



Disclaimer:

This meeting packet is provided for informational purposes only.

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

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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(512) 435-2300

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MEMORANDUM

TO: Brenda Richter
Christopher Capers
R. Lee Hill

Robin Campbell
Felix Amaro, Jr.

FROM: Deborah Pederson, Legal Assistant

DATE: October 17, 2023

RE: Northtown Municipal Utility District
October 24, 2023 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, October 24, 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**

October 24, 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, October 24, 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;

DISCUSSION/ACTION ITEMS

2. Minutes of September 26, 2023 Board meeting;
3. Discussion regarding filing petition for release of certain District property from ETJ with City of Austin;
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) Holiday work schedules and compensation;
 - (d) Renewal of engagement with Travis County Sheriff's Office, including:
 - (i) Application for Secondary Employment of Law Enforcement;
 - (ii) Liability Agreement for Law Enforcement Related Secondary Employment;
 - (iii) Agreement with Regard to Use of Vehicle(s) in Connection with Off Duty Employment of County Peace Officer(s);
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;
 - (c) TCEQ letter regarding water contaminant monitoring;
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 TDS report;
 - (e) Purchase requests and/or proposals;
 - (f) Increase District manager's monthly expenditure limit;
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;
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:
 - (A) Release of drainage easement granted Village at Northtown, Ltd.;
 - (B) 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) Jones – Heroy & Associates, Inc. proposal for preparation of application to TCEQ for use of surplus capital projects funds from previous bond sales;
 - (d) Parks Masterplan status; including proposals and agreements;
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, redesign, 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:
- (a) Notice of Proposed Class Action Settlement and Court Approval Hearing;
 - (b) Mechanic's and Materialmen's liens filed on District property; and
14. Future agenda items and holiday meeting schedule.

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



Attorney for the District

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

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

September 26, 2023

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on September 26, 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”); Richard Fadal of TexaScapes; and Colette Downey, a resident.

Director Richter called the meeting to order at 5:51 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 reviewed the 2023 tax rate analysis attached as **Exhibit “B”** with the Board, and stated that the tax rate proposed by the Board of \$0.5525 per \$100 of taxable value did not exceed the “roll-back rate” for a “developing district”, such as the District. She recommended that the \$0.5525 rate be allocated \$0.3635 to operation and maintenance and \$0.1890 to debt service. Director Hill stated that the proposed tax rate was good since it lowered the rate from the prior year, but was sufficient to cover the District’s expenses, including its upcoming meter replacement project. Director Richter proceeded to open a public hearing on the proposed 2023 tax rate. There being no one present wishing to comment, Director Richter closed the public hearing. Mr. Douthitt reviewed the budget attached as **Exhibit “C”** with the Board. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the Resolution Adopting Budget attached as **Exhibit “D”**. Then, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to adopt a 2023 tax rate of \$0.5525 per \$100 of taxable value, allocated \$0.3635 to operation and maintenance and \$0.1890 to debt service, and to approve the Order Levying Taxes attached as **Exhibit “E”**, with Directors Richter, Capers, and Hill present and voting “aye”. Directors Campbell and Amaro were absent and, therefore, did not vote. Mr. Dean then presented the Amended and Restated Information Form attached as **Exhibit “F”** to the Board, which he explained would reflect the

new tax rate and certain changes to the Notice to Purchaser form pursuant to recent legislation. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the Amended and Restated Information Form.

Director Richter next announced that the Board would consider approval of the minutes of the August 22, 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 "G"**. Deputy Yarbrough reviewed the security report with the Board. Ms. Oliver asked if Deputy Yarbrough could look into the recent vandalism of some of the District's restrooms. Deputy Yarbrough responded that he would look into the matter and let her know. Director Hill stated that men had been meeting late at night at Wildflower Park, and asked that Deputy Yarbrough keep an eye out for any related criminal activity. Director Hill then stated that there was a pickup truck parked on Lantern Drive with expired plates that had been there for months. Deputy Yarbrough stated that he would look into the situation.

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 "H"** with the Board. He reported that there were 3,080 occupied single family connections as of August, that the water loss for the prior reporting period was 6.59%, and that the August water samples were satisfactory. He next stated that the write-offs included in his report were incorrect and that corrected ones would be included in next month's report. He then reported that the Dessau lift station had cracked open, likely due to prolonged exposure to heat and cold over the years, spilling on the adjacent fence. He explained that the lift station had not been used in years. He then noted that the spill was not dangerous, but that Green Environmental would provide a bid to clean up the area. He added that the facility would likely be covered by insurance, but that it was not needed for District operations at this time. Mr. Anderson concluded his report by stating that he was retiring effective October 6th and that his replacement as Crossroads representative for the District had not yet been determined. He stated that he had enjoyed working with the Board over the years. Director Richter thanked him for his service to the District over the years and wished him well.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal first presented the "plant of the month": Texas Sage. He stated that Texas Sage was the state's official native shrub. Mr. Fadal then presented the landscape maintenance report attached as **Exhibit "I"** and reviewed it with the Board. He reported that the grass and vegetation in the District looked better following the recent rain. He then stated that a vehicle had caused damage to the grass behind the District office, which his crews had repaired. He noted that no irrigation heads had been broken. He concluded his report by stating that he would present a proposal for annual topdressing the following month.

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 Legal/Security Committee report and the monthly expenditure report with the Board, and reviewed the restrictive covenant enforcement actions that the Committee had elected to pursue at Mr. Cardwell's advice. She next reviewed the solid waste services report from Texas Disposal Systems with the Board. She then presented a proposal from TCB Construction for the assembly and installation of a dog agility ramp to be installed at the Dog Park in the amount of \$2,850 to the Board and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal. She then reviewed the membership

renewal invoice from CAPCOG and appointment form for the District's representative in CAPCOG's General Assembly. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the invoice and appoint Director Hill as the District's representative for the new year. Ms. Oliver then stated that the bridge at Wildflower Park had suffered significant erosion and needed to be repaired as soon as possible. Mr. Foster presented a proposal from TCB for the Wildflower Park bridge repair in the amount of \$23,636 attached as **Exhibit "K"** to the Board and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster reported that the office and pavilion project was approaching substantial completion, and that he would coordinate with Mr. Evans to issue a substantial completion letter to STR. He added that he expected the remainder of the work to be completed by the next Board meeting, at which time the project could be accepted by the District. Director Richter stated that Mr. Evans had done more work than his contract called for and that this was greatly appreciated by the Board. Director Hill asked Mr. Foster to encourage Mr. Evans to provide a proposal for additional services to the Board in order to cover any additional work. Director Hill then asked if the sink in the pavilion had been repaired. Mr. Foster responded that it had not been. Director Hill then asked if the gate at the office has been repaired yet. Mr. Foster responded that it would be repaired tomorrow morning. Director Hill then asked Ms. Oliver to begin including the amount of solar power generated by the solar panels at the office in quarterly reports for the Board. Mr. Foster recommended approval of Change Order No. 11 attached as **Exhibit "L"** for the office and pavilion project. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve Change Order No. 11.

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 presented Pay Applications Nos. 1 & 2 for the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project attached collectively as **Exhibit "N"** and recommended approval. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve Pay Applications Nos. 1 & 2. Mr. Foster noted that the project was expected to be completed by the first quarter of 2024. He next stated that the next phase of The Parker was expected to begin construction the following month. He then stated that the District had received its MS4 approval letter from the TCEQ, but that it had taken the TCEQ so long to review that the District's MS4 was soon up for its next renewal. Mr. Foster recommended that the District join the North Austin Stormwater Quality Coalition, which coordinated MS4 compliance for its members. The Board directed Mr. Foster to look into joining and report back to the Board with more information. Mr. Foster then stated that the TCEQ had issued a 5-year temporary waiver for its Emergency Preparedness Plan, with the understanding that the District would negotiate the City of Austin's pledging of sufficient pressure to the District in its upcoming wholesale water and wastewater contract negotiations with the City.

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 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 the Communications Committee had met and ruled out two of the three prospective website designers, and that she had asked the remaining designer to send her a proposal. She then stated that she was looking for alternatives, since the remaining designer may not meet the Committee's selection criteria. Director Hill read comments from Director Campbell regarding the suitability of the remaining designer's process for the District's purposes. Director Richter stated that it was unnecessary to dig in to the specifics of how a given designer would accomplish their work. Discussion ensued. Mr. Dean stated that he would provide an additional website designer to Ms. Oliver 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 stated that Mr. Hill had asked him to look into the possibility of the District filing a petition with the City of Austin to release some of the District's property from the City's ETJ under new law. Mr. Hill stated that the City of Austin had required a certain handicap sign at the District's office that the City did not require of itself at the airport. He explained that, if the District were released from the City's ETJ, it would no longer be subject to the City's review authority. He suggested that the Board consider filing a petition for release of Lots 897784 and 549576 from the ETJ, which consisted of the District's office property. Mr. Foster stated that if the District's property were removed from the City's ETJ, it would still be subject to County review authority, which entailed many similar standards to those of the City. Mr. Hill asked Mr. Dean to include the item on the next agenda for further discussion after the other Board members had time to consider the matter.

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



Date: October 24, 2023

Christopher Capers, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
09/02/2023	ATT Auto Theft	13XXX CAMBOURNE DR	
9/2/2023	Burglary of Vehicle	14XXX MERSEYSIDE DR	
9/18/2023	Burglary of Vehicle	24XX FORGETMENOT LN	
9/28/2023	Auto Theft	14XXXMerseyside Dr	



**THE TRAVIS COUNTY SHERIFF'S OFFICE RESERVES THE RIGHT TO DENY ANY REQUEST
APPLICATION FOR SECONDARY EMPLOYMENT OF LAW ENFORCEMENT**
5555 Airport Blvd., Austin, Texas 78751, Desk: (512) 854-7271 - Fax: (512) 854-4554 - E-mail: off.duty@traviscountytx.gov

PERSON/BUSINESS/ORGANIZATION HIRING OFFICER: Northtown M.U.D.
ADDRESS (No PO Box): 700 E. Wells Branch Parkway **City:** Pflugerville **State:** TX **Zip:** 78660
PERSON SUBMITTING APPLICATION: Mona Oliver **BUSINESS PHONE:** 512-716-0759 **PHONE:** 512-965-1560
E-MAIL: moliver@northtownmud.org **DRIVER'S LICENSE/STATE:** _____ **SSN OR TAX ID:** _____

TRAFFIC **SECURITY** **NO. OF DEPUTIES*:** 1 **NO. OF VEHICLES*:** 1 **NO. OF EXPECTED GUESTS:** _____
 *WE WILL MAKE THE FINAL DETERMINATION ON NUMBER OF OFFICERS AND UNITS. **WILL ALCOHOL BE AVAILABLE:** Yes No
TEMPORARY **PERIODICALLY (throughout year)** **FOR THIS CALENDAR YEAR**
START DATE: 1-1-2024 **END DATE:** 12-31-2024 **START TIME:** schedule **END TIME:** _____ **EVENT TITLE:** _____

OFFICERS NEEDED FOR: Patrol Northwon parks and neighborhoods
JOB LOCATION (include facility name and address): Northtown M.U.D.
JOB SITE POINT OF CONTACT: Mona Oliver **CELL PHONE:** 512-965-1560
COMMENTS: Ms Oliver is the District Manager

FROM THIS POINT FORWARD TRAVIS COUNTY SHERIFF'S OFFICE IS REFERRED TO AS TCSO, APPLICANT IS REFERRED TO AS CONTRACTOR.

ALL REQUESTS ARE SUBJECT TO APPROVAL: The Sheriff, acting personally or through a designee, reserves the right to deny any application for secondary employment of law enforcement. Application approval is subject to guidelines set forth by TCSO Policies and Procedures. Local background checks are done on individuals requesting security for private functions.

- TIMELINE SUBMISSION OF APPLICATION:**
- Events under 500 people submit 30 days prior to event.
 - Events 500 – 1,000 people submit 60 days prior to event.
 - Events over 1,000 people, foot or bike races, submit 90 days prior to event.

OFFICER RESPONSIBILITIES: A TCSO Deputy's primary responsibility while working in a secondary employment capacity, is the enforcement of Federal and State laws and County ordinances; to protect life and property and to keep the peace. DEPUTIES ARE PROHIBITED FROM ENFORCING HOUSE RULES. House rules are defined as rules that are not specifically authorized by state or federal law, and are typically rules of the Contractor. Officers shall follow all TCSO Policies and Procedures.

Officers engaged in a secondary employment job will not refuse to assist any citizen requesting or needing assistance. Officers are expected to take necessary action in an attempt to assist citizens in need of help by calling on-duty officers, taking reports, effecting arrests, or providing any other services related with the duties of a peace officer.

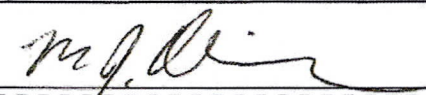
CONTRACTOR'S RESPONSIBILITIES: The Contractor agrees to hold harmless TCSO and all TCSO personnel from losses of any kind caused while at the site of the secondary employment. All traffic control jobs must be approved by the jurisdictional authority, such as and not limited to the Texas Department of Transportation or Travis County Transportation and Natural Resources before we allow our officers to work. If permits are required, the Contractor must show proof of approved permits before officers are allowed to work. A Contractor's signature on this application serves as an acknowledgment of all information provided on our application.

REVOCACTION OF APPROVED APPLICATIONS: The application/contract can be canceled at any time by the TCSO or the Contractor for no reason. Cancellation notice must be in writing by letter or email. Examples for revocation are for informational purposes only and are not intended to be exclusive of other reasons not contained therein: a conflict of interest develops between the County and the Contractor; non-payment of officers; Contractor is arrested; the Contractor is under investigation by the District or County Attorney's Office, or any Law Enforcement Agency for violations of law; the Contractor refuses to cooperate with an investigation related to the secondary employment job; the job becomes controversial, such as labor or civil disputes.

RATES: Payment due upon service rendered, or no later than 2- weeks for long-term contracts.
COUNTY-OWNED VEHICLES: \$20 per hour with a 2-hour minimum.

- OFFICERS:** \$50 per hour: General Security. 4-hour minimum for all rates, except Contract Coordinator.
 \$53 per hour: Police Bicycle Certified Officers
 \$50 per hour: Contract Coordinator. The coordinator may charge this rate for administrative duties performed.
 \$60 per hour: Emergency requests received with less than 2 business days notice.
 \$60 per hour: Supervisors when required. Requirement is determined by complexity of request.
 \$65 per hour: Holidays: New Years Eve, New Years Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth, Independence Day (July 4th), Labor Day, Veteran's Day, Thanksgiving, Christmas Eve, and Christmas Day.

CANCELLATIONS: Any cancellation made after 4:00 PM Central Standard Time on the business day prior to the Contractor's scheduled event will result in a cancellation fee, equal to 4 hours at applicable Officer Pay Rate per scheduled Officer. Contractor must receive confirmation of receipt of cancellation request from TCSO to avoid cancellation fee.

CONTRACTOR SIGNATURE:  **PRINT NAME:** Mona Oliver **DATE:** 10/24/2023

[THIS SECTION FOR TCSO USE ONLY]
MAJOR SIGNATURE: _____ **DATE:** _____ **APPROVE** **DENY** **CONTRACTOR ID:** _____
MAJOR COMMENTS: _____ **JOB ID:** _____
COORDINATOR ASSIGNED: _____

**LIABILITY AGREEMENT FOR
LAW ENFORCEMENT RELATED SECONDARY EMPLOYMENT**

For and in consideration of the permission given by the Travis County Sheriff's Office (hereinafter TCSO) for Northtown M.U.D. (hereinafter called CONTRACTOR) to engage as independent contractors employees of the TCSO (hereinafter EMPLOYEES), while said EMPLOYEES are not on duty with and for the TCSO, it is agreed as follows:

1. It is mutually agreed that while the EMPLOYEE performs services for the CONTRACTOR as an independent contractor, said EMPLOYEE is not acting as an employee of TCSO.

2. The CONTRACTOR, binding its heirs, administrators, executors, estate, successors, and assigns, hereby agrees to indemnify, protect, defend, and hold harmless Travis County, TCSO, and their elected officials, officers, employees and agents (the "Releasees") from any and all damages, including without limitation: interest, court costs, attorney's fees and other expenses which the Releasees may incur or become liable for as the result of any claim, demand, obligation, liability suit or cause of action arising in whole or part from the work of said EMPLOYEES for the CONTRACTOR, whether or not such claim, demand, or suit be frivolous, and whether or not it be made or brought by the CONTRACTOR or by a third person or entity.

3. It is understood by CONTRACTOR that TCSO shall retain the right to withdraw at any time its permission for its EMPLOYEES to work in a private capacity. If the permission of TCSO is withdrawn, the CONTRACTOR agrees to terminate its contracting relationships with said EMPLOYEES. The CONTRACTOR, as part of this agreement binds itself to release and hold harmless the Releasees from any liability or claim for damages in the event such permission is withdrawn by the TCSO.

4. The CONTRACTOR shall maintain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury.

5. This Agreement shall remain in effect for a period of one (1) year from the date of the last signature below.

TCSO Major Signature



Employer or Authorized Agent of CONTRACTOR

Date

10/24/2023

Date



**Agreement With Regard To Use of Vehicle(s) In Connection
With Off Duty Employment of County Peace Officer(s)**

This Agreement is made and entered into by and between the following parties: Travis County, acting by and through the Travis County Sheriff's Office (hereinafter referred to as "COUNTY"), and Northtown M.U.D., (hereinafter referred to as "CONTRACTOR").

CONTRACTOR will employ one or more off-duty officers to provide security services/traffic control services, etc. The services to be provided will involve the use of one or more COUNTY vehicles. The Sheriff has determined that the use of the COUNTY vehicle(s) will serve a public purpose (conserve the peace, protect life and property, ensure the public safety, etc.). To ensure that the public purpose is met, the Sheriff will at all times retain control over the vehicle(s). CONTRACTOR will compensate the off-duty officer(s) directly in accordance with a separate agreement or understanding entered into between the CONTRACTOR and the officer(s). CONTRACTOR will reimburse COUNTY \$20.00 per hour for use of the COUNTY vehicle. The parties agree that such reimbursement shall be deemed a donation to the COUNTY under section 81.032 of the Texas Local Government Code.

Job Date(s): January 1, 2024 - December 31, 2024

Job Location(s): Northtown M.U.D.

