8/18/2023	41131	A430	3156063	12.14
8/18/2023	41122	A431	3156105	11.04
8/18/2023	41131	A430	3156282	5.13
8/18/2023	41108	A428	3156305	7.51
8/18/2023	41125	A429	3156323	12.24
8/18/2023	41122	A431	3156325	7.19
8/25/2023	44064	A431	3159863	16.22
8/25/2023	41125	A429	3160059	11.07
8/25/2023	41108	A428	3160131	10.68
8/25/2023	41131	A430	3160181	12.81
8/25/2023	44088	A431	3160199	12.45
8/25/2023	41125	A429	3160363	6.85
8/25/2023	41131	A430	3160388	6.54
8/25/2023	41108	A428	3160390	5.77
8/25/2023	44088	A431	3160417	9.31

**Total Trash Tonnage                      312.30**

Total Northtown Containers                      3286  
 /Total containers on all routes                      4509

% of Northtown containers in routes                      72.88%

Total Tonnage                      312.30  
 X % of Northtown containers in routes                      72.88%

**Estimated trash tonnage                      227.59**

### Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
8/4/2023	44053	A514	302722	0.98
8/4/2023	44089	A514	302735	5.05
8/11/2023	44081	A514	303688	3.33
8/11/2023	44089	A515	303744	6.9
8/11/2023	44081	A514	303745	4.74
8/18/2023	41115	A514	304716	10.74
8/18/2023	41115	A514	304750	9.78
8/25/2023	44089	A514	305765	4.58
8/25/2023	42014	A514	305814	0.04
8/25/2023	44089	A514	305822	2.98
8/25/2023	41122	A515	305824	8.03

**Total Recycle Tonnage 47.79**

Total Northtown Containers 3268  
 /Total containers on all routes 3857

% of Northtown containers in routes 84.73%

Total Tonnage 47.79

X % of Northtown containers in routes 84.73%

**Estimated recycle tonnage 40.49**





# Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165

Austin, Texas 78744-2306

Ph: 512-916-6000 Fax: 512-916-6001

[www.capcog.org](http://www.capcog.org)

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

August 21, 2023

Director Lee Hill  
Director of the Northtown Municipal Utility District  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

Dear Director Hill,

The participation of the cities and counties in this region is an important part of CAPCOG's role – we need your input when you have an idea, recommendation or concern. We are also typically seeking candidates to serve on the many committees that guide decisions on criminal justice grants, new training topics for our law enforcement academy, homeland security training to support emergency response, or goals in the comprehensive economic development strategies. We are often looking for interested elected officials and citizens to serve on our advisory committees, so please let me know if you are interested or have a candidate.

Just a reminder on the schedule for some of our program activities this coming year – the Criminal Justice policies will be updated in November leading to grant applications for several funding categories, and the regional plans that support the Homeland Security goals will be updated by October for the 2024 funding cycle. We spent last year selecting the new 9-1-1 call taking equipment with input from our regional stakeholders; the installation will begin in October or sooner in the 31 public safety answering points (PSAPs). The requirements and timeline for solid waste funding this year should be posted by the end of August. And the Aging Services Division continues pilot the CAPABLE and its Care Partner program, offering older adults in Bastrop, Caldwell, Hays and Williamson counties greater assistance with aging in place.

Your membership dues have a direct impact on many of these programs because they are used as match for the grants funding aging services, economic development, law enforcement training, broadband planning, and requests from local governments for data and mapping.

Finally, this is a good opportunity to review your representation on our General Assembly, the governing body of CAPCOG, so we are including a summary of your organization's representation.

As always, please contact me at 512-916-6008 or [bvoights@capcog.org](mailto:bvoights@capcog.org) if any of my staff or I can assist you.

Best regards,

Betty Voights

Enc. Membership Invoice  
General Assembly Representation Summary  
General Assembly Appointment Form



**Capital Area Council of Governments**  
 6800 Burleson Road  
 Building 310, Suite 165  
 Austin, TX 78744  
 Phone: 512-916-6000 Fax: 512-916-6001  
 Federal Tax ID: 74-1689381  
 State of Texas Vendor #17416893810

# Invoice

**To:** Northtown Municipal Utility District  
 c/o Armburst & Brown LLP  
 100 Congress Avenue, Suite 1300  
 Austin, TX 78701

**Date:** August 18, 2023  
**Invoice No.:** 2024M 180  
**Due Before:** December 1, 2023

Description	Amount
2024 CAPCOG Annual Membership Dues	\$ 125.00
<b>Total Due</b>	<b>\$ 125.00</b>

For assistance, please contact Mason W. Canales at 512-916-6163 or [mcanales@capcoq.org](mailto:mcanales@capcoq.org), or Silvia Alvarado at 512-916-6170 or [salvarado@capcoq.org](mailto:salvarado@capcoq.org).

Thank you.

Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson counties. Visit our website at [www.capcoq.org](http://www.capcoq.org)

*Remittance Stub*

**Please detach and return with payment**

**Invoice Date:** August 18, 2023  
**2024 Annual Membership Dues**

**Customer ID:** NORTHTOWN  
 Northtown Municipal Utility District  
 c/o Armburst & Brown LLP  
 100 Congress Avenue, Suite 1300  
 Austin, TX 78701

**Invoice No.:** 2024M 180

**Total Amount Due:** \$ 125.00

**Amount Enclosed:** 125.00

**PLEASE MAKE CHECKS PAYABLE TO:**

Capital Area Council of Governments  
 6800 Burleson Road, Building 310, Suite 165  
 Austin TX 78744





6800 Burleson Road, Building 310, Suite 165  
Austin, Texas 78744-2306  
Ph: 512-916-6000 Fax: 512-916-6001  
[www.capcog.org](http://www.capcog.org)

**BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON**

## **General Assembly Representation Summary for the Northtown MUD**

CAPCOG’s General Assembly is the organization’s governing body for the purposes of selecting the Executive Committee, amending the council’s bylaws, adopting budgets, determining membership dues, and guiding the organization’s mission. Each CAPCOG member appoints representatives to serve as their voice on the General Assembly, and every year CAPCOG provides a list to ensure member’s representative are current. According to the CAPCOG bylaws, full members — counties and municipalities — are entitled at least one representative on the General Assembly; however, they can have additional representatives based on their population as shown below:

<b>Counties</b>	<b>Municipalities</b>	<b>No. of Representatives</b>
Under 20,000	Under 10,000	1
20,000-100,000	10,000-50,000	2
100,000+	50,000-100,000	3
-----	100,000+	4

Associate members — special government districts, school districts, nonprofits, utilities, chambers of commerce, and other governmental agencies — can appoint one representative to the General Assembly. Sustaining members, any person or organization with a positive interest in the welfare of the region, can participate as a non-voting General Assembly representative. At least two-thirds of the General Assembly’s voting representatives must be elected officials.

Based on the US Census’ most recent population estimates and CAPCOG’s bylaws, the **Northtown MUD** qualifies for **1 representative(s)** on the General Assembly. Its current representatives are:

- **Director Lee Hill**

Please provide any updates to **Northtown MUD’s** representative(s) by completing the attached form. More information about CAPCOG’s General Assembly representation is at <https://www.capcog.org/who-we-are/general-assembly/>.

As a reminder, General Assembly Representatives are invited to the September 13th General Assembly Meeting at the Austin SouthPark Hotel, 4140 Governors Row in Austin. Representatives can RSVP at <https://training.capcog.org/classes/general-assembly/>.



# APPOINTMENT FORM - GENERAL ASSEMBLY REPRESENTATIVE CAPITAL AREA COUNCIL OF GOVERNMENTS

The governing bodies of CAPCOG's members designate General Assembly representatives.

- Counties: Official appointments are made at Commissioners Court.
- Cities, Towns, Villages: Official appointments are made at City Council meetings.
- Organizations: Official appointments are made by the Board or other governing body.

**PLEASE COMPLETE THE FOLLOWING SECTION**

Governing Body:

\_\_\_\_\_ County Commissioners Court (e.g., Travis County Commissioners Court)

-OR-

\_\_\_\_\_ City Council (e.g., Austin City Council)

-OR-

X \_\_\_\_\_ Other (Board or other governing body)

Northtown Municipal Utility District

City, County, or Organization being represented

Lee Hill

Name of Representative

Director

Position

P.O. Box 144451

Address

Austin, TX 78714

City, Zip Code

512.663.1966

Telephone Number

Fax Number

lee-northtown@earthlink.net

Email address (General Assembly Reps. will be subscribed to CAPCOG Connections, Training Alerts, & other e-newsletters.)

Check One:

X Reappointment

\_\_\_\_\_ Filling Vacancy

\_\_\_\_\_ Changing Representative

Name of Previous Representative

I confirm our governing body appointed the above individual to serve as a CAPCOG General Assembly

Representative for the above entity on 9/26/2023

Date of Meeting

9/26/2023

Signature of Chief Elected Official/Chair of Governing Board

Date

By: **Brenda Richter, President**

Email this form to [mcanales@capcog.org](mailto:mcanales@capcog.org) or fax it to 512-916-6001. For questions about completing this form, call Mason W. Canales at 512-916-6163.





**SITE PLAN: FINAL INSPECTION RELEASE** **CERTIFICATE OF COMPLIANCE** ✓

Project North Municipal Utility District Administrative Office and Park EV Inspector Oscar Garrido

Address/Location 700 E WELLS BRANCH PARKWAY  
AUSTIN, Texas, 78660, Travis, USA Site Plan No./Case No. SP-2020-0194D

**Type of Project**

- Site Plan with Buildings and Parking
- Site Plan with Utilities Only
- Boat Dock/Bulkheading/Tram
- Site Plan with Parking Only
- Drainage/Detention Only
- Other \_\_\_\_\_

**WQ/Drainage Facilities (Check all that apply)**

- Sedimentation/Filtration
- Detention
- Wet Pond
- Biofiltration
- Retention/Irrigation
- VFS
- Other \_\_\_\_\_

**Jurisdiction**

- City Limits/Full Purpose/Limited Purpose
- ETJ

**Site Plan (Check all that apply)**

- Site Plan: Engineer's Concurrence Letter received
- Completion of Phase \_\_\_\_\_
- Revegetation certified complete in accordance with LDC Section 25-8-182. Temporary ES controls removed

Inspected by:  <u>Oscar Garrido</u>	Date:  <u>8/7/2023</u>
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P.O. Box 3639  
Cedar Park, Texas 78630

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**DATE:** September 18, 2023  
**TO:** Northtown Municipal Utility District  
Board of Directors  
**FROM:** Scott J. Foster, P.E.  
**RE:** Northtown MUD – Engineer’s Report for the September 2023 Board Meeting

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**Report from District Engineer, including:**

***a) Development Updates;***

***i) Village at Northtown Section 2 (Condominiums);***

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

The Board approved the award of the contract at the May 2023 meeting. Construction started in July 2023 and is expected to be completed by early 2024. Attached for approval in accordance with the reimbursement agreement is Pay Estimate No. 1 (\$297,380.17) and Pay Estimate No. 2 (\$37,635.77). There are no change orders provided for the District’s consideration.

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

Phase 2 of the project is expected to start construction late-2023. The developer and District required additional easements and agreements to permit the project which have been executed and recorded. The plans have been technically approved by the District. The restrictive covenant review is pending final approval. A variance request to reduce the building setback (Section 10c – 30 feet required) from District parkland was approved at the March 1, 2023 Board Meeting.

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

Construction has started and is expected to last into 2024.

***iv) The Lakes Retail Center;***

The project started construction in May 2022 and is expected to be completed in the fall of 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 and the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

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.

***vi) JD's Supermarket Dessau;***

Construction plans have been submitted, and the review is on hold pending the receipt of updated documents from the applicant. Construction of the project is anticipated to start in mid -2024.

***b) MS4 Compliance Matters;***

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 provided 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.

A summary of compliance matters has been provided.

