

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

January 24, 2024

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on January 24, 2024 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit "A"**.

The roll was called of the members of the Board:

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

and all of the Directors were present except Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC ("*Bott & Douthitt*"); Richard Fadal of TexaScapes; Dennis Hendrix of Crossroads Utility Services LLC ("*Crossroads*"); Carter Dean of Armbrust & Brown, PLLC ("*A&B*"); Scott Foster of 360 Professional Services, Inc. ("*360 PSI*"); Deputy Yarborough of the Travis County Sheriff's Office ("*TCSO*"); Lauren Smith of Public Finance Group LLC; Brent Baker of studio 16:19 LLC; Traci Hendrix and Jennifer Fadal, members of the public; and Colette Downey, a resident of the District.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider the consent items on the agenda, including the minutes of the December 20, 2023 Board meeting and the letter from the District's financial advisor regarding Municipal Securities Rulemaking Board Rule G-10 and Rule G-42 attached as **Exhibit "B"**. Upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the minutes, as presented.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit "C"**. Deputy Yarborough presented the security report to the Board.

Director Richter next stated that the Board would receive the operations manager's report and recognized Mr. Hendrix. Mr. Hendrix reviewed the operations manager's report attached as **Exhibit "D"** with the Board. He reported that there were 3,111 active connections as of December, that the water loss for the prior reporting period was -4.83%, and that the December water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Director Campbell asked Mr. Hendrix to use the old format for the presentation of write-offs in the operations report going forward. Mr. Hendrix stated that he would do so. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve the write-offs. Mr. Hendrix then reported that the District's Identify Theft

Prevention Program implemented by Crossroads had been working well and, therefore, he recommended no changes to the program. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve the Resolution Confirming Annual Review of Identity Theft Prevention Program attached as **Exhibit "E"**.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal presented the landscape maintenance report attached as **Exhibit "F"** and reviewed it with the Board. He then presented the "plant of the month": flowering kale. He then reported that his crews would not use heavy equipment on the grass for a few days due to the heavy rains. He next reported that he was not yet sure how many plants had been lost in the recent freeze yet. Ms. Oliver asked if the soccer fields needed to be closed due to the rain. Mr. Fadal responded that he didn't think that they needed to be closed. Director Richter asked that Ms. Oliver close the fields if it looked like they were being torn up due to use while wet from the rain.

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 "G"**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems with the Board.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster stated that the Certificate of Substantial Completion of the office and pavilion construction contract had been executed by STR Constructors dated effective May 8, 2023, which meant that the warranty period for the project would end of May 8, 2024. He next stated that final payment had not been released to STR yet since the required close-out documentation had not been received. He stated that he and Mr. Dean would send a letter to STR if the close-out documentation was not provided within a few weeks. Mr. Foster stated that there were a few warranty items that needed be addressed by STR. The Board discussed whether to authorize Ms. Oliver to repair the warranty items. After discussion, upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to authorize Ms. Oliver to spend an amount not to exceed \$2,500 to repair the warranty items if STR did not do so within a few weeks.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit "H"** with the Board and covered the status of various development projects in the District. He reported that the Village at Northtown Phase 2 Condominium project had been paved out, and he expected to recommend final acceptance of the project within the next few months. He next reported that he had talked with the North Austin Stormwater Coalition regarding the District joining for purposes of MS4 permit compliance, and that he believed joining the Coalition was a good idea, as it would allow for more cost-effective MS4 compliance. He stated that he would bring an agreement to join the Coalition to a subsequent Board meeting. He then introduced Mr. Baker who presented a proposal for creation of a new Parks Master Plan from studio 16:19 attached as **Exhibit "I"**. Mr. Dean stated that he would need to review the legal portion of the proposal. After discussion, upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the proposal, subject to approval of the proposal as to form by Mr. Dean. Mr. Foster concluded his report by stating that the surplus funds application was in process and not yet ready to submit to the TCEQ.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the updated cash activity report attached as **Exhibit "J"** and

reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. Upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the transfers and the payment of bills and invoices.

Director Richter stated that the Board would next discuss and consider the audit of the District's financial statements for fiscal year ended September 30, 2023 and recognized Ms. Martin. Mr. Douthitt presented the audit report attached as **Exhibit "K"** and stated that the Budget, Finance & Rates Committee had met with Ashlee Martin of McCall Gibson Swedlund Barfoot, the independent third party auditor engaged to perform the audit, and reviewed the audit report. Director Campbell stated that the District had received an unmodified opinion, which was the highest quality of opinion that could be issued by an auditor. Mr. Douthitt then presented the Board representation letter attached as **Exhibit "L"** and explained that the letter confirmed that the District had provided all information required to conduct the audit. He pointed out that the Board representation letter incorporated certain "knowledge" and "reliance" qualifiers that took into account the fact that the Board was relying on the advice of the District's bookkeeper in making the representations set forth in the letter. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve the representation letter, the audit report, and the filing of the audit report with the Texas Commission on Environmental Quality and the Texas Comptroller.

Director Richter stated that the Board would table the agenda item regarding Travis County's request for use the District's office an election polling location for its February meeting.

Director Richer next stated that the Board would consider matters regarding the District's website. Mr. Dean stated that he had prepared a website development and maintenance contract for consideration by Sommers Marketing based on the proposal previously provided by the company, and that a negotiated agreement should be ready for Board consideration at its February meeting.

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 would discuss initiating contract negotiations with the City of Austin with John Carlton and report back to the Board.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean directed the Board's attention to and reviewed the following annual review items with the Board: (i) the Resolution Confirming Annual Review of Certain Financial Management Policies; Adopting a Revised Code of Ethics and Financial Investment, Financial Management, Travel and Professional Services Policy; Ratifying Adoption of Investment Strategies; Ratifying Designation of Investment Officers, and Adopting Updated List of Qualified Brokers attached as **Exhibit "M"**; and (ii) the Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance attached as **Exhibit "N"**. Upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the resolutions, as presented.

Director Richter then stated that the Board would receive a report from the Budget, Finance and Rates Committee regarding employee compensation and benefits. Director Campbell recommended that the Board approve a 9% increase to Ms. Oliver's salary, with the stipulations that Ms. Oliver's salary not be considered again until January of 2026, and that Ms. Oliver must create a list of standard operating procedures for her position by January of 2025. Upon motion by Director Campbell and second by Director Capers, the Board voted 3-0-1 to

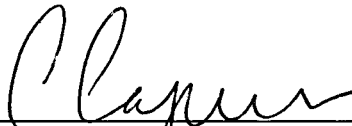
approve a 9% increase to Ms. Oliver's salary, with the stipulations stated by Director Campbell. Director Hill abstained from the vote.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its February meeting on February 29th.

There being no further business to come before the Board, the meeting was adjourned.



Date: February 29, 2024



Christopher Capers, Secretary
Board of Directors

CERTIFICATE OF PROVISION OF NOTICE OF MEETING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
TO THE TRAVIS COUNTY CLERK'S OFFICE
and
OFFICES OF ARMBRUST AND BROWN, PLLC

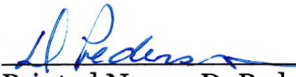
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, D. Pederson, hereby certify that at 10:48 A.m. on January 17, 2024, I provided a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District to the Travis County Clerk's office located at 5501 Airport Blvd., Austin, Texas for subsequent posting in accordance with Section 551.054 of the Texas Government Code.

I understand that the attached notice was provided to the County Clerk in order to comply with the Open Meetings provision of Chapter 551 of the Texas Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 17th day of January, 2024.



Printed Name: D. Pederson
Company: Armbrust & Brown PLLC

CERTIFICATE OF POSTING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
AT
(1) 14401 Harris Ridge Blvd. (park pavilion)
(2) 700 East Wells Branch Parkway (district office)
PFLUGERVILLE, TEXAS 78660

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Sam Gulutz, hereby certify that at 1:24 p.m. on January 18, 2024, I posted a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a place readily accessible and convenient to the public within the boundaries of the District at the locations noted above.

I understand that the notice was posted in order to comply with the Open Meetings provisions of Chapter 551 of the Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 18th day of January, 2024.

Sam Gulutz
Printed Name: Sam Gulutz
Company: Northtown MUD



**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

STAYS IN FILE

January 24, 2024

**TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY
DISTRICT AND ALL OTHER INTERESTED PARTIES:**

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Wednesday, January 24, 2024. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

CONSENT ITEMS

2. Minutes of December 20, 2023 Board meeting;
3. Letter from District's financial advisor regarding Municipal Securities Rulemaking Board Rule G-10 and Rule G-42;

DISCUSSION/ACTION ITEMS

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;
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) Identity Theft Prevention Program, including:
 - (i) Report on administration and compliance with Identity Theft Prevention Program;
 - (ii) Resolution Confirming Annual Review of Identity Theft Prevention Program;
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;
8. Facilities Committee report and related action items, including:
- (a) Pay applications and/or change orders from STR Constructors for construction of office and pavilions and matters related to close-out documents, final payment, and acceptance;
 - (b) 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;
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (iii) Village at Northtown Multifamily (Edenbrook);
 - (iv) The Lakes Retail Center;
 - (v) AvalonBay Multifamily;
 - (b) MS4 compliance matters, including:
 - (i) Permitting;
 - (ii) Storm Water Pollution Prevention Plan compliance;
 - (c) Parks Masterplan, including any related proposal or agreement;
 - (d) Application to TCEQ for approval of purchase of projects with surplus funds;
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. Budget, Finance & Rates Committee report, including audit of District's financial statements for fiscal year ended September 30, 2023 prepared by McCall Gibson Swedlund Barfoot PLLC, including approval of audit report, approval of representation letter, and authorizing filing of audit report;
12. Discussion regarding Travis County's request to use the District office as election polling place;
13. District website, including hosting, redesign, maintenance, and related action items, including agreement with Sommers Marketing;
14. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
15. Attorney's report and related action items, including:
- (a) Resolution Confirming Annual Review of Certain Financial Management Policies; Adopting a Revised Code of Ethics and Financial Investment, Financial

Management, Travel and Professional Services Policy; Ratifying Adoption of Investment Strategies; Ratifying Designation of Investment Officers, and Adopting Updated List of Qualified Brokers;

(b) Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;

16. Budget, Finance and Rates Subcommittee report and related action items, including employee compensation and benefits; and

17. Future agenda items and meeting schedule.

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



Attorney for the District

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

Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
17 day of January 2024

Dyana Limon-Mercado
County Clerk, Travis County, Texas
By Deputy

YESENIA E.



202480083

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 17, 2024 02:23 PM
Fee: \$2.00 ESPINOZAY



January 1, 2024

Board of Directors

*see attached Client List

Re: MSRB Rule G-10 for Calendar Year 2024
MSRB Rule G-42 for Calendar Year 2024

Dear Board Members:

The Municipal Securities Rulemaking Board (the "MSRB") has implemented MSRB Rule G-10 and Rule G-42 which requires Municipal Advisors, including Public Finance Group LLC ("PFG") to provide the following notification to each of its municipal advisory clients:

Rule G-10: (Registration with the MSRB)

1. PFG is registered with the U.S. Securities and Exchange Commission ("SEC") and the MSRB;
2. Information regarding the MSRB and its rules may be accessed at <http://www.msrb.org/>, and
3. A Municipal Advisory Client Brochure is posted on the MSRB's website which describes the process by which a client may file a complaint with an appropriate regulatory authority.

Rule G-42: (Conflicts of Interest)

1. Any payments made by the municipal advisor, directly or indirectly, to obtain or retain engagement to perform municipal advisory activities for the client.
2. Any affiliate of the municipal advisor that provides any advice, service, or product to or on behalf of the client that is directly related to the municipal advisory activities to be performed by the disclosing municipal advisor.
3. Any payments received by the municipal advisor from a third party to enlist the municipal advisor's recommendation to the client of its services, any municipal securities transaction, or any municipal financial product.
4. Any fee-splitting arrangements involving the municipal advisor and any provider of investments or services to the client.
5. Any conflicts of interest arising from compensation for municipal advisory activities to be performed that is contingent on the size or closing of any transaction as to which the municipal advisor is providing advice.
6. Any actual or potential conflicts of interest, of which the municipal advisor is aware after reasonable inquiry, that could reasonably be anticipated to impair the municipal advisor's ability to provide advice to or on behalf of the client in accordance with the MSRB standards of conduct.

7. Any legal or disciplinary event that is material to the client's evaluation of the municipal advisor or the integrity of its management or advisory personnel.

Public Finance Group LLC confirms that we do not have any conflicts of interest which would impact our ability to serve the District as your municipal advisor.

As required, all PFG municipal advisory clients will be provided this information each calendar year. Please feel free to contact me at callen@publicfinancegrp.com should you have any questions.

Sincerely,

Public Finance Group LLC

Municipal Advisor to the District



Cheryl Allen, President
Public Finance Group LLC

Public Finance Group LLC Client List

	Client	County
1	Atessa MUD	Bastrop
2	Bell Co. MUD No. 1	Bell
3	Bell Co. MUD No. 2	Bell
4	Berry Creek Highlands MUD	Williamson
5	Block House MUD	Williamson
6	Briarwood MUD	Travis
7	Buda MUD No. 1	Hays
8	Caldwell County MUD No. 1	Williamson
9	CLL MUD No. 1	Williamson
10	Cottonwood Creek MUD No. 1	Travis
11	Dripping Springs MUD No. 1	Hays
12	Elgin MUD No. 1	Bastrop
13	Elgin MUD No. 2	Bastrop
14	Greenhawe WC&ID No. 2	Hays
15	Harris MUD 55	Harris
16	Harris MUD 153	Harris
17	Harris MUD 374	Harris
18	Harris MUD 433	Harris
19	Kyndwood MUD	Comal
20	Lakeside MUD No. 3	Williamson/Travis
21	Magnolia East MUD	Montgomery
22	Mirasol Springs MUD	Hays
23	Mission Bend MUD 2	Harris
24	Moore's Crossing MUD	Travis
25	New Sweden MUD	Travis
26	North Austin MUD No. 1	Williamson/Travis
27	Northeast Travis Co. UD	Travis
28	Northtown MUD	Travis
29	Presidential Glen MUD	Travis
30	Ranch at Cypress Creek MUD 1	Williamson/Travis
31	Round Rock MUD No. 2	Williamson
32	Shell Road MUD	Williamson
33	Siena MUD No. 1	Williamson
34	Siena MUD No. 2	Williamson
35	Southeast Williamson Co. MUD No. 1	Williamson
36	Stonewall Ranch MUD	Williamson
37	Travis MUD 2	Travis
38	Travis MUD 3	Travis
39	Travis MUD 4 - Participant	Travis
40	Travis MUD 4 - Master	Travis
41	Travis MUD 5	Travis
42	Travis MUD 6	Travis
43	Travis MUD 7	Travis
44	Travis MUD 8	Travis
45	Travis MUD 9	Travis
46	Travis MUD 14	Travis
47	Travis MUD 17	Travis
48	Travis County MUD No. 23	Travis
49	Travis County MUD No. 24	Travis
50	Travis WCID 20	Travis
51	Wells Branch MUD	Williamson/Travis
52	West Williamson County MUD 1	Williamson
53	West Williamson County MUD 2	Williamson
54	Wilbarger Creek MUD 1	Travis
55	Wilbarger Creek MUD 2 - Master	Travis
56	Wilbarger Creek MUD 2 - Participant	Travis
57	Wild Ridge MUD	Hays
58	Williamson Co. MUD 22	Williamson
59	Williamson Co. WSI&DD No. 3	Williamson
60	Williamson Co. MUD No. 30	Williamson
61	Williamson Co. MUD No. 34	Williamson
62	Williamson Co. MUD No. 35	Williamson
63	Williamson Co. MUD No. 39	Williamson

Crime Stats

Date	Crime	Location	Notes
12/09/2023	Auto Theft	8XX Crieff Cross Dr	
12/15/2023	Att Auto Theft	15XXX Lady Elizabeths Ln	

EXHIBIT C



UTILITY MANAGER'S REPORT

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



January 24, 2024

EXHIBIT D



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

Operations Report

- Operations/Billing report including water accountability: **-4.83%**
-
- **Occupied Connections: 3111**
- **Total Connections: 3234**
 - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: **-1-\$120.43 (1Renter)**

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

Lift Station #3

1. TML has completed the claim and has provided a replacement estimate.
- **System Maintenance**
 1. Repair logs attached
 2. DCDA repair at the Howard master meter – completed
 - **MISC:**

AMR Project:

 1. We are coordinating the HydroPro request for a dedicated power circuit at the tower site and the repeater site. – **IN PROCESS**
 2. New meter install will begin Monday December 4th – **IN PROCESS**
 - a. HydroPro has completed about 60 % of the full change out in the district.