CONTRACTOR



 Authorized Agent Signature

Mona Oliver

 Printed Name

District Manager

 Position

10/24/2023

 Date

COUNTY

 Authorized Agent Signature

Craig Smith

 Printed Name

Major

 Position

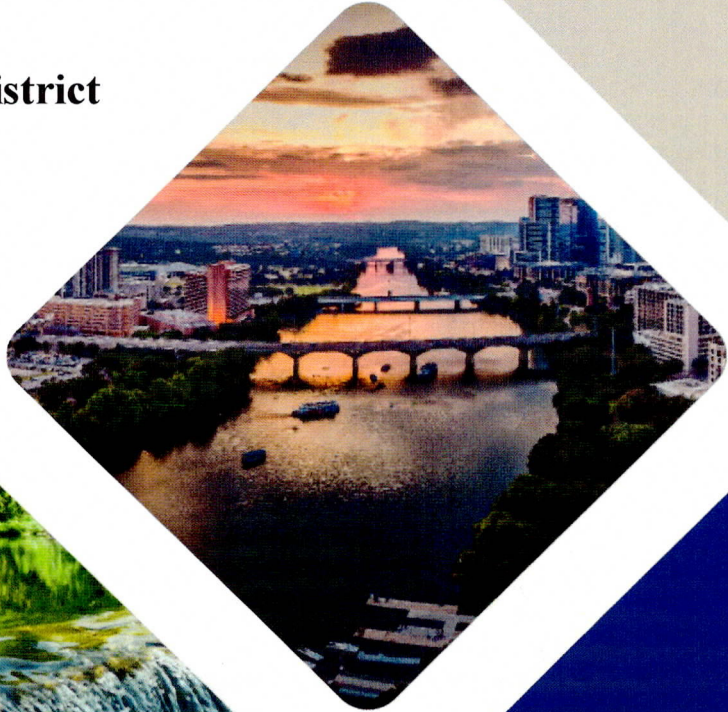
 Date

Job No.: _____



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



October 24, 2023



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

Operations Report

- Operations/Billing report including water accountability: -5.74%
- **Occupied Connections: 3080**
- **Total Connections: 3233**
 - All Samples were satisfactory
- Review and approve delinquent accounts and write-offs: -10-\$2,507.29 (3 Owners- 7 Renters)

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

Lift Station #3

1. We are working to identify a vender who is able to can complete the final wash down and cleanup as well as remove the damage chemical tank.

- **System Maintenance**

1. Repair logs attached
2. DCDA needs to be replaced at the Howard master meter (The Lakes). FMS quote of \$2500.00 to complete.

- **MISC:**

AMR Project:

1. Kick off meeting was held on 11Oct23. The best location of the AMR antenna was determined for LS#1 at the end of the drive. This will require a change order to the project of about \$4000.00 in order to have a 10 foot pad installed to hold the 100' antenna
2. HydroPro will begin delivery of the meter boxes and lids over the next 30-45 days, These will be staged at LS #2. They will also have a roll of dumptier delivered to contain any debris related to the project.

**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>		
TOTAL CONNECTIONS	<u>3233</u>		<u>11730</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>09/12/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>09/19/23</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>09/01/23</u>	to	<u>09/30/23</u>	<u>37,001,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>36,271,000</u> Gallons
Total Gallons Billed				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>34,174,000</u> Gallons
Flushing	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>14,000</u> Gallons
Billing Adjustments				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(2,083,000)</u> Gallons
Percentage gain/loss				<u>-5.74%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 August 11, 2022 Through September 10, 2023

Current Billing

Basic Service	123,833.10	
Water	187,306.82	
Sewer	116,309.17	
TCEQ	1,540.00	
Deposit	8,696.32	
Misc	<u>14,452.62</u>	
 Total Current Billing		 \$452,138.03

Aged Receivables

Thirty (30) Days	-1,900.79	
Sixty (60) Days	48,870.56	
Ninety (90) Days	1,386.49	
One Hundred Twenty (120) Days	<u>25,654.29</u>	
Billed Arrears	74,010.55	
Credit Bal Fwd	<u>-9,060.78</u>	
 Total Aged Receivables		 \$64,949.77

Accounts Receivables

Penalty	7,005.95	
Basic Service	121,250.69	
Water	61,341.42	
Sewer	101,941.81	
TCEQ	1,361.41	
Deposit	-\$10,374.07	
Miscellaneous	<u>99,369.94</u>	
	381,897.15	
 Total Accounts Receivables		 \$381,897.15

Deposit Liability

Balance As Of	08/11/23	\$699,209.36
Collections		10,050.00
Deposits Applied		<u>-8,696.32</u>
 Balance As Of	 09/10/23	 \$700,563.04

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

September 20023

Connections	August	September
Active	3199	3118
Inactive	34	16
Total	3233	3234

New Connects	0	0
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Billing Recap

	August	September
Current Billing	\$489,341.42	\$452,138.03
Water	\$148,150.19	\$187,306.82
Sewer	\$107,711.79	\$116,309.17
State Assessment	\$1,298.65	\$1,540.00
Basic Service	\$121,964.52	\$123,833.10
Miscellaneous	\$100,868.05	\$14,452.62
Deposit	\$9,348.22	\$8,696.32
Current Payments	\$570,344.21	\$381,897.15
	August	September
Arrears		
30 Day	\$65,129.43	-\$1,900.79
60 Day	\$1,894.96	\$48,870.56
90 Day	\$241.52	\$1,386.49
120 Day	\$3,424.34	\$25,654.29
Gross Arrears	\$70,690.25	\$74,010.55

Month	August	Sept
Total Customers	3233	3234
Letters	371	371
Disconnects	20	22

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
September-23

Total Water Flows

Month	2018	2019	2020	2021	2022	2023
January	21,876	9,926	22,272	24,544	21,970	19,561
February	18,713	8,785	18,548	15,091	18,007	17,215
March	22,278	21,734	21,764	22,854	22,763	20,550
April	23,185	12,957	22,182	23,806	25,955	27,151
May	27,596	22,203	24,751	23,113	27,691	19,470
June	26,292	22,308	27,650	24,121	31,151	25,098
July	27,286	25,733	30,449	24,990	33,802	31,554
August	27,286	19,975	37,691	25,512	32,368	33,994
September	21,624	27,539	31,636	29,383	34,355	37,001
October	12,482	26,984	31,147	25,791	29,539	
November	11,181	23,276	32,200	22,580	21,941	
December	7,783	23,114	22,754	23,551	20,209	
TOTAL	247,582	244,534	323,044	285,336	319,751	231,594

Bacteriological Analyses

Samples: satisfactory taken on 09/19/23, 09/26/23

Chlorine Residual

	September
Average	1.9
Maximum (4.0)	3.1
Minimum (0.5)	0.7

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	15,299
April	15,060	14,881	16,608	16,685	18,421	15,282
May	15,883	15,597	16,834	17,978	17,141	15,300
June	16,651	15,290	17,042	16,190	16,956	13,857
July	15,933	14,310	17,187	18,157	16,565	14,449
August	16,304	14,947	18,367	16,734	17,836	15,633
September	16,386	14,979	18,735	17,557	17,071	16,881
October	14,907	14,626	22,891	18,225	16,991	
November	15,737	15,138	15,472	17,006	16,201	
December	15,003	14,068	21,766	17,640	16,796	
TOTAL	187,607	177,047	208,597	204,944	203,366	139,419

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
09/30/19	10/28/19	28,465.4	27,596.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%
TOTALS		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
AVERAGE		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%
09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%
TOTALS		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
AVERAGE		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%
08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,865.0	60.3	-	-1185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7	-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7	-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6	-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)	---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6	-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5	-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5	-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0	-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0	-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1	-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0	-5.74%
TOTALS		274,636.0	265,134.0	716.9	-	(8,785.1)	---
AVERAGE		24,966.9	24,103.1	65.2	#DIV/0!	(798.6)	-3.20%

**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	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	545,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	25,000	31,000	83,000	2,141,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
Total	182,934,000	782,000	687,000	291,000	946,000	39,876,000	15,178,000	19,235,000	2,795,000	262,724,000				

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

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

Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps	3234
	3104	34	2	0		6	31	9	13	18	
Vacant	16						1				

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

DATE	ADDRESS	PROBLEM	COST
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT. TELEVISED LINE.	\$13,943.13
01/25/22	IN DISTRICT	NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,238.39
01/25/22	15200 LANTERN DR	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES;CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMPLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPALACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVISED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED 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 TELEVISED.	\$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
09/25/23	1324 PEPPERMINT TRL	TELEVISED SEWER LINE. GREASE BUILD UP, JETTED LINE OUT AND TELEVISED.	\$656.56
09/25/23	1324 PEPPERMINT TRL	VECTOR TRUCK WORK-COMLETE. HOMEOWNER SEWER BACK UP. A LOT OF GREASE, JETTED LINE.	\$1,306.99
TOTAL FOR 2023			\$6,496.03
TOTAL FOR 2022			\$60,984.11

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
SEPTEMBER 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
TOTAL FOR 2023			\$19,539.20

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

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Esmerelda Barajas	Owner	6/30/2023	\$ 163.04	\$ 150.00
Amalia Barrera	Renter	7/3/2023	\$ 179.88	\$ 150.00
Jacobi Kemol Boudreaux	Renter	8/1/2023	\$ 483.71	\$ 150.00
Annette Garza	Owner	8/9/2023	\$ 459.80	\$ 150.00
Chris Alan Laake	Renter	7/11/2023	\$ 503.03	\$ 150.00
Fabiano Rocha Franca	Renter	7/24/2023	\$ 107.68	\$ 150.00
Eduardo Sanchez	Renter	7/11/2023	\$ 154.79	\$ 450.00
Sahleenah Dearman	Owner	8/11/2023	\$ 212.00	\$ 150.00
Kimberley Morgan Hart	Renter	8/11/2023	\$ 76.25	\$ 150.00
Sena Adane Banata	Renter	9/7/2023	\$ 167.11	\$ 150.00
			\$ 2,507.29	

Approved by the Board of Directors at the meeting held on October 24, 2023.

_____ Date _____

_____ Date _____

_____ Date _____

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

	2019/20	2020/21	2021/22	2022/23
OCTOBER				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	
JANUARY				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
FEBRUARY				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
MARCH				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	\$ 492.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
MAY				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	\$ 866.35
COLLECTED	\$ -	\$ -		\$ -
JUNE				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	\$ 307.72
COLLECTED	\$ -	\$ -	\$ -	\$ -
JULY				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	\$ 227.76
COLLECTED	\$ -	\$ -	\$ -	\$ -
AUGUST				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	\$ 2,507.29
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

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



PWS_2270264_CO_20231003_Correspondence
CN601178726
RN102687621

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

October 03, 2023

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

SUBJECT: Results of Unregulated Contaminant Monitoring
NORTHTOWN MUD - PWS ID TX2270264
TRAVIS County, TX

Attention: Public Water System Owner/Manager/Operator

On June 15, 2022, the EPA issued revised interim health advisory levels for PFOA (perfluorooctanoic acid) and PFOS (perfluorooctanesulfonic acid). The EPA also issued final advisories for PFBS (perfluorobutanesulfonic acid) and GenX (hexafluoropropylene oxide dimer acid). For more information on EPA's action related to PFAS please visit EPA's website at:

- www.epa.gov/pfas/our-current-understanding-human-health-and-environmental-risks-pfas
- www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos
- espanol.epa.gov/espanol/avisos-de-salud-sobre-el-pfoa-y-pfos-en-el-agua-potable

On March 14, 2023, the EPA announced the proposed National Primary Drinking Water Regulation (NPDWR) for six PFAS including perfluorooctanoic acid (PFOA), perfluorooctane sulfonic acid (PFOS), perfluorononanoic acid (PFNA), hexafluoropropylene oxide dimer acid (HFPO-DA, commonly known as GenX Chemicals), perfluorohexane sulfonic acid (PFHxS), and perfluorobutane sulfonic acid (PFBS). For more information on EPA's NPDWR please visit EPA's website at:

- <https://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas>

There is currently federal funding available through the Bipartisan Infrastructure Law for emerging contaminants at small and disadvantaged communities. For more information please visit EPA's website at:

- <https://www.epa.gov/dwcapacity/emerging-contaminants-ec-small-or-disadvantaged-communities-grant-sdc>

If you have not already done so, we encourage you to seek assistance. One available form of assistance is the TCEQ's Financial, Managerial, and Technical (FMT) Assistance program. Through FMT Assistance, public water systems in Texas can receive free, on-site help with financial, managerial, and technical topics. For a complete list of assistance topics offered, please visit <<http://www.tceq.texas.gov/drinkingwater/fmt>>. Additionally, the FMT Assistance program is currently developing a PFAS training which will be available soon. Please email FMT@tceq.texas.gov or call (512) 239-4691 to request FMT assistance or to check if the PFAS training is available.

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

How is our customer service? tceq.texas.gov/customersurvey
printed on recycled paper

BRENDA RICHTER, PRESIDENT

Page 2

October 03, 2023

If you have any questions related to PFAS in drinking water, please contact Brian Dye with EPA at dye.brian@epa.gov.

Sincerely,



Laura Higgins, Section Manager
Drinking Water Standards Section (MC-155)
Water Supply Division
Texas Commission on Environmental Quality

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



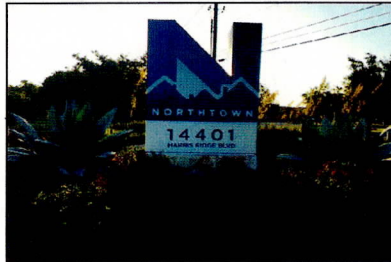
MONTHLY REPORT

Northtown M.U.D.

Report Period: 09/01/2023 - 09/30/2023

Parks & Entrance Grounds Maintenance

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



9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27	
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Task/Observation/Area Highlights of services performed during regular maintenance

After completing the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, crews also detailed the District’s beds & tree rings, as well as having added mulch where needed throughout the District. In addition, crews also broadcast ant biannual bait in areas where needed throughout the District’s boundaries. Finally, crews also collected/removed any low-hanging tree limbs they observed throughout the District as well.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	09/07/2023
---	--	------------

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

After completing the standard maintenance tasks such as mowing & string-trimming of the District’s channels & greenbelts, as well as removed approximately 20-cu. ft. of trash/litter from within these same areas located throughout the District’s properties.



Trail System Maintenance	9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27	
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Task/Observation/Area Additional services/observations pertaining to the trail system

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



Irrigation System Maintenance	9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27	
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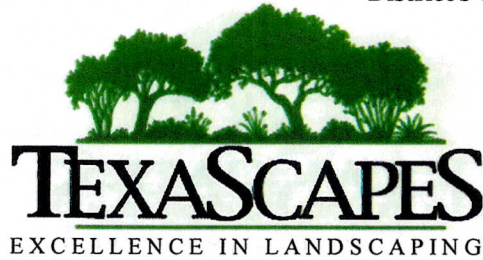
Task/Observation/Area: Additional services/observations pertaining to the irrigation system

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



Status of Proposal Work	
Proposal # 10132 - Landscape/Irrigation: New Office Entry Planters	- Completed 09/22/23
Proposal # 10242 - Fall Ragweed & Johnsongrass Control Program	- Completed 09/29/23

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

22-Sep-23

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

PROPOSAL ID: 10265
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: FALL OVERSEED & TOPDRESS IRRIGATED TURF

Fall is the time to perform annual overseeding with cool season grasses and the application of composted topdressing mix to the following irrigated turfgrass areas - (1) 50 Acre Park Parking Lot - Pavilion - Entry - Frontages - Dog Park, (2) Stoney Creek Park, (3) Northtown Entry, & (4) Meadow Pointe Entry. Cool season grasses extend the use of the turfgrass areas, help control winter weeds, moderates soil temperatures, aids in keeping the soil active during the winter and looks especially good. If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office. Thank you!

DESCRIPTION	QTY	UM
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
LOADER/OPERATOR	8	HOURS
PERENNIAL RYEGRASS SEED	36	BAG
TEXASCAPES REVITALIZER TOPDRESS MIX	98	YDS.
FERTILIZER 10-18-22	23	50#
DELIVERY	7	TRIP
	SUBTOTAL	\$22,401.70
	SALES TAX	\$0.00
	TOTAL	\$22,401.70

CONTRACT ADDENDUM

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

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



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

District's Unique Control Number: _____



Respectfully Submitted,

Richard Fadal, President

This proposal expires on: 22-Oct-23

District:

Northtown Municipal Utility District

By: _____

Brenda Richter, President

Date: _____

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



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

Founded with Integrity. A Proud Texas Corporation Since 1985.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

Certificate Number:
2023-1076327

Date Filed:
09/26/2023

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

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

09262023-6
Fall Overseed & Topdress Irrigated Turf - Proposal 10265

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

5 Check only if there is NO Interested Party.

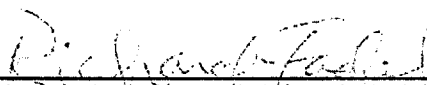
6 UNSWORN DECLARATION

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

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

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

Executed in Williamson County, State of Texas, on the 26th day of September, 2023.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

TexaScapes, Inc.
Austin, TX United States

Certificate Number:
2023-1076327

Date Filed:
09/26/2023

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

Northtown Municipal Utility District

Date Acknowledged:
09/26/2023

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

09262023-6
Fall Overseed & Topdress Irrigated Turf - Proposal 10265

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

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

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

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

Signature of authorized agent of contracting business entity
(Declarant)

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT September 11 – October 14, 2023

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by CTWM.
 - Removed 10 bandit signs throughout the district and flyers posted around district.
 - Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
 - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
 - Removed various debris from district creeks and ponds.
 - Cleaned and sharpened all chainsaw chains several times and made required repairs.
 - Performed preventive maintenance on all motorized equipment.
 - Monitored Wildflower well status and entered data in log.
 - Washed all shop rags, Ford F150 and ATV's.
 - Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
 - Made minor granite trail repairs due to rain.
 - Continue raising canopy in various park areas to maintain an open line of sight.
 - Picked up and disposed of dumped debris on various alleys & roadways in the District.
 - Continue cutting down dead trees marked for removal.
 - Closed and opened Dog Park during rainfall.
 - Closed soccer fields at the 50 Acre Park for TexasScapes overseed program. *(open item)*
 - Raising tree canopy in open areas at 50 Acre Park.
 - Working on washout area at WildFlower bridge. *(open item)*
 - Replaced plexiglass n agenda board at 50 Acre Park.
 - Repaired trash catchers in Ceylon Tea Pond after storm.
 - Installed new sensor on bottle filler at WildFlower pavilion.
 - Installed 4 new tires on Kubota #3
 - Installed new handles on 50 Acre Park restroom doors.
 - Replace broken door stopper at 50 Acre Park.
 - Replaced broken panels blown out at by broken storage tank.
 - Removed broken Dog Park agility item.
-
- WildFlower well not staying powered on; trouble shooting. *(closed item)*
 - Ordered replacement part for drinking fountain. *(closed item)*
 - Ordered replacement plexiglass for scratched up Agenda Board front. *(closed 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. *(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. *(closed item)*
 - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
 - Attend new facility construction meetings on site every 1st & 3rd Tuesday of the month.
 - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(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
	13705 Cambourne	10/11/2023	N			Bulky; Various debris must be stored out of view
	13802 Cambourne	10/11/2023	N			Bulky; Various debris must be stored out of view
	1621 Darjeeling	10/16/2023	N			Bulky; Various debris must be stored out of view
	13920 Greinert	10/16/2023	N			Lawn is overgrown and in need of maintenance
	13904 Lampting	10/16/2023	N			Lawn is overgrown and in need of maintenance
	14000 Lampting	10/16/2023	N			Bulky; Various debris must be stored out of view
	14032 Lampting	10/16/2023	N			Bulky; Various debris must be stored out of view
	14817 Lantern	10/11/2023	N			Lawn is overgrown and in need of maintenance
	13703 Letti	10/11/2023	N			Lawn is overgrown and in need of maintenance
	13721 Merseyside	9/23/2023	N			Trailer parked in view of street
	13806 Randalstone	10/11/2023	N			Bulky; Various debris must be stored out of view
	13920 Randalstone	10/11/2023	N			1. Lawn overgrown 2. Various debris in view
	1217 Sleepytime	10/16/2023	N			Lawn is overgrown and in need of maintenance
	1400 Sleepytime	10/16/2023	N			Lawn is overgrown and in need of maintenance
	401 Tudor House	10/16/2023	N			Lawn is overgrown and in need of maintenance
	516 Tudor House	9/23/2023	N			Lawn is overgrown and in need of maintenance
	616 Tudor House	9/23/2023	N			Bulky; Various debris must be stored out of view
	14905 Valerian Tea	9/23/2023	N			Lawn is overgrown and in need of maintenance
	14912 Valerian Tea	9/23/2023	N			Various debris must be stored out of view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13712 Cambourne	9/23/2023	Y			Various debris must be stored out of view
	1624 Darjeeling	9/15/2023	Y			1. Trailer parked in view 2. Various debris in view
	809 Friendship Quilt	9/15/2023	Y			Various debris must be stored out of view
	13902 Greinert	9/25/2023	Y			Various debris must be stored out of view
	921 Grey Castle	9/23/2023	Y			Lawn is overgrown and in need of maintenance
	1601 Lady Grey	9/15/2023	Y			1. Trailer parked in view 2. Boat parked in view
	13729 Lampting	7/25/2023	Y	Ext. 8/31/23		Lawn is overgrown and in need of maintenance
red GMC truck	13904 Lampting	8/31/2023	Y			1. Vehicle on lawn 2. Various debris in view
	13910 Lampting	8/31/2023	Y			Various debris & wood in front of garage doors
	15107 Lantern	9/15/2023	Y			Bulky; Various debris must be stored out of view