***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 requested, 360 PSI contacted TCEQ in July 2023. TCEQ is still processing applications, but it appears that NTMUD will receive a temporary waiver to allow for additional future discussion with the City of Austin. The supplemental modeling study has been completed. The updated report was discussed and accepted by the District at the April 2023 meeting.

KB HOME  
WIRE REQUEST FORM

Division/Company No: Austin / 868

Date Requested: 8/29/2023 Date Required: 9/5/2023

Amount Required: \$ 37,635.77

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

Payee: DNT Construction

Vendor Number\*: 10012748

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

Bank ABA #: 1453042661


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

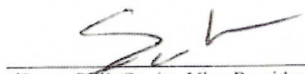
Reason payee cannot be paid by ACH or check: VNT 2 Joint Account

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

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

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

Requested by: Sharie Binger  8/29/23  
(requestor cannot be the approver)

Approved by:   
(Steve Still, Senior Vice President)  
Spencer Kuan

Scott,  
Laura

Digitally signed by  
Scott, Laura  
Date: 2023.08.30  
11:02:58 -07'00'

Treasury Approval: \_\_\_\_\_  
Thad Johnson, SVP and Treasurer



# APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER 1062 KB Home Lone Star, Inc. 10800 Pecan Park Blvd., Suite 200 Austin, TX 78750	PROJECT: 10-2618 Village at Northtown Condominiums Utilities	APPLICATION NO: Two (2) Revised PERIOD TO: 8/1/23 - 8/31/23	Distribution \$ 41,817.52 \$ 4,181.75 \$ 37,635.77
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 150 Austin, TX 78746	DNT CONSTRUCTION INVOICE NO. 2618-2UA CONTRACT DATE:	

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

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

**CONTRACTOR: DNT CONSTRUCTION, LLC**

By: Kristyne Watley Date: 8/28/23  
Kristyne Watley, Contract Administrator

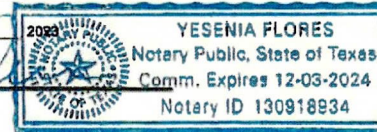
KB Home Lone Star, Inc.  
By: Joselin Sosa Date: 8/29/23

Walker Group Engineering  
By: [Signature] Date: 08/29/2023

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

1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$ -
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 372,239.93
5 Retainage:	
a. 10 % of Cpt Wk \$ 37,223.99 (Column D + E on J703)	
b. 10 % of Stored Mt \$ - (Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 37,223.99
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 335,015.94
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 297,380.17
8 CURRENT PAYMENT DUE	\$ 37,635.77
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 896,511.04

State of: TEXAS County of: TRAVIS  
Subscribed and sworn to before me this 28 day of AUGUST  
Notary Public: Yesenia Flores  
My Commission expires: 12/03/2024  
Northtown MUD



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

**ENGINEER CERTIFICATE FOR PAYMENT**

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

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

By: [Signature] Date: 8/29/2023

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



**DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT**

CONTRACT: Village at Northtown Condominiums

PROGRESS PAYMENT NO: **Two (2) Revised**  
 PROGRESS PAYMENT PERIOD: **8/1/23 - 8/31/23**

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

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

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

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





CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

On receipt by the signer of this document of a check from KB Homes Lone Star Inc. (maker of check) in the sum of \$37,635.77 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of KB Homes Lone Star Inc. (owner) located at Pflugerville, Texas (location) to the following extent: Village at Northtown Condominiums (job description).

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

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

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

Date 8/28/2023

DNT Construction, LLC (Company name)

By *Dean Tomme* (Signature)

Dean Tomme, President (Title)

SUBSCRIBED AND SWORN TO BEFORE ME on this 28 August 2023 to certify which witness my hand and official seal of office.



*Kristyne Watley*  
Notary Public, State of Texas

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



# APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Constructor

TO (OWNER):  
**KB Home Lone Star, Inc.**  
 10800 Pecan Park Blvd., Suite 200  
 Austin, TX 78750

PROJECT: 10-2618  
**Village at Northtown Condominiums**  
 Utilities

APPLICATION NO: **One (1)**  
 PERIOD TO: **7/1/23 - 7/31/23**

Distribution  
 \$ 330,422.41  
 \$ 33,042.24  
**\$ 297,380.17**

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

ENGINEER:  
**Walker Partners, LLC**  
 804 Las Cimas Pkwy., Ste. 150  
 Austin, TX 78746

DNT CONSTRUCTION  
 INVOICE NO. **2618-1U**  
 CONTRACT DATE:

## CHANGE ORDER SUMMARY

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

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

**CONTRACTOR: DNT CONSTRUCTION, LLC**

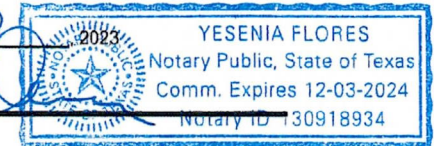
By: Kristyne Watley  
 Kristyne Watley, Contract Administrator

Date: 7/26/23

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

1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$ -
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 330,422.41
5 Retainage:	
a. 10 % of Cpt Wk <u>\$ 33,042.24</u> (Column D + E on J703)	
b. <u>10</u> % of Stored Mtl \$ - (Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 33,042.24
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 297,380.17
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	
8 CURRENT PAYMENT DUE	\$ 297,380.17
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 934,146.81

State of: TEXAS County of: TRAVIS  
 Subscribed and sworn to before me this 24 day of July, 2023  
 Notary Public: **Yesenia Flores**  
 My Commission expires: 12/03/2024



## ENGINEER CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

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

ENGINEER

By: [Signature] Date: 07/26/2023



DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

PROGRESS PAYMENT NO: One (1)  
 PROGRESS PAYMENT PERIOD: 7/1/23 - 7/31/23

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

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

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

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





Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
*Protecting Texas by Reducing and Preventing Pollution*

September 14, 2023

Northtown MUD  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701

RE: Northtown Municipal Utility District  
Permit No. TXR040347

This letter is your notice that the Texas Commission on Environmental Quality (TCEQ) executive director (ED) has acted on the above-named application. According to 30 Texas Administrative Code (TAC) Section 50.135 the ED's action became effective on the date the ED signed the permit or other action. A copy of the final action is enclosed and cites the effective date.

For certain matters, a **motion to overturn**, which is a request that the commission review the ED's action on an application, may be filed with the chief clerk. Whether a motion to overturn is procedurally available for a specific matter is determined by Title 30 of the Texas Administrative Code Chapter 50. According to 30 TAC Section 50.139, an action by the ED is not affected by a motion to overturn filed under this section unless expressly ordered by the commission.

If a motion to overturn is filed, the motion must be received by the chief clerk within 23 days after the date of this letter. An original and 7 copies of a motion must be filed with the chief clerk in person or by mail. The Chief Clerk's mailing address is Office of the Chief Clerk (MC 105), TCEQ, P.O. Box 13087, Austin, Texas 78711-3087. On the same day the motion is transmitted to the chief clerk, please provide copies to the Environmental Law Deputy Director (MC 173), and the Public Interest Counsel (MC 103), both at the same TCEQ address listed above. If a motion is not acted on by the commission within 45 days after the date of this letter, then the motion shall be deemed overruled.

You may also request **judicial review** of the ED's action. The procedure and timelines for seeking judicial review of a commission or ED action are governed by Texas Water Code Section 5.351.

Individual members of the public may seek further information by calling the TCEQ Public Education Program, toll free, at 1-800-687-4040.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gharis".

Laurie Gharis  
Chief Clerk

LG/km

cc: Garrett T. Arthur, TCEQ Public Interest Counsel (MC 103)

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



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## Texas Commission on Environmental Quality

*Protecting Texas by Reducing and Preventing Pollution*

September 14, 2023

Dear Applicant:

Re: TPDES Small Municipal Separate Storm Sewer System (MS4) General Permit (TXR040000)  
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with a small MS4 has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality (TCEQ), the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your small MS4, the coverage effective date, and the expiration date. Please use this authorization number to reference this MS4 for future communications with the TCEQ.

**All authorizations that are active on September 1 of each year will be assessed an annual water quality fee. The billing statement will be mailed to the Operator in November December/January and payment must be made within 30 days to avoid late fees. It is the responsibility of the Operator to notify the TCEQ by submitting a Notice of Change of any change in address supplied on the original NOI.**

For questions related to processing your application, you may contact the Stormwater Processing Center by email at [SWPermit@tceq.texas.gov](mailto:SWPermit@tceq.texas.gov) or by telephone at (512) 239-3700. For technical questions regarding coverage under this general permit, you may contact the stormwater technical staff by email at [SWGp@tceq.texas.gov](mailto:SWGp@tceq.texas.gov) or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at <https://www.tceq.texas.gov/permitting/stormwater>.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Sadlier".

Robert Sadlier, Deputy Director  
Water Quality Division





**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
Texas Pollutant Discharge Elimination System  
Small Municipal Separate Storm Sewer System (MS4) General Permit

The Notice of Intent (NOI) for the Small MS4 listed below was received on May 24, 2019. The intent to discharge stormwater associated with the Small MS4 under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) Small MS4 General Permit TXR040000 is authorized. The MS4 Operator's TPDES Small MS4 General Permit authorization number is:

**TXR040347**  
Coverage Effective: 5/4/2009  
MS4 Level: MS4 LEVEL 2

TCEQ's Small MS4 General Permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater management program (SWMP) that is tailored to your MS4. As an MS4 authorized to discharge under the Small MS4 General Permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties. A copy of this document should be kept with your SWMP.

**PROJECT/SITE INFORMATION:**

RN105597785  
NORTHTOWN MUD MS4  
AREA WITHIN THE ETJ OF THE CITY OF AUSTIN THAT IS LOCATED WITHIN THE  
AUSTIN URBANIZED AREA  
AUSTIN, TX 78660  
TRAVIS COUNTY

**OPERATOR:**

CN601178726  
NORTHTOWN MUD  
100 CONGRESS AVE STE 1300  
AUSTIN, TX 78701-2744

**The Small MS4 General Permit and all authorizations expire on January 24, 2024, unless otherwise amended.** For technical questions, you may contact the Stormwater Team at [SWGPA@tceq.texas.gov](mailto:SWGPA@tceq.texas.gov) or by telephone at (512) 239-4671. Also, you may obtain general permit information about your authorization on the TCEQ website at [https://www2.tceq.texas.gov/wq\\_dpa/](https://www2.tceq.texas.gov/wq_dpa/)

Issued Date: 9/6/2023

  
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FOR THE COMMISSION

# **Northtown Municipal Utility District**

## **Accounting Report**

**September 26, 2023**

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



## Cash Activity Reports

Northtown Municipal Utility District  
 Cash Activity Report - ABC Bank Operating Account  
 August 31, 2023 - September 26, 2023

		General Fund
		Operating Account
<b>Cash Balance - August 31, 2023</b>		<b>20,898.09</b>
<b>Subsequent Activity</b>		<b>250.00</b>
Cash Receipts	Facility Rental	250.00
	<b>Total Subsequent Activity</b>	<b>250.00</b>
<b>Projected Balance as of September 26, 2023</b>		<b>\$ 21,148.09</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**July 31, 2023 - September 26, 2023**