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

GENERAL INFORMATION

Occupied Single Family Connections	<u>3111</u>	x 3 =	<u>9333</u>	
Vacant Single Family Connections	<u>27</u>			
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>	
Commercial	<u>9</u>			
Builder Connections	<u>21</u>			
Builder New Taps	<u>13</u>			
Schools	<u>2</u>			
Non-Profit	<u>0</u>			
Fire Hydrants	<u>1</u>			
District Connections	<u>13</u>			
Irrigation Connections	<u>31</u>			
TOTAL CONNECTIONS	<u>3234</u>		<u>11823</u>	Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>12/14/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>12/21/23</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>11/01/23</u>	to	<u>11/29/23</u>	<u>22,094,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>11/15/23</u>	to	<u>12/13/23</u>	<u>23,219,000</u> Gallons
Total Gallons Billed				
from	<u>11/15/23</u>	to	<u>12/13/23</u>	<u>22,075,000</u> Gallons
Flushing	<u>11/15/23</u>	to	<u>12/13/23</u>	<u>23,400</u> Gallons
Billing Adjustments				
from	<u>11/15/23</u>	to	<u>12/13/23</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(1,120,600)</u> Gallons
Percentage gain/loss				<u>-4.83%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 November 11, 2022 Through December 10, 2023

Current Billing

Basic Service	122,610.68	
Water	121,817.70	
Sewer	101,531.41	
TCEQ	1,139.39	
Deposit	9,300.00	
Misc	<u>1,643.00</u>	
 Total Current Billing		 \$358,042.18

Aged Receivables

Thirty (30) Days	75,957.21	
Sixty (60) Days	18,453.61	
Ninety (90) Days	1,196.43	
One Hundred Twenty (120) Days	<u>2,347.66</u>	
Billed Arrears	97,954.91	
Credit Bal Fwd	<u>-6,197.18</u>	
 Total Aged Receivables		 \$91,757.73

Accounts Receivables

Penalty	4,428.61	
Basic Service	119,329.62	
Water	177,912.59	
Sewer	97,617.32	
TCEQ	1,317.70	
Deposit	\$7,360.78	
Miscellaneous	<u>1,368.00</u>	
	409,334.62	
 Total Accounts Receivables		 \$409,334.62

Deposit Liability

Balance As Of	11/11/23	\$725,132.06
Collections		11,789.39
Deposits Applied		<u>-6,100.00</u>
 Balance As Of	 12/10/23	 \$730,821.45

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

December 2023

Connections	November	December
Active	3305	3226
Inactive	30	8
Total	3335	3234

New Connects	36	13
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Billing Recap

	November	December
Current Billing	\$294,670.18	\$358,042.18
Water	\$173,040.99	\$121,817.70
Sewer	\$109,193.82	\$101,531.41
State Assessment	\$1,433.37	\$1,139.39
Basic Service	122,824.02	\$122,610.68
Miscellaneous	\$2,229.00	\$1,643.00
Deposit	\$8,773.00	\$9,300.00
Current Payments	319,771.34	\$409,334.62
Arrears	November	December
30 Day	\$69,318.51	\$75,957.21
60 Day	\$3,484.81	\$18,453.61
90 Day	\$166.86	\$1,196.43
120 Day	\$4,110.31	\$2,347.66
Gross Arrears	\$77,080.49	\$97,954.91

Month	Nov	Dec
Total Customers	3335	# 3234
Letters	484	472
Disconnects	40	0

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
December-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	28,424
November	11,181	23,276	32,200	22,580	21,941	24,117
December	7,783	23,114	22,754	23,551	20,209	22,094
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229

Bacteriological Analyses

Samples: satisfactory taken on 12/21/23, 12/28/23

Chlorine Residual

	November
Average	0.7
Maximum (4.0)	0.9
Minimum (0.5)	0.6

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	16,824
November	15,737	15,138	15,472	17,006	16,201	15,848
December	15,003	14,068	21,766	17,640	16,796	14,736
TOTAL	187,607	177,047	208,597	204,944	203,366	186,827

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	NTWN CONNECTS	PERCENT GAIN/LOSS
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5		-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0		-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0		-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7		-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7		-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7		-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7		-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6		-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)		---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)		-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4		-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4		-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7		4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3		-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6		-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5		-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5		-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0		-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0		-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1		-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0		-5.74%
08/30/23	09/27/23	34,519.0	29,015.0	30.4	-	-5473.6	3231	-15.86%
TOTALS		309,155.0	294,149.0	747.3	-	(14,258.7)		---
AVERAGE		25,762.9	24,512.4	62.3	-	(1,188.2)		-4.61%
09/28/23	10/31/23	31,915.0	30,060.0	18.2	-	-1836.8	3231	-5.76%
11/01/23	11/29/23	23,219.0	22,075.0	23.4	-	-1120.6	3231	-4.83%
TOTALS		55,134.0	52,135.0	41.6	-	(2,957.4)		---
AVERAGE		27,567.0	26,067.5	20.8	-	(1,478.7)		-5.36%

**Northtown MUD
Water Usage Analysis**

Billing Period	Residential (gallons)	#	Builder (gallons)	#	School (gallons)	#	Non-Profit (gallons)	#	Fire Hydrant (gallons)	#	Multi-Family (gallons)	#	Irrigation (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2021	17,330,000		53,000		107,000		19,000		10,000		5,415,000		2,628,000		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	467	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		1,108,000		338,000		228,000		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		1,778,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		78,000		-		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				

October 2023	18,833,000	3092	347,000	32	122,000	2	32,000	-	253,000	1	4,062,000	6	4,034,000	31	443,000	9	889,000	13	29,018,173	3,231	5.8	448	33
November 2023	18,775,000	3202	266,000	14	126,000	2	28,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	-	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-

Total	52,219,000		1,085,000		337,000		60,000		342,000		13,740,000		10,380,000		877,000		1,936,000		80,979,173				
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Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps	3368
	3226	27	2	31	1	6	31	9	13	13	
Vacant	8						1				

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

\$120.43

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

_____ Date _____
_____ Date _____
_____ Date _____

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

	2020/21	2021/22	2022/23	2023/24
OCTOBER				
WRITE-OFF	\$ 1,681.38	\$ 1,620.83	\$ 684.38	\$ 129.42
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 1,810.70	\$ 3,140.46	\$ 633.24	\$ 5,418.93
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 577.34	\$ 80.62	\$ 294.65	\$ 120.43
COLLECTED	\$ -	\$ -		
JANUARY				
WRITE-OFF	\$ 1,945.60	\$ -	\$ 374.77	
COLLECTED	\$ -	\$ -	\$ -	
FEBRUARY				
WRITE-OFF	\$ 898.79	\$ 597.86	\$ 319.31	
COLLECTED	\$ -	\$ -	\$ -	
MARCH				
WRITE-OFF	\$ -	\$ -	\$ 1,124.35	
COLLECTED	\$ -	\$ -	\$ -	
APRIL				
WRITE-OFF	\$ -	\$ 156.90	\$ 492.35	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 5,502.46	\$ 1,070.12	\$ 866.35	
COLLECTED	\$ -		\$ -	
JUNE				
WRITE-OFF	\$ 1,130.42	\$ 732.92	\$ 307.72	
COLLECTED	\$ -	\$ -	\$ -	
JULY				
WRITE-OFF	\$ 5,413.65	\$ 294.08	\$ 227.76	
COLLECTED	\$ -	\$ -	\$ -	
AUGUST				
WRITE-OFF	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 226.38	\$ 613.52	\$ 2,507.29	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77	\$ 5,668.78
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

Project Northtown

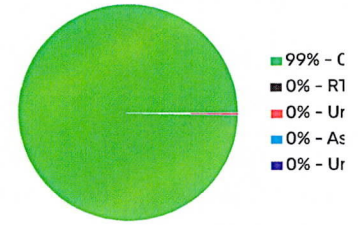
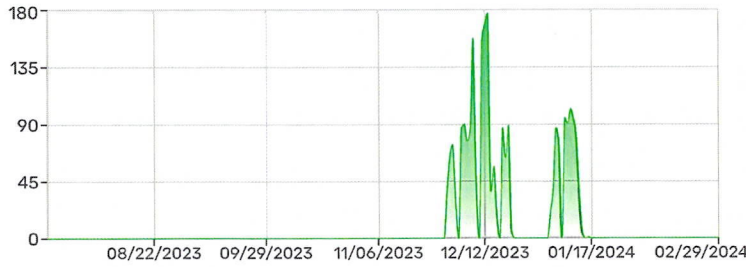
Options

Sub-Contractor: All ▾ Zone: All ▾ **Generate Report** 📄

Project Work Orders Assets Loyalty: No Start Date: 07/17/2023 Due Date: 02/29/2024

Production

Daily Weekly



Sub-Contractor	Max Monthly	Min Monthly	Max Weekly	Min Weekly	Overall Project	Total Changes
Name	Daily Change	Daily Change	Daily Change	Daily Change	Avg Change Daily	Avg Change Daily
Tamaka Group	103	0	103	0	2342	884
All	103	0	103	0	2342	884

Zone Summary

Zone	Total in zone	Complete	Incomplete	Unable	RTU	Completion Rate
No Zone	3226	2334	884	8	0	73%

Sub-Contractor Details

Sub-Contractor	MeterChange	RTU	Unable
Tamaka Group	2334	0	8

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

DATE	ADDRESS	PROBLEM	COST
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBEM-DISTRICT LINES CLEAR. TELEVISED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
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	VACTOR TRUCK WORK-COMPLETE. HOMEOWNER SEWER BACK UP. A LOT OF GREASE, JETTED LINE.	\$1,306.99
11/06/23	IN DISTRICT	TELEVISED SEWER LINE-MH SETTING REPORTED BY DISTRICT ENGINEER AT 132 WILD SENNA DR. TUNNEL VISION CONTRACTED TO TELEVISE NO ISSUES FOUND.	\$990.00
11/14/23	IN DISTRICT	VACTOR TRUCK WORK-COMPLETE. SUCKED OUT GRINDER PUMPS GREASE. C.EANED ALL GRINDERS ON HARRIS RIDGE. NEED TO GO BACK TO CLEAN ONE THAT HAS LOTS OF SOLIDS. HAS BEEN COMPLETED ON 4/7/2023.	\$2,646.18
10/30/23	132 WILD SENNA DR	NAINT TO REPAIR SANITARY MANHOLE,CHIPPED OUT 5FTX5FT CONCRETEBLOCK THAT WAS 16"THICK, THEN CUT OUT SQUARE FOR NEW ASPHALT. PPIRED CONCRETE AROUND MAN HOLE RING AND LOWERED COVER BACK DOWN AND THEN GOT THE HOLE READY TO POUR ASPHALT.	\$3,827.26
TOTAL FOR 2023			\$13,959.47

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
DECEMBER 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
10/20/23	700 E WELLS BRANCH PKWY-DOM	REPAIRED METER LEAK W/WASHERS. REPLACED METER GASKET TO STOP THE LEAK.	\$625.60
10/02/23	IN DISTRICT	SUBCONTRACT WORK COMPLETED AT FACILITY-BPAT DEVICES TEST,ALL BUT ONE AT 800 HOWARD PASSED. QUOTE PENDING.	\$1,836.00
09/27/23	13718 CAMBOURNE DR	CRIMPED AND REPAIRED TAP LEAK.	\$3,777.03
10/30/23	1700 DARJEELING DR	REPLACED BROKEN CURBSTOP. COME OUT TO CHECK OUT LEAK. ANGLE STOP WAS LEAKING,SO TRIED T BEND COPPER LINE TO LINE EERYTHING UP RIGHT AND IT DID SLOW DOWN THE LEAK BUT IT IS STILL LEAKING, AND WILL NEED TO BE FIXED.	\$1,491.66
10/30/23	132 WILD SENNA DR	ASPHALT AFTER REPAIR. ARRIVED ON SITE TO PREPARE & CUT OUT PATCH WITH MAN HOLE LID. PREPPED AREA, POUED ASPHALT. COMPACTACTED ASPHALT TO FINISH GRADE,THEN CLEANED SITE.	\$5,985.23
11/13/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. HYDRANT MISSING COMPLETELY. HAD TO GET 2021 AMERICAN DARLING FROM CORE AND MAIN TO REPLACE OLD HYDRANT WITH USED NEW BREAK AWAY COUPLING, BOLTS AND GASKETS. PRESSURE TESTED AND FLUSHED HYDRANT BEFORE I LEFT. SILVER IN JOHN HENRY FAULK DR.	\$3,229.27

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

DATE	ADDRESS	PROBLEM	COST
11/15/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. HYDRANT GOT HIT BY CAR. PREPPED IT AND READY TO BE BROPPED IN. THE LAKES BLVD AND NTWN BLVD.	\$1,294.85
12/01/23	14105 CEYLON TEA CIR	MARKED DISTRICT LINE FOR WATER AND SEWER ON CELON TEA CIR	\$520.00
12/01/23	1213 TUDOR HOUSE RD	MAINT NEEDED FOR REPAIR. CAME OUT FRIDAY & SATURDAY MORNING TO FIND VALVE TO SHUT OFF IRRIGATION. LARGE LEAK WAS REPORTED ON EVENING OF 11/17. ISOLATED A VALVE ON IRRIGATION LINE BUT FLOW CONTINUED. RETURNED ON 11/18 AND CONFIRMED THAT LEAK WAS ISOLATED	\$597.50
12/18/23	IN DISTRICT NTWN	TURNED WATER OFF -DELINQ-LOCKED OUT	\$576.00
TOTAL FOR 2023			\$39,472.34

**RESOLUTION CONFIRMING ANNUAL REVIEW OF
IDENTITY THEFT PREVENTION PROGRAM**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, NORTHTOWN MUNICIPAL UTILITY DISTRICT (the "*District*") is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54, *Texas Water Code*;

WHEREAS, the District maintains customer accounts for utility services and/or other purposes; and

WHEREAS, an effort to detect, prevent, and mitigate identity theft in connection with any customer accounts of the District, the Board of Directors of the District (the "*Board*") previously adopted an Identity Theft Prevention Program (the "*Program*") by Order dated April 28, 2009; and

WHEREAS, the Program is required to be updated periodically to reflect any changes in risks to District customers and to the safety and soundness of the District from identity theft; and

WHEREAS, the Program further requires that the District's utility operations service provider, which implements the Program, report to the Board at least annually on the District's administration of and compliance with the Program; and

WHEREAS, the Board desires to confirm its (i) receipt of such report and (ii) review of the Program;

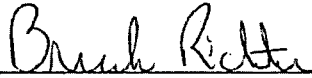
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT THAT:

Section 1. The Board confirms that on this date it has (i) received a report from the District's utility operations service provider on the District's administration of and compliance with the Program, (ii) reviewed the Program, and (iii) determined that no changes to the Program are necessary at this time.

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

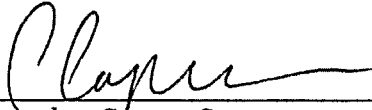
This Resolution may be executed in multiple counterparts, each of which will be deemed an original and of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

ADOPTED this 24th day of January 2024.



Brenda Richter, President
Board of Directors

ATTEST:



Christopher Capers, Secretary
Board of Directors

MONTHLY REPORT

Northtown M.U.D.

Report Period: 12/01/2023 - 12/31/2023

Parks & Entrance Grounds Maintenance

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



12/5 – 12/6

12/11 – 12/12

12/18 – 12/19

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, adding mulch where needed. In addition, crews fertilized the District's color beds and then spot-treated for fire ants where needed within the District's boundaries. Finally, crews picked up deadfall limbs and an excessive amount of dropped leaves from throughout the District's properties.

Greenbelt & Drainage Maintenance

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

12/06/2023

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

After performing the standard maintenance tasks such as mowing & string-trimming of the District's channels & greenbelts, crews also removed approximately 26-cu. ft. of trash/litter from within these same areas located throughout the District's properties.



Trail System Maintenance

12/5 – 12/6

12/11 – 12/12

12/18 – 12/19

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, as well as having performed weed control in areas where needed within the District's trails. Finally, crews also raked out any rough areas they observed within the District's trail system as a way of achieving a smoother, neater overall appearance to the District's trails.



Irrigation System Maintenance

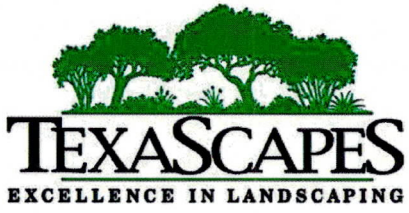
12/5 – 12/6

12/11 – 12/12

12/18 – 12/19

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 site.



Status of Proposal Work	
Proposal #10255 - Irrigation Line at Large Dog Park	- Approved/Completed 12/04/2023

Notes / Miscellaneous

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT December 10, 2023 – January 14, 2024

- Weekly general cleaning at office, pavilion, parks and ponds.
- Removed and posted next meeting agenda.
- Posted next monthly board meeting date on entry signs.
- Changed out memory cards and replaced batteries as needed in game cameras.
- Assisted with covenant inspections and general administration.
- Flushed well valves weekly as preventative maintenance recommended by CTWM.
- Removed 9 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 Dog Park due to overseed project. *(closed item)*
- Closed soccer fields at the 50 Acre Park for TexasScapes overseed program. *(closed item)*
- Filled in additional cracks near WildFlower crossover bridge.
- Replaced a deteriorated bench in 50 Acre Park.
- Regrouted, leveled and replaced bull rock under Harris Ridge Bridge in washout area.
- Removed faulty 3 way valve in 50 Acre Park plumbing room for restroom sinks.
- Replaced leaking solenoid and valve for men's restroom sink at 50 Acre Park.
- Small graffiti painted over at Harris Ridge bridge.
- Prepare pavilions, parks and office for freezing temperatures.