Northtown MUD

black Honda Accord LP# CRC 8741 & black Acura LP#CRC 8741	13902 Lothian	9/11/2023	Y			1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown
	14025 Maricella	9/11/2023	Y			Various debris must be stored out of view
	13812 Randalstone	9/5/2023	Y			1. Lawn overgrown 2. Various debris in view
	13905 Randalstone	9/5/2023	Y			Bulky; Various debris must be stored out of view
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	13716 Greinert	8/24/2023	Y	Same	10/10/2023	1. Fence/gate disrepair 2. Various debris 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
	609 Tudor House	8/19/2023	Y	Same	9/28/2023	1. Lawn overgrown 2. Trach cans in view
	632 Tudor House	7/19/2023	Y	Same	8/31/2023	1. Bulky; Various debris in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	13605 Cambourne	9/23/2023	N			1. Lawn overgrown 2. Various debris in view
	13611 Cambourne	8/24/2023	Y			1. Fence/gate disrepair 2. Various debris in view
	1808 Darjeeling	9/15/2023	N			Lawn is overgrown and in need of maintenance
	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
	1601 Lady Grey	9/15/2023	N			3.Lawn overgrown
	13709 Lampting	7/25/2023	Y	Same	9/14/2023	Various debris in view 2. Trash cans in view
	13806 Lampting	8/31/2023	Y			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
	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
	13902 Lothian	9/11/2023	N			3. Debris in view
	14300 Nestle Ct	9/15/2023	N			Fence/gate is in a state of disrepair

Northtown MUD

	13800 Randalstone	9/5/2023	N			Lawn is overgrown and in need of maintenance
	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
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
	15033 Valerian Tea	7/6/2023	Y	Same	8/23/2023	Bulky; Various debris must be stored out of view

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	10/14/2023	N			1. Rear fence/gate disrepair 2. Lawn overgrown 4. Mow back area 3. Trash cans in view
	133 Blue Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	14025 Golden Flax	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	14034 Golden Flax	10/4/2023	N			Lawn overgrown and in need of maintenance
	14041 Golden Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	14046 Golden Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	113 Segovia	9/28/2023	N			Rear bulky debris in view
	201 Segovia	9/18/2023	N			Front various debris in view
	217 Segovia	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	13705 Spring Heath	10/14/2023	N			Front various debris in view
	13828 Spring Heath	10/4/2023	N			Lawn overgrown and in need of maintenance
	13832 Spring Heath	9/13/2023	N			Rear fence/gate is in a state of disrepair
	114 Star Flower	10/4/2023	N			Front various debris in view
	126 Star Flower	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	104 Wild Senna	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	129 Wild Senna	9/28/2023	N			Rear bulky debris in view
	216 Wild Senna	10/4/2023	N			Front fence/gate is in a state of disrepair
	303 Wild Senna West	9/28/2023	N			Lawn overgrown and in need of maintenance
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	14018 Golden Flax	10/10/2023	Y			2. Rear fence/gate disrepair
	14038 Golden Flax	9/18/2023	Y			Lawn overgrown and in need of maintenance
	101 Segovia	9/18/2023	Y			1. Rear various debris in view 2. Trash cans in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	13901 Golden Flax	8/22/2023	Y	Same	10/12/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3.
	141 Segovia	7/18/2023	Y	Same	9/6/2023	2. Front bulky debris in view

WildFlower

	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	Ext 11/15/23	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.
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	126 Blue Flax	9/7/2023	N			2. Rear bulky debris in view
	13725 Golden Flax	9/7/2023	N			Front fence/gate is in a state of disrepair
	13908 Golden Flax	8/9/2023	Y			Rear bulky debris in view
	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
	14018 Golden Flax	8/9/2023	Y			1. 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
	125 Segovia	7/11/2023	Y	Same	9/6/2023	Front various debris in view
	133 Segovia	8/31/2023	N			1. Rear various debris in view 2. Rear fence/gate disrepair
	13705 Spring Heath	8/31/2023	N			Rear bulky debris in view
	13714 Spring Heath	8/31/2023	N			Rear 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
	13801 Spring Heath	8/15/2023	Y			2. Back area is overgrown
	13804 Spring Heath	9/18/2023	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
	205 Wild Senna West	8/22/2023	Y			Rear fence/gate is in a state of disrepair

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Contempt Letter	Status
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
1324 Peppermint Trail	Trailer in view	12/1/2022	12/28/2022	1/24/2023	2/27/2023 4/6/2023			Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023 *Monitoring*

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Contempt Letter	Status
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
632 Tudor House Road	Debris in view, trash cans in view	8/11/2023	9/1/2023	9/26/2023				Deadline for compliance is as of 10/11/2023
141 Segovia Way	Debris in view	8/14/2023	9/7/2023	10/5/2023				Deadline for compliance is as of 10/20/2023
110 Wild Senna Drive	Fence in disrepair	8/14/2023	9/7/2023	10/13/2023				Deadline for compliance is as of 10/28/2023
200 Wild Senna Drive	Fence/ gate in disrepair	8/14/2023	9/7/2023					Deadline for compliance is as of 11/15/2023
13910 Lampting Drive	Debris in view	6/10/2023	8/1/2023	9/26/2023				Deadline for compliance is as of 10/11/2023
609 Tudor House Road	Lawn in need of maintenance; trash cans in view	9/7/2023	9/29/2023					Deadline for compliance is as of 10/14/2023

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Contempt Letter	Status
13716 Greinert Drive	Fence in disrepair; debris in view, trash cans in view	9/14/2023	10/11/2023					Deadline for compliance is as of 10/26/2023
13901 Golden Flax Trail	Fence in disrepair	9/15/2023	10/13/2023					Deadline for compliance is as of 10/28/2023

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	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.
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023	6/2/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
317 Wild Senna Drive	Debris in view, garbage cans in view	11/9/2022	12/7/2022	1/23/2023	2/21/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
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		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.

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
9/11/23	Zoom	On line meetings	\$157.40
9/13/23	Stamps (2 rolls)	Mail	\$132.00
9/20/23	Water (40)		\$4.99
	Subtotal		<u>\$299.14</u>
<i>PARKS & 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
9/7/23	Mutt Mitts (3 bxs), updated Labor Law Poster, polycarbonate sheet	Restock, update and replace agenda board front at 50A park	\$463.41
9/13/23	Drinking fountain pipe, concrete (7)	Repair and restock	\$55.58
9/14/23	Diesel Fuel	ATV's	\$100.00
9/20/23	Brass locks (4), push/pull handles (4), Lock box, HP ink (2)	Replace and restock	\$207.03
9/20/23	6 tier utility shelf, toilet paper	Organize and restock	\$144.47
9/20/23	Fuel & truck wash	F150	\$68.63
9/26/23	Remove & remount new tires (4)	ATV's	\$86.00
	Subtotal		<u>\$1,503.97</u>
Grand Total for the Month			<u>\$1,803.11</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

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
10/3/23	Bottled water (45), copy paper (500), Plastic plates,	Restock	\$91.35
10/10/23	Business cards for Sam	Promotion	\$124.40
10/11/23	Printer head, file folders	Replace & Restock	\$134.91
	Subtotal		<u>\$350.66</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
10/2/23	Diesel Fuel	ATV's	\$120.00
10/3/23	Paper towels (15), trash bags, toilet paper (90 ct), packing tape (9)	Restock	\$121.34
	Subtotal		<u>\$241.34</u>
	Grand Total for the Month		<u>\$592.00</u>

Northtown Reservation Ledger

Date Paid & Form Rcv'd	Reservation Date	Name	Pavilion or Disc Golf	In / Out of District	Res. Fee Rcv'd	Deposit Rcv'd	Deposit Withheld	Notes	Refund Amount
2/23/23	4/14/23	C. Foster #001	Pav	In	\$25.00	\$100.00		Requested refund from B&D 4/20/23	\$100.00
4/14/23	4/30/23	A. Richardson #002	Pav	In	\$25.00	\$100.00		Requested refund from B&D 5/15/23	\$100.00
4/23/23	5/7/23	M. Hudson #003	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 5/15/23	\$200.00
5/30/23	6/11/23	M. Stefano #004	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 6/16/23	\$200.00
5/30/23	7/22/23	S. Thomas #005	Pav	In	\$25.00	\$100.00		Requested refund from B&D 8/7/23	\$100.00
6/1/23	6/16/23	E. Ramirez #006	Pav	In	\$25.00	\$100.00		Requested refund from B&D 6/27/23	\$100.00
7/14/23	10/11/23	H. Nguyen #007	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 10/12/23	\$200.00
8/31/23	9/10/23	H. Masters #012	Pav	In	\$25.00	\$100.00		Requested refund from B&D 9/14/23	\$100.00
9/1/23	10/8/23	K. Bailey #013	Pav	In	\$25.00	\$100.00		Requested refund from B&D 10/12/23	\$100.00
9/22/23	10/7/23	C. Bonavida #014	Pav	In	\$25.00	\$100.00		Requested refund from B&D 10/12/23	\$100.00
10/13/23	11/1/23	NADGT National #008	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/2/23	NADGT National #009	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/3/23	NADGT National #010	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/4/23	NADGT National #011	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/1/23	NADGT National #015	Pav	Out	\$100.00	\$200.00			
10/13/23	11/2/23	NADGT National #016	Pav	Out	\$100.00	\$200.00			
10/13/23	11/3/23	NADGT National #017	Pav	Out	\$100.00	\$200.00			
10/13/23	11/4/23	NADGT National #018	Pav	Out	\$100.00	\$200.00			
		Total Income =			\$2,075.00				



TEXAS DISPOSAL SYSTEMS

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**Northtown MUD
2023 - Quarterly Operations Reports**

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

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

Third Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	57	5	11	24	30	1
August	32	6	6	46	19	8
September	56	8	4	13	15	5
Totals	145	19	21	83	64	14

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

2023 TOTALS	542	86	110	217	211	79
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Northtown MUD - September 2023

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
9/1/2023	44088	A429	3164312	12.4
9/1/2023	41122	A431	3164347	12.58
9/1/2023	41131	A430	3164401	12.2
9/1/2023	41108	A428	3164495	12.15
9/1/2023	44088	A429	3164580	10.75
9/1/2023	41108	A428	3164582	1.13
9/1/2023	41122	A431	3164592	6.59
9/1/2023	41131	A430	3164602	5.48
9/1/2023	44078	A428	3164606	5.64
9/8/2023	41125	A429	3167966	11.41
9/8/2023	41122	A431	3168077	13.75
9/8/2023	41131	A430	3168080	12.71
9/8/2023	41128	A428	3168088	12.49
9/8/2023	41128	A428	3168261	4.87
9/8/2023	41125	A429	3168282	8.79
9/8/2023	41122	A431	3168285	7.06
9/8/2023	41131	A430	3168314	6.65
9/15/2023	41125	A429	3171803	13.33
9/15/2023	41128	A428	3171867	13.99
9/15/2023	41143	A431	3171936	16.6
9/15/2023	44080	A430	3171938	14.76
9/15/2023	41125	A429	3172018	7.35
9/15/2023	41128	A428	3172036	4.71
9/15/2023	44080	A430	3172038	2.63
9/15/2023	41143	A431	3172061	6.08
9/22/2023	41125	A429	3175613	10.93
9/22/2023	41131	A430	3175766	13.75
9/22/2023	41128	A428	3175816	13.76
9/22/2023	41125	A429	3175973	10.89
9/22/2023	41122	A431	3175976	6.06
9/22/2023	41130	A431	3175977	6.93
9/22/2023	41128	A428	3175986	4.72
9/22/2023	41131	A430	3175993	7.51
9/29/2023	41131	A430	3179428	11.95
9/29/2023	41130	A431	3179465	13.14
9/29/2023	41125	A429	3179487	13.07
9/29/2023	41131	A430	3179715	7.72
9/29/2023	41128	A428	3179727	13.85

Total Northtown Containers	3289
<u>/Total containers on all routes</u>	<u>4527</u>
% of Northtown containers in routes	72.65%
Total Tonnage	388.61
X % of Northtown containers in routes	72.65%
<u>Estimated trash tonnage</u>	<u>282.34</u>

9/29/2023	41125	A429	3179731	7.62
9/29/2023	41130	A431	3179742	10.61

Total Trash Tonnage 388.61

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
9/1/2023	44064	A514	306790	4.74
9/1/2023	44064	A514	306842	4.72
9/8/2023	44088	A514	307740	4.24
9/8/2023	41146	A515	307777	6.38
9/8/2023	44088	A514	307790	4.95
9/15/2023	44086	A514	308676	7.51
9/15/2023	44086	A514	308709	3.16
9/22/2023	44090	A515	309665	3.95
9/22/2023	44085	A514	309666	6.05
9/22/2023	44089	A514	309667	5.45
9/29/2023	44086	A514	310605	7
9/29/2023	44086	A514	310647	3.04

Total Recycle Tonnage 47.49

Total Northtown Containers	3270
<u>/Total containers on all routes</u>	<u>3873</u>
% of Northtown containers in routes	84.43%
Total Tonnage	47.49
X % of Northtown containers in routes	84.43%
<u>Estimated recycle tonnage</u>	<u>40.10</u>



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Northtown MUD Trash and Recycle Weight Report 2023

1st Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	217.00	35.17
February	186.27	26.49
March	295.20	45.55

Total Tonnage for 1st Qtr **698.47** **107.21**

2nd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	263.97	32.05
May	252.45	27.39
June	322.50	42.21

Total Tonnage for 2nd Qtr **838.92** **101.65**

3rd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July	225.21	49.92
August	227.59	40.49
September	282.34	40.10

Total Tonnage for 3rd Qtr **735.14** **130.51**

4th Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

Total Tonnage for 4th Qtr **0.00** **0.00**

Total Yearly Tonnage 2023	2272.53	339.37
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Northtown- 2023 Operations Report
September

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70684	ZARATE	13908	GREINERT	9/8/2023	96G TRASH CLEANUP	7456221
72070	YEPEZ BOBADIL	806	CRIEFF CROSS	9/15/2023	96G TRASH CLEANUP	7467851
73216	LANDERS	413	TUDOR HOUSE	9/22/2023	96G TRASH CLEANUP	7475754
127001	TAYLOR	920	WATSON	9/1/2023	96G TRASH CLEANUP	7439388

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61732	COLVIN	15020	ANTIQUE FINISH	9/1/2023	BULKY WASTE SRVC	7438920
61736	LABDELL	1001	ANTIQUE HERITAGE	9/22/2023	BULKY WASTE SRVC 6CY	7477333
61738	CROWLEY	1005	ANTIQUE HERITAGE	9/8/2023	BULKY WASTE SRVC	7454134
61818	SELMAN	806	BURNSALL GATES	9/22/2023	BULKY WASTE SRVC	7478834
61880	MILLER	13805	CEYLON TEA	9/22/2023	BULKY WASTE SRVC	7479932
61886	CLARK	902	CASTLETON	9/22/2023	BULKY WASTE SRVC	7476017
68653	VILLARREAL	908	BATTENBURG	9/8/2023	BULKY WASTE SRVC	7457149
70071	ROGERS	616	BATTENBURG	9/29/2023	BULKY WASTE SRVC	7488356
70749	GARCIA	13807	LAMPTING	9/1/2023	BULKY WASTE SRVC	7439957
70779	AHIANTE	13924	LAMPTING	9/22/2023	BULKY WASTE SRVC 6CY	7479212
70879	SURY	15005	LANTERN	9/29/2023	BULKY WASTE SRVC	7490012
70921	DE LA ROSA	14329	LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7477817
70921	DE LA ROSA	14329	LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7484775
70921	DE LA ROSA	14329	LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7485035
71062	GRAHAM	13709	LETTI	9/1/2023	BULKY WASTE SRVC	7453737
71077	MONROY	13814	LETTI	9/8/2023	BULKY WASTE SRVC	7458386
71134	BURROUGHS	905	LOW BRIM	9/1/2023	BULKY WASTE SRVC 6CY	7437306
71277	TORRES	13815	MERSEYSIDE	9/22/2023	BULKY WASTE SRVC	7479228
71446	POSADAS	900	ROCKING SPUR	9/29/2023	BULKY WASTE SRVC	7485175
71448	TARLETON	903	ROCKING SPUR	9/22/2023	BULKY WASTE SRVC	7475716
71532	CAMPBELL	1217	SLEEPYTIME	9/8/2023	BULKY WASTE SRVC 6CY	7458226
71537	JANECEK	1300	SLEEPYTIME	9/22/2023	BULKY WASTE SRVC	7478314
71562	ROMIREZ	1432	SLEEPYTIME	9/29/2023	BULKY WASTE SRVC	7484055
71715	COOK	1209	TUDOR HOUSE	9/1/2023	BULKY WASTE SRVC 6CY	7436852
71717	HSU	1217	TUDOR HOUSE	9/29/2023	BULKY WASTE SRVC 6CY	7486288
71790	ROCHA	133	WILD SENNA	9/5/2023	BULKY WASTE SRVC	7437451
71853	MARTINEZ	324	WILD SENNA	9/5/2023	BULKY WASTE SRVC	7439155
72003	TOLBERT	13924	CEYLON TEA	9/22/2023	BULKY WASTE SRVC	7476954
72003	TOLBERT	13924	CEYLON TEA	9/26/2023	BULKY WASTE SRVC	7486622
72173	BUTLER	806	DAWLISH	9/22/2023	BULKY WASTE SRVC	7465861
75407	GOMEZ	616	TUDOR HOUSE	9/15/2023	BULKY WASTE SRVC	7470531
75407	GOMEZ	616	TUDOR HOUSE	9/19/2023	BULKY WASTE SRVC	7476950
76135	STERLING	1504	SWEET LEAF	9/1/2023	BULKY WASTE SRVC 6CY	7437847
78153	ROSS	1405	SWEET LEAF	9/29/2023	BULKY WASTE SRVC	7490267