	<b>General Fund Manager's Account</b>
<b>Cash Balance - July 31, 2023</b>	<b>\$ 272,490.23</b>
<b>Subsequent Activity</b>	<b>2,310.30</b>
Transfers approved at the August 22, 2023 Meeting	561,524.12
Expenditures Approved at the August 22, 2023 Meeting	(491,301.37)
Payroll Expenses	(54,767.03)
AT&T Mobility	(92.56)
City of Austin	(39.60)
Optimum	(493.58)
TXU Energy	(1,025.73)
Voided Check	-
Petty Cash	(482.00)
City of Austin	(2,336.65)
Ramona Oliver	(1,151.39)
TML Health	(6,813.50)
TXU Energy	(710.41)
<b>Total Subsequent Activity</b>	<b>2,310.30</b>
<b>Cash Balance - August 31, 2023</b>	<b>\$ 274,800.53</b>
<b>Subsequent Expenditures</b>	<b>(33,390.39)</b>
Payroll Expenses	(18,750.16)
AT&T	(1,096.83)
Charter Communications	(150.34)
City of Austin	(2,127.86)
Optimum Business	(400.00)
Ramona Oliver	(1,279.67)
Travis Central Appraisal District	(7,270.50)
AT&T Mobility	(92.56)
City of Austin	(916.79)
Thornton, Freddie	(1,205.68)
Masters, Haley	(100.00)
<b>Total Subsequent Activity</b>	<b>(33,390.39)</b>
<b>Expenditures to be Approved at September 26, 2023 Meeting</b>	<b>(624,178.34)</b>
360 Professional Services, Inc.	(10,302.00)
Alterman, Inc.	(10,456.00)
Aqua-Tech Laboratories, Inc.	(200.00)
Bott & Douthitt, P.L.L.C.	(5,750.00)
Capital Area Council of Governments	(125.00)
Cattron North America, Inc.	(625.00)
City of Austin	(200,220.21)
City of Austin - CRF	(194,400.00)
City of Round Rock Environmental Services	(250.00)
Crossroads Utility Services	(51,459.11)
Cunningham Recreation	(4,780.59)
Employee Incentive Plans, Inc.	(716.47)
Filtrine Manufacturing Company	(193.04)
Ramona Oliver	(401.05)
Roadrunner Inspection Services	(4,050.00)
Texas Disposal Systems, Inc.	(75,847.23)
Texas First Rentals, LLC	(1,308.86)
Texas Water Conservation Association	(889.00)
TexaScapes	(58,880.40)
Travis County Sheriff's Department	(1,840.00)
Wells Branch Municipal Utility District	(684.38)
Williams Mapping & Consulting	(800.00)
Engineering Fees - August 2023	(10,302.00)
Well Maintenance/Inspections	(10,456.00)
Lab Fees - July 2023	(200.00)
Accounting Services - August 2023	(5,750.00)
2024 Annual Membership Dues	(125.00)
50 Ac Park Well Auto Dialer	(625.00)
W/WW Purchases - August 2023	(200,220.21)
City of Austin Impact Fees July/August 2023	(194,400.00)
Bacteriological Test - 24 PA	(250.00)
Operations - August 2023	(51,459.11)
Replacement Dog Walk	(4,780.59)
401(k) Administration Fee	(716.47)
Brass Solenoid	(193.04)
Expense Reimbursement	(401.05)
Inspection Fees	(4,050.00)
Garbage Fees - August 2023	(75,847.23)
Equipment Rental	(1,308.86)
Membership Renewal 10/2023-10/2024	(889.00)
Landscape/Irrigation Maintenance	(58,880.40)
Security Patrol Vehicle	(1,840.00)
Wholesale Rate Appeal	(684.38)
Monthly MS4 Inspections	(800.00)
<b>Total Expenditures to be Approved</b>	<b>(624,178.34)</b>
<b>Subtotal</b>	<b>(382,768.20)</b>
<b>Transfers to be approved</b>	<b>682,178.34</b>
Transfer for expenditures approved 9/26/2023	624,178.34
Transfer Funds	58,000.00
<b>Projected Balance as of September 26, 2023</b>	<b>\$ 299,410.14</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**August 31, 2023 - September 26, 2023**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - August 31, 2023</b>		<b>\$ 7,439.06</b>
<b>Expenditures to be Approved at September 26, 2023 Meeting</b>		<b>(6,058.60)</b>
1836 Realty Property Management	Customer Refund	(1.23)
Adams, Miranda	Customer Refund	(126.57)
Aguilera, Alejandro	Customer Refund	(27.18)
Aguinaga, Alberto	Customer Refund	(96.04)
Allen, Leah	Customer Refund	(109.30)
AMG Austin Group LLC	Customer Refund	(89.75)
An, Yi	Customer Refund	(54.85)
Azinicuilteco, Ana	Customer Refund	(141.11)
Balderas, Mirna	Customer Refund	(101.90)
Bella Real Estate	Customer Refund	(114.23)
Bourg, Lauren	Customer Refund	(96.97)
Byrd, Brittni	Customer Refund	(120.70)
Cove Park Partners, LLC	Customer Refund	(122.87)
Danh, Jennifer	Customer Refund	(845.06)
Ellison, Ashleigh	Customer Refund	(446.57)
Family Eldercare, Inc.	Customer Refund	(126.19)
Garza, Rosa	Customer Refund	(100.00)
Ge, Reihanem	Customer Refund	(93.87)
Gonzalez, Minerva	Customer Refund	(101.90)
Hernandez III, Isidoro	Customer Refund	(49.47)
Hung, Vu	Customer Refund	(205.47)
Issa, Zakaria	Customer Refund	(26.02)
Ivanova, Elena	Customer Refund	(260.53)
Jaimes, Maritza	Customer Refund	(110.53)
Jecklin Residential, LLC	Customer Refund	(181.76)
Jones, Phillip	Customer Refund	(98.50)
Jorge, Luis	Customer Refund	(62.11)
Jurman, Eran	Customer Refund	(117.94)
KB Homes	Customer Refund	(47.45)
Laleh Investments, LLC	Customer Refund	(150.00)
Leonard, David	Customer Refund	(83.08)
Lessard, Maria	Customer Refund	(49.78)
Luo, Yi	Customer Refund	(117.93)
Mangahas, Robin	Customer Refund	(109.91)
Millman, Tom	Customer Refund	(120.71)
Myrow, Jora	Customer Refund	(190.47)
Ortega, Ruben	Customer Refund	(38.41)
Pickard, Susie	Customer Refund	(27.88)
Ramos Guerra, Maikel	Customer Refund	(201.62)
Rawson, Andrew	Customer Refund	(135.20)
Shen, Irvin	Customer Refund	(131.50)
Spencer, Ina	Customer Refund	(74.44)
Stone Oak Property Management	Customer Refund	(109.30)
Venkataram, Vandana	Customer Refund	(144.95)
Villanueva, Sonya	Customer Refund	(106.83)
Willis, Kira	Customer Refund	(51.62)
Wu, Maureen	Customer Refund	(138.90)
<b>Total Expenditures</b>		<b><u>(6,058.60)</u></b>
<b>Subtotal</b>		<b>1,380.46</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>5,000.00</b>
<b>Projected Balance as of September 26, 2023</b>		<b>\$ 6,380.46</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**August 31, 2023 - September 26, 2023**

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
<b>Cash Balance - August 31, 2023</b>	<b>\$ 49,950.00</b>
<b>Projected Balance as of September 26, 2023</b>	<b>\$ 49,950.00</b>



**Northtown Municipal Utility District  
Cash/Investment Activity Report  
August 31, 2023 - September 26, 2023**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 8/31/2023</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 9/26/2023</u>	<u>Projected Balance 9/26/2023</u>
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 20,898.09	\$ 250.00	\$ -	\$ 21,148.09	\$ -	\$ 21,148.09
ABC Bank - Manager's Account	0.0000%	N/A	274,800.53	-	(657,568.73)	(382,768.20)	682,178.34 (1)(2)	299,410.14
ABC Bank - Customer Refunds	0.0000%	N/A	7,439.06	-	(6,058.60)	1,380.46	5,000.00 (3)	6,380.46
PNC Bank Lockbox	0.0000%	N/A	68,985.10	12,243.84	(9,329.37)	71,899.57	-	71,899.57
Logic Operating - 01	5.5188%	N/A	15,860,354.64	-	-	15,860,354.64	(682,178.34) (1)(2)	15,178,176.30
TexPool Operating	5.3161%	N/A	1,748,281.20	-	-	1,748,281.20	(5,000.00) (3)	1,743,281.20
TexPool Fiscal Surety Trail Easement	5.3161%	N/A	108,734.94	-	-	108,734.94	-	108,734.94
<b>Total - General Fund</b>			<b>18,089,493.56</b>	<b>12,493.84</b>	<b>(672,956.70)</b>	<b>17,429,030.70</b>	<b>-</b>	<b>17,429,030.70</b>
<b>Park Fund -</b>								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.5188%	N/A	49,189.77	-	-	49,189.77	-	49,189.77
TexPool Park	5.3161%	N/A	4,775.48	-	-	4,775.48	-	4,775.48
<b>Total - Park Fund</b>			<b>103,915.25</b>	<b>-</b>	<b>-</b>	<b>103,915.25</b>	<b>-</b>	<b>103,915.25</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.5188%	N/A	15,444.43	-	-	15,444.43	-	15,444.43
Logic - Debt Service	5.5188%	N/A	932,617.11	-	-	932,617.11	-	932,617.11
TexPool - SR 2020 Cap Int	5.3161%	N/A	167,926.86	-	-	167,926.86	-	167,926.86
<b>Total - Debt Service Fund</b>			<b>1,115,988.40</b>	<b>-</b>	<b>-</b>	<b>1,115,988.40</b>	<b>-</b>	<b>1,115,988.40</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.5188%	N/A	2,609.28	-	-	2,609.28	-	2,609.28
TexPool - SR 2020 CPF	5.3161%	N/A	4,639,116.24	-	-	4,639,116.24	-	4,639,116.24
<b>Total - Capital Project Fund</b>			<b>4,641,725.52</b>	<b>-</b>	<b>-</b>	<b>4,641,725.52</b>	<b>-</b>	<b>4,641,725.52</b>
<b>Total - All Funds</b>			<b>\$ 23,951,122.73</b>	<b>\$ 12,493.84</b>	<b>\$ (672,956.70)</b>	<b>\$ 23,290,659.87</b>	<b>\$ -</b>	<b>\$ 23,290,659.87</b>

(1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$624,178.34  
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$58,000.00  
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00

<b>Northtown M.U.D.</b> <b>Collateral Analysis Schedule - ABC Bank</b> <b>8/31/2023</b>
-----------------------------------------------------------------------------------------------

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
<b>ABC Bank -</b>			
Operating Account (General Fund)	\$ 17,898.09		
Manager's Account (General Fund)	439,224.87		
Customer Deposit Account (General Fund)	23,315.46		
Parks Account (Park Fund)	49,950.00		
<b>Total ABC Bank</b>	<b>530,388.42</b>		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,924,440.25	
<b>Total Collateral - ABC Bank</b>			
<b>Total Collateral/Funds ABC Bank</b>	<b>\$ 530,388.42</b>	<b>\$ 2,174,440.25</b>	<b>\$ 1,644,051.83</b>

# Pledges By Pledgee And Maturity



**Pledged To: NORTHTOWN MUD**

American Bank of Commerce - Lubbock, TX

As Of 8/31/2023

Page 28 of 44

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 ANTI	3130AAHE1	AFS	FHLB AGENCY 12/08/23	2.50	Aaa AA+	3,000,000.00 11.67%	350,000.00	350,000.00	350,185.41	346,846.50
FROS: FROST NATL BK - SAN ANTI	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	1,233,253.05	1,141,012.50
FROS: FROST NATL BK - SAN ANTI	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	147,990.37	136,921.50
FROS: FROST NATL BK - SAN ANTI	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,430.00	69,152.25
FROS: FROST NATL BK - SAN ANTI	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	248,100.01	230,507.50
<b>5 Securities Pledged To: NORTH - NORTHTOWN MUD</b>							<b>2,075,000.00</b>	<b>2,075,000.00</b>	<b>2,053,958.83</b>	<b>1,924,440.25</b>