- Met with Flock group and Directors again to review final placement map.
- Met with Committee to discuss Landscape Architect scope & contract matters. .
- Began submitting warranty requests for repairs per STR. *(open item)*
- Monitoring District wide Water Meter replacement project. *(open item)*
- Working on candidates for web hosting and management of web site with Communications Committee. *(open item)*
- Working with STR & consultants regarding remaining punch list items. *(open item)*
- Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
- Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(ongoing)*
- Working with New Facility Construction committee and various consultants regarding office, pavilions, and equipment projects. *(in progress)*

720 kWh

Total solar generation

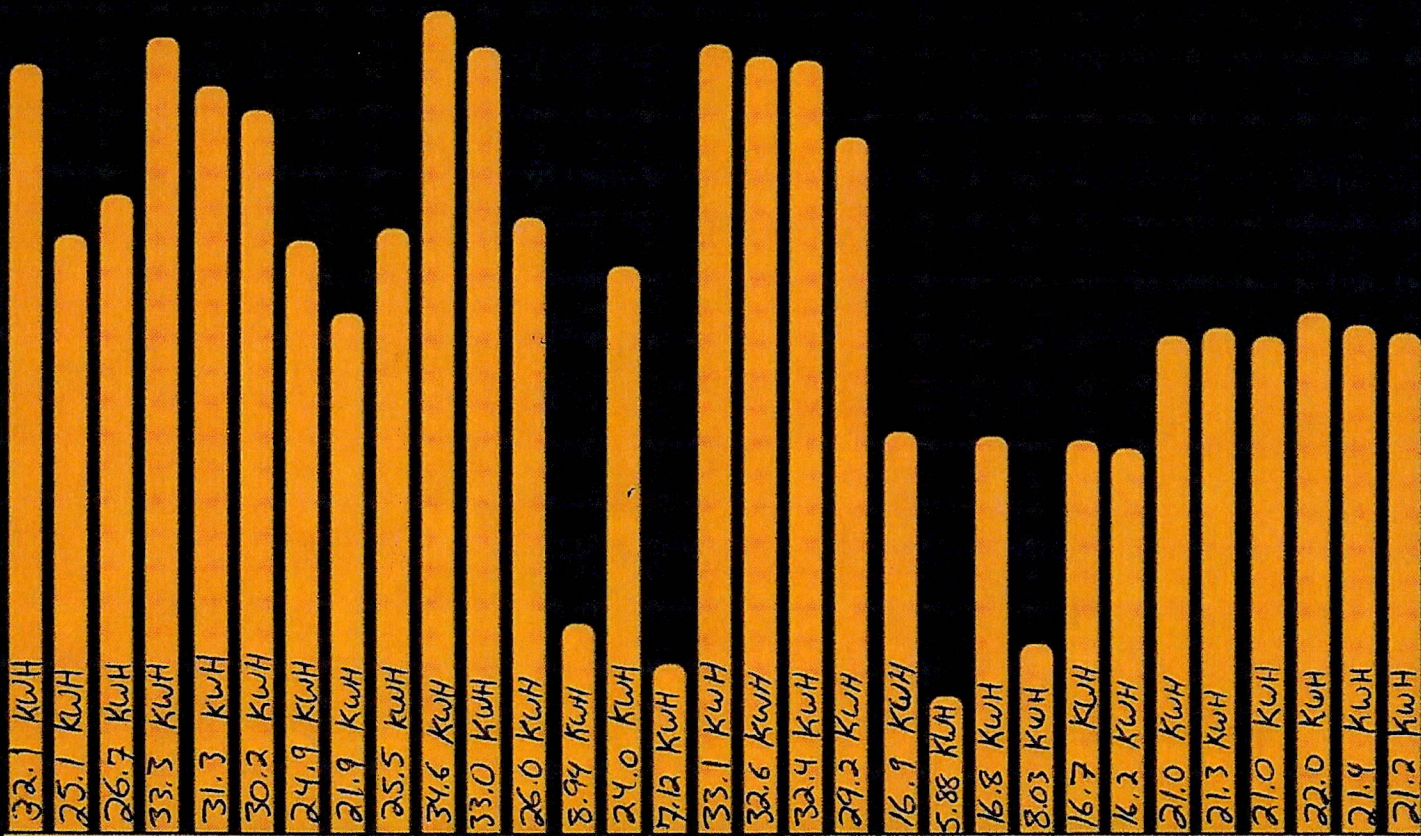
DAY

WK

MO

YR

50.0 kWh



Dec 01

Dec 31

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13700 Cambourne	1/14/2024	N			Fence/gate is in a state of disrepair
	13901 Cambourne	1/17/2024	N			Lawn is overgrown and in need of maintenance
	14004 Cambourne	1/14/2024	N			Rear; Fence/gate is in a state of disrepair
	13900 Ceylon Tea	1/8/2024	N			Bulky; Various debris must be stored out of view
	13809 Greinert	1/17/2024	N			Lawn is overgrown and in need of maintenance
	13921 Greinert	1/17/2024	N			1. Lawn overgrown 2. Various debris in view
	15000 Hyson Crossing	1/14/2024	N			Fence/gate is in a state of disrepair
	13730 Lampting	1/3/2024	N			Lot extension is overgrown and in need of maintenance
	13804 Lampting	1/17/2024	N			Bulky; Various debris must be stored out of view
	13806 Lampting	1/8/2024	N			Bulky; Various debris must be stored out of view
	14026 Lampting	1/14/2024	N			Lawn is overgrown and in need of maintenance
	14028 Lampting	1/14/2024	N			Lawn is overgrown and in need of maintenance
	14800 Lantern	1/8/2024	N			Bulky; Various debris must be stored out of view
gray 4 dr sedan	14912 Lantern	12/20/2023	N	<i>called to respond</i>		1. Derelict vehicle in disrepair & on jacks
	15035 Lantern	1/8/2024	N			Bulky; Various debris must be stored out of view
	13909 Maricella	1/17/2024	N			Bulky; Various debris must be stored out of view
	13622 Merseyside	1/3/2024	N			1. Fence/gate disrepair 2. Trash cans in view
	13626 Merseyside	1/3/2024	N			1. Lawn in need of maintenance 2. Trash cans in view
	13629 Merseyside	1/8/2024	N			Bulky; Various debris must be stored out of view
	13722 Merseyside	1/3/2024	N			Various debris must be stored out of view
	13801 Merseyside	1/3/2024	N			Various debris must be stored out of view
	13912 Randalstone	1/14/2024	N			Bulky; Various debris must be stored out of view
	921 Sally Lunn	1/17/2024	N			Garage door is in a state of disrepair
	1300 Sleepytime	1/17/2024	N			Bulky; Various debris must be stored out of view
	1513 Tudor House	1/8/2024	N			Bulky; Various debris must be stored out of view
two trailers	14900 Valerian Tea	1/14/2024	N			Trailer parked in view of street and residents
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	909 Friendship Quilt	12/22/2023	Y			Lawn is overgrown and in need of maintenance
	13715 Greinert	12/14/2023	Y			Various debris must be stored out of view
	13627 Merseyside	12/22/2023	Y			Fence/gate is in a state of disrepair
	13908 Merseyside	12/11/2023	Y			Lawn is overgrown and in need of maintenance

Northtown MUD

CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13722 Cambourne	10/23/2023	Y	Same	12/28/2023	Fence/gate is in a state of disrepair
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	921 Grey Castle	9/23/2023	Y	Same	11/2/2023	Lawn is overgrown and in need of maintenance
	14416 Harcourt House	11/7/2023	Y	Same	12/28/2023	2.Fence/gate is in disrepair
	14616 Hyson Crossing	11/1/2023	Y	Same	1/4/2024	1. Bulky debris in view 2. Fence/gate disrepair
	14700 Hyson Crossing	11/1/2023	Y	Same	12/28/2023	1. Lawn overgrown
	1601 Lady Grey	9/15/2023	Y	Same	11/30/2023	1. Trailer parked in view 2. Boat parked in view
	13729 Lampting	7/25/2023	Y	Ext. 8/31/23	11/2/2023	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	10/23/2023	Y	Same	12/8/2023	1. Various debris in view 2. Lawn overgrown 3. Trash can in view
	14912 Valerian Tea	9/23/2023	Y	Same	11/16/2023	1. Various debris in view 2. Trash cans in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	14924 Antique Finish	12/2/2023	N			Bulky; Various debris must be stored out of view
	14005 Cambourne	12/2/2023	N			Bulky; Various debris must be stored out of view
	13800 Ceylon Tea	12/14/2023	N			Lawn is overgrown and in need of maintenance
	1209 Coronation	12/2/2023	Y			Lawn is overgrown and in need of maintenance
	1501 Darjeeling	11/17/2023	Y			1. Lawn overgrown 2. Fence/gate disrepair
	14712 Earl Grey	12/2/2023	N			Fence/gate is in a state of disrepair
	14912 Earl Grey	12/2/2023	N			Lawn is overgrown and in need of maintenance
	816 Flatters	12/22/2023	N			Bulky; Various debris must be stored out of view
	932 Friendship Quilt	11/7/2023	Y			1. Lawn overgrown 2. Fence/gate disrepair
	13918 Greinert	12/11/2023	N			Lawn is overgrown and in need of maintenance
	14304 Harcourt	12/2/2023	N			Lawn is overgrown and in need of maintenance
	14416 Harcourt House	11/7/2023	Y			1. Debris in view 3. Lawn overgrown
	14700 Hyson Crossing	11/1/2023	Y			2. Various debris in view
	15101 Hyson Crossing	12/22/2023	N			Lawn is overgrown and in need of maintenance
	1728 Lady Grey	12/14/2023	N			Trailer parked in view of street

Northtown MUD

	13726 Lampting	12/11/2023	N			Lawn is overgrown and in need of maintenance
	14817 Lantern	12/11/2023	N			Lawn is overgrown and in need of maintenance
gray 4 dr sedan	14912 Lantern	12/20/2023	Y	<i>called to respond</i>		2. Running a resale car business
	15000 Lantern	12/11/2023	N			Lawn is overgrown and in need of maintenance
	15107 Lantern	9/15/2023	Y	Same	11/2/2023	Bulky; Various debris must be stored out of view
	13710 Merseyside	11/1/2023	Y			Lawn is overgrown and in need of maintenance
	13909 Merseyside	12/14/2023	N			Fence/gate is in a state of disrepair
	1220 Peppermint	12/14/2023	N			Fence/gate is in a state of disrepair
	13900 Randalstone	12/14/2023	N			Lawn is overgrown and in need of maintenance
	13903 Randalstone	12/14/2023	N			Lawn is overgrown and in need of maintenance
	14500 Spearmint Tea	12/11/2023	N			Fence/gate is in a state of disrepair
	14508 Spearmint Tea	12/22/2023	N			Lawn is overgrown and in need of maintenance
	13116 Teapot	12/11/2023	N			1. Lawn overgrown 2. Bulky debris in view
	14321 Teacup	12/22/2023	N			Bulky; Various debris must be stored out of view
	1521 Tudor House	11/7/2023	Y			Bulky; Various debris must be stored out of view
	15021 Valerian Tea	12/14/2023	N			Various debris must be stored out of view

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	113 Blue Flax	1/15/2024	N			Lawn overgrown and in need of maintenance
	13809 Golden Flax	1/9/2024	N			1. Front & rear bulky debris in view 2. Mow back area
	13908 Golden Flax	1/9/2024	N			1. Lawn overgrown 2. Mow back area
	14001 Golden Flax	1/3/2024	N			Rear bulky debris in view
	105 Segovia	1/9/2024	N			1. Lawn overgrown 2. Mow back area 3. Rear fence/gate disrepair
	117 Segovia	1/15/2024	N			Lawn overgrown and in need of maintenance
	152 Segovia	1/15/2024	N			1. Lawn overgrown 2. Mow back area
	13730 Spring Heath	1/9/2024	N			1. Lawn overgrown 2. Mow back area
	13731 Spring Heath	12/21/2023	N			Lawn overgrown and in need of maintenance
	13804 Spring Heath	1/9/2024	N			1. Mow back area 2. Rear fence/gate disrepair
	13811 Spring Heath	1/9/2024	N			1. Lawn overgrown 2. Mow back area
black BMW LP# SBD 8800	13816 Spring Heath	1/3/2024	N			Vehicle parked on lawn
	104 Wild Senna	1/15/2024	N			1. Lawn overgrown 2. Mow back area
	125 Wild Senna	1/15/2024	N			Rear fence/gate is in a state of disrepair
	129 Wild Senna	12/6/2023	N	Ext 1/15/24		Front fence/gate is in a state of disrepair
	324 Wild Senna	1/15/2024	N			1. Lawn overgrown 2. Mow back area
	205 Wild Senna West	1/3/2024	N			Rear fence/gate is in a state of disrepair
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13725 Golden Flax	12/21/2023	Y			Lawn overgrown and in need of maintenance
	13904 Golden Flax	12/21/2023	Y			Rear fence/gate is in a state of disrepair
	14013 Golden Flax	12/13/2023	Y			Front fence/gate is in a state of disrepair
	109 Segovia	12/21/2023	Y			Lawn overgrown and in need of maintenance
	13722 Spring Heath	1/2/2024	Y			Front fence/gate is in a state of disrepair
	122 Star Flower	12/21/2023	Y			Front fence/gate is in a state of disrepair
	112 Wild Senna	12/13/2023	Y			Front fence/gate is in a state of disrepair
	320 Wild Senna	1/2/2024	Y			1. Mow back area by parking pad 2. Trash can in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

WildFlower

	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	126 Blue Flax	10/14/2023	Y	Same	12/6/2023	1. Rear fence/gate disrepair 4. Mow back area
	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. Rear fence disrepair
	13800 Spring Heath	11/3/2023	Y	Same	1/2/2024	1. Rear fence/gate disrepair
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	216 Wild Senna	10/27/2023	Y	Same	1/2/2024	2. Front & rear fence/gate disrepair
	317 Wild Senna	11/30/2023	Y	Same	1/11/2024	1. Lawn overgrown 2. Mow back area 3. Rear fence/gate disrepair
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view.
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	114 Blue Flax	12/6/2023	N			Lawn overgrown and in need of maintenance
	13704 Golden Flax	12/13/2023	N			Rear various debris in view
	13813 Golden Flax	12/6/2023	N			Rear bulky debris in view
	13816 Golden Flax	12/21/2023	N			Rear bulky debris in view
	13917 Golden Flax	11/10/2023	Y			2. Lawn overgrown 3. Mow back area
	14013 Golden Flax	12/13/2023	N			Rear fence/gate is in a state of disrepair
	14017 Golden Flax	12/6/2023	N			Lawn overgrown and in need of maintenance
	205 Segovia	12/13/2023	N			1. Lawn overgrown 2. Mow back area
	13800 Spring Heath	11/3/2023	Y			2. Trash cans in view
	13820 Spring Heath	12/13/2023	N			Lawn overgrown and in need of maintenance
	120 Wild Senna	12/21/2023	N			Rear fence/gate is in a state of disrepair
..	132 Wild Senna	10/20/2023	Y			Front various debris in view
	210 Wild Senna	12/21/2023	N			Rear bulky debris in view
	216 Wild Senna	10/27/2023	Y			3. Trash can in view

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
214 Wild Senna Drive	Derelict and unregistered vehicle, lawn in need of maintenance, fence in disrepair	12/11/2019 9/15/2020	1/3/2020 10/26/2020	2/5/2020 8/31/2023			Deadline for compliance for SECOND NOIL is as of 9/15/2023
1324 Peppermint Trail	Trailer in view	12/1/2022	12/28/2022	1/24/2023	2/27/2023 4/6/2023		Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023 *Monitoring*
609 Tudor House Road	Lawn in need of maintenance; trash cans in view	9/7/2023	9/29/2023	10/19/2023	11/13/2023		Deadline for compliance for Special Final Notice is as of 11/27/2023
13901 Golden Flax Trail	Fence in disrepair	9/15/2023	10/13/2023	11/7/2023	12/7/2023		Deadline for Special Final Notice compliance is as of 12/21/2023
921 Grey Castle Drive	Lawn in need of maintenance	10/12/2023	11/3/2023	12/11/2023	1/5/2024		Deadline for compliance is as of 1/19/2024
13729 Lampting Drive	Lawn in need of maintenance	10/12/2023	11/3/2023	12/1/2023			Deadline for compliance is as of 12/16/2023 *Pending*

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
14912 Valerian Tea Drive	Debris in view, trash cans in view	10/18/2023	11/17/2023	12/11/2023	1/5/2024		Deadline for compliance is as of 1/19/2024
1601 Lady Grey Avenue	Boat and trailer in view	11/2/2023	12/29/2023				Deadline for compliance is as of 1/13/2024
126 Blue Flax Lane	Fence in disrepair, lawn in need of maintenance	11/6/2023	1/9/2024				Deadline for compliance is as of 1/24/2024
632 Tudor House Road	Debris in view, lawn in need of maintenance, trash cans in view	11/16/2023	12/11/2023	1/5/2024			Deadline for compliance is as of 1/20/2024
13722 Cambourne Drive	Fence in disrepair	11/30/2023	12/29/2023				Deadline for compliance is as of 1/13/2024
14416 Harcourt House Lane	Fence in disrepair	11/30/2023	12/29/2023				Deadline for compliance is as of 1/13/2024
14700 Hyson Crossing	Lawn in need of maintenance	11/30/2023	12/29/2023				Deadline for compliance is as of 1/13/2024

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
216 Wild Senna Drive	Fence in disrepair	11/27/2023	1/3/2024				Deadline for compliance is as of 1/18/2024
13800 Spring Heath Road	Fence in disrepair	12/6/2023	1/3/2024				Deadline for compliance is as of 1/18/2024
14616 Hyson Crossing	Fence in disrepair, debris in view	11/30/2023	1/5/2024				Deadline for compliance is as of 1/20/2024
317 Wild Senna	Lawn in need of maintenance, fence in disrepair	12/19/2023	1/12/2024				Deadline for compliance is as of 1/27/2024

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

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	9/25/2023	Motion for Default Judgment filed 12/13/2023.
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	9/25/2023	Motion for Default Judgment filed 12/13/2023.
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023	9/25/2023	Motion for Default Judgment filed 12/13/2023.

District Manager Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
12/13/23	HP ink (3), batteries AA & C		\$164.15
12/28/23	Pens, pencil holder, fasteners, "E-mailed" stamp, tape, calendars (4), yellow card stock	Restock	\$163.18
	Subtotal		<u>\$327.33</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
12/6/23	Trash bags (6), graffiti paint (7 gal), bar oil, paint trays (2), roller wand (2), roller pads (4), toilet paper (82), light bulbs (4), wax, wax pads, cord timer (2), ext cord, WD 40, tree, work gloves (2), gap filler (2)	Restock	\$836.53
12/13/23	Diesel Fuel	ATV's	\$110.00
12/13/23	HEB Gift card	Fuel	\$50.00
12/13/23	Echo gas powered pole saw	For out of reach branches	\$429.00
12/19/23	Echo gas powered extension pole saw	Replace broken	\$629.00
12/19/23	Playscape swing bracket (2)	Replace worn out parts	\$71.00
	Subtotal		<u>\$2,225.53</u>
	Grand Total for the Month		<u>\$2,552.86</u>

District Manager Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
1/4/24	Toilet paper (2 cases), paper towels (24 ct), diet coke (24 pk)	Restock	\$90.20
1/8/24	Stamps (2 rolls)	General mail	\$132.00
	Subtotal		<u>\$222.20</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
1/4/24	Jacket, raincoats (4)	For weather	\$128.69
1/5/24	Diesel Fuel	ATV's	\$100.00
1/11/24	Trash bags (3 bxs), chainsaw chains (4), drop cloth, hose bib freeze protectors (5), park metal cans (2)	Restock	\$241.10
	Subtotal		<u>\$469.79</u>
	Grand Total for the Month		<u>\$691.99</u>



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

texasdisposal.com

**Northtown MUD
 2023 - Quarterly Operations Reports**

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

Second Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	64	4	7	21	25	29
May	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	42	5	4	21	23	2
November	40	6	7	30	78	1
December	44	4	9	13	55	6
Totals	126	15	20	64	156	9

2023						
TOTALS	668	101	130	281	367	88

**Northtown- 2023 Operations Report
December**

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61237	HARWELL	14416	ALDERMINSTER	12/1/2023	96G RECY CLEANUP	7580413
71472	LECHUGA	101	SEGOVIA	12/22/2023	96G TRASH CLEANUP	7629145
71499	ZABALETA	181	SEGOVIA	12/30/2023	96G TRASH CLEANUP	7634692
71838	ROMERO	302	WILD SENNA	12/1/2023	96G TRASH CLEANUP	7586672
73175	KEYRENTER PRO	617	TUDOR HOUSE	12/22/2023	96G TRASH CLEANUP	7628928
77467	ROMERO	1412	DARJEELING	12/22/2023	96G TRASH CLEANUP	7631950
78038	ALEXANDER	13601	LETTI	12/8/2023	96G RECY CLEANUP	7587144
101761	PEREZ	1813	GOLDEN SUNRISE	12/22/2023	96G TRASH CLEANUP	7633002
308413	AVADHANAM	601	LOGAN JAMES	12/1/2023	96G TRASH CLEANUP	7587147