86662	KNIGHT	1312	SWEET LEAF	9/15/2023	BULKY WASTE SRVC 6CY	7472846
86662	KNIGHT	1312	SWEET LEAF	9/19/2023	BULKY WASTE SRVC 6CU YD	7477424
86727	RAMSEY	1313	HONEY BLOSSOM	9/8/2023	BULKY WASTE SRVC	7456387
87185	MONTECINOS	1320	SWEET LEAF	9/1/2023	BULKY WASTE SRVC	7454032
90919	RO	1412	LADY GREY	9/22/2023	BULKY WASTE SRVC 6CY	7480611
98078	WOMACK	14109	HARRIS RIDGE	9/22/2023	BULKY WASTE SRVC	7476303
100964	RICHARD	1709	GOLDEN SUNRISE	9/29/2023	BULKY WASTE SRVC	7484717
102854	NASH, JR	14109	MERSEYSIDE	9/22/2023	BULKY WASTE SRVC	7474092
106717	MERIT PROPERT	14212	TEA ROOM	9/1/2023	BULKY WASTE SRVC	7438158
109967	MOLINA	1516	TEA LEAF	9/15/2023	BULKY WASTE SRVC	7473975
114959	RIZVI MOHAMM	14313	NARUNA	9/22/2023	BULKY WASTE SRVC	7481859
117405	HAM	809	MAHOMET	9/15/2023	BULKY WASTE SRVC	7472883
120373	DELAROSA	1508	MORNING MIST	9/1/2023	BULKY WASTE SRVC	7438127
130913	VENKATARAM	913	WATSON	9/1/2023	BULKY WASTE SRVC	7438425
130913	VENKATARAM	913	WATSON	9/29/2023	BULKY WASTE SRVC	7490111
147587	MICHELLE	932	OATMEAL	9/1/2023	BULKY WASTE SRVC	7451663
158086	HOLOYE	14712	LAKE VICTOR	9/22/2023	BULKY WASTE SRVC	7474113
164959	NATHANI	14317	LAKE VICTOR	9/1/2023	BULKY WASTE SRVC	7453558
248036	LINH	304	LEMON LIGHT	9/8/2023	BULKY WASTE SRVC	7454310
258851	GADE	201	LEMON LIGHT	9/15/2023	BULKY WASTE SRVC	7466060
260992	SIEBERT	14305	SILVER LACE	9/1/2023	BULKY WASTE SRVC	7436472
14470	NORTHTOWN M		VARIOUS LOCATIONS	9/8/2023	BULKY WASTE SRVC	7464652

Missed Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
69963	ARIEGA	14604	GINSENG	9/19/2023	96G TRASH MISS	7475710
71161	ZAMORA	14000	MARICELLA	9/5/2023	96G TRASH MISS	7456615
95480	BALME	1004	PEPPERMINT	9/19/2023	96G TRASH MISS *HOMESIT	7476411
112758	BURNA	1509	FERN RIDGE	9/5/2023	96G TRASH MISS	7457638
302158	CHONG	14507	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7476025
304735	RIVERA	14603	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7475805
305382	HUWAIDI	14605	JEFFERSON CRAIG	9/19/2023	96G TRASH MISS	7477288
305382	HUWAIDI	14605	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7477297

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
305712	PERALTA DE AR	904	THAYER	9/15/2023	96G RES TRASH CART DLVR	7471025
306396	SANTOS	700	WATSON	9/8/2023	96G RES TRASH CART DLVR	7465496
61825	NEEMAN	13910	CAMBOURNE	9/6/2023	96G RES RECY CART DLVR	7458177
71754	PETAIA	916	TWISTED FENCE	9/15/2023	96G RES TRASH CART DLVR	7468081
71756	OVERTON	920	TWISTED FENCE	9/27/2023	96G RES TRASH CART DLVR	7487783
72070	YEPEZ BOBADIL	806	CRIEFF CROSS	9/11/2023	96G RES TRASH CART DLVR	7467835
118208	NGUYEN	821	SWEET LEAF	9/11/2023	96G RES RECY CART DLVR	7467479
306248	ISOLA OSOBU	14602	JEFFERSON CRAIG	9/6/2023	96G RES TRASH CART DLVR	7458192
306248	ISOLA OSOBU	14602	JEFFERSON CRAIG	9/6/2023	96G RES RECY CART DLVR	7458192

306590	CARPENTER	14506	JEFFERSON CRAIG	9/15/2023	96G RES TRASH CART DLVR	7471062
306590	CARPENTER	14506	JEFFERSON CRAIG	9/15/2023	96G RES RECY CART DLVR	7471062
307045	NGUYEN	14509	JACKSON BROWNING	9/27/2023	96G RES TRASH CART DLVR	7484701
307045	NGUYEN	14509	JACKSON BROWNING	9/27/2023	96G RES RECY CART DLVR	7484701

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61214	HARRIS	14325	ALDERMINSTER	9/15/2023	SWAP 9T CART FOR SAME	7468745
70187	ZARAZUA	14017	GOLDEN FLAX	9/8/2023	SWAP 9T CART FOR SAME	7456446
70737	ICARO	13733	LAMPTING	9/1/2023	SWAP 9T CART FOR SAME	7439468
71283	HILL	13903	MERSEYSIDE	9/15/2023	SWAP 9T CART FOR SAME	7467635
71538	MORENO	1301	SLEEPYTIME	9/8/2023	SWAP 9T CART FOR SAME	7456146
71607	DELGADO	13806	SPRING HEATH	9/15/2023	SWAP 9T CART FOR SAME	7468057
72070	YEPEZ BOBADILLA	806	CRIEFF CROSS	9/15/2023	SWAP 9Y CART FOR SAME	7467845
73367	SHAW	605	TUDOR HOUSE	9/8/2023	SWAP 9T CART FOR SAME	7465935
87678	ALQAYSI	1308	PEPPERMINT	9/1/2023	SWAP 9T CART FOR SAME	7435839
95476	HONG	15213	VALERIAN TEA	9/1/2023	SWAP 9T CART FOR SAME	7438334
100948	MERCY	813	FLATTERS	9/15/2023	SWAP 9Y CART FOR SAME	7456431
118911	MCWATERS	700	WATSON	9/8/2023	SWAP 9T CART FOR SAME	7465472
123157	NEWMAN	708	WATSON	9/1/2023	SWAP 9T CART FOR SAME	7437284
130914	HESTER	901	WATSON	9/1/2023	SWAP 9T CART FOR SAME	7436743
156540	RADENBAUGH	14704	LAKE VICTOR	9/29/2023	SWAP 9T CART FOR SAME	7476023

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71575	GREELY	904	SMOOTHING IRON	9/1/2023	CART 9T TERM	7438494
71638	VARGAS	127	STAR FLOWER	9/15/2023	CART 9T TERM	7467443
71754	PETAIA	916	TWISTED FENCE	9/15/2023	CART 9T TERM	7468083
72005	MCADAMS	14004	CEYLON TEA	9/8/2023	CART 9Y TERM	7458638
291388	PETAIA	916	TWISTED FENCE	9/8/2023	CART 9Y TERM	7428135

Fatter & Evans Architects, Inc.
 7509 Menchaca Rd, Suite 100
 Austin, TX 78745

Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

Mona Oliver, District Manager
Northtown Municipal Utility District
700 E Wells Branch Pkwy
Pflugerville, TX 78660

PROJECT:

NT MUD Office & Pavilions

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Hourly Additional Construction Administration Phase Services Beyond the 2 Year Anniversary of the STR Construction Contract:				
Barnaby Evans, Principal - Hourly Professional Services	3/27/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	3/30/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	4/4/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/6/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	4/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	4/11/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	4/13/2023	0.75	125.00	93.75
Barnaby Evans, Principal - Hourly Professional Services	4/14/2023	0.75	125.00	93.75
Barnaby Evans, Principal - Hourly Professional Services	4/17/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	4/18/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/20/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	4/24/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/25/2023	4	125.00	500.00
Barnaby Evans, Principal - Hourly Professional Services	4/26/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/1/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	5/2/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/4/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	5/9/2023	1	125.00	125.00

Total Amount Due Upon Receipt:

Fatter & Evans Architects, Inc.
 7509 Menchaca Rd, Suite 100
 Austin, TX 78745

Invoice

INVOICE DATE:	10/13/2023
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**Mona Oliver, District Manager
 Northtown Municipal Utility District
 700 E Wells Branch Pkwy
 Pflugerville, TX 78660**

PROJECT:

NT MUD Office & Pavilions

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	5/11/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	5/12/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/15/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	5/16/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/18/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/22/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	5/23/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/30/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/1/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	6/2/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/5/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	6/6/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/8/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	6/9/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/12/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/19/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/20/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/26/2023	5	125.00	625.00
Barnaby Evans, Principal - Hourly Professional Services	6/27/2023	2.5	125.00	312.50

Total Amount Due Upon Receipt:

Fatter & Evans Architects, Inc.
 7509 Menchaca Rd, Suite 100
 Austin, TX 78745

Invoice

INVOICE DATE:	10/13/2023
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PROGRESS BILLING TO:

**Mona Oliver, District Manager
 Northtown Municipal Utility District
 700 E Wells Branch Pkwy
 Pflugerville, TX 78660**

PROJECT:

NT MUD Office & Pavilions

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	6/28/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/29/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	6/30/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/5/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/6/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/7/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/10/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	7/11/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	7/12/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/13/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	7/25/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	7/26/2023	5.5	125.00	687.50
Barnaby Evans, Principal - Hourly Professional Services	7/27/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	7/28/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/31/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/1/2023	3.75	125.00	468.75
Barnaby Evans, Principal - Hourly Professional Services	8/2/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/4/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	8/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/8/2023	3.75	125.00	468.75

Total Amount Due Upon Receipt:

Fatter & Evans Architects, Inc.
 7509 Menchaca Rd, Suite 100
 Austin, TX 78745

Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

Mona Oliver, District Manager
Northtown Municipal Utility District
700 E Wells Branch Pkwy
Pflugerville, TX 78660

PROJECT:

NT MUD Office & Pavilions

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	8/10/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/14/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/15/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	8/21/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	8/22/2023	4	125.00	500.00
Barnaby Evans, Principal - Hourly Professional Services	8/23/2023	1.25	125.00	156.25
Barnaby Evans, Principal - Hourly Professional Services	8/29/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/5/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	9/14/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/15/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	9/18/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	9/19/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	9/20/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	9/26/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/28/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/29/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	10/9/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	10/10/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	10/11/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	10/12/2023	0.5	125.00	62.50

Total Amount Due Upon Receipt: \$20,843.75

DATE: October 16, 2023
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the October 2023 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Condominiums);

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. 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. 3 (\$421,391.85). There are no change orders provided for the District’s consideration.

There is a previously dedicated drainage easement (Doc. No. 2015137236) that is no longer required and is recommended to be released.

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

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

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

Construction has started and is expected to last into 2024.

iv) The Lakes Retail Center;

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

approval of the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

At the April 2023 Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units.

vi) *JD's Supermarket Dessau;*

Construction plans were submitted and the reviewed placed on hold pending the receipt of updated documents from the applicant. The applicant has not responded to multiple requests for updates and the documents. As a result, this project is now considered dormant until further action by the applicant occurs.

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 under separate cover.

c) *Surplus Bond Matters;*

As previously discussed, the Board has requested that surplus funds from a previous bond issue and available cash be used to reimburse eligible developer projects. Attached for consideration is an agreement from Jones-Heroy & Associates, Inc. to prepare the necessary documents for the TCEQ's approval. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application could be submitted by late Q1 of 2024.

d) *Parks Master Plan;*

As previously discussed and included in this year's budget, the District would like to update their parks masterplan. The last masterplan was completed in August 2018 and provided invaluable benefit in updating and expanding the District's park system. The District will need to retain a consultant to update the masterplan and it is expected that selection could occur by December 2024.

After Recording, Please Return To:

Carter W. Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

RELEASE AND TERMINATION OF DRAINAGE EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Northtown Municipal Utility District, a political subdivision of the State of Texas (the "District"), holds a drainage easement (the "Easement") granted by Village at Northtown, Ltd., a Texas limited partnership ("Village"), to the District, recorded under Document No. 2015137236, Official Public Records of Travis County, Texas;

WHEREAS, the District's engineer has confirmed that the Easement is no longer needed by the District and the District desires to release and terminate the Easement and all of its rights thereunder;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the benefit of all present and future owners of the property encumbered by the Easement or any portion thereof, the District has **RELEASED AND TERMINATED**, and by these presents does **RELEASE AND TERMINATE**, the Easement in its entirety, but without representation or warranty of any kind.

EXECUTED TO BE EFFECTIVE the 24th day of October, 2023.

DISTRICT:

NORTHTOWN MUNICIPAL UTILITY DISTRICT

By: _____
Brenda Richter, President
Board of Directors

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 24, 2023, by Brenda Richter, President of Northtown Municipal Utility District, on behalf of the District.

(seal)

Notary Public Signature



14

DRAINAGE EASEMENT

**DRAINAGE EASEMENT
(TO BE VACATED).**

STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF TRAVIS §

THAT VILLAGE @ NORTH TOWN, LTD., a Texas limited partnership, "Grantor" whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and confessed and for which no lien, express or implied, is retained, does GRANT, SELL, and CONVEY to NORTH TOWN MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas whose address is 100 Congress Avenue, Austin, Travis County, Texas 78701 ("Grantee") a right of way and easement for drainage purposes ("Drainage Easement") in, upon, over, and across the following described land:

That certain tract, piece, or parcel of land, situated in Travis County, Texas, described by metes and bounds in EXHIBIT A attached hereto and made a part hereof for all purposes, and further described by the sketch attached hereto and made a part hereof for all purposes as EXHIBIT A-1 ("Easement Tract").

Grantor covenants and agrees to the following, which shall be considered covenants running with the land, binding upon Grantor, its successors and assigns:

- 1) The Drainage Easement granted hereby may be used for the construction, installation, replacement, repair, inspection, maintenance, relocation, removal, upgrade, and operation of enclosed storm sewer pipes or culverts and related facilities and appurtenances.
- 2) Grantor shall use the Easement Tract only in those ways which are not inconsistent with the Drainage Easement herein granted and agrees to do nothing which would impair, damage, or destroy said Drainage Easement or any drainage facilities within the Easement Tract.
- 3) No objects, including but not limited to, buildings or fences, shall be allowed in or on the Easement Tract except as approved by Grantee (or if annexed into the City of Austin, by the City); provided, driveways and landscaping which are not inconsistent with and which do not materially interfere with or prevent the use of the Easement Tract by Grantee as contemplated herein are permitted over enclosed pipes or culverts installed in the Easement Tract.
- 4) Grantor, its successors or assigns, shall provide for access to the subject Drainage Easement as may be necessary and shall not prohibit access by Grantee, Travis County or the City of Austin for inspection or maintenance of said Drainage Easement.
- 5) Grantor or any other party exercising any rights within the Easement Tract will be liable for any and all damages resulting to the Easement Tract or the facilities of Grantee within the Easement Tract as a result of their activities and, upon completing such activities, will be responsible for restoring the surface of the Easement Tract, at such party's sole cost and expense, to the extent necessary so as to not interfere in any material way with Grantee's use of the Drainage Easement.

herein granted. Grantee will have no liability or responsibility for the repair or replacement of any improvements placed within the Easement Tract by Grantor or any other third party which may be damaged or destroyed by Grantee's exercise of its rights within the Drainage Easement herein granted.

~~TO HAVE AND TO HOLD~~ the above-described Drainage Easement, together with all and singular the rights and appurtenances thereto in any way belonging, unto the Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to ~~WARRANT AND DEFEND FOREVER~~ all and singular the said Drainage Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof for all purposes, to the extent applicable to the Easement Tract (the "Permitted Exceptions").

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 7 day of August, 2015

GRANTOR:

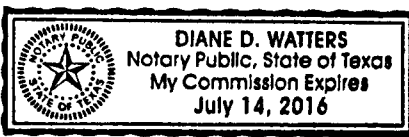
**Village @ Northtown, Ltd.,
A Texas limited partnership**

By: Village @ Northtown General Partner, Inc.,
A Texas corporation, its General Partner

By: *Clifton Lind*
Clifton Lind, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of August, 2015, by Clifton Lind, President of Village @ Northtown General Partner, Inc., a Texas corporation, General Partner of Village @ Northtown, Ltd., a Texas limited partnership, on behalf of such partnership.



Diane D. Waters
Notary Public, State of Texas

ACCEPTED AND AGREED:

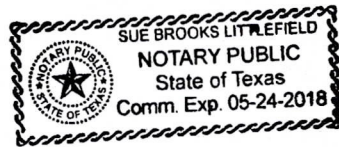
NORTHTOWN MUNICIPAL UTILITY DISTRICT

Brenda Richter
Brenda Richter, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 25th day of August, 2015,
by Brenda Richter, Vice President of Northtown Municipal
Utility District and on behalf of such utility district.

Sue Brooks Littlefield
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Sue Brooks Littlefield
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701

COPIED DOCUMENT

DESCRIPTION

BEING 0.2550 OF ONE ACRE OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT I (271.148 ACRES) CONVEYED TO VILLAGE @ NORTHTOWN, LTD, IN A DEED RECORDED IN DOCUMENT NO. 2000156544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.2550 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the east line of said Tract I, at its intersection with the north right-of-way line of Harris Ridge Boulevard (64' right-of-way), as dedicated on the recorded map of Parkside Subdivision, of record in Document No. 200400029, of the Official Public Records of Travis County, Texas, for the southwest corner of Lot 1, Block "H", of said Parkside Subdivision and the east corner of a 1.638 acre tract of land described in Right-of-Way Dedication, recorded in Document No. 2010148072, of the Official Public Records of Travis County, Texas;

THENCE with the east line of said Tract I and west line of said Parkside Subdivision the following two (2) courses and distances:

- 1) North 27°50'13" East, a distance of 390.73 feet to a 1/2 inch iron rod found;
- 2) North 27°51'10" East, a distance of 395.98 feet to a point, from which a 1/2 inch iron rod found for the northwest corner of said Parkside Subdivision and in the west line Lot 29, Block DD, of Gaston-Sheldon Subdivision, according to the map or plat thereof recorded in Document No. 200200243, of the Official Public Records of Travis County, Texas, bears, North 27°51'10" East, a distance of 573.42 feet;

THENCE North 62°08'50" West, over and across said Tract I, a distance of 238.70 feet to the POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said Tract I the following eight (8) courses and distances:

- 1) North 68°39'59" West, a distance of 20.18 feet to a point;
- 2) North 13°39'56" East, a distance of 311.94 feet to a point;
- 3) North 68°04'33" West, a distance of 180.43 feet to a point;
- 4) North 63°40'04" West, a distance of 45.23 feet to a point;
- 5) North 26°19'56" East, a distance of 20.00 feet to a point;
- 6) South 63°40'04" East, a distance of 44.46 feet to a point;

MAG
16 June 2011

- 7) South 68°04'33" East, a distance of 196.96 feet to a point;
- 8) South 13°39'56" West, a distance of 331.94 feet to the POINT OF BEGINNING, containing 0.2550 of one acre, more or less, of land.

Reference is herein made to the sketch of this tract accompanying this description.

Subject tract described herein is an easement. No monumentation set for corners.