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

TRAVIS COUNTY TAX OFFICE

TXDIST1A

OVERALL COLL/DIST REPORT

DATE 09/01/2023 PAGE 170

RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2022 TO 08/31/2023

YEAR FROM 0000 TO 2022

ALL OTHERS

U84 -- NORTH TOWN MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	4198.72	.00	.00	.00	.00	.00 %	4198.72	.00	.00	.00	.00	.00
2018	7070.93	.00	1906.50	.00	1906.50	26.96 %	5164.43	1172.22	.00	.00	.00	3078.72
2019	10687.73	29.80-	4779.79	29.80	4749.99	44.57 %	5907.94	1879.91	.00	.00	.00	6629.90
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	30797.10-	19767.08	30783.15	11016.07-	886.35 %	10432.08	4880.27	.00	.00	.00	6135.80-
TOTL	87952.37	31708.34-	31042.65	31694.39	651.74-	1.16-%	56895.77	9279.23	.00	.00	.00	8627.49
2022	6803090.01	106831.42-	6747430.34	82560.45	6664869.89	99.53 %	31388.70	10831.55	11.74-	12.37	.00	6675702.07
ENTITY												
TOTL	6891042.38	138539.76-	6778472.99	114254.84	6664218.15	98.69 %	88284.47	20110.78	11.74-	12.37	.00	6684329.56

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

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	(6,110.47)	(3,729.88)	(9,840.35)	(395.28)	(299.29)	(694.57)	(6,505.75)	(4,029.17)	(10,534.92)
BASE TAX REV	(6,110.47)	(3,729.88)	(9,840.35)	(395.28)	(299.29)	(694.57)	(6,505.75)	(4,029.17)	(10,534.92)
TAXES	7,265.89	4,435.16	11,701.05	1,162.73	873.71	2,036.44	8,428.62	5,308.87	13,737.49
PENALTY	715.63	436.82	1,152.45	378.81	283.38	662.19	1,094.43	720.21	1,814.64
JUN									
TAX ADJUSTMENTS	(6,312.88)	(3,853.43)	(10,166.31)	(470.28)	(356.07)	(826.35)	(6,783.16)	(4,209.50)	(10,992.66)
BASE TAX REV	(5,876.77)	(3,587.23)	(9,464.00)	(423.64)	(320.76)	(744.40)	(6,300.41)	(3,907.99)	(10,208.40)
TAXES	4,241.12	2,588.82	6,829.94	1,427.56	1,080.87	2,508.43	5,668.69	3,669.68	9,338.37
PENALTY	417.16	254.64	671.80	418.39	316.78	735.17	835.55	571.42	1,406.97
JUL									
TAX ADJUSTMENTS	(6,509.00)	(3,973.14)	(10,482.14)	(437.06)	(330.91)	(767.97)	(6,946.05)	(4,304.06)	(11,250.11)
BASE TAX REV	(4,950.62)	(3,021.89)	(7,972.51)	(437.06)	(330.91)	(767.97)	(5,387.67)	(3,352.81)	(8,740.48)
TAXES	5,834.57	3,561.46	9,396.03	1,355.37	1,025.14	2,380.51	7,189.93	4,586.61	11,776.54
PENALTY	850.82	519.34	1,370.16	371.89	281.09	652.98	1,222.71	800.43	2,023.14
AUG									
TAX ADJUSTMENTS	(22,368.74)	(13,654.05)	(36,022.79)	(13,526.11)	(10,241.19)	(23,767.30)	(35,894.84)	(23,895.25)	(59,790.09)
BASE TAX REV	(22,368.74)	(13,654.05)	(36,022.79)	(13,526.11)	(10,241.19)	(23,767.30)	(35,894.84)	(23,895.25)	(59,790.09)
TAXES	2,086.81	1,273.80	3,360.61	443.33	336.39	779.72	2,530.14	1,610.19	4,140.33
PENALTY	344.02	210.00	554.02	180.07	136.83	316.90	524.10	346.82	870.92
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	(51,266.79)	(31,293.66)	(82,560.45)	(18,068.61)	(13,625.78)	(31,694.39)	(69,335.41)	(44,919.43)	(114,254.84)
TAXES	4,189,889.06	2,557,541.28	6,747,430.34	17,886.49	13,156.16	31,042.65	4,207,775.55	2,570,697.44	6,778,472.99
PENALTY	6,726.36	4,105.82	10,832.18	5,350.55	3,928.68	9,279.23	12,076.91	8,034.50	20,111.41
TOTAL DISTRIBUTION	4,145,348.62	2,530,353.45	6,675,702.07	5,168.43	3,459.06	8,627.49	4,150,517.05	2,533,812.51	6,684,329.56
BEGINNING									
TAXES RECEIVABLE	4,224,451.53	2,578,638.48	6,803,090.01	47,460.68	40,491.69	87,952.37	4,271,912.20	2,619,130.18	6,891,042.38
TAX ADJUSTMENTS	(66,338.11)	(40,493.31)	(106,831.42)	(18,076.55)	(13,631.79)	(31,708.34)	(84,414.66)	(54,125.10)	(138,539.76)
BASE TAX REV	51,266.79	31,293.66	82,560.45	18,068.61	13,625.78	31,694.39	69,335.41	44,919.43	114,254.84
LESS: COLLECTIONS	(4,189,889.06)	(2,557,541.28)	(6,747,430.34)	(17,886.49)	(13,156.16)	(31,042.65)	(4,207,775.55)	(2,570,697.44)	(6,778,472.99)
TAX									
REC @ END OF PERIOD	19,491.15	11,897.55	31,388.70	29,566.25	27,329.52	56,895.77	49,057.40	39,227.07	88,284.47
	62.10%	37.90%	100.00%						

# Financial Statements

**Northtown M.U.D.**

**Accountant's Compilation Report**

**August 31, 2023**

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the eleven months ended August 31, 2023, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

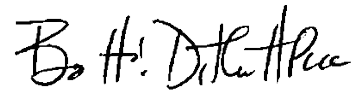
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were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

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

Supplementary Information

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

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



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

September 19, 2023  
Round Rock, TX

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

	<b>Governmental Funds</b>				<b>Governmental Funds Total</b>
	<b>General Fund</b>	<b>Park Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
<b>Assets</b>					
Cash and Cash Equivalents					
Cash on Deposit	\$ 372,122.78	\$ 49,950.00	\$ -	\$ -	\$ 422,072.78
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	17,717,370.78	53,965.25	1,115,988.40	4,641,725.52	23,529,049.95
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	288,456.12	-	-	-	288,456.12
Accrued Service Revenue	393,044.00	-	-	-	393,044.00
Property Taxes	49,057.36	-	39,227.11	-	88,284.47
Other	447,346.30	-	-	-	447,346.30
Interfund	-	695,692.00	26,855.99	40,374.32	762,922.31
<b>Total Assets</b>	<b>\$ 19,267,897.34</b>	<b>\$ 799,607.25</b>	<b>\$ 1,182,071.50</b>	<b>\$ 4,682,099.84</b>	<b>\$ 25,931,675.93</b>
<b>Liabilities</b>					
Accounts Payable	\$ 390,327.27	\$ -	\$ -	\$ -	\$ 390,327.27
Accrued Expenses	28,861.97	-	-	-	28,861.97
Retainage Payable	200,000.01	-	-	-	200,000.01
Payroll Taxes Payable	9.54	-	-	-	9.54
TCEQ Assessment	9,130.16	-	-	-	9,130.16
Customer Meter Deposits	699,209.36	-	-	-	699,209.36
Builder Deposits	17,800.00	-	-	-	17,800.00
Overcollected Property Taxes	-	-	55,174.20	-	55,174.20
Other Deposits	65,804.97	-	-	-	65,804.97
Capital Recovery Fees Payable	194,400.00	-	-	-	194,400.00
Unclaimed Property	10,930.25	-	-	-	10,930.25
Fiscal Surety Village Park Improvements	108,734.94	-	-	-	108,734.94
Interfund	762,922.31	-	-	-	762,922.31
<b>Total Liabilities</b>	<b>2,488,130.78</b>	<b>-</b>	<b>55,174.20</b>	<b>-</b>	<b>2,543,304.98</b>
<b>Deferred Inflows of Resources</b>					
Deferred Revenue - Property Taxes	49,057.36	-	39,227.11	-	88,284.47
<b>Total Deferred Inflows of Resources</b>	<b>49,057.36</b>	<b>-</b>	<b>39,227.11</b>	<b>-</b>	<b>88,284.47</b>
<b>Fund Balance</b>					
Fund Balances:					
Restricted for:					
Debt Service	-	-	1,087,670.19	-	1,087,670.19
Capital Projects	-	-	-	4,682,099.84	4,682,099.84
Unassigned	16,730,709.20	799,607.25	-	-	17,530,316.45
<b>Total Fund Balances</b>	<b>16,730,709.20</b>	<b>799,607.25</b>	<b>1,087,670.19</b>	<b>4,682,099.84</b>	<b>23,300,086.48</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 19,267,897.34</b>	<b>\$ 799,607.25</b>	<b>\$ 1,182,071.50</b>	<b>\$ 4,682,099.84</b>	<b>\$ 25,931,675.93</b>

See Accountants' Report.



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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Revenues:</b>					
Property Taxes, including penalties	\$ 4,150,517.10	\$ -	\$ 2,533,812.46	\$ -	\$ 6,684,329.56
Service Accounts, including penalties	4,028,709.22	-	-	-	4,028,709.22
Park Facility Rental	-	420,000.00	-	-	420,000.00
Other Income	16,679.70	-	-	-	16,679.70
Interest Income	695,176.31	2,263.95	132,995.66	186,192.37	1,016,628.29
<b>Total Revenues</b>	<b>8,891,082.33</b>	<b>422,263.95</b>	<b>2,666,808.12</b>	<b>186,192.37</b>	<b>12,166,346.77</b>
<b>Expenditures:</b>					
Current-					
WATER					
Bulk Water Purchase	866,464.41	-	-	-	866,464.41
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	74,749.96	-	-	-	74,749.96
Meter Purchases	784.00	-	-	-	784.00
Water Tap Inspections	26,750.00	-	-	-	26,750.00
WASTEWATER					
Bulk Wastewater Purchases	1,052,647.90	-	-	-	1,052,647.90
Wastewater System Maintenance	30,584.54	-	-	-	30,584.54
Lift Station Maintenance	157,596.24	-	-	-	157,596.24
Chemicals	58,694.06	-	-	-	58,694.06
ADMINISTRATIVE					
Director Fees	4,942.00	-	-	-	4,942.00
Payroll Taxes	26,466.74	-	-	-	26,466.74
Legal Fees - General	91,171.18	-	-	-	91,171.18
Legal Fees - Covenants	15,218.00	-	-	-	15,218.00
Management Services	367,026.76	-	-	-	367,026.76
Accounting Fees	65,875.00	-	-	-	65,875.00
Financial Advisor Fees	1,434.42	-	1,125.58	-	2,560.00
Audit Fees	17,500.00	-	-	-	17,500.00
Engineering Fees - General	19,994.00	-	-	-	19,994.00
Engineering Fees - Special	23,731.44	-	-	-	23,731.44
Professional Fees	6,368.76	-	-	-	6,368.76
Tax Collector/Appraisal Fees	22,479.93	-	13,721.94	-	36,201.87
Insurance	2,664.56	-	-	-	2,664.56
Credit Card Fees	93,703.93	-	-	-	93,703.93
Bank Service Charges	8,043.02	-	-	-	8,043.02
Conference/Training	4,292.05	-	-	-	4,292.05
PARKS					
Park Landscape Maintenance	452,320.00	-	-	-	452,320.00
Landscape Contingency	69,273.98	-	-	-	69,273.98
Park Facility Maintenance	46,142.99	-	-	-	46,142.99
Security	62,617.50	-	-	-	62,617.50
Well Repairs	54,019.47	-	-	-	54,019.47
Irrigation Repairs	12,570.14	-	-	-	12,570.14
Park Utilities	10,760.80	-	-	-	10,760.80
OTHER					
Nightwatchman Lights	17,134.82	-	-	-	17,134.82
Garbage Collection	832,605.99	-	-	-	832,605.99
Office Staff Expenses	332,816.13	-	-	-	332,816.13
Office Expenses	91,784.92	-	-	-	91,784.92
Public Notices	286.00	-	-	-	286.00
Telephone	9,657.68	-	-	-	9,657.68
Miscellaneous	761.64	-	-	-	761.64
Debt Service -					
Bond Principal Expense	-	-	1,770,000.00	-	1,770,000.00
Bond Interest Expense	-	-	649,425.00	-	649,425.00
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	184,845.49	-	-	-	184,845.49
<b>Total Expenditures</b>	<b>5,224,438.70</b>	<b>-</b>	<b>2,435,472.52</b>	<b>-</b>	<b>7,659,911.22</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>3,666,643.63</b>	<b>422,263.95</b>	<b>231,335.60</b>	<b>186,192.37</b>	<b>4,506,435.55</b>
<b>Fund Balance, October 1, 2022</b>	<b>13,064,065.57</b>	<b>377,343.30</b>	<b>856,334.59</b>	<b>4,495,907.47</b>	<b>18,793,650.93</b>
<b>Fund Balance, August 31, 2023</b>	<b>\$ 16,730,709.20</b>	<b>\$ 799,607.25</b>	<b>\$ 1,087,670.19</b>	<b>\$ 4,682,099.84</b>	<b>\$ 23,300,086.48</b>