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61779	AUSTIN	901	BURNSALL GATES	12/1/2023	BULKY WASTE SRVC	7588872
61884	MONTOYA	14005	CAMBOURNE	12/1/2023	BULKY WASTE SRVC	7601680
69228	KASIOMIFO	1200	OLYMPIC	12/8/2023	BULKY WASTE SRVC	7607678
70163	ECHANIQUE	13903	CAMBOURNE	12/30/2023	BULKY WASTE SRVC	7654932
70167	DAY	13907	CAMBOURNE	12/1/2023	BULKY WASTE SRVC	7603570
70668	KHENDEK	912	TWISTED FENCE	12/8/2023	BULKY WASTE SRVC	7608965
70764	BROADWATER	13907	LAMPTING	12/22/2023	BULKY WASTE SRVC	7628060
71254	LEON	908	MELTED CANDLE	12/22/2023	BULKY WASTE SRVC	7627884
71288	SCOTT-TIBBS	13909	MERSEYSIDE	12/1/2023	BULKY WASTE SRVC 6CY	7587110
71499	ZABALETA	181	SEGOVIA	12/8/2023	BULKY WASTE SRVC	7616210
71611	THOMAS	13812	SPRING HEATH	12/30/2023	BULKY WASTE SRVC	7634710
71715	COOK	1209	TUDOR HOUSE	12/22/2023	BULKY WASTE SRVC	7632078
71727	SHUFFIELD	1313	TUDOR HOUSE	12/1/2023	BULKY WASTE SRVC	7601257
72031	BROWN	13904	CONNER DOWNS	12/8/2023	BULKY WASTE SRVC	7608902
72044	NGUYEN	13919	CONNER DOWNS	12/30/2023	BULKY WASTE SRVC	7642970
72048	WALER	13923	CONNER DOWNS	12/1/2023	BULKY WASTE SRVC	7602386
72096	BURNS	13715	GREINERT	12/8/2023	BULKY WASTE SRVC	7604415
73307	LE	14817	LANTERN	12/2/2023	BULKY WASTE SRVC 6 CYS	7589030
74237	MARANT	15017	SASSAFRAS	12/30/2023	BULKY WASTE SRVC	7629193
74859	MELVIN	900	ELDERBERRY TEA	12/15/2023	BULKY WASTE SRVC	7618916
75878	BRANCH	1417	VANILLA BEAN	12/22/2023	BULKY WASTE SRVC	7626556
77471	BARROW	1509	SWEET LEAF	12/15/2023	BULKY WASTE SRVC	7620919
89431	JACKSON	1420	LADY GREY	12/22/2023	BULKY WASTE SRVC	7620949
89632	SERRANO	1112	TUDOR HOUSE	12/22/2023	BULKY WASTE SRVC	7630294
92591	CARO	1318	CORONATION	12/15/2023	BULKY WASTE SRVC 6Y	7623016
93090	INCE	1433	LADY GREY	12/22/2023	BULKY WASTE SRVC	7626660
95943	BERSTEIN	1312	CORONATION	12/8/2023	BULKY WASTE SRVC	7616852
96951	LOPEZ DE LEON	1521	TUDOR HOUSE	12/12/2023	BULKY WASTE SRVC	7609088
98300	RODRIGEUZ	13616	HARRIS RIDGE	12/1/2023	BULKY WASTE SRVC	7583891

99756	GOMEZ ALVARA	15208	VALERIAN TEA	12/30/2023	BULKY WASTE SRVC	7637647
102811	ROE	14917	LIPTON	12/8/2023	BULKY WASTE SRVC	7614696
103187	IEIS	15205	VALERIAN TEA	12/22/2023	BULKY WASTE SRVC	7627325
103187	IEIS	15205	VALERIAN TEA	12/30/2023	BULKY WASTE SRVC	7634451
106477	MOODY	1505	TEA LEAF	12/22/2023	BULKY WASTE SRVC	7623945
122956	EZURUIKE	629	SWEET LEAF	12/8/2023	BULKY WASTE SRVC	7613236
124899	SAPPERSTEIN	305	SWEET LEAF	12/8/2023	BULKY WASTE SRVC	7607803
126902	ISAZA	14213	NARUNA	12/15/2023	BULKY WASTE SRVC	7619714
126902	ISAZA	14213	NARUNA	12/27/2023	BULKY WASTE SRVC	7627578
144188	PAYNE	14504	LAKE VICTOR	12/30/2023	BULKY WASTE SRVC	7634876
152933	HARRIS	1113	STRICKLING	12/27/2023	BULKY WASTE SRVC	7632669
157364	MCGIBNEY	14724	LAKE VICTOR	12/1/2023	BULKY WASTE SRVC	7581803
161456	RAMADORI	14608	LAKE VICTOR	12/8/2023	BULKY WASTE SRVC	7607731
244659	ZHU	325	PARROT TULIP	12/8/2023	BULKY WASTE SRVC 6CY	7608461
261051	SAFAVI	14301	SILVER LACE	12/15/2023	BULKY WASTE SRVC	7620923

Missed Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61824	LECHUGA	13909	CAMBOURNE	12/19/2023	96G TRASH MISS	7627280
75088	LOGAN	905	TUDOR HOUSE	12/19/2023	96G RECY MISS	7627336
78323	ALLEN	15228	MANDARIN	12/5/2023	96G TRASH MISS	7607572
85774	FURTADO	1713	LADY GREY	12/5/2023	96G TRASH MISS	7607368

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
69108	PHAIM	14014	CONNER DOWNS	12/8/2023	96G RES TRASH CART DLVR	7608200
71842	GARZA	306	WILD SENNA	12/14/2023	96G RES TRASH CART DLVR	7619440
71842	GARZA	306	WILD SENNA	12/15/2023	96G RES TRASH CART DLVR	7625172
309615	STEARNS TAGGE	505	LOGAN JAMES	12/1/2023	96G RES TRASH CART DLVR	7604032
309615	STEARNS TAGGE	505	LOGAN JAMES	12/1/2023	96G RES RECY CART DLVR	7604032
310089	MAINUDDIN	14606	JACKSON BROWNING	12/14/2023	96G RES TRASH CART DLVR	7623028
310089	MAINUDDIN	14606	JACKSON BROWNING	12/14/2023	96G RES RECY CART DLVR	7623028
310203	ABUZWIDA	14508	JACKSON BROWNING	12/19/2023	96G RES TRASH CART DLVR	7627168
310203	ABUZWIDA	14508	JACKSON BROWNING	12/19/2023	96G RES RECY CART DLVR	7627168
310341	VALUNJ	14503	JACKSON BROWNING	12/22/2023	96G RES TRASH CART DLVR	7630540
310341	VALUNJ	14503	JACKSON BROWNING	12/22/2023	96G RES RECY CART DLVR	7630540
310651	EUGENE FANG	14605	JACKSON BROWNING	12/30/2023	96G RES TRASH CART DLVR	7655756
310651	EUGENE FANG	14605	JACKSON BROWNING	12/30/2023	96G RES RECY CART DLVR	7655756

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61793	GARCIA	121	BLUE FLAX	12/1/2023	SWAP 9T CART FOR SAME	7589620
61871	CASTRO	907	CASTLETON	12/8/2023	SWAP 9T CART FOR SAME	7607372

70135	VALENZUELA	13812	MERSEYSIDE	12/1/2023	SWAP 9T CART FOR SAME	7601479
70161	ALLEMAN	13901	CAMBOURNE	12/1/2023	SWAP 9T CART FOR SAME	7601462
70192	AGUIRRE	14026	GOLDEN FLAX	12/8/2023	SWAP 9T CART FOR SAME	7607129
70622	ONYENAKA	908	FLATTERS	12/22/2023	SWAP 9T CART FOR SAME	7627620
70648	FLEMING	13724	GOLDEN FLAX	12/1/2023	SWAP 9T CART FOR SAME	7589625
70726	DIAZ	13714	LAMPTING	12/1/2023	SWAP 9T CART FOR SAME	7601476
70726	DIAZ	13714	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7627705
70728	GREER	13716	LAMPTING	12/1/2023	SWAP 9T CART FOR SAME	7601481
70739	FLORES	13736	LAMPTING	12/1/2023	SWAP 9T CART FOR SAME	7602218
70739	FLORES	13736	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7627598
70752	PHAM	13809	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7627613
70762	LE	13905	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7628128
70763	BROWN	13906	LAMPTING	12/30/2023	SWAP 9T CART FOR SAME	7655754
70765	NAVA	13908	LAMPTING	12/1/2023	SWAP 9T CART FOR SAME	7601624
70765	NAVA	13908	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7627599
70776	LOPEZ	13920	LAMPTING	12/22/2023	SWAP 9T CART FOR SAME	7628131
70788	FRITZ	14026	LAMPTING	12/1/2023	SWAP 9T CART FOR SAME	7601446
71059	LINDSEY	13704	LETTI	12/1/2023	SWAP 9T CART FOR SAME	7602244
71069	DANG	13715	LETTI	12/1/2023	SWAP 9T CART FOR SAME	7601473
71088	ROMO, FERNAN	13621	MERSEYSIDE	12/22/2023	SWAP 9T CART FOR SAME	7627610
71095	AQUITANIA	13708	LOTHIAN	12/1/2023	SWAP 9T CART FOR SAME	7602237
71097	GOZA	13711	LOTHIAN	12/1/2023	SWAP 9T CART FOR SAME	7601628
71145	SANCHEZ	13909	MARICELLA	12/22/2023	SWAP 9T CART FOR SAME	7627707
71240	ESPINOZA	14022	MARICELLA	12/22/2023	SWAP 9T CART FOR SAME	7627608
71243	TELLEZ	14029	MARICELLA	12/1/2023	SWAP 9T CART FOR SAME	7602225
71310	AMBROSE	14010	MERSEYSIDE	12/1/2023	SWAP 9T CART FOR SAME	7601466
71310	AMBROSE	14010	MERSEYSIDE	12/22/2023	SWAP 9T CART FOR SAME	7627600
71316	CABRERA	14019	MERSEYSIDE	12/22/2023	SWAP 9T CART FOR SAME	7627709
71478	MORENO	117	SEGOVIA	12/1/2023	SWAP 9T CART FOR SAME	7601612
71479	CANTU	120	SEGOVIA	12/22/2023	SWAP 9T CART FOR SAME	7627366
71492	MUSTAFA	152	SEGOVIA	12/1/2023	SWAP 9T CART FOR SAME	7589526
71541	LOPEZ	1308	SLEEPYTIME	12/30/2023	SWAP 9T CART FOR SAME	7635003
71597	NGUYEN	13723	SPRING HEATH	12/1/2023	SWAP 9T CART FOR SAME	7601471
71620	PHUNG	13831	SPRING HEATH	12/1/2023	SWAP 9T CART FOR SAME	7602226
71621	MARTINEZ	13832	SPRING HEATH	12/1/2023	SWAP 9T CART FOR SAME	7589529
71766	KAMARA	940	TWISTED FENCE	12/30/2023	SWAP 9T CART FOR SAME	7635059
71766	KAMARA	940	TWISTED FENCE	12/30/2023	SWAP 9Y CART FOR SAME	7635059
71851	BANDA	320	WILD SENNA	12/1/2023	SWAP 9T CART FOR SAME	7589531
72027	NGUYEN	13813	CONNER DOWNS	12/22/2023	SWAP 9T CART FOR SAME	7629659
72040	HYDE	13913	CONNER DOWNS	12/22/2023	SWAP 9T CART FOR SAME	7627034
72052	SHOALS-GILES	13927	CONNER DOWNS	12/1/2023	SWAP 9T CART FOR SAME	7601614
72069	SILVAS	805	CRIEFF CROSS	12/1/2023	SWAP 9T CART FOR SAME	7602215
72094	COLEMAN	13711	GREINERT	12/1/2023	SWAP 9T CART FOR SAME	7601460
73365	PHAM	1720	WHITTARD OF CHELSE	12/22/2023	SWAP 9T CART FOR SAME	7632302
76031	FULTON	13622	MERSEYSIDE	12/30/2023	SWAP 9T CART FOR SAME	7642996
77597	LEAL	13712	MERSEYSIDE	12/1/2023	SWAP 9T CART FOR SAME	7602242
81196	SALAS	15028	VALERIAN TEA	12/1/2023	SWAP 9T CART FOR SAME	7589383
92029	JOHNSON	1512	LADY GREY	12/22/2023	SWAP 9T CART FOR SAME	7627983

92029	JOHNSON	1512	LADY GREY	12/30/2023	SWAP 9T CART FOR SAME	7634858
108104	HERNANDEZ	1504	TEA LEAF	12/22/2023	SWAP 9T CART FOR SAME	7627135
109962	NEISWENTER	1600	TEA LEAF	12/15/2023	SWAP 9T CART FOR SAME	7619722
114899	WASHINGTON	14517	HARRIS RIDGE	12/8/2023	SWAP 9Y CART FOR SAME	7580881
128962	CROOMES	713	WATSON	12/22/2023	SWAP 9T CART FOR SAME	7627033

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70693	VALDEZ	13917	GREINERT	12/1/2023	CART 9T TERM	7602253
71838	ROMERO	302	WILD SENNA	12/1/2023	CART 9T TERM	7589523
108104	HERNANDEZ	1504	TEA LEAF	12/22/2023	CART 9Y TERM	7627138
108104	HERNANDEZ	1504	TEA LEAF	12/30/2023	CART 9Y TERM	7634210
286603	QUARLES	1113	TUDOR HOUSE	12/1/2023	CART 9Y TERM	7467681
286603	QUARLES	1113	TUDOR HOUSE	12/15/2023	CART 9Y TERM	7624561

Northtown MUD - December 2023

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
12/1/2023	41125	A429	3214637	14.07
12/1/2023	41130	A431	3214645	14.51
12/1/2023	41120	A430	3214693	15.21
12/1/2023	41128	A428	3214885	13.73
12/1/2023	41130	A431	3214915	9.28
12/1/2023	41149	A430	3214942	6.76
12/1/2023	41125	A429	3214952	9.38
12/1/2023	41120	A430	3214953	10.6
12/8/2023	41125	A429	3219038	12.35
12/8/2023	41130	A431	3219064	14.31
12/8/2023	44074	A430	3219166	12.3
12/8/2023	41128	A428	3219237	13.73
12/8/2023	41080	A430	3219291	9.98
12/8/2023	41125	A429	3219343	6.2
12/8/2023	44074	A429	3219357	0.83
12/8/2023	41128	A428	3219391	2.41
12/8/2023	41130	A431	3219393	7.66
12/15/2023	41146	A428	3223332	8.43
12/15/2023	44086	A431	3223340	13.26
12/15/2023	41125	A429	3223367	14.01
12/15/2023	44074	A430	3223475	11.66
12/15/2023	41125	A429	3223622	5.89
12/15/2023	44086	A431	3223635	12.32
12/15/2023	44074	A430	3223649	4.26
12/15/2023	41146	A428	3223656	10.97
12/22/2023	41146	A428	3227229	7
12/22/2023	44086	A431	3227254	13.57
12/22/2023	41125	A429	3227297	14.21
12/22/2023	44074	A430	3227336	11.04
12/22/2023	42010	A430	3227435	4.95
12/22/2023	44074	A430	3227525	3.3
12/22/2023	41146	A428	3227529	8.22
12/22/2023	44086	A431	3227531	13.51
12/22/2023	41125	A429	3227535	5.54
12/29/2023	44078	A429	3230185	11.98
12/29/2023	41123	A430	3230204	10.53
12/29/2023	41130	A431	3230235	14.22
12/29/2023	41130	A431	3230503	8.44

Total Northtown Containers	3318
/Total containers on all routes	4573

% of Northtown containers in routes	72.56%
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Total Tonnage	406.19
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X % of Northtown containers in routes	72.56%
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Estimated trash tonnage	294.72
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P.O. Box 3639
Cedar Park, Texas 78630

DATE: January 16, 2024
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the January 2024 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 in March 2024. There are no change orders or pay estimates provided for the District’s consideration.

There is a previously dedicated drainage easement (Doc. No. 2015137236) that is no longer required which was approved to be released at the October 2023 Board Meeting.

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 early 2024.

v) Avalon Bay Multifamily;

Construction plans have been submitted and reviewed for the first phase of the project, and construction is expected start in early 2024. The plans are still pending technical approval and the approval of the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

EXHIBIT H

At the April 2023 Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units. The approved parkland fees in the for 832 Units (\$300/Unit - \$249,600) was paid on January 12, 2024.

vi) JD's Supermarket Dessau;

Construction plans were submitted and the review placed on hold pending the receipt of updated documents from the applicant. The applicant has not responded to multiple requests for updates and the documents. As a result, this project is now considered dormant until further action by the applicant occurs. As discussed at the October 2023 Board meeting, the property owner may be considering a change of use for the tract.

b) MS4 Compliance Matters;

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The authorized report will be completed and filed with the TCEQ prior to the March 2024 deadline.

A summary of compliance matters has been provided under separate cover.

c) Parks Master Plan;

The Facilities Committee has finalized the scope of services with Studio 16:19 which is intended to meet the needs of District's Parks Master Plan. Attached for consideration is Studio 16:19's agreement.

d) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. is coordinating the gathering of information to prepare the necessary documents for the TCEQ's approval. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application could be submitted in Q2 of 2024.



design • collaborate • solve • impact

January 15, 2024

Northtown Municipal Utility District

Mona Oliver, District Manager
700 E. Wells Branch Parkway
Pflugerville, TX 78660
moliver@northtownmud.org
512.716.0759

**Re: Northtown MUD Parks Master Plan - Pflugerville and Austin, TX
Proposal/Agreement for Professional Landscape Architecture Services**

Dear Mona:

We first want to say, 'Thank You' for the opportunity to partner with Northtown Municipal Utility District as part of the team for this project. We are excited to be selected to develop the Parks Master Plan for the Northtown MUD.

Thus, we are submitting our proposed Scope and Fee for Professional Landscape Architecture/Planning Services, as we understand it to be. This proposal is based upon recent conversations and correspondence to date, familiarization of existing site conditions and project goals, input from our pre-proposal research, and our knowledge and experience from similar projects.

Scope and Extent of Services:

studio 16:19 services include project coordination and master planning services – to include existing conditions and needs assessments, community engagement, priority recommendations, implementation strategies, conceptual designs and opinions of cost, and a final master plan – regarding the Project per the detailed Project Scope referenced in Attachment A.