Bearing Basis: The Texas Coordinate System of 1983, Central Zone (NAD 83 (COR96)) (Grid North). All distances were adjusted to the surface using a surface adjustment factor of 1.00009981. (surface = grid * surface adjustment factor)

I certify that this description was prepared from a survey made on the ground, February 3, 2010, under my supervision.

CUNNINGHAM-ALLEN, INC.



6 JUNE 2011

Miguel A. Escobar
Registered Professional Land Surveyor No. 5630
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946

Date



REFERENCES

TCAD #: 0267310108
AUSTIN GRID #: P35 & P36

SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT
SHEET 1 OF 2

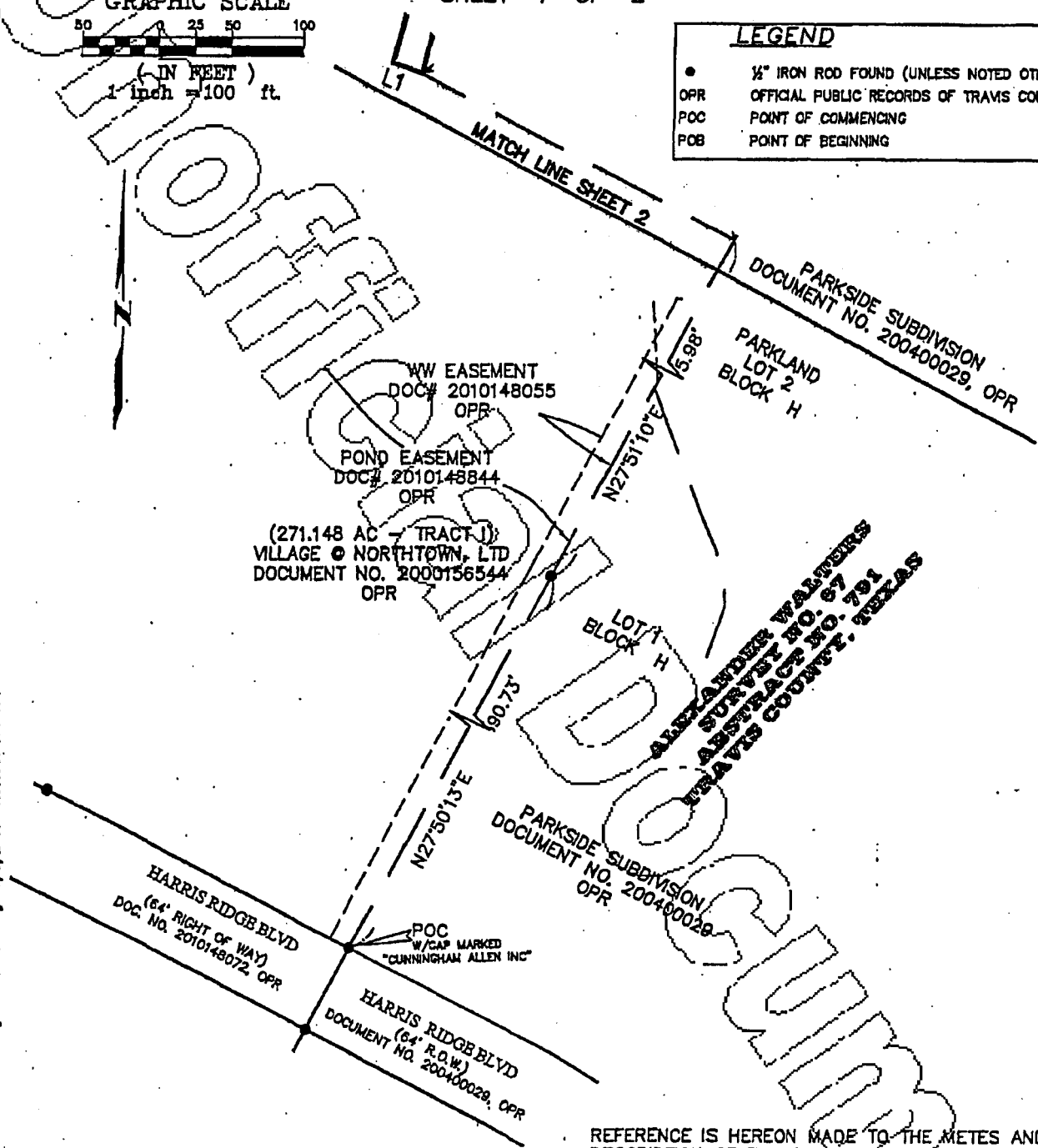
EXHIBIT "A-1"

GRAPHIC SCALE



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING



REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (CORS96)) (GRID NORTH). ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00009981. (SURFACE = GRID * SURFACE ADJUSTMENT FACTOR)

DATE OF FIELD WORK: FEBRUARY 23, 2010



Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

MAE
JULIE ZOW

CLIENT: DATE: 06/2011

CREW: BR/CV

OFFICE: tpw F.B.: 1709-47

PROJ #: 421.0105 FILE NAME:

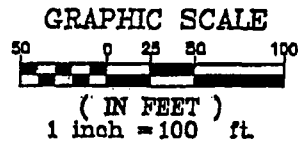
COPYRIGHT 2011 CUNNINGHAM-ALLEN, INC.

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SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT
SHEET 2 OF 2

EXHIBIT "A-1"



0.2550 ACRE

(271.148 AC - TRACT I)
VILLAGE OF NORTHTOWN, LTD
DOCUMENT NO. 2000156544
OPR

ALEXANDER WALTERS
SURVEY NO. 67
AS TRACT NO. 791
TRAVIS COUNTY, TEXAS

PARKSIDE SUBDIVISION
DOCUMENT NO. 200400029
OPR
PARKLAND
LOT 2
BLOCK H

GASTON-SHELDON SUBDIVISION
SECTION THREE
DOC. NO. 2002020245, OPR
SALLY LONN
WALKWAY

POB
L1 N62°08'50"W 238.70'
MATCH LINE SHEET 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°39'59"W	20.18'
L2	N13°39'56"E	311.94'
L3	N68°04'33"W	180.43'
L4	N63°40'04"W	45.23'
L5	N26°19'56"E	20.00'
L6	S63°40'04"E	44.46'
L7	S68°04'33"E	196.96'
L8	S13°39'56"W	331.94'

LEGEND	
•	1/4" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

SURVEYED BY:

Miguel A. Escobar

MIGUEL A. ESCOBAR
REG. PROF. LAND SURVEYOR
NO. 5630
DATE: 6 JUNE 2011



Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictive covenant of record in Document Number 2003145929, of the Official Public Records of Travis County, Texas.
2. A stated undivided one-half interest in and to all oil and gas, the royalties, bonuses, rentals, and all other rights in connection with the same, excepting executive rights together with the full and exclusive right to execute all leases with respect to oil and gas, all of which are expressly excepted herefrom and not insured hereunder, as the same are set forth in an instrument recorded in Vol. 8463, Page 835, of the Deed Records of Travis County, Texas.
3. All terms, conditions, and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Village at Northtown Pond Maintenance Area I of record in Document Number 2010148843, of the Official Public Records of Travis County, Texas.
4. All terms, conditions, and provisions of that certain Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage and Water Quality Facilities of record in Document Number 2010148844, of the Official Public Records of Travis County, Texas.
5. All terms, conditions, and provisions of that certain Water, Sewer and Drainage Agreement of record in Document Number 2011026224, of the Official Public Records of Travis County, Texas.

AFFIDAVIT AS TO DEBTS AND LIENS

BEFORE ME, the undersigned authority personally appeared Clifton E. Lind (name of Affiant) known to me to be the person whose name is subscribed to this Affidavit, acting in the capacity of President for Village @ Northtown General Partner, Inc., a Texas corporation authorized to do business in the State of Texas, general partner of Village @ Northtown, Ltd., the owner of the property that is the subject of the foregoing instrument (the "Property"), who being sworn, on oath, deposed and stated the following:

1. My name is Clifton E. Lind. I am above the age of 18 years, of sound mind, have never been convicted of a felony or crime of moral turpitude, and am fully qualified to make this Affidavit.

2. I am authorized to make this Affidavit in the capacity of President, for Village @ Northtown General Partner, Inc., a Texas corporation authorized to do business in the State of Texas, general partner of Village @ Northtown, Ltd., the owner of the Property that is described in the foregoing instrument ("Owner").

3. I have personal knowledge of the facts contained herein as an officer of the general partner of the Owner and I have recently reviewed the Owner's records concerning the Property. On the basis of my personal knowledge, after diligent inquiry, I attest that, as of the date of this Affidavit:


(a) All labor, services, and materials provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of the Owner, have been paid in full and no liens have been filed or exist with respect to the Property, except for the mechanics lien claim of Cunningham | Allen, Inc. which has been partially released as to the "Easement Tract" described in the foregoing instrument;

(b) There are no actions, proceedings, judgments, bankruptcies, liens, or executions filed or pending against the Owner that would affect the Property; and

(c) As of the date of this Affidavit, the Owner is not a debtor in bankruptcy.

SIGNED, this 7 day of August, 2015

AFFIANT:


Signature

Clifton E. Lind
Printed/Typed Name of Affiant

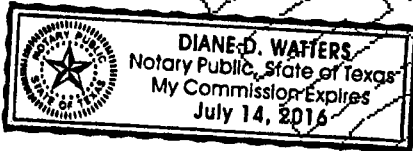
STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was subscribed and sworn to before me on the 7th day of August, 2015, by Clifton E. Lind, President of Village @ Northtown General Partner, Inc., a corporation of the State of Texas, as general partner of Village @ Northtown, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

Diane D. Waters
NOTARY PUBLIC, STATE OF TEXAS



PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

UNRECORDED Document

CONSENT OF LIEN HOLDER

Hallmark Business Services, Inc., being the holder of a lien dated August 28, 2014, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2014131582, Official Public Records of Travis County, Texas, and a second lien dated April 30, 2015, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2015067494, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its liens are subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

Hallmark Business Services, Inc.

By: _____
Name: PAUL TOVAR
Title: CEO

THE STATE OF TEXAS

COUNTY OF Travis

Before me Elizabeth Banda (Notary name), Notary Public, on this 10th day of August, 2015, personally appeared Paul Tovar, the CEO of Hallmark Business Services, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.

(seal)



Elizabeth Banda
Notary Public, State of Texas

CONSENT OF LIEN HOLDER

Gary Valdez, as agent for the Participants defined in the Intercreditor Agreement, being the holder of a lien dated May 8, 2008, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded under Document No. 2008077197, Official Public Records of Travis County, Texas, as affected by the instruments recorded at Document Nos. 2008077200, 2013074952, 2014024785, 2014131583, 2015009998 and 2015067495, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its lien is subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

Participants defined in the Intercreditor Agreement

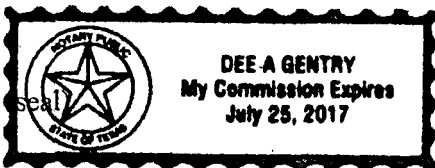
By: Gary Valdez
Gary Valdez, Agent for the Participants Defined in the Intercreditor Agreement

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

Before me Dee A. Gentry (Notary name), Notary Public, on this 10th day of August, 2015, personally appeared Gary Valdez, Agent for Participants defined in the Intercreditor Agreement, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.



Dee A. Gentry
Notary Public, State of Texas

CONSENT OF LIEN HOLDER

City Bank, being the holder of a liens dated May 8, 2008, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2008077193, Official Public Records of Travis County, Texas, as affected by Document Nos. 2008077196, 2008077199, 2010068066, 2010170213, 2011171279, 2012020917, 2013021762, 2013059611, 2014025720 and 2015030028, Official Public Records of Travis County, Texas, and the Assignment of Right to Reimbursement recorded at Document No. 2008079262, Official Public Records of Travis County, Texas, and subject to the Partial Releases of Lien recorded at Document Nos. 2013050860 and 2014023606, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its liens are subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

City Bank, a Texas banking association

By: [Signature]
Name: Steve Alexander
Title: Executive Vice President

THE STATE OF TEXAS §
 §
 §
COUNTY OF Lubbock §

Before me Patty Miller (Notary name), Notary Public, on this 11th day of August, 2015, personally appeared Steve Alexander, Executive Vice Pres. of City Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.



[Signature: Patty Miller]
Notary Public, State of Texas

CONSENT AND PARTIAL RELEASE OF LIEN CLAIMANT

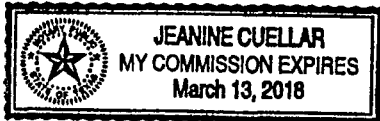
Cunningham | Allen, Inc., being the claimant ("Lien Claimant") under an Affidavit for Mechanics Lien ("Lien Claim") filed December 12, 2014 at Document No. 2014184919, Official Public Records of Travis County, Texas, against the property of Grantor described therein, hereby consents to the foregoing Drainage Easement and partially releases its Lien Claim as to the "Easement Tract" described in the Drainage Easement and any facilities constructed therein or thereon. Lien Claimant represents that the undersigned has authority to execute and deliver this Consent and Partial Release of Lien Claimant and that all acts necessary to bind the Lien Claimant have been taken. However, this is a partial release only and is not intended to affect the Lien Claim against any unreleased part of the property described in the Lien Claim.

Cunningham | Allen, Inc.,
a Texas corporation

By: Robert S. Allen
Name: ROBERT S. ALLEN
Title: PRESIDENT

THE STATE OF TEXAS §
 §
 §
COUNTY OF TRAVIS §

Before me Jeanine Cuellar (Notary name), Notary Public, on this 25th day of August, 2015, personally appeared Robert S. Allen, the President of Cunningham | Allen, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.



(seal)

Jeanine Cuellar
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 26, 2015 04:17 PM 2015137236

RODRIGUEZA: \$78.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Recorders Memorandum - At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Utilities

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. Three (3) PERIOD TO: 9/1/23 - 9/30/23	Distribution \$ 468,213.17 \$ 46,821.32 \$ 421,391.85
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 160 Austin, TX 78746	DNT CONSTRUCTION INVOICE NO. 2618-3U CONTRACT DATE:	

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

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 \$ 840,453.10
(Column G on J703)
- 5 Retainage:
 - a. 10 % of Cpt Wk \$ 84,045.31
(Column D + E on J703)
 - b. 10 % of Stored Mtl \$ -
(Column F on J703)
- Total Retainage (Line 5a + 5b or Total in Column 1 of J703) \$ 84,045.31
- 6 TOTAL EARNED LESS RETAINAGE \$ 756,407.79
(Line 4 less 5 Total)
- 7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates) \$ 335,015.94
- 8 CURRENT PAYMENT DUE \$ 421,391.85
- 9 BALANCE TO FINISH, PLUS RETAINAGE \$ 476,119.49
(Line 3 less Line 6)

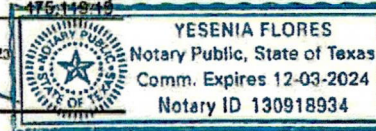
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates 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: 9/14/23

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



KB Home Lone Star, Inc.

By: Salvador Jara

Date: 9/28/23

Northtown MUD

By: _____

Date: _____

Walker Group Engineering

By: _____

Date: _____

ENGINEER CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

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

ENGINEER

By: CG

Date: 9/28/23

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.

Wire request done. APPROVED

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

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

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

					\$316,250.74				\$20,417.57	\$20,417.57	\$0.00	6%
Grading												
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	Excavation	881	CY	\$ 233.07	\$205,334.67	881.00	0.00	881.00	\$205,334.67	\$205,334.67	\$0.00	100%
2	Embankment	23.194	CY	\$ 4.02	\$93,239.88	14500.00	8000.00	20500.00	\$82,410.00	\$58,290.00	\$24,120.00	88%
					\$298,574.55				\$287,744.67	\$263,624.67	\$24,120.00	96%
Erosion Control												
1	Area Inlet Protection (New Inlet)	8	EA	\$ 98.03	\$784.24	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
2	Curb Inlet Protection (New Inlet)	4	EA	\$ 98.03	\$392.12	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
3	Stabilized Construction Entrance	1	EA	\$ 1,153.30	\$1,153.30	1.00	0.00	1.00	\$1,153.30	\$1,153.30	\$0.00	100%
4	Silt Fence	4,018	LF	\$ 10.57	\$42,470.26	4018.00	0.00	4018.00	\$42,470.26	\$42,470.26	\$0.00	100%
5	Mulch Sock	40	LF	\$ 7.78	\$311.20	40.00	0.00	40.00	\$311.20	\$311.20	\$0.00	100%
6	Temporary Rock Berm	46	LF	\$ 25.95	\$1,193.70	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
7	Trench Safety Plan Implementation	1	LS	\$ 1,729.95	\$1,729.95	1.00	0.00	1.00	\$1,729.95	\$1,729.95	\$0.00	100%
8	Stormwater Pollution Prevention Plan (SWPP)	1	LS	\$ 3,459.91	\$3,459.91	1.00	0.00	1.00	\$3,459.91	\$3,459.91	\$0.00	100%
					\$51,494.68				\$49,124.62	\$49,124.62	\$0.00	95%
Wastewater Improvements (Non-Reimbursable)												
1	Removal/Decommission of 4 Dia. Manhole	2	EA	\$ 1,738.51	\$3,477.02	0.00	2.00	2.00	\$3,477.02	\$0.00	\$3,477.02	100%
2	Removal/Decommission of 8' Dia. PVC (SDR-26)	228	LF	\$ 31.51	\$7,184.28	0.00	228.00	228.00	\$7,184.28	\$0.00	\$7,184.28	100%
3	Pipe, 8" Dia. PVC (SDR-26) - WW Line Type	205	LF	\$ 69.68	\$14,284.40	0.00	205.00	205.00	\$14,284.40	\$0.00	\$14,284.40	100%
4	4' Dia. Wastewater Manhole (New Construction)	4	EA	\$ 6,342.74	\$25,370.96	0.00	4.00	4.00	\$25,370.96	\$0.00	\$25,370.96	100%
5	Connect to Existing 8" Wastewater Line	1	EA	\$ 1,453.61	\$1,453.61	0.00	1.00	1.00	\$1,453.61	\$0.00	\$1,453.61	100%
6	Trench Excavation Safety	205	LF	\$ 1.15	\$235.75	0.00	205.00	205.00	\$235.75	\$0.00	\$235.75	100%
7	Temporary By-Pass Pumping	1	LS	\$ 28,470.73	\$28,470.73	0.00	1.00	1.00	\$28,470.73	\$0.00	\$28,470.73	100%
					\$80,476.75				\$80,476.75	\$0.00	\$80,476.75	100%
General Conditions												
1	Payment and Performance Bonds	1	LS	\$ 17,673.12	\$17,673.12	1.00	0.00	1.00	\$17,673.12	\$17,673.12	\$0.00	100%
					\$17,673.12				\$17,673.12	\$17,673.12	\$0.00	100%
TOTAL CONTRACT					\$1,231,526.98				\$840,453.10	\$372,239.93	\$468,213.17	68%

OK

OK

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

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

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

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

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

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

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

Date 9/14/2023

DNT Construction, LLC (Company name)

By *Dean Tomme* (Signature)

Dean Tomme, President (Title)

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



Kristyne Watley
Notary Public, State of Texas

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



JONES - HEROY & ASSOCIATES, INC.