## **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**  
**August 31, 2023**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenues:</b>						
<b>OPERATING</b>						
Water Service Fees	\$ 142,518	\$ 137,396	\$ 5,122	\$ 1,365,868	\$ 1,307,267	\$ 58,601
Water Tap Fees	6,600	4,800	1,800	33,600	55,200	(21,600)
Wastewater Service Fees	107,567	114,003	(6,436)	1,208,205	1,254,033	(45,828)
Wastewater Tap Fees	6,600	4,800	1,800	33,000	55,200	(22,200)
Basic Services	121,727	117,225	4,502	1,275,028	1,289,475	(14,447)
Application Fees	2,519	833	1,686	17,370	9,163	8,207
Service Penalties	9,021	3,333	5,688	77,404	36,663	40,741
Water and W/W Inspections	3,610	2,500	1,110	18,235	27,500	(9,265)
<b>Total Operating</b>	<b>400,162</b>	<b>384,890</b>	<b>15,272</b>	<b>4,028,709</b>	<b>4,034,501</b>	<b>(5,792)</b>
<b>OTHER OPERATING</b>						
Property Tax	(33,365)	-	(33,365)	4,138,440	3,991,615	146,825
Property Tax Penalty	524	-	524	12,077	-	12,077
<b>Total Other Operating</b>	<b>(32,841)</b>	<b>-</b>	<b>(32,841)</b>	<b>4,150,517</b>	<b>3,991,615</b>	<b>158,902</b>
<b>NON-OPERATING</b>						
Miscellaneous Revenue	3,200	2,500	700	16,680	27,500	(10,820)
Investment Interest	80,552	10,000	70,552	695,176	110,000	585,176
<b>Total Non-Operating</b>	<b>83,752</b>	<b>12,500</b>	<b>71,252</b>	<b>711,856</b>	<b>137,500</b>	<b>574,356</b>
<b>Total Operating Revenues</b>	<b>451,073</b>	<b>397,390</b>	<b>53,683</b>	<b>8,891,082</b>	<b>8,163,616</b>	<b>727,466</b>
<b>OTHER</b>						
Park Fees	(6,000)	2,500	(8,500)	420,000	27,500	392,500
Park Interest Revenue	249	25	224	2,264	275	1,989
<b>Total Other</b>	<b>(5,751)</b>	<b>2,525</b>	<b>(8,276)</b>	<b>422,264</b>	<b>27,775</b>	<b>394,489</b>
<b>Total Revenues</b>	<b>445,322</b>	<b>399,915</b>	<b>45,407</b>	<b>9,313,346</b>	<b>8,191,391</b>	<b>1,121,955</b>
<b>Expenditures:</b>						
<b>OFFICE</b>						
Office Rent	(1,577)	-	1,577	47,422	46,632	(790)
Employee Benefits	6,876	7,621	745	58,956	83,833	24,877
Mileage Reimbursement	313	300	(13)	2,826	3,300	474
Office Utilities	1,949	2,500	551	22,494	27,500	5,006
Wages	24,457	32,203	7,746	271,034	354,230	83,196
Office Expenses	731	1,250	519	21,868	13,750	(8,118)
<b>Total Office Expenditures</b>	<b>32,749</b>	<b>43,874</b>	<b>11,125</b>	<b>424,601</b>	<b>529,245</b>	<b>104,644</b>

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>WATER</b>						
Bulk Water Purchases (Var)	102,257	152,854	50,597	866,464	1,454,346	587,882
Bulk Water Purchases (Fixed)	-	-	-	-	-	-
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	6,085	8,333	2,248	74,750	91,667	16,917
Water Meters	-	-	-	784	-	(784)
<b>Total Water</b>	<b>108,342</b>	<b>162,387</b>	<b>54,045</b>	<b>954,407</b>	<b>1,567,813</b>	<b>613,406</b>
<b>WASTEWATER</b>						
Bulk W/W Purchases	97,963	128,193	30,230	1,052,648	1,410,123	357,475
W/W System Maintenance	348	25,000	24,653	30,585	275,000	244,415
Lift Station Maintenance	14,106	10,000	(4,106)	157,596	140,000	(17,596)
Chemicals	-	6,667	6,667	58,694	73,337	14,643
<b>Total Wastewater</b>	<b>116,192</b>	<b>171,060</b>	<b>54,868</b>	<b>1,321,523</b>	<b>1,912,260</b>	<b>590,737</b>
<b>ADMINISTRATIVE</b>						
Director Fees	442	2,000	1,558	4,942	17,850	12,908
Payroll Taxes	2,500	3,475	975	26,467	38,225	11,758
Legal Fees-General	7,500	7,667	167	91,171	84,337	(6,834)
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	1,500	3,250	1,750	15,218	35,750	20,532
Management Services	33,399	33,838	439	367,027	372,218	5,191
Bookkeeping Services	5,750	6,020	270	65,875	66,980	1,105
Financial Advisor Services	-	-	-	1,434	1,500	66
Audit Fees	-	-	-	17,500	17,000	(500)
Engineering Fees	1,734	1,817	83	19,994	19,987	(7)
Engineering Fees-Special	-	6,667	6,667	23,731	73,337	49,606
Professional Fees	1,484	4,333	2,849	6,369	47,663	41,294
Tax Assess/Collector Fees	4,515	-	(4,515)	22,480	17,000	(5,480)
Permits/MemberDues/Lic.	-	-	-	-	1,000	1,000
Insurance	-	-	-	2,665	-	(2,665)
Credit Card Fees	8,657	7,667	(990)	93,704	84,337	(9,367)
Conference/Training	125	-	(125)	4,292	6,000	1,708
<b>Total Administrative</b>	<b>67,606</b>	<b>76,734</b>	<b>9,128</b>	<b>762,869</b>	<b>883,184</b>	<b>120,315</b>

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>PARKS</b>						
Landscape-Parks	49,895	49,895	-	452,320	548,845	96,525
Landscape-Contingency	8,329	11,333	3,004	69,274	124,663	55,389
Park Maintenance	4,549	7,833	3,284	46,143	86,163	40,020
Well Maintenance	9,370	6,250	(3,120)	54,019	68,750	14,731
Park Utilities	1,652	1,500	(152)	10,761	16,500	5,739
Security	6,840	11,550	4,710	62,618	127,050	64,433
Irrigation Repairs	1,162	2,629	1,467	12,570	28,919	16,349
Pond Restoration	-	3,750	3,750	-	41,250	41,250
Trail Maintenance	-	-	-	-	-	-
Fence Repair	-	-	-	-	-	-
<b>Total Parks</b>	<b>81,797</b>	<b>94,740</b>	<b>12,943</b>	<b>707,705</b>	<b>1,042,140</b>	<b>334,435</b>
<b>OTHER</b>						
Meefing Expenses	-	14	14	-	136	136
Nightwatchman	1,626	1,667	41	17,135	18,337	1,202
Miscellaneous	789	1,000	211	8,805	11,000	2,195
Garbage Collection	75,847	76,865	1,018	832,606	845,515	12,909
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	286	2,288	2,002
Signage	-	-	-	-	-	-
Telephone	1,147	350	(797)	9,658	3,850	(5,808)
<b>Total Other</b>	<b>79,410</b>	<b>80,104</b>	<b>694</b>	<b>868,489</b>	<b>881,126</b>	<b>12,637</b>
<b>Total Expenditures</b>	<b>486,095</b>	<b>628,899</b>	<b>142,804</b>	<b>5,039,593</b>	<b>6,815,768</b>	<b>1,776,175</b>
<b>Operating Excess/(Deficiency)</b>	<b>(35,022)</b>	<b>(231,509)</b>	<b>196,487</b>	<b>3,851,489</b>	<b>1,347,848</b>	<b>2,503,641</b>
<b>CAPITAL OUTLAY</b>						
Design & Planning (SM & Wildflower Pc	-	-	-	-	-	-
Settlers Meadow Park/Admin Bldg (50	7,191	-	(7,191)	130,545	100,000	(30,546)
Tree Program	-	-	-	-	-	-
Trail Conversion	34,800	34,800	-	54,300	54,300	-
Fence-Merseyside	-	-	-	-	-	-
<b>Total Capital Outlay</b>	<b>41,991</b>	<b>34,800</b>	<b>(7,191)</b>	<b>184,845</b>	<b>154,300</b>	<b>(30,546)</b>
<b>Total Expenses &amp; Park CIP</b>	<b>528,086</b>	<b>663,699</b>	<b>135,613</b>	<b>5,224,439</b>	<b>6,970,068</b>	<b>1,745,629</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ (82,764)</b>	<b>\$ (263,784)</b>	<b>\$ 181,020</b>	<b>\$ 4,088,908</b>	<b>\$ 1,221,323</b>	<b>\$ 2,867,584</b>