Fee Arrangement:

Lump sum fee plus reimbursable-expense basis per the Fee Schedule in Attachment A for an estimated budget of \$86,920.00.

Once you have had the opportunity to review the proposal, please feel free to contact **studio 16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at brent@studio1619.com or by phone at 512.534.8630. If you concur with the Agreement, please sign in the place provided below and return a signed copy for formal execution. This Proposal is valid for sixty (60) days.

In witness whereof, the Client and Consultant have executed this Agreement.

Respectfully submitted,

studio 16:19 LLC

Date: 01/15/2024

Brent A. Baker, PLA, ASLA, CLARB
managing principal + founder

Accepted by:

Northtown Municipal
Utility District

Date: 02/20/2024

Brenda Richter

President

authorized representative

title

Brenda Richter
printed name



PROFESSIONAL SERVICES AGREEMENT

This Agreement is made as of the date herein by and between **studio 16:19, LLC**, (the "Consultant") and **Northtown Municipal Utility District** (the "Client"). **Northtown MUD Parks Master Plan** (the "Project") is the focus and this agreement shall cover the project areas outlined below and supersede all other agreements pertaining to this project, either written or oral.

basic services

section a :: scope of services

A.1. Standard of Care

Landscape Architectural Services shall be performed with care and diligence in accordance with the professional standards applicable at the time and in the location of the Project and appropriate for the nature and scope of this Project.

A.2. Scope of Services

Consultant Services to be provided under this Agreement are:

1. In collaboration with the Client, Project Owner, and/or other Project Team Members, the Consultant will provide landscape architecture and planning services for the Project:

Refer to "ATTACHMENT A"

2. In conjunction with the performance of the foregoing Services, The Consultant shall provide the following scope/ submittals/deliverables to the Client/ Client's Representative:

Refer to "ATTACHMENT A"

3. The Client's signature on this Agreement shall be the basis for the Consultant to begin providing services for the Project. The Consultant shall perform the services as expeditiously as is consistent with the standard of care described in section A.1, above and per the project timeline as set forth by the Client once the Notice to Proceed is issued.

A.3 Supplemental Services

Supplemental Services are in addition to the Basic Scope of Services and, when requested by the Client, either written or oral, shall entitle the Consultant to additional compensation beyond the Compensation described in section C, below. The following constitute Supplemental Services under this Agreement and include but are not limited to:

Refer to "ATTACHMENT A"

A.4 Changes to Approved Services

Revisions to drawings or other documents shall constitute Supplemental Services when made necessary because of Client-requested changes to previously approved drawings or other documents, or because of Client changes to previous Project budget parameters or Project requirements.

section b :: client's responsibilities

B.1. Information

The Client/Client's Representative shall provide Data about the site and other information on which the design is to be based as well as Client's budget parameters for the Project. The Consultant shall be entitled to rely on the accuracy and completeness of information provided by the Client. Data is including, but not limited to, ALL Project information, prior work/studies, boundary surveys, tree surveys, AutoCAD base files, reports (geological, geotechnical, and/or environmental), and any other related items requested by the Consultant.

B.2 Budget

The Consultant shall reasonably strive to propose designs and prepare documents consistent with the Client's budget parameters. If provided by the Consultant as a part of the Scope of Services, opinions of probable construction costs are based on the Consultant's familiarity with the construction industry and are provided only to assist the Client's budget planning. Such opinions shall not be construed to provide a guarantee or warranty that the actual construction costs will be within the Project budget parameters at the time construction bids are solicited or construction contracts negotiated.

B.3 Approvals

The Client's decisions, approvals, reviews, and responses shall be communicated to the Consultant in a timely manner so as not to delay the performance of the Consultant Services.

B.4 Permit and Review Fees

Project Permit/Agency Review Fees are NOT included in Consultant Compensation. The Client/ Project Owner shall pay ALL fees required to secure jurisdictional approvals for the Project.

section c :: consultant compensation

C.1 Compensation

Compensation for the Consultant Services performed under this Agreement shall be paid according to the following, plus Reimbursable Expenses as defined in section C.2 below:

Refer to "ATTACHMENT A"

C.2 Reimbursable Expenses

Reimbursable Expenses are expenditures made by the Consultant, its employees, and sub-consultants in the interest of the Project, and are to be included in the lump sum fees as noted in Section C.1. Reimbursable Expenses include but are not limited to travel expenses, costs of reproduction of documents, postage, services of professional consultants which cannot be quantified at the time of contracting, and other, similar, direct Project-related expenditures.

C.3 Payments

Monthly payments to the Consultant shall be based on (1) the percentage of the Scope of Services completed and shall include payments for (2) Supplemental Services performed, and (3) Reimbursable Expenses incurred.

Payments are due and payable 30 days from the date of the Consultant's invoice. Invoiced amounts unpaid 45 days after the invoice date shall be deemed overdue and at the Consultant's discretion may accrue 1.5% simple interest per month. At the Consultant's option, overdue payments may be grounds for termination or suspension of services.

C.4 Supplemental Services

Supplemental Services as described in section A.3 & section A.4, above and shall entitle the Consultant to additional compensation to be determined on an hourly basis as described in section C.5, below or on the basis of a negotiated fee.

The Scope of Services to be provided under this Agreement has been estimated to be completed within the schedule identified in section A.2, above. In the event the project timeline is extended, compensation for services rendered after that time period shall be equitably adjusted.

C.5 2023 Standard Hourly Rate Schedule

Managing Principal – Planner/Landscape Architect:	\$ 215.00/hr.
Principal – Planner/Landscape Architect:	\$ 175.00/hr.
Associate Principal – Planner/Landscape Architect:	\$ 155.00/hr.
Director – Planner/Landscape Architect:	\$ 135.00/hr.
Senior Associate – Planner/Landscape Architect:	\$ 115.00/hr.
Associate – Planner/Landscape Designer:	\$ 95.00/hr.
Administrative	\$ 85.00/hr.

section d :: other terms and conditions

D.1 The parties agree to the following provisions with respect to this specific Agreement:

ATTACHMENT A – "scope of services" and "consultant compensation"

ATTACHMENT B – "proposed project site / site plan"

ATTACHMENT C – "legal"

Deliverables - All deliverables are to be in digital PDF format unless otherwise indicated.

D.2 Schedule

All design work and other professional services provided under the Agreement shall be completed as outlined in Attachment A.

D.3 Assignment

Neither party shall assign their interest in this Agreement without the express written consent of the other, except as to the assignment of proceeds.

D.4 Governing Law

The law in effect at the Consultant's principal place of business shall govern this Agreement.

D.5 Complete Agreement

This Agreement represents the entire understanding between the Client and the Consultant and supersedes all prior negotiations, representations, or agreements, whether written or oral with respect to its subject matter. The person(s) signing this Agreement on behalf of the parties hereby individually warrant that they have full legal power to execute this Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein. This Agreement may be amended only in a writing signed by both the Client and the Consultant.

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects and landscape architects in Texas. For additional information, please contact the Texas Board of Architectural Examiners (TBAE); P.O. Box 12337; Austin, TX 78711-2337; Telephone: (512) 305-9000 / Fax: (512) 305-8900.

'ATTACHMENT A'

scope of services / consultant compensation

section a.2.1 :: project overview and understanding

- Northtown MUD is a growing community that prides itself on providing superior services. The parks, programs, and facilities are a key factor in ensuring a high quality of life, and the MUD recognizes a need to update and further develop a comprehensive master plan to capture the community's vision for the parks system moving forward.
- The Project is within the Northtown MUD, as well as the City of Austin 5-mile ETJ, and all plans shall comply with the corresponding Development Codes.
- The existing 2018 Parks Master Plan shall be considered the project baseline, but moving forward, a fresh outlook will be taken to generate the Parks Master Plan update.
- The Project will provide a visionary document that identifies the community's demand for parks, programs, and amenities. The Master Plan document must also provide recommendations for improvements and additions to the parks system, along with conceptual renderings, opinions of cost, and phasing recommendations for planning and budgeting.
- District Hot Buttons:
 - Increase pedestrian/bicyclist connectivity by reducing impact of fragmentation of vehicular routes, and improve accessibility throughout facilities.
 - Provide a detailed implementation and prioritization strategy.
 - Involve and communicate with area residents – including area multi-family developments.
 - Avoid specific topics of pools, splash pads, and basketball courts.
- Consultant will provide routine (virtual) attendance at weekly/biweekly design team coordination meetings, as scheduled by the Owner/Development Coordinator. Eighteen (18) in-person meetings are included in basic services.

section a.2.2 :: basic services

- **010 – Project Coordination**
 - The Consultant will manage the Project design team activities associated with the Project and secure resources necessary to produce the Project deliverables and meet the Project schedule.
 - All communications associated with the Project will be directly channeled through the Consultant Project Manager (PM) for distribution to the Project team as appropriate. The Consultant's PM will be responsible throughout the Project for project coordination and communications, with the Client's PM.
- **020 – Master Planning**
 - Task 1 – Project Initiation and Document Review
 - Activities – Establish project understanding and objectives with Client's Project Manager and Team:
 - Define objectives, confirm schedule, and identify milestones/target deliverables;
 - Identify all team members (staff, officials, administration, committees, stakeholders, etc.) and roles;
 - Identify base information to be examined by team and arrange with staff to obtain;
 - Identify critical community information to establish relevant issues that affect the physical planning for the project (including identification of facilities and programs to be considered);
 - Review and analyze codes, current master plan, and other critical documents to the development of the Project
 - Key Deliverables –
 - Project kickoff memo
 - Identification of data required to develop the Project
 - Opportunities and constraints/Site or Facility evaluation commencement
 - Prerequisites –
 - Receipt of authorization
 - The Client shall identify a Project Manager to be the Consultant's point of contact for all matters
 - The Client shall provide copies of prior studies and documents relative to policies, regulations, standards, criteria, etc. as may be pertinent to the assigned work
 - Task 2 – Existing Conditions Assessment
 - Activities –
 - Inventory existing District-owned parks and properties and identify natural open space conservation opportunities
 - Inventory non-District recreation providers with regards to level-of-service for programs and facilities and identify gaps in recreation service that may be best provided by the District
 - Key Deliverables –
 - Existing conditions report noting life span of recreation equipment, compliance with ADA accessibility, effectiveness of signage and mapping, and any threats, weaknesses, or constraints of the existing park areas
 - Identify District property that might be feasible for future development

- Task 3 – Needs Assessment

- Activities –

- Compile and evaluate current and existing demographics, recreation behavior, lifestyle patterns, and recreation trends in the region
- Study the District’s level-of-service as compared to national, state, and regional standards and trends
- Evaluate recreation programs, participation rates, and capacities, as well as operations and budgets to identify limitations and opportunities for improvement or efficiencies

- Key Deliverables –

- Summary presentation of needs assessment to District Board of Directors and Administration

- Task 4 – Community and Stakeholder Engagement

- Activities –

- The Consultant will develop a Stakeholder Engagement plan to engage identified audiences to:
 - Reaffirm the Project goals and objectives and determine means and methods by which involvement will be conducted
 - Establish audiences, meeting dates, locations, and how the public will be notified or invited to participate
 - Establish workshop dates for District staff and officials
 - Develop evaluation criteria that will become the basis for inclusion in the final document
 - Assist in identification of potential focus groups
 - Provide content and assistance for use in web-oriented media
 - Assist in preparation of contact for public relations efforts
 - Finalize goals statement and process for the project
 - Develop and conduct an online recreation survey to identify residents’ preferences and needs for parks and recreation facilities and programs

- Events –

- The Consultant will, based on the approved Stakeholder Engagement Plan, facilitate meetings and events to identify community vision and to seek District Officials, Staff, and other invited participants input
- The Consultant team will conduct public/stakeholder engagement meetings including the following:
 - Four (4) public workshop/open house/pop-up events
 - Two (2) Board Meetings
 - Two (2) days of selected Stakeholder interviews in 1-2 hour increments
 - One or more online and/or utility bill surveys

This engagement framework can be modified as needed to address the District’s needs and potential focus audiences. Essentially, the Consultant will conduct at least Nine (9) audience-facing interactions and can mix them as is mutually determined to be the best use of those engagements.

- Key Deliverables –

- Prepare graphic design for workshop/public meeting invitations (PDF format)
- Facilitate all stakeholder engagement meetings and events
- Conduct online survey, analyze results, and incorporate into final documents
- Prepare narrative report of public meeting input and online survey
- Generate web media for District website, social media, and publications

- Prerequisites –

- Availability of participating Board of Directors and internal workshop participants

- Task 5 – Priority Recommendations and Implementation Strategies

- Activities –

- Based on the community engagement and needs assessment, the Consultant will:
 - Conduct a prioritization process incorporating results from previous analysis of all phases
 - Develop an implementation strategy and quick reference matrix for targeted tasks related to priority projects over the first three to five years of the Plan in addition to “triggers” for further implementation of goals based on growth and development
 - Written narrative summarizing results documenting the process followed by project team, public, and District participants
 - Obtain approval of priorities from District Board and Staff

- Key Deliverables –

- Prepare written narrative summarizing results and identification of prioritized needs for inclusion in the Parks Master Plan

- Prerequisites –

- Appropriate input from District Board and Staff, as well as workshop participants

- Task 6 – Conceptual Designs and Opinions of Probable Cost
 - Activities –
 - The planning process will result in the determination of various community recreation needs which may include the renovation or additions to existing parks, parkland acquisition, or new construction of recreational facilities. The Consultant will create conceptual drawings that respond to Plan recommendations for renovations, additions, or new construction. Each concept will include Opinions of Probable Costs (OPCs) to aid decision makers with capital improvements budgets and planning.
 - Key Deliverables –
 - Early conceptual design of a priority project
 - Prototypical concepts for budget and land acquisition planning
 - Opinions of probable cost for capital investment and operations/maintenance
- Task 7 – Master Plan Document Preparation and Five-Year Action Plan
 - Activities –
 - Incorporate revisions and create additional content of narrative, supporting graphics, and budgets. This will include supplements or edits to the plan to review and address the following:
 - Land acquisition
 - Programming changes or additions
 - Improvements to existing facilities
 - New facilities
 - Research existing non-District owned properties that may be considered for acquisition and use by the District for future recreational purposes
 - Opportunities for natural resource/wildlife habitat-based recreation (trails, education, etc.)
 - Inter-local, joint participation with other public agencies: City of Pflugerville, City of Austin, Texas Recreation and Parks Society (TRAPS)
 - Joint participation with private recreation providers
 - Recommend new policies to facilitate master plan implementation (if applicable)
 - Align with existing plans, studies, and land use
 - Incorporate the Community Workshop and Stakeholder input
 - Consider survey data as available
 - Provide written narrative summarizing master plan recommendations, using charts, graphs, tables, photos (sketches, renderings), etc.
 - Obtain input of District Board, Staff, and Stakeholders at 50% and 95% completion
 - Develop implementation strategies
 - Create action item hierarchy with dated goals and accomplishments to be used by the District for monitoring progress
 - Prepare a budget and expenditure plan with level of magnitude costs and recommendations for renovation and improvements to existing facilities
 - Identify funding sources (public/private) and other agencies and recreation providers
 - Projected expenditure forecast (if applicable)
 - Applicable sections and/or components of the plan will be submitted to respective District staff for review and comment prior to compilation and submittal as a preliminary document for District review and edit
 - The Consultant will develop a draft version for review by District Project Manager and entire District Team
 - Key Deliverables –
 - Five (5) bound hardcopy final document submission
 - One (1) electronic submission, consisting of all Plan elements in PDF format
 - All editable files in Word and/or Adobe
 - All pictures and graphics in a separate file in 300 dpi minimum resolution
 - All maps and exhibits with District logo for recognition
 - All GIS shapefiles, geodatabases, and GIS project files/map packages to recreate maps
 - The Consultant will consider/recommend programs to submit this project for potential industry or agency awards upon completion
 - Prerequisites –
 - Review and approval of draft Parks, Recreation, and Open Space Master Plan sections by appropriate District Board, Staff, and Project Manager

section a.3 :: supplemental services

Supplemental Services are in addition to the Basic Scope of Services and, when requested by the Client or Owner – either written or oral – shall entitle the Consultant to additional compensation beyond the original agreed Compensation stated below. A Supplemental Fee will be agreed upon prior to commencing the task or service once the program/scope has been finalized. The following Supplemental Services under this Agreement include but are not limited to:

- Three-Dimensional (3-D) modeling/renderings for any task beyond that listed in Basic Services.
- Schematic Design – Schematic designs, site plans, and budget development for any site specific location within the District beyond that listed in Basic Services.
- Design Development – Refined design plans, graphics, details, routine attendance at weekly/biweekly design team coordination meetings, etc. for any site specific location within the District beyond that listed in Basic Services.
- Construction Documentation – Construction (hardscape, landscape, irrigation) plans, specifications, details, routine attendance at weekly/biweekly design team coordination meetings, etc. for any site specific location within the District beyond that listed in Basic Services.
- Agency Review – Coordination with municipal agency staff to resolve questions or comments that arise during the site development review process and tree mitigation discussions after submission for any site specific location within the District beyond that listed in Basic Services.
- Bid and Procurement Phase – Coordination and oversight on scope items as requested by Client, Owner, or Contractor on various items that arise during the bidding process for any site specific location within the District beyond that listed in Basic Services.
- Construction Phase – Coordination and oversight on scope items as requested by Client, Owner, or Contractor on various items that arise during the construction process, routine attendance at weekly/biweekly construction coordination meetings, punch list development, Landscape Architect's concurrence letter for final acceptance, and review of as-built plans for any site specific location within the District beyond that listed in Basic Services.
- ANY Sub-Consultant services not currently identified in Basic Services.
- ANY professional service or task not currently identified in Basic Services.
- Meetings/Site Visits – More than total physical project meetings/site visits as denoted in Basic Services.
- Value Engineering Phase including redesign of approved plans due to project cost control.
- Signage Design – Development of project signage including signage design, dimensional control of proposed signage and coordination with sign contractor for constructability and construction administration.
- LEED Compliance Certification process or SITES Compliance related design services.
- License Agreement – Any drafting of legal documentation for the purposes of a license agreement regarding proposed landscape, hardscape, and irrigation within the City or County ROW.
- Exterior Furnishing, Fixtures, and Equipment (FF&E) Selection.
- Rainwater Catchment Design – Coordination and selection of rainwater collection system, pump systems and enclosures.

section c.1 :: consultant compensation

Compensation for the Consultant Services performed under this Agreement shall be paid according to the following, plus Reimbursable Expenses as defined in section C.2 above:

Basic Services *

010 Project Coordination	(lump sum)	\$ 11,520
020 Master Planning	(lump sum)	\$ 72,000
Task 1 – Project Initiation and Document Review		\$ 7,200
Task 2 – Existing Conditions Assessment		\$ 7,200
Task 3 – Needs Assessment		\$ 3,600
Task 4 – Community and Stakeholder Involvement		\$ 10,800
Task 5 – Priority Recommendations and Implementation Strategies		\$ 7,200
Task 6 – Conceptual Designs and Opinions of Probable Cost		\$ 21,600
Task 7 – Master Plan Document Preparation and Five-Year Action Plan		\$ 14,400
400 Reimbursables		\$ 3,400***

* The Consultant may alter the compensation distribution between individual phases or tasks to be constant with the services actually rendered, within the contract maximum.