October 12, 2023

VIA E MAIL

Board of Directors
Northtown Municipal Utility District
c/o Mr. Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, TX 78701

Re: Proposal to Perform Professional Services
JHA #001-064

Dear Members of the Board:

Jones-Heroy & Associates, Inc. (JHA) appreciates this opportunity to submit this proposal to Northtown Municipal Utility District (District) for professional services. This scope of services includes preparing and submitting an application to the Texas Commission on Environmental Quality (TCEQ) for the use of surplus funds from the District's capital projects fund. We propose the following scope of services and corresponding fees.

SCOPE OF SERVICES:

1. Itemize the documentation that will be required as part of the District's application to TCEQ for approval to use surplus capital projects funds from previous bond sales;
2. Collect documents from developers and engineers required by TCEQ for developer reimbursement;
3. Review documents and costs to determine eligibility of costs submitted and present same to the Board;
4. Prepare an application following TCEQ rules using available documentation from the District's files and other consultants to support the application;

5. Coordinating and attending meetings with the District's consultants and TCEQ as necessary;
6. Process the application through the TCEQ and address questions and comments that result from the TCEQ's review of the application. The District's other consultants will be available if necessary to respond to requests for additional information.

Additional items not included in this proposal but which will be required from others are:

1. Various legal documents, including a certified copy of the district board's resolution authorizing submission of application;
2. Construction contract documentation for the projects to be reimbursed with the surplus funds and exhibits for the engineering report, including land use map showing existing and proposed development and facilities;
3. Letter from District's bookkeeper with information required by TCEQ rules;
4. If it is determined that the District qualifies for an expedited review pursuant to TCEQ rules, signatures from the District's attorney counsel and financial advisor on the required certificate of completion form will be needed.

COMPENSATION AND PAYMENT

We propose to provide the services described above on a time and materials basis not to exceed \$35,000 unless otherwise approved by the District. Time and material services will be invoiced monthly based on the salary schedule attached (Exhibit A). In addition, certain out-of-pocket expenses, including filing fees (\$100), reproduction, deliveries, automobile mileage, and travel expenses (if required) will be billed at the engineer's direct cost. Payment is due in our offices within thirty (30) days after the invoice date.

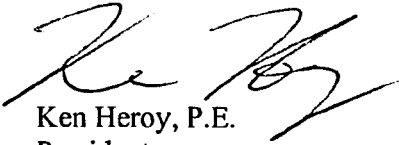
LIMITATION OF LIABILITY

JHA's liability to the Client for any cause or combination of causes is in the aggregate limited to an amount no greater than JHA's insurance limits.

CLOSING

We appreciate the opportunity to present this proposal and look forward to working with you on this project. Provided this Scope of Services and compensation arrangement are acceptable to you, please sign in the space provided and return one original to our office. Our proposal is valid for 120 days. If you have any questions or comments, please contact me.

Very truly yours,
JONES-HEROY & ASSOCIATES, INC.



Ken Heroy, P.E.
President

Attachments

**ACCEPTED ON BEHALF OF
NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

By: _____ Date: _____

Title: _____

ATTACHMENT A

JONES - HEROY & ASSOCIATES, INC.

TYPICAL COMPENSATION FOR PROFESSIONAL SERVICES ON TIME AND MATERIALS AND ESTIMATED FEE BASIS

Professional services performed on a time and material basis and estimated fee basis will be based on each employee's hourly rate, which is based on level of experience and expertise. The current rates of various staff categories are as follows and are updated from time to time:

Staff Category	Hourly Rate
President / Project Engineer	\$ 275.00 per hour
Associate / Senior Project Manager	\$ 240.00 per hour
Project Manager/ Project Engineer	\$ 200.00 per hour
Graduate Engineer	\$ 160.00 per hour
Technician	\$ 135.00 per hour
Administrative	\$ 115.00 per hour

Reimbursable expenses such as copies, delivery charges, and mileage will be billed at JHA's direct cost.

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal between Jones-Heroy & Associates, Inc. ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

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

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

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

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

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

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a

foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

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

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

Northtown Municipal Utility District

Accounting Report

October 24, 2023

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

2023 Northtown M.U.D.

January

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Notes	
Jan 25	Board Meeting
Mar 01	Board Meeting
Mar 28	Board Meeting
Apr 25	Board Meeting
May 23	Board Meeting
Jun 27	Board Meeting
Jul 25	Board Meeting
Aug 22	Board Meeting
Sep 26	Board Meeting
Oct 24	Board Meeting

Cash Activity Reports

Northtown Municipal Utility District
 Cash Activity Report - ABC Bank Operating Account
 September 30, 2023 - October 24, 2023

		General Fund Operating Account
Cash Balance - September 30, 2023		21,148.09
Subsequent Activity		3,933.30
Cash Receipts	Dessau Retail Escrow	3,808.30
Cash Receipts	Facility Rental	125.00
Total Subsequent Activity		<u>3,933.30</u>
Projected Balance as of October 24, 2023		\$ 25,081.39

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
August 31, 2023 - October 24, 2023

		General Fund Manager's Account
Cash Balance - August 31, 2023		\$ 274,800.53
Subsequent Activity		24,820.03
Transfers approved at the September 26, 2023 Meeting		719,045.18
Expenditures Approved at the September 26, 2023 Meeting		(679,273.13)
Payroll Expenses	Payroll and Payroll Taxes	(14,952.02)
Total Subsequent Activity		24,820.03
Cash Balance - September 30, 2023		\$ 299,620.56
Subsequent Expenditures		(22,430.16)
Payroll Expenses	Payroll and Payroll Taxes	(14,890.61)
Ramona Oliver	Expense Reimbursement	(663.53)
AT&T	Telephone - September 2023	(1,025.93)
Roadrunner Inspection Services	Inspection Fees	(700.00)
Bailey, Kefre	Facility Rental Deposit Refund	(100.00)
Bonavida, Charlotte	Facility Rental Deposit Refund	(100.00)
Charter Communications	Park Internet - September 2023	(146.18)
City of Austin	Utilities - September 2023	(3,469.50)
Nguyen, Hien	Facility Rental Deposit Refund	(200.00)
Petty Cash	Expense Reimbursement	(486.41)
Ramona Oliver	Expense Reimbursement	(648.00)
Total Subsequent Activity		(22,430.16)
Expenditures to be Approved at October 24, 2023 Meeting		(1,411,353.63)
360 Professional Services, Inc.	Engineering Fees - September 2023	(7,444.47)
Alterman, Inc.	Water Well Irrigation Maintenance	(1,021.50)
Aqua-Tech Laboratories, Inc.	Lab Fees - August 2023	(1,023.75)
Armbrust & Brown, P.L.L.C.	Legal Fees - September 2023	(15,724.79)
Bott & Douthitt, P.L.L.C.	Accounting Services - September 2023	(6,000.00)
City of Austin	W/WW Purchases - September 2023	(192,294.82)
Concretex	Fence Repairs - Lift Station	(1,500.00)
Crossroads Utility Services	Operations - September 2023	(45,658.55)
DSHS Central Lab MC2004	Lab Fees 7/2023	(427.84)
Fatter & Evans Architects, Inc.	Office and Pavilion	(20,843.75)
HydroPro Solutions, LLC	Meter Purchases	(927,185.00)
Ramona Oliver	Expense Reimbursement	(355.20)
Texas Disposal Systems, Inc.	Garbage Fees - September 2023	(75,878.60)
TexaScapes	Landscape Maintenance/Irrigation Repairs	(77,736.05)
TML Intergovernmental Risk Pool	Insurance 2023-24	(34,713.56)
Travis County Sheriff's Department	Security Patrol Vehicle	(1,600.00)
Wells Branch Municipal Utility District	Rate Appeal	(1,145.75)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
		<u>(1,411,353.63)</u>
Subtotal		(1,134,163.23)
Transfers to be approved		1,433,353.63
Transfer for expenditures approved 10/24/2023 from Logic Operating		1,411,353.63
Transfer Funds from Logic Operating		22,000.00
Projected Balance as of October 24, 2023		\$ 299,190.40

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
September 30, 2023 - October 24, 2023

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - September 30, 2023		\$ 6,553.21
Expenditures to be Approved at October 24, 2023 Meeting		(5,369.60)
Antopia, Maria	Customer Refund	(125.33)
Ascencio de Jesus, Norma	Customer Refund	(89.47)
Austin Vesters Property Management	Customer Refund	(104.98)
Bailey, Whitney	Customer Refund	(45.00)
Broussard, Catherine	Customer Refund	(46.08)
Contreras, Kathleen	Customer Refund	(69.51)
Gills, Eden	Customer Refund	(36.51)
Ha, Richard	Customer Refund	(72.91)
Heck, Ashley	Customer Refund	(54.76)
Hernandez, Alfredo	Customer Refund	(159.71)
Holck, Timothy	Customer Refund	(17.05)
Ikekwere, Chukwuemeka	Customer Refund	(64.88)
Lewis, Rayshard	Customer Refund	(105.60)
Liem, Thanh	Customer Refund	(124.61)
Manning, Carmello	Customer Refund	(39.49)
Motive Energy	Customer Refund	(1,559.55)
Oukrop, Michael	Customer Refund	(116.58)
Parameshwaran, Jagadeesh	Customer Refund	(307.75)
Rivaldo, Alan	Customer Refund	(55.60)
Robnet, Keehl	Customer Refund	(117.93)
Ryan-Kettler, Wendy	Customer Refund	(44.22)
Stetson Property Management	Customer Refund	(104.36)
Sykes, Latoya	Customer Refund	(255.00)
Timewise Developers, LLC	Customer Refund	(1,479.90)
Villavicencio, Gabrielle	Customer Refund	(68.45)
Zhu, Wennping	Customer Refund	(104.37)
Total Expenditures		(5,369.60)
Subtotal		1,183.61
Transfers to be approved - from TexPool Operating Account		5,000.00
Projected Balance as of October 24, 2023		\$ 6,183.61

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
September 30, 2023 - October 24, 2023

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance - September 30, 2023	\$ 49,950.00
Projected Balance as of October 24, 2023	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
September 30, 2023 - October 24, 2023**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 9/30/2023</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 10/24/2023</u>	<u>Projected Balance 10/24/2023</u>
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 21,148.09	\$ 3,933.30	\$ -	\$ 25,081.39	\$ -	\$ 25,081.39
ABC Bank - Manager's Account	0.0000%	N/A	299,620.56	-	(1,433,783.79)	(1,134,163.23)	1,433,353.63 (1)(2)	299,190.40
ABC Bank - Customer Refunds	0.0000%	N/A	6,553.21	-	(5,369.60)	1,183.61	5,000.00 (3)	6,183.61
PNC Bank Lockbox	0.0000%	N/A	40,216.64	339,866.39	-	380,083.03	(350,000.00) (4)	30,083.03
Logic Operating - 01	5.5441%	N/A	15,212,789.50	-	-	15,212,789.50	(1,433,353.63) (1)(2)	13,779,435.87
TexPool Operating	5.3648%	N/A	2,101,078.69	-	-	2,101,078.69	345,000.00 (3)(4)	2,446,078.69
TexPool Fiscal Surety Trail Easement	5.3648%	N/A	109,210.58	-	-	109,210.58	-	109,210.58
Total - General Fund			<u>17,790,617.27</u>	<u>343,799.69</u>	<u>(1,439,153.39)</u>	<u>16,695,263.57</u>	<u>-</u>	<u>16,695,263.57</u>
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.5441%	N/A	49,412.81	-	-	49,412.81	-	49,412.81
TexPool Park	5.3648%	N/A	4,796.33	-	-	4,796.33	-	4,796.33
Total - Park Fund			<u>104,159.14</u>	<u>-</u>	<u>-</u>	<u>104,159.14</u>	<u>-</u>	<u>104,159.14</u>
Debt Service Fund -								
Logic - Tax Account	5.5441%	N/A	15,977.14	-	-	15,977.14	-	15,977.14
Logic - Debt Service	5.5441%	N/A	936,845.96	-	-	936,845.96	-	936,845.96
TexPool - SR 2020 Cap Int	5.3648%	N/A	168,661.37	-	-	168,661.37	-	168,661.37
Total - Debt Service Fund			<u>1,121,484.47</u>	<u>-</u>	<u>-</u>	<u>1,121,484.47</u>	<u>-</u>	<u>1,121,484.47</u>
Capital Project Fund -								
Logic - SR 2011 CPF	5.5441%	N/A	2,621.11	-	-	2,621.11	-	2,621.11
TexPool - SR 2020 CPF	5.3648%	N/A	4,659,408.00	-	-	4,659,408.00	-	4,659,408.00
Total - Capital Project Fund			<u>4,662,029.11</u>	<u>-</u>	<u>-</u>	<u>4,662,029.11</u>	<u>-</u>	<u>4,662,029.11</u>
Total - All Funds			<u>\$ 23,678,289.99</u>	<u>\$ 343,799.69</u>	<u>\$ (1,439,153.39)</u>	<u>\$ 22,582,936.29</u>	<u>\$ -</u>	<u>\$ 22,582,936.29</u>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$1,411,353.63
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$22,000.00
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: \$350,000.00

Northtown M.U.D. Collateral Analysis Schedule - ABC Bank 9/30/2023

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 21,148.09		
Manager's Account (General Fund)	934,594.74		
Customer Deposit Account (General Fund)	26,877.06		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	1,032,569.89		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,921,006.25	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	\$ 1,032,569.89	\$ 2,171,006.25	\$ 1,138,436.36

Pledges By Pledgee And Maturity



Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 9/30/2023

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
FROS: FROST NATL BK - SAN ANT	3130AAHE1	AFS	FHLB AGENCY 12/08/23	2.50	Aaa AA+	3,000,000.00 11.67%	350,000.00	350,000.00	350,125.22	347,725.00
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,250,000.00	1,233,697.37	1,137,887.50
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	148,043.68	136,546.50
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,444.22	68,964.75
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	248,147.40	229,882.50
5 Securities Pledged To: NORTH - NORTHTOWN MUD							2,075,000.00	2,075,000.00	2,054,457.90	1,921,006.25

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 10/02/2023

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RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2022 TO 09/30/2023

YEAR FROM 0000 TO 2022

ALL OTHERS

U84 -- NORTH TOWN MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER 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	2114.11	.00	2114.11	29.90 %	4956.82	1313.40	.00	.00	.00	3427.51
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	34146.29-	4589.28	34146.29	29557.01-121.34	%	5197.53	1346.83	.00	.00	.00	28210.18-
2021	30213.11	30935.97-	20144.77	30922.02	10777.25-490.92	%	10054.39	5001.13	.00	.00	.00	5776.12-
TOTL	87952.37	65112.06-	31627.95	65098.11	33470.16-146.54-	%	56310.47	9541.27	.00	.00	.00	23928.89-
2022	6803090.01	106345.48-	6749802.09	84283.76	6665518.33	99.53 %	31226.20	11295.99	11.74-	12.37	.00	6676814.95
ENTITY												
TOTL	6891042.38	171457.54-	6781430.04	149381.87	6632048.17	98.70 %	87536.67	20837.26	11.74-	12.37	.00	6652886.06

Financial Statements

Northtown M.U.D.
Accountant's Compilation Report
September 30, 2023

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the twelve months ended September 30, 2023, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

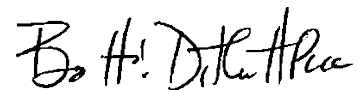
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were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

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

Supplementary Information

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

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



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

October 17, 2023
Round Rock, TX

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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 367,538.50	\$ 49,950.00	\$ -	\$ -	\$ 417,488.50
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	17,423,078.77	54,209.14	1,121,484.47	4,662,029.11	23,260,801.49
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	413,180.42	-	-	-	413,180.42
Accrued Service Revenue	393,044.00	-	-	-	393,044.00
Property Taxes	48,623.77	-	38,912.90	-	87,536.67
Meter Inventory	927,185.00	-	-	-	927,185.00
Other	443,648.38	-	-	-	443,648.38
Interfund	-	695,692.00	45,054.40	40,374.32	781,120.72
Total Assets	\$ 20,016,798.84	\$ 799,851.14	\$ 1,205,451.77	\$ 4,702,403.43	\$ 26,724,505.18
Liabilities					
Accounts Payable	\$ 1,371,173.73	\$ -	\$ -	\$ -	\$ 1,371,173.73
Accrued Expenses	28,402.46	-	-	-	28,402.46
Retainage Payable	200,000.01	-	-	-	200,000.01
Payroll Taxes Payable	13.14	-	-	-	13.14
TCEQ Assessment	10,680.57	-	-	-	10,680.57
Customer Meter Deposits	700,563.04	-	-	-	700,563.04
Builder Deposits	17,800.00	-	-	-	17,800.00
Overcollected Property Taxes	-	-	87,080.40	-	87,080.40
Other Deposits	64,152.57	-	-	-	64,152.57
Capital Recovery Fees Payable	7,200.00	-	-	-	7,200.00
Unclaimed Property	10,930.25	-	-	-	10,930.25
Fiscal Surety Village Park Improvements	109,210.58	-	-	-	109,210.58
Interfund	781,120.72	-	-	-	781,120.72
Total Liabilities	3,301,247.07	-	87,080.40	-	3,388,327.47
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	48,623.77	-	38,912.90	-	87,536.67
Total Deferred Inflows of Resources	48,623.77	-	38,912.90	-	87,536.67
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	1,079,458.47	-	1,079,458.47
Capital Projects	-	-	-	4,702,403.43	4,702,403.43
Unassigned	16,666,928.00	799,851.14	-	-	17,466,779.14
Total Fund Balances	16,666,928.00	799,851.14	1,079,458.47	4,702,403.43	23,248,641.04
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 20,016,798.84	\$ 799,851.14	\$ 1,205,451.77	\$ 4,702,403.43	\$ 26,724,505.18

See Accountants' Report.