**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	Actual May-23	Actual Jun-23	Actual Jul-23	Actual Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance
<b>Revenues:</b>															
<b>OPERATING</b>															
Water Service Fees	\$ 1,444,676	\$ 137,129	\$ 111,795	\$ 183,462	\$ 104,381	\$ 117,796	\$ 92,511	\$ 88,798	\$ 132,693	\$ 88,197	\$ 166,587	\$ 142,518	\$ 137,409	\$ 1,503,277	\$ 58,601
Water Tap Fees	60,000	0	4,800	600	0	2,400	3,600	6,000	2,400	5,400	1,800	6,600	4,800	38,400	(21,600)
Wastewater Service Fees	1,368,040	116,972	111,576	115,684	106,941	118,463	105,415	95,314	117,935	95,364	116,975	107,567	114,007	1,322,212	(45,828)
Wastewater Tap Fees	60,000	0	4,800	600	0	2,400	3,000	6,000	2,400	5,400	1,800	6,600	4,800	37,800	(22,200)
Basic Services	1,406,700	105,587	105,726	106,744	106,176	121,700	121,462	121,165	121,496	121,227	122,018	121,727	117,225	1,392,253	(14,447)
Application Fees	10,000	1,932	1,114	1,152	1,111	936	1,620	1,621	1,613	1,512	2,240	2,519	837	18,207	8,207
Service Penalties	40,000	8,412	6,259	915	15,146	4,873	5,846	5,544	6,027	9,581	5,778	9,021	3,337	80,741	40,741
Water and W/W Inspections	30,000	0	2,400	300	0	1,200	2,400	3,000	1,200	3,225	900	3,610	2,500	20,735	(9,265)
<b>Total Operating</b>	<b>4,419,416</b>	<b>370,032</b>	<b>348,471</b>	<b>409,456</b>	<b>333,754</b>	<b>369,768</b>	<b>335,855</b>	<b>327,442</b>	<b>385,764</b>	<b>329,906</b>	<b>418,098</b>	<b>400,162</b>	<b>384,915</b>	<b>4,413,624</b>	<b>(5,792)</b>
<b>OTHER OPERATING</b>															
Property Tax	3,991,615	1,045	67,230	2,464,049	1,386,920	214,200	32,039	3,230	1,923	(632)	1,802	(33,365)	-	4,138,440	146,825
Property Tax Penalty	0	225	39	946	(85)	2,683	3,725	868	1,094	836	1,223	524	-	12,077	12,077
<b>Total Other Operating</b>	<b>3,991,615</b>	<b>1,270</b>	<b>67,268</b>	<b>2,464,994</b>	<b>1,386,835</b>	<b>216,883</b>	<b>35,764</b>	<b>4,097</b>	<b>3,017</b>	<b>204</b>	<b>3,025</b>	<b>(32,841)</b>	<b>-</b>	<b>4,150,517</b>	<b>158,902</b>
<b>NON-OPERATING</b>															
Miscellaneous Revenue	30,000	400	(800)	(200)	-	38	193	13,485	125	250	(11)	3,200	2,500	19,180	(10,820)
Investment Interest	120,000	36,164	43,046	49,615	51,165	57,670	71,433	72,448	77,661	75,941	79,482	80,552	10,000	705,176	585,176
<b>Total Non-Operating</b>	<b>150,000</b>	<b>36,564</b>	<b>42,246</b>	<b>49,415</b>	<b>51,165</b>	<b>57,707</b>	<b>71,626</b>	<b>85,933</b>	<b>77,786</b>	<b>76,191</b>	<b>79,471</b>	<b>83,752</b>	<b>12,500</b>	<b>724,356</b>	<b>574,356</b>
<b>Total Operating Revenues</b>	<b>8,561,031</b>	<b>407,866</b>	<b>457,986</b>	<b>2,923,866</b>	<b>1,771,754</b>	<b>644,359</b>	<b>443,245</b>	<b>417,473</b>	<b>466,568</b>	<b>406,301</b>	<b>500,593</b>	<b>451,073</b>	<b>397,415</b>	<b>9,288,497</b>	<b>727,466</b>
<b>OTHER</b>															
Park Fees	30,000	-	-	-	-	-	-	-	176,400	-	249,600	(6,000)	2,500	422,500	392,500
Park Interest Revenue	300	136	166	190	201	190	214	216	233	229	240	249	25	2,289	1,989
<b>Total Other</b>	<b>30,300</b>	<b>136</b>	<b>166</b>	<b>190</b>	<b>201</b>	<b>190</b>	<b>214</b>	<b>216</b>	<b>176,633</b>	<b>229</b>	<b>249,840</b>	<b>(5,751)</b>	<b>2,525</b>	<b>424,789</b>	<b>394,489</b>
<b>Total Revenues</b>	<b>8,591,331</b>	<b>408,002</b>	<b>458,152</b>	<b>2,924,056</b>	<b>1,771,954</b>	<b>644,548</b>	<b>443,459</b>	<b>417,689</b>	<b>643,201</b>	<b>406,530</b>	<b>750,433</b>	<b>445,322</b>	<b>399,940</b>	<b>9,713,286</b>	<b>1,121,955</b>
<b>Expenditures:</b>															
Office Rent	46,632	5,081	5,081	5,081	5,116	5,340	5,340	5,340	7,280	5,340	-	(1,577)	-	47,422	(790)
Employee Benefits	91,454	4,924	4,940	4,297	4,942	5,585	4,990	4,987	5,067	6,496	5,851	6,876	7,621	66,577	24,877
Mileage Reimb.	3,600	275	238	-	214	517	-	449	292	290	238	313	300	3,126	474
Office Utilities	30,000	1,889	1,996	2,040	2,044	2,139	1,849	2,195	967	3,377	2,051	1,949	2,500	24,994	5,006
Wages	386,433	21,366	22,372	22,372	22,551	23,254	27,621	24,032	28,547	27,601	26,861	24,457	32,203	303,237	83,196
Office Expenses	15,000	140	677	297	587	1,147	3,372	1,603	8,932	3,735	647	731	1,250	23,118	(8,118)
<b>Total Water</b>	<b>573,119</b>	<b>33,675</b>	<b>35,304</b>	<b>34,087</b>	<b>35,454</b>	<b>37,982</b>	<b>43,173</b>	<b>38,607</b>	<b>51,085</b>	<b>46,839</b>	<b>35,649</b>	<b>32,749</b>	<b>43,874</b>	<b>468,475</b>	<b>104,644</b>

**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	Actual May-23	Actual Jun-23	Actual Jul-23	Actual Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance	
<b>WATER</b>															
Bulk Water Purchases (Var)	1,607,215	109,181	69,472	73,232	68,640	58,028	76,932	66,498	60,514	90,068	91,642	102,257	152,869	1,019,333	587,882
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	5,978	12,129	5,454	3,263	6,085	8,333	83,083	16,917
Water Tap Inspection	15,000	-	-	400	-	-	1,650	2,350	350	-	-	-	1,200	5,950	9,050
Water Meters	50,000	-	679	-	-	105	-	-	-	-	-	-	50,000	50,784	(784)
<b>Total Water</b>	<b>1,780,215</b>	<b>113,475</b>	<b>90,225</b>	<b>79,541</b>	<b>78,491</b>	<b>63,208</b>	<b>82,879</b>	<b>74,826</b>	<b>72,993</b>	<b>95,521</b>	<b>94,904</b>	<b>108,342</b>	<b>212,402</b>	<b>1,166,809</b>	<b>613,406</b>
<b>WASTEWATER</b>															
Bulk W/W Purchases	1,538,318	99,227	99,227	99,227	99,227	81,445	97,963	96,441	85,847	98,120	97,963	97,963	128,195	1,180,843	357,475
W/W System Maintenance	300,000	7,038	1,236	10,403	678	610	355	895	2,505	5,993	525	348	25,000	55,585	244,415
W/W Tap Inspections	15,000	-	3,150	2,700	800	3,025	1,575	250	2,950	3,425	350	3,775	1,200	23,200	(8,200)
Lift Station Maintenance	180,000	6,766	12,250	11,797	15,285	14,932	16,624	13,666	24,450	15,883	11,838	14,106	40,000	197,596	(17,596)
Chemicals	80,000	6,550	13,086	-	10,591	-	-	15,616	-	-	12,852	-	6,663	65,357	14,643
<b>Total Wastewater</b>	<b>2,113,318</b>	<b>119,580</b>	<b>128,948</b>	<b>124,127</b>	<b>126,581</b>	<b>100,012</b>	<b>116,516</b>	<b>126,867</b>	<b>115,752</b>	<b>123,422</b>	<b>123,527</b>	<b>116,192</b>	<b>201,058</b>	<b>1,522,581</b>	<b>590,737</b>
<b>ADMINISTRATIVE</b>															
Director Fees	20,000	300	300	450	900	-	600	300	300	1,050	300	442	2,150	7,092	12,908
Payroll Taxes	41,695	2,118	2,546	2,502	2,593	2,137	2,451	2,208	2,525	2,466	2,422	2,500	3,470	29,937	11,758
Legal Fees-General	92,000	9,729	8,083	8,000	6,078	7,041	7,500	10,669	8,818	7,981	9,772	7,500	7,663	98,834	(6,834)
Legal Fees-Covenants	39,000	878	472	500	2,952	1,361	3,000	276	1,566	1,061	1,651	1,500	3,250	18,468	20,532
Management Services	406,058	30,848	32,995	36,813	33,340	33,062	33,356	33,561	33,271	33,200	33,184	33,399	33,840	400,867	5,191
Bookkeeping Services	73,000	5,750	5,875	5,750	7,000	6,000	6,000	5,875	5,875	6,000	6,000	5,750	6,020	71,895	1,105
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	1,734	1,734	1,734	1,734	1,813	21,807	(7)
Engineering Fees-Special	80,000	270	4,590	515	826	5,897	5,722	5,635	-	-	275	-	6,663	30,394	49,606
Professional Fees	52,000	-	-	-	-	800	800	800	84	1,600	800	1,484	4,337	10,706	41,294
Tax Assess/Collector Fees	22,000	-	-	8,936	-	4,515	-	-	-	4,515	-	4,515	5,000	27,480	(5,480)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Insurance	40,000	995	-	-	-	(1,831)	-	-	3,501	-	-	-	40,000	42,665	(2,665)
Credit Card Fees	92,000	8,500	7,278	10,128	11,368	7,214	5,000	10,120	8,381	8,558	8,500	8,657	7,663	101,367	(9,367)
Conference/Training	6,000	-	-	-	915	-	-	-	-	3,252	-	125	-	4,292	1,708
<b>Total Administrative</b>	<b>1,005,053</b>	<b>62,556</b>	<b>63,872</b>	<b>89,328</b>	<b>68,625</b>	<b>71,430</b>	<b>66,163</b>	<b>71,179</b>	<b>66,056</b>	<b>71,415</b>	<b>64,639</b>	<b>67,606</b>	<b>121,869</b>	<b>884,738</b>	<b>120,315</b>