** Hourly fee provided for Client budgeting purposes based on proposed scope here in. Hourly total as needed to be subject to Section C.5. If fee budget is to be exceeded, it will occur in a professional, diligent, and forthright manner to the extent needed either to procure the required Project permits and/or certificate of occupancy as the external agencies and construction industry are external factors beyond the control of the Consultant.

*** For Reimbursable Expenses, expenditures made by the Consultant, its employees, and sub-consultants in the interest of the Project will be billed to the Client plus an administrative fee of 10%. Reimbursable Expenses include but are not limited to travel expenses, costs of reproduction of documents, postage, services of professional consultants which cannot be quantified at the time of this agreement, and other, similar, direct Project-related expenditures.

The Consultant is able to start our services upon written acceptance of this Proposal/Agreement. The Consultant will bill the Client monthly for services performed. In order to insure the orderly and continuous progress of the project, the Consultant shall be compensated for their services and expenses ideally within fifteen (15) days but no more than thirty (30) days of the invoice date. Invoiced amounts unpaid 45 days after the invoice date shall be deemed overdue and at the Consultant’s discretion may accrue 1.5% simple interest per month. At the Consultant’s option, overdue payments may be grounds for termination or suspension of services. The Client shall reimburse the Consultant for all expenses related to collections of compensation due the Consultant. These expenses consist of but are not limited to, Attorney’s fees, court cost, lost time, etc.

section d.2 :: schedule

The Consultant is prepared to provide the Professional Services in the most expedient and efficient manner possible – with adequate resources and personnel – to complete the work by the times specified. The Consultant may request, in writing, an extension of the Agreement time due to delays beyond their control. In the event that a deadline provided in this Agreement is not met by the Consultant, the Consultant shall provide the Client with a written narrative setting forth in a reasonable degree of detail a plan of recovery to overcome or mitigate the delay.

We have identified a preliminary project timeline of approximately **10 months** to complete all task exercises and deliver a final plan for approval and adoption by the Client. While we believe this time frame is generally appropriate, the Client’s input or schedule may dictate potential adjustments to the schedule. Upon project initiation, we will develop a revised schedule reflecting the actual milestones, meeting dates, etc.

Proposed Project Schedule

010 Project Coordination	10 Months
020 Master Planning	
Task 1 – Project Initiation and Document Review	30 Days
Task 2 – Existing Conditions Assessment	30 Days
Task 3 – Needs Assessment	30 Days
Task 4 – Community and Stakeholder Involvement	60 Days
Task 5 – Priority Recommendations and Implementation Strategies	30 Days
Task 6 – Conceptual Designs and Opinions of Probable Cost	60 Days
Task 7 – Master Plan Document Preparation and Five-Year Action Plan	60 Days



'ATTACHMENT B'

proposed project site / site plan

Northtown Municipal Utility District - Pflugerville and Austin, TX

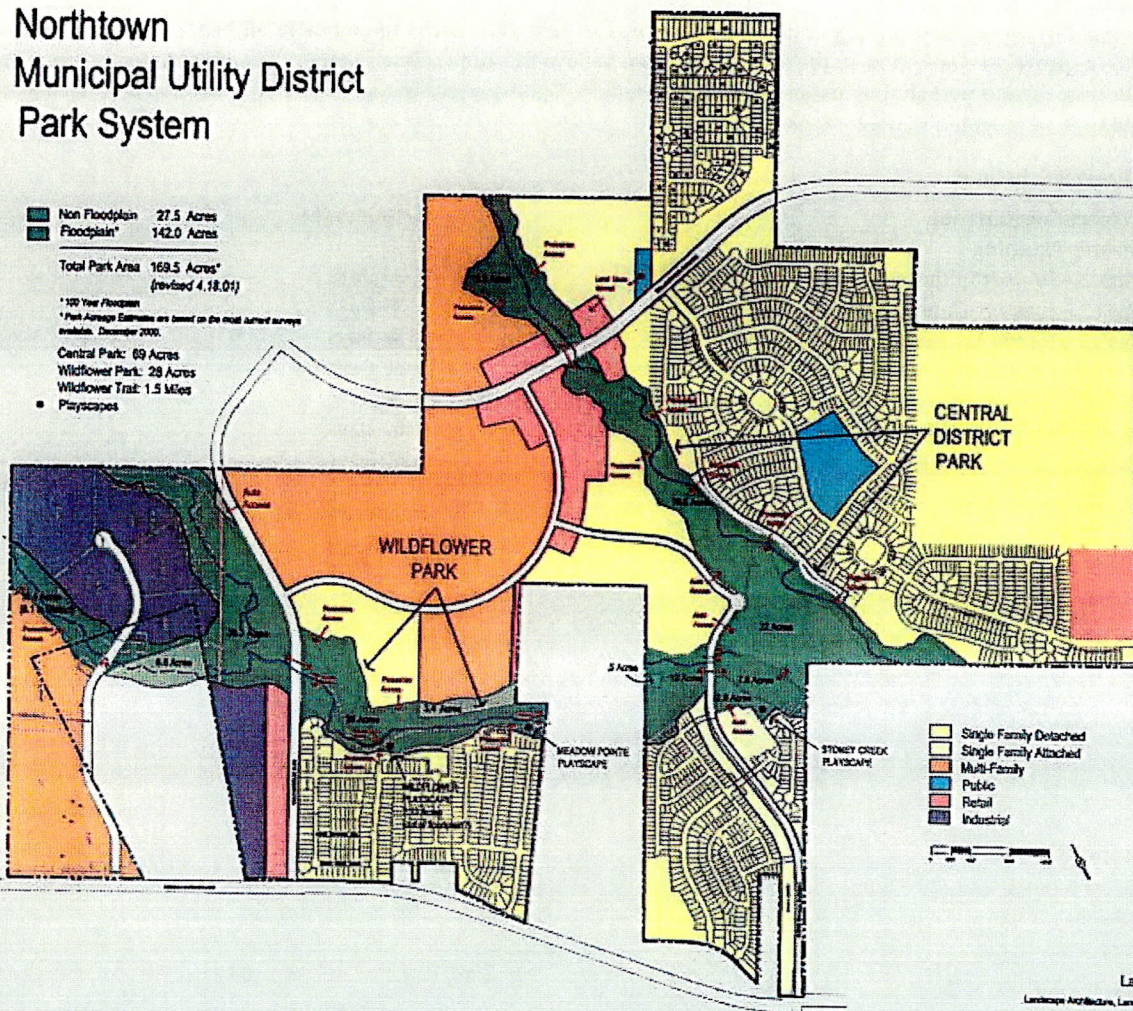
Northtown Municipal Utility District Park System

Non Floodplain 27.5 Acres
 Floodplain* 142.0 Acres

Total Park Area 169.5 Acres*
(revised 4.18.01)

* 100 Year Floodplain
* Park Acreage Estimates are based on the most current surveys available. December 2000.

Central Park: 89 Acres
 Wildflower Park: 28 Acres
 Wildflower Trail: 1.5 Miles
 • Playscapes



Larson/Burns, Inc.
 Landscape Architecture, Land Planning, Urban Design
 1108 West Avenue
 Austin, Texas 78701
 512.478.1058

'ATTACHMENT C'

legal

credits and acknowledgements

- The Consultant shall be given proper credit and acknowledgments for all services including, but not limited to planning, design and implementation. Proper credit shall include being named by the Client or their agents in such media as project identification boards, published articles, promotional brochures and interviews, and press releases to newspapers, professional journals and other publications.

ownership and use of documents

- The Consultant shall be deemed the author and owner of all documents and deliverables developed pursuant to this Agreement and provided to the Client by the Consultant (collectively, the "Design Materials"). Subject to payment by the Client of ALL Compensation and Reimbursable Expenses owed to the Consultant, the Consultant grants to the Client an irrevocable, non-exclusive license to reproduce the Design Materials solely for the construction of the Project and for information and reference with respect to the use of the Project.
- Consultant's original drawings, plans, photos, designs, studies, specifications, computer programs, schedules, technical reports, or other work products, as instruments of service, are the properties of the Consultant. None are to be used on other projects except by written agreement of the Consultant. Concepts and plans not used by the Client remain the property of the Consultant.
- Parties agree that if an item(s) produced by the Consultant is copyrightable, it shall be assumed to be copyrighted, subject to the rights of use by the Client. The Consultant reserves the royalty-free, nonexclusive and irrevocable license to reproduce, publish, modify and use such items and to authorize others to do so.

indemnification

- Client and Consultant each agree to indemnify and hold harmless the other, and their respective officers, employees and representatives, from and against liability for losses, damages, and expenses, including reasonable attorneys' fees, to the extent such losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event losses, damages, or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence.

dispute resolution

- If a dispute arises out of/or relates to this Agreement, the parties shall endeavor to resolve their differences first through direct discussions. If the dispute has not been settled within 14 days of the initial discussions, the parties shall submit the dispute to mediation, the cost of which shall be shared equally by the parties. Nothing in these provisions shall limit rights or remedies not expressly waived under applicable lien laws.

termination and suspension

- This Agreement may be terminated by either party on seven (7) days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, provided the defaulting party has not cured or in good faith diligently commenced to cure the breach during the seven-day notice period.
- If the Client suspends/ terminates the Consultants services for any reason, the Consultant shall be compensated for ALL services performed to that date, and the Consultant shall have no liability to the Client for any Project delays caused by the Client's decision to suspend/ terminate the Services.
- The parties recognize the uncertain nature of the progress of the work and building code requirements at this site. The parties agree that in the sole discretion of the Client, the work described below may be delayed or canceled, in which event Consultant shall not be entitled to payment for work not performed prior to the date of notice by Client of intent to postpone or terminate.

revocation

- This proposal shall be considered revoked if acceptance is not received within thirty (30) days of the date.

Northtown Municipal Utility District

January 24, 2024

- Review Cash Activity Report, including Receipts and Expenditures
 - ☑ Action Items:
 - Approval of director and vendor payments
 - Approve funds transfers:
 - ABC Operating Account to TexPool General Operating Account: \$250,000.00
 - Logic Operating Account to ABC Bank Manager's Account: \$841,342.94
 - Logic Operating Account to ABC Bank Manager's Account: \$51,000.00
 - PNC Bank Lockbox Account to TexPool General Operating Account: \$350,000.00
 - Logic Tax Account to Logic General Operating Account: \$2,447,900.54
 - Logic Tax Account to Logic Debt Service Account: \$1,200,000.00

EXHIBIT J

Northtown Municipal Utility District
 Cash Activity Report - ABC Bank Operating Account
 December 31, 2023 - January 24, 2024

		General Fund Operating Account
Cash Balance - December 31, 2023		3,802.93
Subsequent Activity		249,600.00
Cash Receipts	AvalonBay Communities, Inc.	<u>249,600.00</u>
	Total Subsequent Activity	<u>249,600.00</u>
Subtotal		253,402.93
Transfers to be approved at January 24, 2024 Meeting		(250,000.00)
Northtown M.U.D.	Transfer to TexPool Operating Account	<u>(250,000.00)</u>
		<u>(250,000.00)</u>
Projected Balance as of January 24, 2024		\$ 3,402.93

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
November 30, 2023 - January 24, 2024

		General Fund Manager's Account
Cash Balance - November 30, 2023		\$ 293,400.43
Subsequent Activity		2,503.71
Transfers approved at the December 20, 2023 Meeting		634,834.06
Expenditures Approved at the December 20, 2023 Meeting		(543,951.23)
Payroll Expenses	Payroll and Payroll Taxes	(33,698.28)
Verizon	Telephone- December 2023	(45.22)
Optimum	Internet - December 2023	(492.19)
TXU Energy	Office Electric - December 2023	(1,077.03)
STR Constructors, LLC	Office/Park Pavilion - Pay Ap 23 RE	(53,066.40)
	Total Subsequent Activity	<u>2,503.71</u>
Cash Balance - December 31, 2023		\$ 295,904.14
Subsequent Expenditures		(47,613.63)
Payroll Expenses	Payroll and Payroll Taxes	(32,131.44)
Ramona Oliver	Expense Reimbursement	(1,438.82)
City of Austin	Utilities - December 2023	(2,653.05)
TXU Energy	Street Lights - December 2023	(729.30)
Ramona Oliver	Expense Reimbursement	(623.17)
AT&T	Telephone - December 2023	(1,038.66)
Charter Communications	Park Internet - December 2023	(140.39)
City of Austin	Utilities - December 2023	(3,822.98)
AT&T Mobility	Telephone - January 2024	(92.85)
City of Austin	Utilities - January 2024	(40.90)
Optimum	Internet - January 2024	(492.21)
TX Health Benefits Pool	Employee Benefits - January 2024	(2,725.40)
TXU Energy	Office Electric - January 2024	(1,684.46)
	Total Subsequent Activity	<u>(47,613.63)</u>
Expenditures to be Approved at January 24, 2024 Meeting		(841,342.94)
360 Professional Services, Inc.	Engineering Fees - December 2023	(5,196.90)
Ayers Technology Corporation	Computer Support	(155.00)
Bott & Douthitt, P.L.L.C.	Accounting Services - December 2023	(6,077.70)
City of Austin	W/WW Purchases - December 2023	(178,383.67)
City of Austin - CRF	City of Austin Impact Fees September 2023	(7,200.00)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(325.00)
Crossroads Utility Services	Operations - December 2023	(71,726.96)
DSHS Central Lab MC2004	Lab Fees 12/2023	(207.00)
Employee Incentive Plans, Inc.	401(k) Administration Fee	(787.47)
HydroPro Solutions, LLC	Meter Purchases	(408,085.08)
Ramona Oliver	Expense Reimbursement	(343.97)
Roadrunner Inspection Services	December 2023	(850.00)
TCEQ	Stormwater Permit FY24	(100.00)
Texas Disposal Systems, Inc.	Garbage Fees - December 2023	(79,124.50)
TexaScapes	Monthly Landscape Maintenance	(49,895.00)
Travis County Sheriff's Department	Security Patrol Vehicle	(2,120.00)
Whirlix Design, Inc.	SST Bolt Link	(71.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(400.00)
Amaro, Felix T	Director Fees	(816.37)
Campbell, Robin	Director Fees	(408.19)
Capers, Christopher B.	Director Fees	(388.19)
Armburst & Brown, P.L.L.C.		(13,115.94)
McCall Gibson Swedlund Barfoot P.L.L.C.	Audit Fees 9/30/2023	(15,000.00)
SFS Security Fire Systems, Inc.	1" Dry Pendant Replacement	(165.00)
UMB Bank, N.A.	Paying Agent Fees NT21R	(400.00)
	Total Subsequent Activity	<u>(841,342.94)</u>
Subtotal		(593,052.43)
Transfers to be approved		892,342.94
Transfer for expenditures approved 1/24/2024 from Logic Operating		841,342.94
Transfer Funds from Logic Operating		51,000.00
Projected Balance as of January 24, 2024		\$ 299,290.51

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
December 31, 2023 - January 24, 2024

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - December 31, 2023		\$ 7,108.67
Expenditures to be Approved at January 24, 2024 Meeting		(2,421.62)
Alltex Residential, PLLC	Customer Refund	(125.33)
Brown, John	Customer Refund	(341.21)
Dade, Lahoma	Customer Refund	(129.03)
Flance, William	Customer Refund	(107.44)
Galbert, Nicole	Customer Refund	(39.32)
Garcia, Jose	Customer Refund	(218.28)
Guadalupe, Ugarte	Customer Refund	(88.94)
Hendrickson, Gary	Customer Refund	(75.68)
Lillienfeld, Michael	Customer Refund	(80.52)
Luckow, Kristen	Customer Refund	(100.97)
Nolan, Corran	Customer Refund	(74.44)
Offerpad, LLC	Customer Refund	(76.47)
Opendoor Labs	Customer Refund	(113.00)
Overton, Torrey	Customer Refund	(0.44)
Rahman, Mdamnur	Customer Refund	(66.11)
Real Holdings, LLC	Customer Refund	(129.03)
Stone Oak Property Management	Customer Refund	(86.45)
Vieau, Celia	Customer Refund	(75.51)
Watkins, Gregory Tyelur	Customer Refund	(12.45)
Welch, Jennifer	Customer Refund	(374.17)
Westover, Clinton	Customer Refund	(106.83)
Total Expenditures		(2,421.62)
Projected Balance as of January 24, 2024		\$ 4,687.05

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
December 31, 2023 - January 24, 2024**

	<u>ABC Bank Park Account</u>
Cash Balance - December 31, 2023	\$ 49,950.00
Projected Balance as of January 24, 2024	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
December 31, 2023 - January 24, 2024**

	Interest Rate	Maturity Date	Balance 12/31/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 1/24/2024	Projected Balance 1/24/2024
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 3,802.93	\$ 249,600.00	\$ -	\$ 253,402.93	\$ (250,000.00) (1)	\$ 3,402.93
ABC Bank - Manager's Account	0.0000%	N/A	295,904.14	-	(888,956.57)	(593,052.43)	892,342.94 (2)(3)	299,290.51
ABC Bank - Customer Refunds	0.0000%	N/A	7,108.67	-	(2,421.62)	4,687.05	-	4,687.05
PNC Bank Lockbox	0.0000%	N/A	349,945.78	21,655.39	-	371,601.17	(350,000.00) (4)	21,601.17
Logic Operating - 01	5.5037%	N/A	13,716,992.71	-	-	13,716,992.71	1,555,557.60 (2)(3)(5)	15,272,550.31
TexPool Operating	5.3435%	N/A	2,204,253.24	-	-	2,204,253.24	600,000.00 (1)(4)	2,804,253.24
TexPool Fiscal Surety Trail Easement	5.3435%	N/A	110,694.54	-	-	110,694.54	-	110,694.54
Total - General Fund			16,688,702.01	271,255.39	(891,378.19)	16,068,579.21	2,447,900.54	18,516,479.75
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.5037%	N/A	50,106.97	-	-	50,106.97	-	50,106.97
TexPool Park	5.3435%	N/A	4,861.44	-	-	4,861.44	-	4,861.44
Total - Park Fund			104,918.41	-	-	104,918.41	-	104,918.41
Debt Service Fund -								
Logic - Tax Account	5.5037%	N/A	3,716,523.98	-	-	3,716,523.98	(3,647,900.54) (5)(6)	68,623.44
Logic - Debt Service	5.5037%	N/A	950,007.10	-	-	950,007.10	1,200,000.00 (6)	2,150,007.10
TexPool - SR 2020 Cap Int	5.3435%	N/A	170,953.26	-	-	170,953.26	-	170,953.26
Total - Debt Service Fund			4,837,484.34	-	-	4,837,484.34	(2,447,900.54)	2,389,583.80
Capital Project Fund -								
Logic - SR 2011 CPF	5.5037%	N/A	2,657.92	-	-	2,657.92	-	2,657.92
TexPool - SR 2020 CPF	5.3435%	N/A	4,722,722.12	-	-	4,722,722.12	-	4,722,722.12
Total - Capital Project Fund			4,725,380.04	-	-	4,725,380.04	-	4,725,380.04
Total - All Funds			\$ 26,356,484.80	\$ 271,255.39	\$ (891,378.19)	\$ 25,736,362.00	\$ -	\$ 25,736,362.00

- (1) To transfer funds from ABC Bank Operating to TexPool General Operating Account: \$250,000.00
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$841,342.94
(3) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$51,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: \$350,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: \$2,447,900.54
(6) To transfer funds from Logic Tax to Logic Debt Service Account: \$1,200,000.00

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

YEAR ENDED SEPTEMBER 30, 2023

**FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

EXHIBIT K

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

**FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**FOR THE YEAR ENDED
SEPTEMBER 30, 2023**

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

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ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF TRAVIS

I, Brenda Richter of the
(Name of Duly Authorized District Representative)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
(Name of District)

hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of Directors of the District on the 24th day of January, 2024, its annual audit report for the fiscal year period ended September 30, 2023, and that copies of the annual audit report have been filed in the District's office, located at:

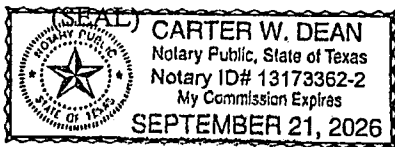
100 Congress Avenue, Suite 1300 Austin, TX 78701
(Address of District)

The annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of the annual filing requirements of Texas Water Code Section 49.194.