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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,131,518.69	\$ -	\$ 2,521,367.37	\$ -	\$ 6,652,886.06
Service Accounts, including penalties	4,466,161.33	-	-	-	4,466,161.33
Park Facility Rental	-	420,000.00	-	-	420,000.00
Other Income	17,102.45	-	-	-	17,102.45
Interest Income	774,453.86	2,507.84	138,029.03	206,495.96	1,121,486.69
Total Revenues	9,389,236.33	422,507.84	2,659,396.40	206,495.96	12,677,636.53
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	960,796.47	-	-	-	960,796.47
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	78,942.53	-	-	-	78,942.53
Meter Purchases	784.00	-	-	-	784.00
Water Tap Inspections	28,450.00	-	-	-	28,450.00
WASTEWATER					
Bulk Wastewater Purchases	1,150,610.66	-	-	-	1,150,610.66
Wastewater System Maintenance	32,863.09	-	-	-	32,863.09
Lift Station Maintenance	167,348.76	-	-	-	167,348.76
Chemicals	58,694.06	-	-	-	58,694.06
ADMINISTRATIVE					
Director Fees	6,268.00	-	-	-	6,268.00
Payroll Taxes	29,528.30	-	-	-	29,528.30
Legal Fees - General	101,702.25	-	-	-	101,702.25
Legal Fees - Covenants	23,746.01	-	-	-	23,746.01
Management Services	400,435.84	-	-	-	400,435.84
Accounting Fees	71,875.00	-	-	-	71,875.00
Financial Advisor Fees	1,434.42	-	1,125.58	-	2,560.00
Audit Fees	17,500.00	-	-	-	17,500.00
Engineering Fees - General	21,728.00	-	-	-	21,728.00
Engineering Fees - Special	24,833.04	-	-	-	24,833.04
Professional Fees	8,314.51	-	-	-	8,314.51
Tax Collector/Appraisal Fees	22,479.93	-	13,721.94	-	36,201.87
Insurance	37,898.10	-	-	-	37,898.10
Credit Card Fees	101,703.93	-	-	-	101,703.93
Bank Service Charges	8,861.55	-	-	-	8,861.55
Conference/Training	5,181.05	-	-	-	5,181.05
PARKS					
Park Landscape Maintenance	502,215.00	-	-	-	502,215.00
Landscape Contingency	95,687.60	-	-	-	95,687.60
Park Facility Maintenance	51,769.87	-	-	-	51,769.87
Security	68,367.50	-	-	-	68,367.50
Well Repairs	56,126.97	-	-	-	56,126.97
Irrigation Repairs	13,997.57	-	-	-	13,997.57
Park Utilities	11,924.65	-	-	-	11,924.65
Fence Repairs	1,500.00	-	-	-	1,500.00
OTHER					
Nightwatchman Lights	18,771.67	-	-	-	18,771.67
Garbage Collection	908,484.59	-	-	-	908,484.59
Office Staff Expenses	372,732.77	-	-	-	372,732.77
Office Expenses	94,927.69	-	-	-	94,927.69
Public Notices	814.00	-	-	-	814.00
Telephone	10,758.92	-	-	-	10,758.92
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	-	-	2,000.00	-	2,000.00
Capital Outlay	207,895.71	-	-	-	207,895.71
Total Expenditures	5,786,373.90	-	2,436,272.52	-	8,222,646.42
Excess/(Deficiency) of Revenues over Expenditures	3,602,862.43	422,507.84	223,123.88	206,495.96	4,454,990.11
Fund Balance, October 1, 2022	13,064,065.57	377,343.30	856,334.59	4,495,907.47	18,793,650.93
Fund Balance, September 30, 2023	\$ 16,666,928.00	\$ 799,851.14	\$ 1,079,458.47	\$ 4,702,403.43	\$ 23,248,641.04

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
September 30, 2023

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 186,373	\$ 137,409	\$ 48,964	\$ 1,552,241	\$ 1,444,676	\$ 107,565
Water Tap Fees	600	4,800	(4,200)	34,200	60,000	(25,800)
Wastewater Service Fees	116,233	114,007	2,226	1,324,438	1,368,040	(43,602)
Wastewater Tap Fees	600	4,800	(4,200)	33,600	60,000	(26,400)
Basic Services	123,825	117,225	6,600	1,398,853	1,406,700	(7,847)
Application Fees	1,944	837	1,107	19,314	10,000	9,314
Service Penalties	7,231	3,337	3,894	84,635	40,000	44,635
Water and W/W Inspections	645	2,500	(1,855)	18,880	30,000	(11,120)
Total Operating	437,452	384,915	52,537	4,466,161	4,419,416	46,745
OTHER OPERATING						
Property Tax	(19,436)	-	(19,436)	4,119,005	3,991,615	127,390
Property Tax Penalty	437	-	437	12,514	-	12,514
Total Other Operating	(18,998)	-	(18,998)	4,131,519	3,991,615	139,904
NON-OPERATING						
Miscellaneous Revenue	423	2,500	(2,077)	17,102	30,000	(12,898)
Investment Interest	79,278	10,000	69,278	774,454	120,000	654,454
Total Non-Operating	79,700	12,500	67,200	791,556	150,000	641,556
Total Operating Revenues	498,154	397,415	100,739	9,389,236	8,561,031	828,205
OTHER						
Park Fees	-	2,500	(2,500)	420,000	30,000	390,000
Park Interest Revenue	244	25	219	2,508	300	2,208
Total Other	244	2,525	(2,281)	422,508	30,300	392,208
Total Revenues	498,398	399,940	98,458	9,811,744	8,591,331	1,220,413
Expenditures:						
OFFICE						
Office Rent	-	-	-	47,422	46,632	(790)
Employee Benefits	5,289	7,621	2,332	64,245	91,454	27,209
Mileage Reimbursement	267	300	33	3,093	3,600	507
Office Utilities	2,191	2,500	309	24,685	30,000	5,315
Wages	34,361	32,203	(2,158)	305,395	386,433	81,038
Office Expenses	952	1,250	298	22,820	15,000	(7,820)
Total Office Expenditures	43,059	43,874	815	467,660	573,119	105,459

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	94,332	152,869	58,537	960,796	1,607,215	646,419
Bulk Water Purchases (Fixed)	-	-	-	-	-	-
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	4,193	8,333	4,140	78,943	100,000	21,057
Water Meters	-	50,000	50,000	784	50,000	49,216
Total Water	98,575	212,402	113,827	1,052,981	1,780,215	727,234
WASTEWATER						
Bulk W/W Purchases	97,963	128,195	30,232	1,150,611	1,538,318	387,707
W/W System Maintenance	2,279	25,000	22,721	32,863	300,000	267,137
Lift Station Maintenance	9,753	40,000	30,247	167,349	180,000	12,651
Chemicals	-	6,663	6,663	58,694	80,000	21,306
Total Wastewater	111,644	201,058	89,414	1,433,167	2,113,318	680,151
ADMINISTRATIVE						
Director Fees	1,326	2,150	824	6,268	20,000	13,732
Payroll Taxes	3,062	3,470	408	29,528	41,695	12,167
Legal Fees-General	10,531	7,663	(2,868)	101,702	92,000	(9,702)
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	8,528	3,250	(5,278)	23,746	39,000	15,254
Management Services	33,409	33,840	431	400,436	406,058	5,622
Bookkeeping Services	6,000	6,020	20	71,875	73,000	1,125
Financial Advisor Services	-	-	-	1,434	1,500	66
Audit Fees	-	-	-	17,500	17,000	(500)
Engineering Fees	1,734	1,813	79	21,728	21,800	72
Engineering Fees-Special	1,102	6,663	5,561	24,833	80,000	55,167
Professional Fees	1,946	4,337	2,391	8,315	52,000	43,685
Tax Assess/Collector Fees	-	5,000	5,000	22,480	22,000	(480)
Permits/MemberDues/Lic.	-	-	-	-	1,000	1,000
Insurance	35,234	40,000	4,766	37,898	40,000	2,102
Credit Card Fees	8,000	7,663	(337)	101,704	92,000	(9,704)
Conference/Training	889	-	(889)	5,181	6,000	819
Total Administrative	111,760	121,869	10,109	874,628	1,005,053	130,425

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	49,895	49,895	-	502,215	598,740	96,525
Landscape-Contingency	26,414	11,337	(15,077)	95,688	136,000	40,312
Park Maintenance	5,627	7,837	2,210	51,770	94,000	42,230
Well Maintenance	2,108	6,250	4,143	56,127	75,000	18,873
Park Utilities	1,164	1,500	336	11,925	18,000	6,075
Security	5,750	11,550	5,800	68,368	138,600	70,233
Irrigation Repairs	1,427	2,631	1,204	13,998	31,550	17,552
Pond Restoration	-	3,750	3,750	-	45,000	45,000
Trail Maintenance	-	1,000	1,000	-	1,000	1,000
Fence Repair	1,500	25,000	23,500	1,500	25,000	23,500
Total Parks	93,884	130,750	36,866	801,589	1,172,890	371,301
OTHER						
Meefing Expenses	-	14	14	-	150	150
Nightwatchman	1,637	1,663	26	18,772	20,000	1,228
Miscellaneous	819	1,000	181	9,623	12,000	2,377
Garbage Collection	75,879	76,859	980	908,485	922,374	13,889
Public Notices	-	4,000	4,000	-	4,000	4,000
Newsletter/Mail Outs	528	212	(316)	814	2,500	1,686
Signage	-	30,000	30,000	-	30,000	30,000
Event Supplies	-	3,000	3,000	-	3,000	3,000
Telephone	1,101	350	(751)	10,759	4,200	(6,559)
Total Other	79,963	117,098	37,135	948,452	998,224	49,772
Total Expenditures	538,885	827,051	288,166	5,578,478	7,642,819	2,064,341
Operating Excess/(Deficiency)	(40,731)	(429,636)	388,905	3,810,758	918,212	2,892,546
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	-	80,000	80,000	-	-	-
Settlers Meadow Park/Admin Bldg (50	23,050	0	(23,050)	153,596	100,000	(53,596)
Tree Program	-	80,000	80,000	-	80,000	80,000
Trail Conversion	-	25,700	25,700	54,300	80,000	25,700
Fence-Merseyside	-	175,000	175,000	-	175,000	175,000
Total Capital Outlay	23,050	360,700	337,650	207,896	515,000	307,104
Total Expenses & Park CIP	561,935	1,187,751	625,816	5,786,374	8,157,819	2,371,445
Total Excess/(Deficiency)	\$ (63,537)	\$ (787,811)	\$ 724,274	\$ 4,025,370	\$ 433,512	\$ 3,591,858

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	Actual Sep-23	FY-2023 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,444,676	\$ 137,129	\$ 111,795	\$ 183,462	\$ 104,381	\$ 117,796	\$ 92,511	\$ 88,798	\$ 132,693	\$ 88,197	\$ 166,587	\$ 142,518	\$ 186,373	\$ 1,552,241	\$ 107,565
Water Tap Fees	60,000	0	4,800	600	0	2,400	3,600	6,000	2,400	5,400	1,800	6,600	600	34,200	(25,800)
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	116,233	1,324,438	(43,602)
Wastewater Tap Fees	60,000	0	4,800	600	0	2,400	3,000	6,000	2,400	5,400	1,800	6,600	600	33,600	(26,400)
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	123,825	1,398,853	(7,847)
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	1,944	19,314	9,314
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	7,231	84,635	44,635
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	645	18,880	(11,120)
Total Operating	4,419,416	370,032	348,471	409,456	333,754	369,768	335,855	327,442	385,764	329,906	418,098	400,162	437,452	4,466,161	46,745
OTHER OPERATING															
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)	(19,436)	4,119,005	127,390
Property Tax Penalty	0	225	39	946	(85)	2,683	3,725	868	1,094	836	1,223	524	437	12,514	12,514
Total Other Operating	3,991,615	1,270	67,268	2,464,994	1,386,835	216,883	35,764	4,097	3,017	204	3,025	(32,841)	(18,998)	4,131,519	139,904
NON-OPERATING															
Miscellaneous Revenue	30,000	400	(800)	(200)	-	38	193	13,485	125	250	(11)	3,200	423	17,102	(12,898)
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	79,278	774,454	654,454
Total Non-Operating	150,000	36,564	42,246	49,415	51,165	57,707	71,626	85,933	77,786	76,191	79,471	83,752	79,700	791,556	641,556
Total Operating Revenues	8,561,031	407,866	457,986	2,923,866	1,771,754	644,359	443,245	417,473	466,568	406,301	500,593	451,073	498,154	9,389,236	828,205
OTHER															
Park Fees	30,000	-	-	-	-	-	-	-	176,400	-	249,600	(6,000)	-	420,000	390,000
Park Interest Revenue	300	136	166	190	201	190	214	216	233	229	240	249	244	2,508	2,208
Total Other	30,300	136	166	190	201	190	214	216	176,633	229	249,840	(5,751)	244	422,508	392,208
Total Revenues	8,591,331	408,002	458,152	2,924,056	1,771,954	644,548	443,459	417,689	643,201	406,530	750,433	445,322	498,398	9,811,744	1,220,413
Expenditures:															
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	5,289	64,245	27,209
Mileage Reimb.	3,600	275	238	-	214	517	-	449	292	290	238	313	267	3,093	507
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	2,191	24,685	5,315
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	34,361	305,395	81,038
Office Expenses	15,000	140	677	297	587	1,147	3,372	1,603	8,932	3,735	647	731	952	22,820	(7,820)
Total Water	573,119	33,675	35,304	34,087	35,454	37,982	43,173	38,607	51,085	46,839	35,649	32,749	43,059	467,660	105,459

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	Actual Sep-23	FY-2023 Actual + Budget	Variance	
WATER															
Bulk Water Purchases (Var)	1,607,215	109,181	69,472	73,232	68,640	58,028	76,932	66,498	60,514	90,068	91,642	102,257	94,332	960,796	646,419
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	4,193	78,943	21,057
Water Tap Inspection	15,000	-	-	400	-	-	1,650	2,350	350	-	-	-	50	4,800	10,200
Water Meters	50,000	-	679	-	-	105	-	-	-	-	-	-	-	784	49,216
Total Water	1,780,215	113,475	90,225	79,541	78,491	63,208	82,879	74,826	72,993	95,521	94,904	108,342	98,575	1,052,981	727,234
WASTEWATER															
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	97,963	1,150,611	387,707
W/W System Maintenance	300,000	7,038	1,236	10,403	678	610	355	895	2,505	5,993	525	348	2,279	32,863	267,137
W/W Tap Inspections	15,000	-	3,150	2,700	800	3,025	1,575	250	2,950	3,425	350	3,775	1,650	23,650	(8,650)
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	9,753	167,349	12,651
Chemicals	80,000	6,550	13,086	-	10,591	-	-	15,616	-	-	12,852	-	-	58,694	21,306
Total Wastewater	2,113,318	119,580	128,948	124,127	126,581	100,012	116,516	126,867	115,752	123,422	123,527	116,192	111,644	1,433,167	680,151
ADMINISTRATIVE															
Director Fees	20,000	300	300	450	900	-	600	300	300	1,050	300	442	1,326	6,268	13,732
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	3,062	29,528	12,167
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	10,531	101,702	(9,702)
Legal Fees-Covenants	39,000	878	472	500	2,952	1,361	3,000	276	1,566	1,061	1,651	1,500	8,528	23,746	15,254
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	33,409	400,436	5,622
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	6,000	71,875	1,125
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	1,734	21,728	72
Engineering Fees-Special	80,000	270	4,590	515	826	5,897	5,722	5,635	-	-	275	-	1,102	24,833	55,167
Professional Fees	52,000	-	-	-	-	800	800	800	84	1,600	800	1,484	1,946	8,315	43,685
Tax Assess/Collector Fees	22,000	-	-	8,936	-	4,515	-	-	-	4,515	-	4,515	-	22,480	(480)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Insurance	40,000	995	-	-	-	(1,831)	-	-	3,501	-	-	-	35,234	37,898	2,102
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	8,000	101,704	(9,704)
Conference/Training	6,000	-	-	-	915	-	-	-	-	3,252	-	125	889	5,181	819
Total Administrative	1,005,053	62,556	63,872	89,328	68,625	71,430	66,163	71,179	66,056	71,415	64,639	67,606	111,760	874,628	130,425

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	Actual Sep-23	FY-2023 Actual + Budget	Variance
PARKS															
Landscape-Parks	598,740	39,170	39,170	39,170	39,170	39,170	39,170	39,170	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	26,414	95,688	40,312
Park Maintenance	94,000	1,037	2,094	10,134	727	2,948	2,697	818	3,865	14,598	2,677	4,549	5,627	51,770	42,230
Well Maintenance	75,000	1,035	-	1,087	-	1,086	2,930	-	2,878	526	35,108	9,370	2,108	56,127	18,873
Park Utilities	18,000	747	653	614	640	518	781	1,150	1,145	1,286	1,574	1,652	1,164	11,925	6,075
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	5,750	68,368	70,233
Irrigation Repairs	31,550	4,094	-	150	-	-	155	203	667	807	5,333	1,162	1,427	13,998	17,552
Pond Restoration	45,000	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000
Park Equipment	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000
Trail Maintenance	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	1,500	1,500	23,500
Total Parks	1,172,890	67,225	63,812	64,524	44,077	49,302	53,311	47,210	60,539	72,531	103,377	81,797	93,884	801,589	371,301
OTHER															
Meeting Expenses	150	-	-	-	-	-	-	-	-	-	-	-	-	-	150
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	1,637	18,772	1,228
Miscellaneous	12,000	771	882	1,046	384	808	804	786	801	796	937	789	819	9,623	2,377
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	75,879	908,485	13,889
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000
Newsletter/Mail Outs	2,500	-	-	-	286	-	-	-	-	-	-	-	528	814	1,686
Signage	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Telephone	4,200	675	823	784	854	859	800	797	798	1,127	994	1,147	1,101	10,759	(6,559)
Total Other	998,224	78,568	78,827	78,259	78,640	79,653	78,849	78,874	78,849	79,264	79,296	79,410	79,963	948,452	49,772
Total Expenditures	7,642,819	475,080	460,988	469,866	431,868	401,587	440,891	437,563	445,274	488,992	501,391	486,095	538,885	5,578,478	2,064,341
Operating Excess/(Deficiency)	948,512	(67,214)	(3,002)	2,454,000	1,339,886	242,771	2,355	(20,090)	21,294	(82,691)	(798)	(35,022)	(40,731)	4,233,266	3,284,754
CAPITAL OUTLAY															
Design & Planning (SM & Wildflower)	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	23,050	153,596	(53,596)
Tree Program	80,000	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000
Trail Conversion	80,000	-	-	-	-	-	-	-	-	-	19,500	34,800	-	54,300	25,700
Fence-Merseyside	175,000	-	-	-	-	-	-	-	-	-	-	-	-	-	175,000
Total Capital Outlay	515,000	19,081	5,229	1,377	3,618	3,619	11,304	9,031	4,915	58,584	26,098	41,991	23,050	207,896	307,104
Total Expenses & Park CIP	8,157,819	494,161	466,217	471,243	435,486	405,206	452,194	446,594	450,188	547,576	527,489	528,086	561,935	5,786,374	2,371,445
Net Revenues/(Deficit)	433,512	(86,159)	(8,065)	2,452,813	1,336,468	239,342	(8,735)	(28,905)	193,013	(141,045)	222,944	(82,764)	(63,537)	4,025,370	3,591,858