**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	Actual May-23	Actual Jun-23	Actual Jul-23	Actual Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance
<b>PARKS</b>															
Landscape-Parks	598,740	39,170	39,170	39,170	39,170	39,170	39,170	39,170	39,170	39,170	49,895	49,895	49,895	502,215	96,525
Landscape-Contingency	136,000	14,400	14,110	9,100	-	-	3,017	-	8,223	12,094	-	8,329	11,337	80,611	55,389
Park Maintenance	94,000	1,037	2,094	10,134	727	2,948	2,697	818	3,865	14,598	2,677	4,549	7,837	53,980	40,020
Well Maintenance	75,000	1,035	-	1,087	-	1,086	2,930	-	2,878	526	35,108	9,370	6,250	60,269	14,731
Park Utilities	18,000	747	653	614	640	518	781	1,150	1,145	1,286	1,574	1,652	1,500	12,261	5,739
Security	138,600	6,743	7,785	4,270	3,540	5,580	4,560	5,870	4,590	4,050	8,790	6,840	11,550	74,168	64,433
Irrigation Repairs	31,550	4,094	-	150	-	-	155	203	667	807	5,333	1,162	2,631	15,201	16,349
Pond Restoration	45,000	-	-	-	-	-	-	-	-	-	-	-	3,750	3,750	41,250
Trail Maintenance	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Parks</b>	<b>1,172,890</b>	<b>67,225</b>	<b>63,812</b>	<b>64,524</b>	<b>44,077</b>	<b>49,302</b>	<b>53,311</b>	<b>47,210</b>	<b>60,539</b>	<b>72,531</b>	<b>103,377</b>	<b>81,797</b>	<b>130,750</b>	<b>838,455</b>	<b>334,435</b>
<b>OTHER</b>															
Meeting Expenses	150	-	-	-	-	-	-	-	-	-	-	-	14	14	136
Nightwatchman	20,000	1,430	1,430	1,429	1,430	1,624	1,622	1,667	1,627	1,625	1,626	1,626	1,663	18,798	1,202
Miscellaneous	12,000	771	882	1,046	384	808	804	786	801	796	937	789	1,000	9,805	2,195
Garbage Collection	922,374	75,693	75,693	75,000	75,687	76,362	75,623	75,623	75,623	75,716	75,739	75,847	76,859	909,465	12,909
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	286	-	-	-	-	-	-	-	212	498	2,002
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	798	1,127	994	1,147	350	10,008	(5,808)
<b>Total Other</b>	<b>998,224</b>	<b>78,568</b>	<b>78,827</b>	<b>78,259</b>	<b>78,640</b>	<b>79,653</b>	<b>78,849</b>	<b>78,874</b>	<b>78,849</b>	<b>79,264</b>	<b>79,296</b>	<b>79,410</b>	<b>117,098</b>	<b>985,587</b>	<b>12,637</b>
<b>Total Expenditures</b>	<b>7,642,819</b>	<b>475,080</b>	<b>460,988</b>	<b>469,866</b>	<b>431,868</b>	<b>401,587</b>	<b>440,891</b>	<b>437,563</b>	<b>445,274</b>	<b>488,992</b>	<b>501,391</b>	<b>486,095</b>	<b>827,051</b>	<b>5,866,644</b>	<b>1,776,175</b>
<b>Operating Excess/(Deficiency)</b>	<b>948,512</b>	<b>(67,214)</b>	<b>(3,002)</b>	<b>2,454,000</b>	<b>1,339,886</b>	<b>242,771</b>	<b>2,355</b>	<b>(20,090)</b>	<b>21,294</b>	<b>(82,691)</b>	<b>(798)</b>	<b>(35,022)</b>	<b>(429,636)</b>	<b>3,846,642</b>	<b>2,898,130</b>
<b>CAPITAL OUTLAY</b>															
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	4,915	58,584	6,598	7,191	0	130,546	(30,546)
Tree Program	80,000	-	-	-	-	-	-	-	-	-	-	-	80,000	80,000	-
Trail Conversion	80,000	-	-	-	-	-	-	-	-	-	19,500	34,800	25,700	80,000	-
Fence-Merseyside	175,000	-	-	-	-	-	-	-	-	-	-	-	175,000	175,000	-
<b>Total Capital Outlay</b>	<b>515,000</b>	<b>19,081</b>	<b>5,229</b>	<b>1,377</b>	<b>3,618</b>	<b>3,619</b>	<b>11,304</b>	<b>9,031</b>	<b>4,915</b>	<b>58,584</b>	<b>26,098</b>	<b>41,991</b>	<b>360,700</b>	<b>545,546</b>	<b>(30,546)</b>
<b>Total Expenses &amp; Park CIP</b>	<b>8,157,819</b>	<b>494,161</b>	<b>466,217</b>	<b>471,243</b>	<b>435,486</b>	<b>405,206</b>	<b>452,194</b>	<b>446,594</b>	<b>450,188</b>	<b>547,576</b>	<b>527,489</b>	<b>528,086</b>	<b>1,187,751</b>	<b>6,412,190</b>	<b>1,745,629</b>
<b>Net Revenues/(Deficit)</b>	<b>433,512</b>	<b>(86,159)</b>	<b>(8,065)</b>	<b>2,452,813</b>	<b>1,336,468</b>	<b>239,342</b>	<b>(8,735)</b>	<b>(28,905)</b>	<b>193,013</b>	<b>(141,045)</b>	<b>222,944</b>	<b>(82,764)</b>	<b>(787,811)</b>	<b>3,301,096</b>	<b>2,867,584</b>

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1836 Realty Property Management	0.00	1.23	0.00	0.00	0.00	1.23
360 Professional Services, Inc.	10,302.00	0.00	0.00	0.00	0.00	10,302.00
Adams, Miranda	0.00	126.57	0.00	0.00	0.00	126.57
Aguilera, Alejandro	0.00	27.18	0.00	0.00	0.00	27.18
Aguinaga, Alberto	0.00	96.04	0.00	0.00	0.00	96.04
Allen, Leah	0.00	109.30	0.00	0.00	0.00	109.30
Alterman, Inc.	7,198.00	2,172.00	0.00	0.00	0.00	9,370.00
AMG Austin Group LLC	0.00	89.75	0.00	0.00	0.00	89.75
An, Yi	0.00	54.85	0.00	0.00	0.00	54.85
Aqua-Tech Laboratories, Inc.	0.00	200.00	0.00	0.00	0.00	200.00
AT&T	1,096.83	0.00	0.00	0.00	0.00	1,096.83
Azinicuilteco, Ana	0.00	141.11	0.00	0.00	0.00	141.11
Balderas, Mirna	0.00	101.90	0.00	0.00	0.00	101.90
Bella Real Estate	0.00	114.23	0.00	0.00	0.00	114.23
Bott & Douthitt, P.L.L.C.	5,750.00	0.00	0.00	0.00	0.00	5,750.00
Bourg, Lauren	0.00	96.97	0.00	0.00	0.00	96.97
Byrd, Brittni	0.00	120.70	0.00	0.00	0.00	120.70
Capital Area Council of Governments	0.00	125.00	0.00	0.00	0.00	125.00
Cattron North America, Inc.	0.00	625.00	0.00	0.00	0.00	625.00
Charter Communications	150.34	0.00	0.00	0.00	0.00	150.34
City of Austin	203,264.86	0.00	0.00	0.00	0.00	203,264.86
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Cove Park Partners, LLC	0.00	122.87	0.00	0.00	0.00	122.87
Crossroads Utility Services	51,459.11	0.00	0.00	0.00	0.00	51,459.11
Danh, Jennifer	845.06	0.00	0.00	0.00	0.00	845.06
Ellison, Ashleigh	0.00	446.57	0.00	0.00	0.00	446.57
Employee Incentive Plans, Inc.	716.47	0.00	0.00	0.00	0.00	716.47
Family Eldercare, Inc.	0.00	126.19	0.00	0.00	0.00	126.19
Filtrine Manufacturing Company	193.04	0.00	0.00	0.00	0.00	193.04
Garza, Rosa	0.00	100.00	0.00	0.00	0.00	100.00
Ge, Reihanem	0.00	93.87	0.00	0.00	0.00	93.87
Gonzalez, Minerva	0.00	101.90	0.00	0.00	0.00	101.90
Hernandez III, Isidoro	0.00	49.47	0.00	0.00	0.00	49.47
Hung, Vu	0.00	205.47	0.00	0.00	0.00	205.47
Issa, Zakaria	0.00	26.02	0.00	0.00	0.00	26.02
Ivanova, Elena	0.00	260.53	0.00	0.00	0.00	260.53
Jaimes, Maritza	0.00	110.53	0.00	0.00	0.00	110.53
Jecklin Residential, LLC	0.00	181.76	0.00	0.00	0.00	181.76
Jones, Phillip	0.00	98.50	0.00	0.00	0.00	98.50
Jorge, Luis	0.00	62.11	0.00	0.00	0.00	62.11
Jurman, Eran	0.00	117.94	0.00	0.00	0.00	117.94
KB Homes	0.00	47.45	0.00	0.00	0.00	47.45
Laleh Investments, LLC	0.00	150.00	0.00	0.00	0.00	150.00
Leonard, David	0.00	83.08	0.00	0.00	0.00	83.08
Lessard, Maria	0.00	49.78	0.00	0.00	0.00	49.78
Luo, Yi	0.00	117.93	0.00	0.00	0.00	117.93
Mangahas, Robin	0.00	109.91	0.00	0.00	0.00	109.91
Masters, Haley	100.00	0.00	0.00	0.00	0.00	100.00
Millman, Tom	0.00	120.71	0.00	0.00	0.00	120.71
Myrow, Jora	0.00	190.47	0.00	0.00	0.00	190.47
Optimum Business	400.00	0.00	0.00	0.00	0.00	400.00
Ortega, Ruben	0.00	38.41	0.00	0.00	0.00	38.41
Pickard, Susie	0.00	27.88	0.00	0.00	0.00	27.88
Ramona Oliver	1,680.72	0.00	0.00	0.00	0.00	1,680.72
Ramos Guerra, Maikel	0.00	201.62	0.00	0.00	0.00	201.62
Rawson, Andrew	0.00	135.20	0.00	0.00	0.00	135.20
Roadrunner Inspection Services	2,650.00	1,400.00	0.00	0.00	0.00	4,050.00
Shen, Irvin	0.00	131.50	0.00	0.00	0.00	131.50
Spencer, Ina	0.00	74.44	0.00	0.00	0.00	74.44
Stone Oak Property Management	0.00	109.30	0.00	0.00	0.00	109.30
Texas Disposal Systems, Inc.	75,847.23	0.00	0.00	0.00	0.00	75,847.23
Texas First Rentals, LLC	0.00	1,308.86	0.00	0.00	0.00	1,308.86
TexaScapes	8,985.40	0.00	0.00	0.00	0.00	8,985.40
Thornton, Freddie	1,205.68	0.00	0.00	0.00	0.00	1,205.68
TML Health	(3,406.75)	0.00	0.00	0.00	0.00	(3,406.75)
Travis Central Appraisal District	7,270.50	0.00	0.00	0.00	0.00	7,270.50
Travis County Sheriff's Department	1,840.00	0.00	0.00	0.00	0.00	1,840.00
Venkataram, Vandana	0.00	144.95	0.00	0.00	0.00	144.95
Villanueva, Sonya	0.00	106.83	0.00	0.00	0.00	106.83
Wells Branch Municipal Utility District	478.13	206.25	0.00	0.00	0.00	684.38
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00

See Accountants' Report.

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

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	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Willis, Kira	0.00	51.62	0.00	0.00	0.00	51.62
Wu, Maureen	0.00	138.90	0.00	0.00	0.00	138.90
<b>TOTAL</b>	<b>379,076.62</b>	<b>11,250.65</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>390,327.27</b>

See Accountants' Report.

**Northtown Municipal Utility District**  
**OTHER DEPOSITS SUMMARY**  
**August 31, 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	3,286.40
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	4,449.20
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	2,500.00
VILLAGES - MULTI-FAMILY WB PKWY	924.82
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	4,173.80
LAKES RETAIL - SPLENDID	1,138.30
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 65,804.97</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304	VILLAGE AT NTWN	17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
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  
August 31, 2023**

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

See Accountants' Report.

**Northtown Municipal Utility District  
PISD REVIEW DEPOSIT  
August 31, 2023**

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

See Accountants' Report.

**Northtown Municipal Utility District  
 FAUST DRAINAGE ON HOWARD LN DEPOSITS  
 August 31, 2023**

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

See Accountants' Report.



**Northtown Municipal Utility District  
LAKES AT TECH RIDGE  
August 31, 2023**

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

See Accountants' Report.

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

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

**Northtown Municipal Utility District  
Dessau Retail Deposit  
August 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/05/09	DEPOSIT		2,500.00
04/30/09	DEPOSIT - INDUSTRIAL WASTE PERMIT		1,500.00
04/30/09	SAM JONES / 2846	DESSAU RETAIL	(480.00)
08/31/09	CITY OF AUSTIN	INDUSTRIAL WASTE PERMIT	(64.94)
10/31/09	JONES - HEROY / 3095	DESSAU RETAIL	(100.00)
11/30/09	JONES - HEROY / 3129	DESSAU RETAIL	(480.00)
		TOTAL DEPOSIT	<u>\$ 2,875.06</u>

**Northtown Municipal Utility District  
Tech Ridge Multifamily  
August 31, 2023**

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/30/13	Deposit		5,000.00
05/31/13	360 Professional Services / 314	5/13 Engineering Fees - Villas at Tech Ridge	(219.30)
02/28/14	360 Professional Services / 489	2/14 Engineering Fees - Villas at Tech Ridge	(897.60)
06/30/16	360 Professional Services / 1208	6/16 Engineering Fees - Villas at Tech Ridge	(234.60)
05/31/17	360 Professional Services / 1539	5/17 Engineering Fees - Villas at Tech Ridge	(239.70)
		TOTAL DEPOSIT	<u>\$ 3,408.80</u>

**Northtown Municipal Utility District  
Edenbrook Ridge  
August 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
TOTAL DEPOSIT			<u>\$ 3,286.40</u>

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

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
06/13/16	Invoiced #1197		2,500.00
06/30/16	360 Professional Services #1206	HPI Real Estate Plan Review	<u>(1,200.00)</u>
		TOTAL DEPOSIT	<u>\$ 1,300.00</u>