Date January 24, 2024 By: Brenda Richter
(Signature of District Representative)

Brenda Richter, President
(Typed Name and Title of above District Representative)

Sworn to and subscribed to before me this 24th day of January, 2024.



[Signature]
(Signature of Notary)

My Commission Expires On: September 21, 2026.
Notary Public in the State of Texas

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, Texas 78755
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Northtown Municipal Utility District
Travis County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Northtown Municipal Utility District (the "District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Budgetary Comparison Schedule - General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Board of Directors
Northtown Municipal Utility District

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on it.

Other Information

Management is responsible for the Other Supplementary Information included in the annual report. The Other Supplementary Information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the Other Supplementary Information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

January 24, 2024

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the management of Northtown Municipal Utility District (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2023. Since this information is designed to focus on current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the unassigned portion of the fund balance for the General Fund was \$16,428,030, while \$930,355 was classified as nonspendable and \$181,828 was considered assigned to cover the fiscal year 2024 budget deficit. The total General Fund fund balance was \$17,540,213 at September 30, 2023, representing an increase of \$4,098,805 from the previous year. General Fund revenues increased from \$7,897,909 in the previous fiscal year to \$9,872,316 in the current fiscal year. General Fund expenditures were \$5,773,511 for the fiscal year ended September 30, 2023.
- *Debt Service Fund:* Fund balance restricted for debt service increased from \$856,334 in the previous fiscal year to \$1,079,457 in the current fiscal year. Debt Service Fund revenues increased from \$2,451,787 in the previous fiscal year to \$2,659,396 in the current fiscal year due to an overall increase in property values of the District offset by a decrease in the debt service tax rate. During the 2023 fiscal year, the Debt Service Fund paid principal and interest on outstanding bonds of \$1,770,000 and \$649,425, respectively.
- *Capital Projects Fund:* Fund balance restricted for capital projects increased from \$4,495,907 in the previous fiscal year to \$4,702,404 in the current fiscal year.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had revenues net of expenses of \$5,428,385. Net position increased from \$33,487,992 to \$38,916,377.

OVERVIEW OF THE DISTRICT

The District, a political subdivision of the State of Texas, was created, organized and established on August 14, 1985, pursuant to the provisions of Chapter 54 of the Texas Water Code. The District operates under an elected Board of Directors that is elected by District residents or appointed by the Board. The District was created to provide water, wastewater and storm drainage facilities to serve the acreage within its boundaries, all of which lie within Travis County and within the extra-territorial jurisdiction of the City of Austin. The District receives wholesale water and wastewater service from the City of Austin.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

USING THIS ANNUAL REPORT

This annual report consists of five parts:

1. *Management's Discussion and Analysis* (this section)
2. *Basic Financial Statements* (including the Notes to the Financial Statements)
3. *Required Supplementary Information*
4. *Texas Supplementary Information* (required by the Texas Commission on Environmental Quality (the TSI section))
5. *Other Supplementary Information* (the OSI section)

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Governmental Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net position will indicate financial health.

The *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances*.

The *Required Supplementary Information* presents a comparison statement between the District's adopted budget and its actual results.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Current and other assets	\$ 25,993,177	\$ 20,865,900	\$ 5,127,277
Capital and non-current assets	37,067,766	38,061,628	(993,862)
Total Assets	63,060,943	58,927,528	4,133,415
Deferred Outflows of Resources	279,423	309,469	(30,046)
Total Assets and Deferred Outflows of Resources	63,340,366	59,236,997	4,103,369
Current Liabilities	4,467,835	3,791,911	675,924
Long-term Liabilities	19,956,154	21,957,094	(2,000,940)
Total Liabilities	24,423,989	25,749,005	(1,325,016)
Net Investment in Capital Assets	20,243,439	19,139,910	1,103,529
Restricted	1,071,044	844,260	226,784
Unrestricted	17,601,894	13,503,822	4,098,072
Total Net Position	\$ 38,916,377	\$ 33,487,992	\$ 5,428,385

The District's combined net position increased by \$5,428,485 to \$38,916,377 from the previous year balance of \$33,487,992. Some of the District's assets are accounted for by capital assets or restricted for debt service. The District's unrestricted net position, which can be used to finance day-to-day operations, totaled \$17,601,894.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued)

Revenues and Expenses:

	<u>Summary Statement of Activities</u>		Change Increase (Decrease)
	Governmental Activities		
	2023	2022	
Service accounts	\$ 4,430,990	\$ 4,259,593	\$ 171,397
Property taxes	6,652,470	5,660,173	992,297
Other	1,654,333	474,851	1,179,482
Total Revenues	12,737,793	10,394,617	2,343,176
Water/wastewater/garbage	2,999,560	2,985,343	14,217
Other	2,587,328	2,529,364	57,964
Debt Service	527,187	582,018	(54,831)
Depreciation	1,195,333	1,154,237	41,096
Total Expenses	7,309,408	7,250,962	58,446
Change in Net Position	5,428,385	3,143,655	2,284,730
Beginning Net Position	33,487,992	30,344,337	3,143,655
Ending Net Position	\$ 38,916,377	\$ 33,487,992	\$ 5,428,385

Revenues were \$12,737,793 for the fiscal year ended September 30, 2023 while expenses were \$7,309,408. Net position increased by \$5,428,385.

Property tax revenue in the current fiscal year totaled \$6,652,470. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2022 tax year (September 30, 2023 fiscal year) were based upon a current adjusted assessed value of \$1,169,053,149 and a tax rate of \$0.5725 per \$100 of assessed valuation. Property taxes levied for the 2021 tax year (September 30, 2022 fiscal year) were based upon an adjusted assessed value of \$917,746,490 and a tax rate of \$0.6150 per \$100 of assessed valuation. The District's primary revenue sources are service account fees and property taxes.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds by Year

	2023	2022	2021	2020
Cash	\$ 417,890	\$ 465,324	\$ 910,991	\$ 853,166
Cash equivalent investments	23,260,338	19,344,072	20,346,684	14,067,778
Receivables and other assets	2,387,321	1,087,644	1,671,618	1,337,163
Total Assets	\$ 26,065,549	\$ 20,897,040	\$ 22,929,293	\$ 16,258,107
Accounts payable	1,625,717	604,255	1,201,676	491,677
Other payables	1,030,221	1,411,183	1,945,152	1,000,044
Total Liabilities	2,655,938	2,015,438	3,146,828	1,491,721
Deferred Inflows of Resources	87,537	87,953	75,094	72,121
Nonspendable	930,355	27,004	14,168	15,350
Restricted	5,781,861	5,352,241	6,006,360	548,543
Assigned	181,828	-	4,940,608	3,017,051
Unassigned	16,428,030	13,414,404	8,746,235	11,113,321
Total Fund Balances	23,322,074	18,793,649	19,707,371	14,694,265
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 26,065,549	\$ 20,897,040	\$ 22,929,293	\$ 16,258,107

For the fiscal year ended September 30, 2023, the District's governmental funds reflect a combined fund balance of \$23,322,074. This fund balance includes a \$4,098,805 increase to the General Fund.

The Debt Service Fund reflects an increase of \$223,123 in fiscal year 2023. During the current fiscal year, the Debt Service Fund remitted bond principal of \$1,770,000 and interest of \$649,425. More detailed information about the District's debt is presented in the *Notes to the Financial Statements*.

The Capital Project Fund purchases the District's infrastructure. The Capital Projects Fund had a \$206,497 increase in fund balance for fiscal year 2023.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2023

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board of Directors adopted a budget on September 27, 2022. The budget included revenues of \$8,591,331 as compared to expenditures of \$8,157,819. When comparing actual to budget, the District had a positive variance of \$3,665,293. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information*.

CAPITAL ASSETS

The District's governmental activities have invested \$37,067,766 in land and infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2023	9/30/2022
Land and easements	\$ 833,376	\$ 833,376
Construction in progress	-	5,870,819
Water, wastewater and drainage	41,448,569	41,326,700
Common and recreation areas	12,323,436	6,373,015
Equipment	59,920	59,920
Less: Accumulated Depreciation	(17,597,535)	(16,402,202)
Total Net Capital Assets	\$ 37,067,766	\$ 38,061,628

LONG TERM DEBT

The District has the following balances outstanding on unlimited tax bonds:

	Bonds Payable
Series 2015	\$ 3,770,000
Series 2017	1,215,000
Series 2019	4,680,000
Series 2020	9,550,000
Series 2021	1,665,000
Total	\$ 20,880,000

The District owes approximately \$20.9 million to bondholders. During the current fiscal year, the District paid down \$1,770,000 of principal on outstanding bonds. The ratio of the District's long-term debt to the total 2022 taxable assessed valuation (\$1,169,053,149) is 1.8%. More detailed information about the District's long term debt is presented in the *Notes to the Financial Statements*.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The property tax assessed value for the 2023 tax year (September 30, 2024 fiscal year) is approximately \$1.3 billion. The fiscal year 2024 tax rate is \$0.5525 on each \$100 of taxable value. Approximately 66% of the property tax will fund general operating expenses, and approximately 34% of the property tax will be set aside for Debt Service Fund expenditures.

The adopted budget for fiscal year 2024 projects a General Fund fund balance decrease of \$181,828.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government- wide Statement of Net Position
ASSETS						
Cash and cash equivalent investments:						
Cash	\$ 417,890	\$ -	\$ -	\$ 417,890	\$ -	\$ 417,890
Cash equivalent investments	17,477,288	1,121,021	4,662,029	23,260,338	-	23,260,338
Receivables:						
Service accounts, net of \$27,500 provision for uncollectible accounts	853,514	-	-	853,514	-	853,514
Taxes, no provision for uncollectible accounts	48,624	38,913	-	87,537	-	87,537
Interfund receivables	-	45,054	40,375	85,429	(85,429)	-
Other	430,486	-	-	430,486	-	430,486
Prepaid items	3,170	-	-	3,170	13,057	16,227
Inventory, at cost	927,185	-	-	927,185	-	927,185
Capital assets, net of accumulated depreciation:						
Land and easements	-	-	-	-	833,376	833,376
Equipment	-	-	-	-	6,405	6,405
Common and recreation areas	-	-	-	-	7,757,766	7,757,766
Water, wastewater and drainage facilities	-	-	-	-	28,470,219	28,470,219
TOTAL ASSETS	20,158,157	1,204,988	4,702,404	26,065,549	36,995,394	63,060,943
DEFERRED OUTFLOWS OF RESOURCES						
Deferred charges on refundings	-	-	-	-	279,423	279,423
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 20,158,157	\$ 1,204,988	\$ 4,702,404	\$ 26,065,549	37,274,817	63,340,366
LIABILITIES						
Accounts payable	\$ 1,539,099	\$ 86,618	\$ -	\$ 1,625,717	-	1,625,717
Retainage payable	53,066	-	-	53,066	-	53,066
Refundable deposits	782,515	-	-	782,515	-	782,515
Fiscal security deposits	109,211	-	-	109,211	-	109,211
Interfund payables	85,429	-	-	85,429	(85,429)	-
Accrued interest payable	-	-	-	-	47,326	47,326
Bonds payable:						
Due within one year	-	-	-	-	1,850,000	1,850,000
Due after one year	-	-	-	-	19,956,154	19,956,154
TOTAL LIABILITIES	2,569,320	86,618	-	2,655,938	21,768,051	24,423,989
DEFERRED INFLOWS OF RESOURCES						
Property taxes	48,624	38,913	-	87,537	(87,537)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	48,624	38,913	-	87,537	(87,537)	-
FUND BALANCES / NET POSITION						
Fund balances:						
Nonspendable for:						
Prepaid items	3,170	-	-	3,170	(3,170)	-
Inventory	927,185	-	-	927,185	(927,185)	-
Restricted for:						
Debt service	-	1,079,457	-	1,079,457	(1,079,457)	-
Capital projects	-	-	4,702,404	4,702,404	(4,702,404)	-
Assigned for 2024 budget deficit	181,828	-	-	181,828	(181,828)	-
Unassigned	16,428,030	-	-	16,428,030	(16,428,030)	-
TOTAL FUND BALANCES	17,540,213	1,079,457	4,702,404	23,322,074	(23,322,074)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 20,158,157	\$ 1,204,988	\$ 4,702,404	\$ 26,065,549		
Net position:						
Net investment in capital assets					\$ 20,243,439	\$ 20,243,439
Restricted for debt service					1,071,044	1,071,044
Unrestricted					17,601,894	17,601,894
TOTAL NET POSITION					\$ 38,916,377	\$ 38,916,377

The accompanying notes are an integral part of this statement.

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NORTHTOWN MUNICIPAL UTILITY DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
SEPTEMBER 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Activities
REVENUES:						
Property taxes, including penalties and interest	\$ 4,131,519	\$ 2,521,367	\$ -	\$ 6,652,886	\$ (416)	\$ 6,652,470
Service revenues, including penalties	4,430,990	-	-	4,430,990	-	4,430,990
Park fees	420,000	-	-	420,000	-	420,000
System connection/inspection fees	86,680	-	-	86,680	-	86,680
Interest	776,962	138,029	206,497	1,121,488	-	1,121,488
Other	26,165	-	-	26,165	-	26,165
TOTAL REVENUES	9,872,316	2,659,396	206,497	12,738,209	(416)	12,737,793
EXPENDITURES / EXPENSES:						
Current:						
Water/wastewater purchases	2,091,075	-	-	2,091,075	-	2,091,075
Garbage collection fees	908,485	-	-	908,485	-	908,485
Park maintenance	722,477	-	-	722,477	-	722,477
General manager fees	400,436	-	-	400,436	-	400,436
Repairs and maintenance	286,172	-	-	286,172	-	286,172
Inspection/connection fees	29,775	-	-	29,775	-	29,775
Utilities	30,696	-	-	30,696	-	30,696
Chemicals	58,694	-	-	58,694	-	58,694
Office expenditures	492,877	-	-	492,877	-	492,877
Security services	74,053	-	-	74,053	-	74,053
Director fees, including payroll taxes	6,748	-	-	6,748	-	6,748
Legal fees	128,401	-	-	128,401	-	128,401
Engineering fees	46,561	-	-	46,561	-	46,561
Accounting fees	71,875	-	-	71,875	-	71,875
Audit fees	17,500	-	-	17,500	-	17,500
Insurance	37,898	-	-	37,898	-	37,898
Tax appraisal/collection	22,480	13,722	-	36,202	-	36,202
Financial advisor fees	1,434	1,126	-	2,560	-	2,560
Other consulting fees	8,315	-	-	8,315	-	8,315
Other	136,088	-	-	136,088	-	136,088
Debt service:						
Bond principal	-	1,770,000	-	1,770,000	(1,770,000)	-
Bond interest	-	649,425	-	649,425	(124,238)	525,187
Fiscal agent fees	-	2,000	-	2,000	-	2,000
Capital outlay	201,471	-	-	201,471	(201,471)	-
Depreciation	-	-	-	-	1,195,333	1,195,333
TOTAL EXPENDITURES / EXPENSES	5,773,511	2,436,273	-	8,209,784	(900,376)	7,309,408
Change in fund balances / net position	4,098,805	223,123	206,497	4,528,425	899,960	5,428,385
FUND BALANCES / NET POSITION:						
Beginning of the year	13,441,408	856,334	4,495,907	18,793,649	14,694,343	33,487,992
End of the year	<u>\$ 17,540,213</u>	<u>\$ 1,079,457</u>	<u>\$ 4,702,404</u>	<u>\$ 23,322,074</u>	<u>\$ 15,594,303</u>	<u>\$ 38,916,377</u>

The accompanying notes are an integral part of this statement.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Basis of Presentation - Government-wide and Fund Financial Statements (continued) -

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

The financial statements are prepared in conformity with GASB Statement No. 34, and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. GASB Statement No. 34 also requires as supplementary information Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition, a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-wide Statements:**

The District's statement of net position includes both non-current assets and non-current liabilities of the District, which were previously recorded in the General Fixed Assets Account Group and the General Long-Term Debt Account Group. In addition, the government-wide statement of activities column reflects depreciation expense on the District's capital assets, including infrastructure.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

- **Fund Financial Statements:**

Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures of either fund category) for the determination of major funds. All of the District's funds are reported as major funds.