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	7,444.47	0.00	0.00	0.00	0.00	7,444.47
Alterman, Inc.	1,021.50	0.00	0.00	0.00	0.00	1,021.50
Antopia, Maria	0.00	125.33	0.00	0.00	0.00	125.33
Aqua-Tech Laboratories, Inc.	0.00	1,023.75	0.00	0.00	0.00	1,023.75
Armbrust & Brown, P.L.L.C.	15,724.79	0.00	0.00	0.00	0.00	15,724.79
Ascencio de Jesus, Norma	0.00	89.47	0.00	0.00	0.00	89.47
AT&T	1,025.93	0.00	0.00	0.00	0.00	1,025.93
Austin Vesters Property Manag...	0.00	104.98	0.00	0.00	0.00	104.98
Bailey, Whitney	0.00	45.00	0.00	0.00	0.00	45.00
Bott & Douthitt, P.L.L.C.	6,000.00	0.00	0.00	0.00	0.00	6,000.00
Broussard, Catherine	0.00	46.08	0.00	0.00	0.00	46.08
Charter Communications	146.18	0.00	0.00	0.00	0.00	146.18
City of Austin	195,764.32	0.00	0.00	0.00	0.00	195,764.32
Concretex	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Contreras, Kathleen	0.00	69.51	0.00	0.00	0.00	69.51
Crossroads Utility Services	45,658.55	0.00	0.00	0.00	0.00	45,658.55
DSHS Central Lab MC2004	427.84	0.00	0.00	0.00	0.00	427.84
Fatter & Evans Architects, Inc.	20,093.75	0.00	0.00	0.00	0.00	20,093.75
Gills, Eden	0.00	36.51	0.00	0.00	0.00	36.51
Ha, Richard	0.00	72.91	0.00	0.00	0.00	72.91
Heck, Ashley	0.00	54.76	0.00	0.00	0.00	54.76
Hernandez, Alfredo	0.00	159.71	0.00	0.00	0.00	159.71
Holck, Timothy	0.00	17.05	0.00	0.00	0.00	17.05
HydroPro Solutions, LLC	927,185.00	0.00	0.00	0.00	0.00	927,185.00
Ikekwere, Chukwuemeka	0.00	64.88	0.00	0.00	0.00	64.88
Lewis, Rayshard	0.00	105.60	0.00	0.00	0.00	105.60
Liem, Thanh	0.00	124.61	0.00	0.00	0.00	124.61
Manning, Carmello	0.00	39.49	0.00	0.00	0.00	39.49
Motive Energy	0.00	1,559.55	0.00	0.00	0.00	1,559.55
Oukrop, Michael	0.00	116.58	0.00	0.00	0.00	116.58
Parameshwaran, Jagadeesh	0.00	307.75	0.00	0.00	0.00	307.75
Petty Cash	486.41	0.00	0.00	0.00	0.00	486.41
Ramona Oliver	1,666.73	0.00	0.00	0.00	0.00	1,666.73
Rivaldo, Alan	0.00	55.60	0.00	0.00	0.00	55.60
Roadrunner Inspection Services	0.00	700.00	0.00	0.00	0.00	700.00
Robnet, Keehl	0.00	117.93	0.00	0.00	0.00	117.93
Ryan-Kettler, Wendy	0.00	44.22	0.00	0.00	0.00	44.22
Stetson Property Management	0.00	104.36	0.00	0.00	0.00	104.36
Sykes, Latoya	0.00	255.00	0.00	0.00	0.00	255.00
Texas Disposal Systems, Inc.	75,878.60	0.00	0.00	0.00	0.00	75,878.60
TexaScapes	27,841.05	0.00	0.00	0.00	0.00	27,841.05
Timewise Developers, LLC	0.00	1,479.90	0.00	0.00	0.00	1,479.90
TML Health	0.00	(2,044.05)	0.00	0.00	0.00	(2,044.05)
TML Intergovernmental Risk Pool	34,713.56	0.00	0.00	0.00	0.00	34,713.56
Travis County Sheriff's Depart...	1,600.00	0.00	0.00	0.00	0.00	1,600.00
Villavicencio, Gabrielle	0.00	68.45	0.00	0.00	0.00	68.45
Wells Branch Municipal Utility D...	1,145.75	0.00	0.00	0.00	0.00	1,145.75
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
Zhu, Wennping	0.00	104.37	0.00	0.00	0.00	104.37
TOTAL	1366124.43	5,049.30	0.00	0.00	0.00	1371173.73

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
September 30, 2023

Description	Amount
VILLAGE AT NORTHTOWN	\$ 7,815.36
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	3,011.00
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	4,173.80
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	2,500.00
VILLAGES - MULTI-FAMILY WB PKWY	98.62
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	3,898.40
LAKES RETAIL - SPLENDID	1,138.30
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 64,152.57</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
September 30, 2023

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304	VILLAGE AT NTWN	17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
		Escrow Balance	<u>\$ 7,815.36</u>

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

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

See Accountants' Report.

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
September 30, 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
 September 30, 2023**

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

See Accountants' Report.

**Northtown Municipal Utility District
LAKES AT TECH RIDGE
September 30, 2023**

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

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
September 30, 2023**

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

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

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

**Northtown Municipal Utility District
Tech Ridge Multifamily
September 30, 2023**

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

**Northtown Municipal Utility District
Villas at Tech Ridge
September 30, 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
September 30, 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)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
TOTAL DEPOSIT			<u>\$ 3,011.00</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
September 30, 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
September 30, 2023**

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

**Northtown Municipal Utility District
Dessau Fountain Estates
September 30, 2023**

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

**Northtown Municipal Utility District
The Lakes Blvd - St. Croix
September 30, 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.
September 30, 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
September 30, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
09/30/23	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
TOTAL DEPOSIT			<u>\$ 4,173.80</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
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.
September 30, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/19	Check #138329		5,000.00
04/30/19	360 Professional Services - 2108		(499.80)
05/31/19	360 Professional Services - 2145		(749.70)
06/30/19	360 Professional Services - 2177		(499.80)
07/31/19	360 Professional Services - 2177		(2,855.56)
08/31/19	360 Professional Services - 2234		(1,249.50)
08/31/19	Invoice #1273		5,854.36
11/30/19	360 Professional Services - 2318		(818.77)
12/31/19	360 Professional Services - 2346		(1,249.50)
01/31/20	360 Professional Services - 2382		(2,618.59)
01/31/20	Armbrust & Brown - 161289		(1,281.50)
02/29/20	Invoice #1282		3,468.36
02/29/20	360 Professional Services - 2412		(355.38)
02/29/20	Armbrust & Brown - 161985		(235.00)
03/31/20	360 Professional Services - 2440		(2,040.00)
03/31/20	Armbrust & Brown - 162527		(564.00)
05/08/20	Invoice #1285		3,194.38
05/31/20	Armbrust & Brown - 164169		(47.00)
06/30/20	360 Professional Services - 2498		(1,430.71)
06/30/20	Armbrust & Brown - 164764		(70.50)
07/31/20	Armbrust & Brown - 165345		(376.00)
07/31/20	360 Professional Services - 2524		(1,076.17)
09/30/20	Armbrust & Brown - 166376		(2,491.00)
09/30/20	360 Professional Services - 2577		(2,116.49)
10/31/20	Armbrust & Brown - 166376		(1,386.50)
10/31/20	360 Professional Services - 2577		(714.36)
11/30/20	360 Professional Services - 2633		(765.00)
11/30/20	Invoice #1295		9,708.73
11/30/20	Armbrust & Brown - 168700		(760.98)
12/31/20	360 Professional Services - 2654		(448.80)
12/31/20	Armbrust & Brown - 169306		(67.33)
01/31/21	360 Professional Services - 2676		(1,300.50)
01/31/21	Armbrust & Brown - 170376		(375.00)
02/28/21	360 Professional Services - 2697		(520.20)
03/31/21	360 Professional Services - 2722		(780.30)
05/03/21	Invoice #1306		5,018.11
06/30/21	360 Professional Services - 2797		(260.10)
08/31/21	360 Professional Services - 2857		(260.10)
10/31/21	360 Professional Services - 2922		(260.10)
03/31/22	360 Professional Services - 3082		(810.90)
04/30/22	360 Professional Services - 3120		(1,081.20)
07/31/22	360 Professional Services - 3210		(270.30)
08/31/22	360 Professional Services - 3243		(540.60)
09/30/22	360 Professional Services - 3283		(1,892.10)
10/31/22	360 Professional Services - 3321		(810.90)
10/31/22	Invoice #1327		6,186.30
11/30/22	360 Professional Services - 3355		(1,157.70)
12/31/22	360 Professional Services - 3405		(1,621.80)
01/25/23	Invoice #1330		2,779.50
01/31/23	360 Professional Services - 3422		(826.20)
02/28/23	360 Professional Services - 3422		(1,652.40)
03/31/23	360 Professional Services - 3487		(275.40)
04/30/23	360 Professional Services - 3517		(1,101.60)
04/30/23	Armbrust & Brown - 192396		(2,211.00)
05/23/23	Invoice #1333		6,066.60
05/31/23	360 Professional Services 35344		(275.40)
05/31/23	Armbrust & Brown - 193131		(165.00)
06/30/23	Armbrust & Brown - 194054		(132.00)
07/31/23	360 Professional Services - 3598		(550.80)
07/31/23	Armbrust & Brown - 194809		(451.98)
09/30/23	360 Professional Services - 3660		(826.20)
TOTAL DEPOSIT			<u>\$ 98.62</u>

**Northtown Municipal Utility District
Village at Northtown - Kiosk
September 30, 2023**

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

**Northtown Municipal Utility District
Heatherwilde Multi-Family
September 30, 2023**

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

**Northtown Municipal Utility District
Villages - AvalonBay MF
September 30, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
TOTAL DEPOSIT			<u>\$ 3,898.40</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
September 30, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/30/22	Deposit		2,500.00
04/30/22	360 Professional Services - 3118	Villages - AvalonBay MF	(540.60)
09/30/22	360 Professional Services - 3280	Villages - AvalonBay MF	(270.30)
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
September 30, 2023**

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

**Northtown M.U.D.
Write Off Summary
9/30/2023**

	Write Offs	Collections
FYE 9/2010	13,834.45	473.84
FYE 9/2011	13,463.25	81.44
FYE 9/2012	11,700.83	336.33
FYE 9/2013	13,647.71	412.86
FYE 9/2014	12,852.94	961.95
FYE 9/2015	16,873.05	1,676.53
FYE 9/2016	9,253.23	913.40
FYE 9/2017	9,161.23	38.91
FYE 9/2018	11,977.36	993.96
10/31/2018	1,519.24	-
11/30/2018	1,126.33	66.18
12/31/2018	1,485.30	28.93
1/31/2019	739.81	101.42
2/28/2019	462.99	92.54
3/31/2019	1,233.07	-
4/30/2019	91.48	-
5/31/2019	-	138.08
6/30/2019	-	-
7/31/2019	61.20	-
8/31/2019	353.47	65.37
9/30/2019	970.21	214.04
10/31/2019	276.53	-
11/30/2019	684.32	-
12/31/2019	1,400.21	104.02
1/31/2020	165.18	-
2/29/2020	79.55	78.53
3/31/2020	493.52	-
4/30/2020	347.84	-
5/31/2020	118.38	330.15
6/30/2020	567.92	434.94
7/31/2020	-	-
8/31/2020	1,534.99	-
9/30/2020	837.99	-
10/31/2020	1,681.38	262.72
11/30/2020	1,810.70	74.56
12/31/2020	577.34	-
1/31/2021	1,945.60	21.00
2/28/2021	898.79	266.15
3/31/2021	-	217.22
4/30/2021	-	358.51
5/31/2021	5,502.46	89.85
6/30/2021	1,130.42	-
7/31/2021	5,413.65	23.06
8/31/2021	2,420.24	167.91
9/30/2021	226.38	23.06
10/31/2021	1,620.83	23.06
11/30/2021	3,140.46	23.06
12/31/2021	80.62	23.06
1/31/2022	-	-
2/28/2022	597.86	96.47
3/31/2022	-	23.06
4/30/2022	156.90	-
5/31/2022	1,070.12	-
6/30/2022	732.92	78.09
7/31/2022	327.98	54.33
8/31/2022	1,773.74	-
9/30/2022	613.52	-
10/31/2022	-	-
11/30/2022	-	-
12/31/2022	294.65	-
1/31/2023	374.77	-
2/28/2023	319.31	-
3/31/2023	1,124.35	-
4/30/2023	492.35	-
5/31/2023	866.35	-
6/30/2023	307.72	-
7/31/2023	227.76	-
8/31/2023	-	-
9/30/2023	2,507.29	-
Total	\$ 165,550.04	\$ 9,368.59

**Northtown M.U.D.
ChargePoint Revenue Summary
9/30/2023**

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
Sep-23	91.01	9.07	81.94
Total	\$ 443.69	\$ 44.28	\$ 399.41

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Directors
 October 2022 through September 2023

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	2,984.00	671.00	2,613.00	6,268.00
Total Gross Pay	2,984.00	671.00	2,613.00	6,268.00
Adjusted Gross Pay	2,984.00	671.00	2,613.00	6,268.00
Taxes Withheld				
Federal Withholding	0.00	0.00	(20.00)	(20.00)
Medicare Employee	(43.27)	(9.73)	(37.88)	(90.88)
Social Security Employee	(185.01)	(41.60)	(162.01)	(388.62)
Total Taxes Withheld	(228.28)	(51.33)	(219.89)	(499.50)
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	2,755.72	619.67	3,903.74	7,279.13
Employer Taxes and Contributions				
Medicare Company	43.27	9.73	37.88	90.88
Social Security Company	185.01	41.60	162.01	388.62
Total Employer Taxes and Contributions	228.28	51.33	199.89	479.50

See Accountants' Report.

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

	Gonzalez, Oscar Z	Heard, Brad L	Hoang, Long T	Pyle, Walter F	Reilly, Neil
Employee Wages, Taxes and Adjustm...					
Gross Pay					
Security Coordinator	1,400.00	0.00	0.00	0.00	0.00
Security Holiday	0.00	0.00	0.00	0.00	0.00
Security Hourly	800.00	3,250.00	1,987.50	900.00	1,500.00
Total Gross Pay	<u>2,200.00</u>	<u>3,250.00</u>	<u>1,987.50</u>	<u>900.00</u>	<u>1,500.00</u>
Adjusted Gross Pay	2,200.00	3,250.00	1,987.50	900.00	1,500.00
Taxes Withheld					
Federal Withholding	(45.00)	(194.00)	0.00	0.00	0.00
Medicare Employee	(31.90)	(47.12)	(28.82)	(13.05)	(21.75)
Social Security Employee	(136.40)	(201.50)	(123.23)	(55.80)	(93.00)
Total Taxes Withheld	<u>(213.30)</u>	<u>(442.62)</u>	<u>(152.05)</u>	<u>(68.85)</u>	<u>(114.75)</u>
Net Pay	<u>1,986.70</u>	<u>2,807.38</u>	<u>1,835.45</u>	<u>831.15</u>	<u>1,385.25</u>
Employer Taxes and Contributions					
Medicare Company	31.90	47.12	28.82	13.05	21.75
Social Security Company	136.40	201.50	123.23	55.80	93.00
TX - Unemployment	1.20	0.80	1.99	0.00	1.50
Total Employer Taxes and Contributions	<u>169.50</u>	<u>249.42</u>	<u>154.04</u>	<u>68.85</u>	<u>116.25</u>

See Accountants' Report.

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

	Ribsam, John J	Segovia III, Jose P.	Williams, Christophe C	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustm...					
Gross Pay					
Security Coordinator	0.00	0.00	0.00	2,100.00	3,500.00
Security Holiday	780.00	0.00	0.00	390.00	1,170.00
Security Hourly	7,655.00	3,600.00	10,025.00	11,940.00	41,657.50
Total Gross Pay	8,435.00	3,600.00	10,025.00	14,430.00	46,327.50
Adjusted Gross Pay	8,435.00	3,600.00	10,025.00	14,430.00	46,327.50
Taxes Withheld					
Federal Withholding	(516.00)	(27.00)	0.00	(289.00)	(1,071.00)
Medicare Employee	(122.31)	(52.20)	(145.36)	(209.24)	(671.75)
Social Security Employee	(522.97)	(223.20)	(621.55)	(894.66)	(2,872.31)
Total Taxes Withheld	(1,161.28)	(302.40)	(766.91)	(1,392.90)	(4,615.06)
Net Pay	7,273.72	3,297.60	9,258.09	13,037.10	41,712.44
Employer Taxes and Contributions					
Medicare Company	122.31	52.20	145.36	209.24	671.75
Social Security Company	522.97	223.20	621.55	894.66	2,872.31
TX - Unemployment	6.98	1.80	7.62	9.00	30.89
Total Employer Taxes and Contributions	652.26	277.20	774.53	1,112.90	3,574.95

See Accountants' Report.



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Rebecca Guerrero, County Clerk
Travis County, Texas

Oct 14, 2022 01:22 PM Fee: \$26.00

2022167363

Electronically Recorded

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AFFIDAVIT CLAIMING MECHANIC'S AND MATERIALMAN'S LIEN

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Jason Beeler, the undersigned Affiant, who swore on his oath that the following facts are true:

My name is Jason Beeler, I am the Division Manager of Travis Millwork, Inc. This Affidavit is made on behalf of Travis Millwork, Inc. to perfect the Mechanic's and Materialman's Lien against the real property described below:

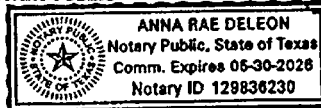
1. Travis Millwork, Inc. has an unpaid claim in the amount of \$2,392.80 for labor and materials furnished on the construction of improvements generally known as the Northtown Municipal Utility. The claimed amount of \$2,392.80 is, within my personal knowledge just and true, the same is due and unpaid, and all just and lawful offsets, payments and credits have been allowed. The claim amount is for labor and materials furnished and described below, on which a systematic record has been kept.
2. The name of the owner or reputed owner of the real property and improvements upon which this claim is made is: Northtown Municipal Utility District, 13921 John Henry Faulk Dr., Pflugerville, TX 78660.
3. The claim amount of \$2,392.80 represents the unpaid contract price due Travis Millwork, Inc., or in the alternative, is the reasonable value of the unpaid portion of Travis Millwork Inc.'s labor and materials furnished, which are described below.
4. Travis Millwork, Inc.'s labor and materials furnished for the construction of improvements on the real property described below are generally described as: millwork. Claimant is hereby asserting a claim for work performed and/or materials furnished in the following months: MAY 2022.
5. Travis Millwork, Inc. furnished the above-described labor and materials under a subcontract with STR Constructors, L.L.C., 15500 Highway 29 West, Liberty Hill, TX 78642.
6. The name of the original contractor on the above-referenced project is: STR Constructors, L.L.C., 15500 Highway 29 West, Liberty Hill, TX 78642.
7. The legal description of the real property improved by Travis Millwork, Inc.'s above-described labor and materials, and which real property and improvements thereon are sought to be charged with Travis Millwork, Inc.'s lien, is: 13921 John Henry Faulk Dr., Pflugerville, TX 78660.
8. Travis Millwork, Inc. claims a Mechanic's and Materialman's lien upon the above-described real property and improvements thereon to secure payment of its claim in the amount of \$2,392.80 in accordance with Texas Property Code.
9. Travis Millwork, Inc.'s business address is 235 W. Turbo, San Antonio, Texas 78216.
10. In compliance with the Texas Property Code, Travis Millwork, Inc. is sending one copy of this Affidavit to the above-referenced owner, at its last known address, and also one copy to the above-referenced original contractor at its last known address.
11. Notice of claim was sent to the Owner and Original Contractor at all addresses listed above as follows:
 1. Notice was sent on Friday, July 15th, 2022 to Original Contractor, STR Constructors, L.L.C., via Certified Mail No. 7021 2720 0003 3231 5929, Return Receipt Requested and First-Class Mail.
 2. Notice was sent on Thursday, September 15, 2022 to Original Contractor, STR Constructors, L.L.C., via Certified Mail No. 7020 0090 0000 0169 0077, Return Receipt Requested and First-Class Mail.
 3. Notice was sent on Thursday, September 15, 2022 to Property Owner, Northtown Municipal Utility District, via Certified Mail No. 7020 0090 0000 0169 0060, Return Receipt Requested and First-Class Mail.

CLAIMANT

Travis Millwork, Inc.
By: *[Signature]*
Jason Beeler
Its: Division Manager

SUBSCRIBED AND SWORN TO BEFORE ME by the said Jason Beeler, Division Manager of Travis Millwork, Inc. this 14th day of OCTOBER, 2022, to certify which witness my hand and seal of office.

[Signature]
NOTARY PUBLIC



ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 14th day of OCTOBER, 2022 by JASON BEELER and duly authorized agent of TRAVIS MILLWORK, INC. on behalf of said corporation.

[Signature]
NOTARY PUBLIC

AFTER FILING RETURN TO:

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