**Northtown Municipal Utility District  
Dessau Fountain Estates  
August 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
		TOTAL DEPOSIT	<u>\$3,881.00</u>

**Northtown Municipal Utility District  
The Lakes Blvd - St. Croix  
August 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
01/19/17	Invoiced		2,500.00
01/31/17	Armbrust & Brown/134800	The Lakes Blvd. - St. Croix	(467.50)
02/28/17	Armbrust & Brown/135446	The Lakes Blvd. - St. Croix	(510.00)
03/31/17	Armbrust & Brown/136079	The Lakes Blvd. - St. Croix	(170.00)
TOTAL DEPOSIT			<u>\$ 1,352.50</u>

**Northtown Municipal Utility District  
Pact Ventures - Lake/Ntown Blvd.  
August 31, 2023**

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
TOTAL DEPOSIT			<u>\$ 4,449.20</u>

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

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

**Northtown Municipal Utility District  
Dessau Retail - ACR  
August 31, 2023**

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/19	Check #138329		5,000.00
04/30/19	360 Professional Services - 2108		(499.80)
05/31/19	360 Professional Services - 2145		(749.70)
06/30/19	360 Professional Services - 2177		(499.80)
07/31/19	360 Professional Services - 2177		(2,855.56)
08/31/19	360 Professional Services - 2234		(1,249.50)
08/31/19	Invoice #1273		5,854.36
11/30/19	360 Professional Services - 2318		(818.77)
12/31/19	360 Professional Services - 2346		(1,249.50)
01/31/20	360 Professional Services - 2382		(2,618.59)
01/31/20	Armbrust & Brown - 161289		(1,281.50)
02/29/20	Invoice #1282		3,468.36
02/29/20	360 Professional Services - 2412		(355.38)
02/29/20	Armbrust & Brown - 161985		(235.00)
03/31/20	360 Professional Services - 2440		(2,040.00)
03/31/20	Armbrust & Brown - 162527		(564.00)
05/08/20	Invoice #1285		3,194.38
05/31/20	Armbrust & Brown - 164169		(47.00)
06/30/20	360 Professional Services - 2498		(1,430.71)
06/30/20	Armbrust & Brown - 164764		(70.50)
07/31/20	Armbrust & Brown - 165345		(376.00)
07/31/20	360 Professional Services - 2524		(1,076.17)
09/30/20	Armbrust & Brown - 166376		(2,491.00)
09/30/20	360 Professional Services - 2577		(2,116.49)
10/31/20	Armbrust & Brown - 166376		(1,386.50)
10/31/20	360 Professional Services - 2577		(714.36)
11/30/20	360 Professional Services - 2633		(765.00)
11/30/20	Invoice #1295		9,708.73
11/30/20	Armbrust & Brown - 168700		(760.98)
12/31/20	360 Professional Services - 2654		(448.80)
12/31/20	Armbrust & Brown - 169306		(67.33)
01/31/21	360 Professional Services - 2676		(1,300.50)
01/31/21	Armbrust & Brown - 170376		(375.00)
02/28/21	360 Professional Services - 2697		(520.20)
03/31/21	360 Professional Services - 2722		(780.30)
05/03/21	Invoice #1306		5,018.11
06/30/21	360 Professional Services - 2797		(260.10)
08/31/21	360 Professional Services - 2857		(260.10)
10/31/21	360 Professional Services - 2922		(260.10)
03/31/22	360 Professional Services - 3082		(810.90)
04/30/22	360 Professional Services - 3120		(1,081.20)
07/31/22	360 Professional Services - 3210		(270.30)
08/31/22	360 Professional Services - 3243		(540.60)
09/30/22	360 Professional Services - 3283		(1,892.10)
10/31/22	360 Professional Services - 3321		(810.90)
10/31/22	Invoice #1327		6,186.30
11/30/22	360 Professional Services - 3355		(1,157.70)
12/31/22	360 Professional Services - 3405		(1,621.80)
01/25/23	Invoice #1330		2,779.50
01/31/23	360 Professional Services - 3422		(826.20)
02/28/23	360 Professional Services - 3422		(1,652.40)
03/31/23	360 Professional Services - 3487		(275.40)
04/30/23	360 Professional Services - 3517		(1,101.60)
04/30/23	Armbrust & Brown - 192396		(2,211.00)
05/23/23	Invoice #1333		6,066.60
05/31/23	360 Professional Services 35344		(275.40)
05/31/23	Armbrust & Brown - 193131		(165.00)
06/30/23	Armbrust & Brown - 194054		(132.00)
07/31/23	360 Professional Services - 3598		(550.80)
07/31/23	Armbrust & Brown - 194809		(451.98)
TOTAL DEPOSIT			\$ 924.82

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

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



**Northtown Municipal Utility District  
Heatherwilde Multi-Family  
August 31, 2023**

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

**Northtown Municipal Utility District  
Villages - AvalonBay MF  
August 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
TOTAL DEPOSIT			<u>\$ 4,173.80</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/30/22	Deposit		2,500.00
04/30/22	360 Professional Services - 3118	Villages - AvalonBay MF	(540.60)
09/30/22	360 Professional Services - 3280	Villages - AvalonBay MF	(270.30)
07/31/23	360 Professional Services - 3595	Villages - AvalonBay MF	(550.80)
		TOTAL DEPOSIT	<u>\$ 1,138.30</u>

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

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

**Northtown M.U.D.  
ChargePoint Revenue Summary  
8/31/2023**

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
<b>Total</b>	<b>\$ 352.68</b>	<b>\$ 35.21</b>	<b>\$ 317.47</b>

See Accountants' Report.

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

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-19	2172	255,679.20	8,167.17
November-19	1805	198,054.42	6,342.12
December-19	1918	227,725.38	7,304.88
January-20	2130	230,098.83	7,490.36
February-20	1879	191,546.96	6,395.79
March-20	1956	199,342.81	6,630.32
April-20	1863	162,509.88	5,439.62
May-20	1946	216,305.15	7,151.51
June-20	1949	234,373.42	7,761.40
July-20	1781	177,844.17	5,862.33
August-20	1548	173,618.74	5,225.96
September-20	1614	217,261.56	6,552.02
October-20	1792	224,220.07	6,795.35
November-20	1731	204,338.19	6,252.41
December-20	1854	211,276.61	6,414.87
January-21	1933	191,406.94	5,819.86
February-21	1723	193,913.20	5,893.22
March-21	1911	188,784.36	5,736.28
April-21	1825	197,494.26	6,190.66
May-21	1924	219,960.64	6,677.13
June-21	2041	264,783.80	8,037.30
July-21	2074	236,922.93	7,186.65
August-21	2050	212,399.16	6,446.36
September-21	2052	284,206.69	8,613.59
October-21	2030	245,580.48	7,462.82
November-21	2031	263,673.19	7,936.72
December-21	2114	243,030.44	7,365.43
January-22	2211	254,963.89	7,736.01
February-22	1919	202,322.81	6,162.29
March-22	2368	260,510.59	7,911.56
April-22	2309	262,529.96	7,996.97
May-22	2088	224,188.26	6,822.89
June-22	2389	287,765.47	8,719.45
July-22	2356	276,851.21	8,403.24
August-22	2232	242,125.09	7,367.09
September-22	2233	289,687.36	8,808.81
October-22	2243	254,039.80	7,777.92
November-22	2552	334,011.98	10,128.02
December-22	2178	257,935.29	7,903.56
January-23	2310	359,106.37	10,896.98
February-23	2183	234,362.99	7,213.60
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02
May-23	2391	275,487.58	8,381.42
June-23	2373	280,689.83	8,557.61
July-23	2390	257,909.76	7,827.95
August-23	2532	305,713.34	9,329.37

Northtown M.U.D.  
**Payroll Summary - Directors**  
 October 1, 2022 through September 26, 2023

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	2,321.00	450.00	2,171.00	4,942.00
Total Gross Pay	2,321.00	450.00	2,171.00	4,942.00
Adjusted Gross Pay	2,321.00	450.00	2,171.00	4,942.00
Taxes Withheld				
Medicare Employee	(33.65)	(6.53)	(31.47)	(71.65)
Social Security Employee	(143.90)	(27.90)	(134.60)	(306.40)
Total Taxes Withheld	(177.55)	(34.43)	(166.07)	(378.05)
Additions to Net Pay				
Reimbursement - CASE Convention	0.00	0.00	1,510.63	1,510.63
Total Additions to Net Pay	0.00	0.00	1,510.63	1,510.63
Net Pay	2,143.45	415.57	3,515.56	6,074.58
Employer Taxes and Contributions				
Medicare Company	33.65	6.53	31.47	71.65
Social Security Company	143.90	27.90	134.60	306.40
Total Employer Taxes and Contributions	177.55	34.43	166.07	378.05

See Accountants' Report.

Northtown M.U.D.  
Payroll Summary - Security  
October 2022 through August 2023

	Gonzalez, Oscar Z	Heard, Brad L	Hoang, Long T	Pyle, Walter F	Reilly, Neil	Ribsam, John J	Segovia III, Jose P.	Williams, Christoph...	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...										
Gross Pay										
Security Coordinator	1,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00	3,100.00
Security Holiday	0.00	0.00	0.00	0.00	0.00	780.00	0.00	0.00	390.00	1,170.00
Security Hourly	800.00	3,250.00	1,987.50	900.00	600.00	7,355.00	3,300.00	9,425.00	10,840.00	38,457.50
Total Gross Pay	2,200.00	3,250.00	1,987.50	900.00	600.00	8,135.00	3,300.00	9,425.00	12,930.00	42,727.50
Adjusted Gross Pay	2,200.00	3,250.00	1,987.50	900.00	600.00	8,135.00	3,300.00	9,425.00	12,930.00	42,727.50
Taxes Withheld										
Federal Withholding	(45.00)	(194.00)	0.00	0.00	0.00	(508.00)	(27.00)	0.00	(263.00)	(1,037.00)
Medicare Employee	(31.90)	(47.12)	(28.82)	(13.05)	(8.70)	(117.96)	(47.85)	(136.66)	(187.49)	(619.55)
Social Security Employee	(136.40)	(201.50)	(123.23)	(55.80)	(37.20)	(504.37)	(204.60)	(584.35)	(801.66)	(2,649.11)
Total Taxes Withheld	(213.30)	(442.62)	(152.05)	(68.85)	(45.90)	(1,130.33)	(279.45)	(721.01)	(1,252.15)	(4,305.66)
Net Pay	1,986.70	2,807.38	1,835.45	831.15	554.10	7,004.67	3,020.55	8,703.99	11,677.85	38,421.84
Employer Taxes and Contributions										
Medicare Company	31.90	47.12	28.82	13.05	8.70	117.96	47.85	136.66	187.49	619.55
Social Security Company	136.40	201.50	123.23	55.80	37.20	504.37	204.60	584.35	801.66	2,649.11
TX - Unemployment	1.20	0.80	1.99	0.00	0.60	6.68	1.50	7.02	9.00	28.79
Total Employer Taxes and Contribu...	169.50	249.42	154.04	68.85	46.50	629.01	253.95	728.03	998.15	3,297.45

See Accountants' Report.



# Northtown Municipal Utility District Committee List

## **Budget, Finance & Rates**

*Directors – Robin Campbell, Felix Amaro*

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

## **Communications**

*Directors – Robin Campbell, Lee Hill*

Communications  
Signage/Sign  
Website

## **Utilities & Services**

*Directors – Brenda Richter, Lee Hill*

Crossroads Contract renewal  
Solid Waste  
Drought Contingency  
Infrastructure

## **Facilities**

*Directors – Brenda Richter, Lee Hill*

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

## **Legal \ Security**

*Directors – Felix Amaro, Chris Capers*

Restrictive Covenant  
Security and Public Safety  
Wholesale Rate Challenge

## **Development**

*Directors – Brenda Richter, Chris Capers*

Village @ Northtown  
Village @ Northtown multi-family  
Multifamily Project