Governmental Fund Types - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets, liabilities, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund** - The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

- **Debt Service Fund** - The Debt Service Fund is used to account for resources restricted, committed or assigned for the payment of, debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources restricted, committed or assigned for the acquisition or construction of major capital facilities.

Non-current Governmental Assets and Liabilities - GASB Statement No. 34 eliminates the presentation of Account Groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

Basis of Accounting

Government-wide Statements - The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Fund Financial Statements - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using the current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the fund balances. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e. both measurable and available).

"Measurable" means that the amount of the transaction can be determined and "available" means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the unmatured principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with generally accepted accounting principles.

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. All other revenues of the District are recorded on the accrual basis in all funds.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

The District may report unearned revenue on its balance sheet. Unearned revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the liability for unearned revenue is removed from the balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - An unappropriated budget was adopted on September 27, 2022, for the General Fund on a basis consistent with generally accepted accounting principles. The District's Board utilizes the budget as a management tool for planning and cost control purposes. The budget was not amended during the fiscal year. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Pensions - The District has four full-time employees. Payments are made into the social security system for them. The Internal Revenue Service has determined that the District's directors are considered to be "employees" for federal payroll tax purposes only. A separate pension plan has not been established for the directors.

Cash and Cash Equivalent Investments - Cash and cash equivalent investments include cash on deposit as well as investments with maturities of three months or less. The investments, consisting of an external local governmental investment pool and obligations in the State Comptroller's Investment Pool, are recorded at amortized cost.

Accounts Receivable - The District provides for uncollectible service accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management's evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance. The District had an allowance for uncollectible accounts of \$27,500 at September 30, 2023.

Inventory - Inventory, consisting of electronic meters, is valued at cost under the first-in, first-out method. Inventory is accounted for using the consumption method, and expenditures are recorded when meters are installed.

Capital Assets - Capital assets, which include land and easements, equipment, common and recreation areas, and water, wastewater and drainage facilities, are reported in the government-wide column in the Statement of Net Position. Public domain ("infrastructure") capital assets, including water, wastewater and drainage systems, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received. Interest incurred during construction of capital facilities is not capitalized.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Common and Recreation Areas	5 - 30
Equipment	5
Water, Wastewater and Drainage Facilities	50

Interfund Transactions - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Long-Term Debt - Unlimited tax and revenue bonds, which have been issued to fund capital projects, are to be repaid from tax revenues of the District.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures in both the fund and the government-wide financial statements.

Fund Balances - Fund balances in governmental funds are classified using the following hierarchy:

- **Nonspendable:** amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District has \$930,355 in nonspendable fund balance related to inventory and prepaid expenditures.
- **Restricted:** amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.
- **Committed:** amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.
- **Assigned:** amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has \$181,828 in assigned fund balance pertaining to the fiscal year 2024 budgeted deficit.
- **Unassigned:** all other spendable amounts in the General Fund.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund Balances - Total Governmental Funds		\$ 23,322,074
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds:		
Land and easements	\$ 833,376	
Capital assets	53,831,925	
Less: Accumulated depreciation	<u>(17,597,535)</u>	37,067,766
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred inflows of resources for tax revenues earned but not available.		87,537
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable	(20,880,000)	
Issuance premium	(926,154)	
Bond insurance	13,057	
Deferred charges on refundings, net	279,423	
Accrued interest	<u>(47,326)</u>	<u>(21,561,000)</u>
Net Position - Governmental Activities		<u><u>\$ 38,916,377</u></u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS (continued) –

Adjustments to convert the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Changes in Fund Balances - Governmental Funds	\$	4,528,425
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital expenditures in period purchased	\$	201,471
Interest expenditures in year paid		5,240
Bond principal in year paid		1,770,000
Tax revenue when collected		(416)
		1,976,295
Governmental funds do not report:		
Depreciation		(1,195,333)
Amortization		118,998
		118,998
Change in Net Position - Governmental Activities	\$	5,428,385

3. CASH AND CASH EQUIVALENT INVESTMENTS

The investment policies of the District are governed by State statute and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's investment policy, which complies with the Public Funds Investment Act, include: depositories must be Federal Deposit Insurance Corporation ("FDIC") insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; and securities collateralizing time deposits are held by independent third party trustees.

Cash - At September 30, 2023, the carrying amount of the District's deposits was \$417,890 and the bank balance was \$1,072,688. Of the bank balance, \$290,118 was covered by federal depository insurance, and the remaining balance was covered by other pledged collateral.

Investments -

Interest rate risk. In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

3. CASH AND CASH EQUIVALENT INVESTMENTS (continued) –

Credit risk. The District’s investment policy requires the application of the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District’s investment policy requires that District funds be invested in:

- Obligations of the United States government and/or its agencies and instrumentalities;
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share;
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency;
- Securities issued by a state or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; or
- Public funds investment pools rated AAA or AAAM by a nationally recognized rating agency.

At September 30, 2023, the District held the following investments:

Investment	Fair Value at 9/30/2023	Governmental Fund			Investment Rating	
		General	Debt Service	Capital Projects	Rating	Rating Agency
TexPool	\$ 7,043,155	\$ 2,215,086	\$ 168,661	\$ 4,659,408	AAAm	Standard & Poors
LOGIC	16,217,183	15,262,202	952,360	2,621	AAAm	Standard & Poors
	<u>\$ 23,260,338</u>	<u>\$ 17,477,288</u>	<u>\$ 1,121,021</u>	<u>\$ 4,662,029</u>		

(1) Restricted for payment of debt service and cost of assessing and collecting taxes.

(2) Restricted for purchase of capital assets.

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

3. CASH AND CASH EQUIVALENT INVESTMENTS (continued) –

The District also invests in Local Government Investment Cooperative (“LOGIC”), a public funds investment pool created pursuant to the Interlocal Cooperation Act of the State of Texas. The District has delegated the authority to hold legal title to LOGIC as custodian and to make investment purchases with the District’s funds. LOGIC is a member-owned, member-governed public funds investment pool. The Board of Trustees, who have governance responsibilities, is comprised of participants in LOGIC and members of the Texas Association of School Business Officials (“TASBO”). LOGIC measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in LOGIC at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from LOGIC.

Concentration of credit risk. In accordance with the District’s investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2023, the District did not own any investments in individual securities.

Custodial credit risk-deposits. Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The government’s investment policy requires that the District’s deposits be fully insured by FDIC insurance or collateralized with obligations of the United States or its agencies and instrumentalities. As of September 30, 2023, the District’s bank deposits were covered by FDIC coverage and pledged collateral.

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Travis Central Appraisal District establishes appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Travis County Tax Assessor Collector bills and collects the District’s property taxes. The Board of Directors set current tax rates on September 27, 2022.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2022 tax roll. The tax rate, based on total taxable assessed valuation of \$1,169,053,149, was \$0.5725 on each \$100 valuation and was allocated \$0.3555 to the General Fund and \$0.2170 to the Debt Service Fund. The maximum allowable maintenance tax rate of \$1.50 was established by the voters on April 5, 1986.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

4. PROPERTY TAXES (continued) –

Property taxes receivable at September 30, 2023, consisted of the following:

	General	Debt		
	Fund	Service	Fund	Total
Current year levy	\$ 19,390	\$ 11,836	\$	\$ 31,226
Prior years' levies	29,234	27,077		56,311
	<u>\$ 48,624</u>	<u>\$ 38,913</u>	<u>\$</u>	<u>\$ 87,537</u>

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

5. INTERFUND ACCOUNTS

A summary of interfund accounts, which resulted from the time lag between dates that payments are made between funds, is as follows at September 30, 2023:

	Interfund	
	Receivable	Payable
General Fund:		
Debt Service Fund	\$ -	\$ 45,054
Capital Projects Fund	-	40,375
Debt Service Fund -		
General Fund	45,054	-
Capital Projects Fund -		
General Fund	40,375	-
	<u>\$ 85,429</u>	<u>\$ 85,429</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

6. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 10/1/2022	Additions	Deletions	Balance 9/30/2023
Capital assets not being depreciated:				
Land and Easements	\$ 833,376	\$ -	\$ -	\$ 833,376
Construction in progress	5,870,819	201,471	(6,072,290)	-
Total capital assets not being depreciated	<u>6,704,195</u>	<u>201,471</u>	<u>(6,072,290)</u>	<u>833,376</u>
Capital assets being depreciated:				
Water, Wastewater and Drainage Facilities	41,326,700	121,869	-	41,448,569
Common and Recreation areas	6,373,015	5,950,421	-	12,323,436
Equipment	59,920	-	-	59,920
Total capital assets being depreciated	<u>47,759,635</u>	<u>6,072,290</u>	<u>-</u>	<u>53,831,925</u>
Less accumulated depreciation for:				
Water, Wastewater and Drainage Facilities	(12,113,885)	(864,465)	-	(12,978,350)
Common and Recreation areas	(4,238,296)	(327,374)	-	(4,565,670)
Equipment	(50,021)	(3,494)	-	(53,515)
Total accumulated depreciation	<u>(16,402,202)</u>	<u>(1,195,333)</u>	<u>-</u>	<u>(17,597,535)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>31,357,433</u>	<u>4,876,957</u>	<u>-</u>	<u>36,234,390</u>
Total capital assets, net	<u>\$ 38,061,628</u>	<u>\$ 5,078,428</u>	<u>\$ (6,072,290)</u>	<u>\$ 37,067,766</u>

7. BONDED DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2023:

	Unlimited Tax and Revenue Bonds
Bonds payable at October 1, 2022	\$ 22,650,000
Bonds retired	(1,770,000)
Bond premium, net of accumulated amortization	926,154
Bonds payable at September 30, 2023	<u>\$ 21,806,154</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

7. BONDED DEBT (continued) –

Bonds payable at September 30, 2023, were comprised of the following individual issues:

Unlimited Tax and Revenue Bonds:

\$9,550,000 – 2020 Unlimited Tax and Revenue Bonds payable serially through the year 2033 at interest rates which range from 1.00% to 2.00%. Bonds maturing September 1, 2027 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2026 or on any date thereafter. Bonds maturing September 1, 2031 are term bonds and are subject to mandatory sinking fund redemption.

Unlimited Tax and Revenue Refunding Bonds:

\$3,770,000 – 2015 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2031 at an interest rate of 4.00%. Bonds maturing September 1, 2022 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2021 or on any date thereafter.

\$1,215,000 – 2017 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2026 at an interest rate of 4.00%.

\$4,680,000 – 2019 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2031 at interest rates which range from 3.00% to 4.00%. Bonds maturing September 1, 2028 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2027 or on any date thereafter.

\$1,665,000 – 2021 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2028 at an interest rate of 4.00%.

The annual requirements to amortize all bonded debt at September 30, 2023, including interest, are as follows:

Year Ended September 30,	Annual Requirements for All Series		
	Principal	Interest	Total
2024	\$ 1,850,000	\$ 594,025	\$ 2,444,025
2025	1,885,000	528,575	2,413,575
2026	1,995,000	456,175	2,451,175
2027	2,060,000	384,875	2,444,875
2028	2,130,000	321,975	2,451,975
2029-2033	10,960,000	740,925	11,700,925
	\$ 20,880,000	\$ 3,026,550	\$ 23,906,550

Unlimited tax bonds authorized but not issued as of September 30, 2023, were \$25,213,000.

\$1,079,457 is available in the Debt Service Fund to service the bonded debt.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

7. BONDED DEBT (continued) –

The existing outstanding bonds of the District are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

8. CAPITAL RECOVERY FEES

Capital recovery fees, as assessed by the City of Austin (the “City”), are collected on tap connections for each water and wastewater connection within the District as required under the District’s consent agreement with the City. Collected fees are subsequently submitted to the City. The District collected \$410,400 and remitted to the City \$403,200 in capital recovery fees during the year ending September 30, 2023. At September 30, 2023, the District owes \$7,200 of capital recovery fees to the City.

9. COMMITMENTS AND CONTINGENCIES

The developer of the land within the District has incurred costs related to construction of facilities. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Texas Commission on Environmental Quality (the “Commission”). The District, as of September 30, 2023, has recorded no liability pertaining to such costs.

10. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from commercial insurance companies and the Texas Municipal League Intergovernmental Risk Pool (“TML Pool”) to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established claims reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2023**

11. LEASE OBLIGATION

The District leased space in an office building at 1421 Wells Branch Parkway, Austin, TX. The District's lease was amended on July 1, 2019 and terminated on June 30, 2023. During the fiscal year ended September 30, 2023, the District paid office lease expenses of \$47,422.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
SEPTEMBER 30, 2023**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
REVENUES:			
Property taxes, including penalties and interest	\$ 4,131,519	\$ 3,991,615	\$ 139,904
Service revenues, including penalties	4,430,990	4,269,416	161,574
Park fees	420,000	30,000	390,000
System connection/inspection fees	86,680	150,000	(63,320)
Interest	776,962	120,300	656,662
Other	26,165	30,000	(3,835)
TOTAL REVENUES	<u>9,872,316</u>	<u>8,591,331</u>	<u>1,280,985</u>
EXPENDITURES:			
Current:			
Water/wastewater purchases	2,091,075	3,145,533	1,054,458
Garbage collection fees	908,485	922,374	13,889
Park maintenance	722,477	1,016,290	293,813
General manager fees	400,436	406,058	5,622
Repairs and maintenance	286,172	630,000	343,828
Inspection/connection fees	29,775	30,000	225
Utilities	30,696	38,000	7,304
Chemicals	58,694	80,000	21,306
Office expenditures	492,877	599,081	106,204
Security services	74,053	151,063	77,010
Director fees, including payroll taxes	6,748	23,270	16,522
Legal fees	128,401	131,000	2,599
Engineering fees	46,561	101,800	55,239
Accounting fees	71,875	73,000	1,125
Audit fees	17,500	17,000	(500)
Insurance	37,898	40,000	2,102
Tax appraisal/collection	22,480	22,000	(480)
Financial advisor fees	1,434	1,500	66
Other consulting fees	8,315	52,000	43,685
Other	136,088	162,850	26,762
Capital outlay	201,471	515,000	313,529
TOTAL EXPENDITURES	<u>5,773,511</u>	<u>8,157,819</u>	<u>2,384,308</u>
CHANGE IN FUND BALANCE	4,098,805	<u>\$ 433,512</u>	<u>\$ 3,665,293</u>
FUND BALANCE:			
Beginning of the year	<u>13,441,408</u>		
End of the year	<u>\$ 17,540,213</u>		

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2023**

1. Services Provided by the District during the Fiscal Year:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Retail Water | <input type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input checked="" type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input checked="" type="checkbox"/> Irrigation |
| <input checked="" type="checkbox"/> Parks/Recreation | <input type="checkbox"/> Fire Protection | <input checked="" type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input type="checkbox"/> Other (specify): _____ | | |

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	\$ 37.00 ⁽¹⁾	-	N	\$ 5.08	1 to 7,000
				\$ 5.91	7,001 to 12,000
				\$ 6.69	12,001 to 17,000
				\$ 7.59	17,001 +
WASTEWATER:	\$ -	-	N	\$ 6.89	Per 1,000
SURCHARGE:	\$ -	-	-	\$ -	

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage: Water \$ 90.29 ⁽¹⁾ Wastewater \$ 68.90

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC's
Unmetered	-	-	1.0	-
≤ 3/4"	3,119	3,091	1.0	3,091
1"	6	6	2.5	15
1 1/2"	25	25	5.0	125
2"	13	13	8.0	104
3"	3	3	15.0	45
4"	1	1	25.0	25
6"	3	3	50.0	150
8"	2	2	80.0	160
10"	-	-	115.0	-
Total Water	3,172	3,144		3,715
Total Wastewater	3,141	3,141	1.0	3,141

⁽¹⁾ Includes once a week solid waste service and recycling service.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2023**

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: 309,155,000

Gallons billed to customers: 294,149,000

Water Accountability Ratio (Gallons billed / Gallons Pumped) 95.1%

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District assess standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: Travis County

Is the District located entirely within one county? Yes No

Is the District located within a city? Entirely Partly Not at all

City(ies) in which district is located: N/A

Is the District located within a city's extra territorial jurisdiction (ETJ)?

Entirely Partly Not at all

ETJ's in which district is located: City of Austin

Are Board members appointed by an office outside the district?

Yes No

If Yes, by whom? _____

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2023**

Personnel Expenditures (including benefits)	\$	391,191
Professional Fees:		
Audit		17,500
Legal		128,401
Engineering		46,561
Financial Advisor		1,434
Purchased Services For Resale -		
Bulk Water and Wastewater Purchases		2,091,075
Contracted Services:		
General Manager		400,436
Bookkeeping		71,875
Appraisal District/Tax Collector		22,480
Security Services		74,053
Other Contracted Services		38,090
Utilities		30,696
Repairs and Maintenance		286,172
Chemicals		58,694
Administrative Expenditures:		
Directors' Fees		6,748
Office Supplies		27,009
Insurance		37,898
Other Administrative Expenditures		210,765
Capital Outlay:		
Capitalized Assets		201,471
Expenditures not Capitalized		-
Bad Debt		-
Solid Waste Disposal		908,485
Parks and Recreation		722,477
Other Expenditures		-
TOTAL EXPENDITURES	\$	<u>5,773,511</u>

Number of persons employed by the District:

Full-Time

Part-Time

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2023**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund:					
Investment in LOGIC	XXX8001	Varies	N/A	\$ 15,212,789	\$ -
Investment in LOGIC	XXX8002	Varies	N/A	49,413	-
State Investment Pool	XXX0001	Varies	N/A	2,101,079	-
State Investment Pool	XXX0003	Varies	N/A	4,796	-
State Investment Pool	XXX0004	Varies	N/A	109,211	-
Total				<u>17,477,288</u>	-
Debt Service Fund:					
Investment in LOGIC	XXX8005	Varies	N/A	15,514	-
Investment in LOGIC	XXX8006	Varies	N/A	936,846	-
State Investment Pool	XXX0006	Varies	N/A	168,661	-
Total				<u>1,121,021</u>	-
Capital Projects Fund:					
Investment in LOGIC	XXX8015	Varies	N/A	2,621	-
State Investment Pool	XXX0007	Varies	N/A	4,659,408	-
Total				<u>4,662,029</u>	-
Total - All Funds				<u>\$ 23,260,338</u>	<u>\$ -</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2023**

	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>		
Taxes Receivable, Beginning of Year	\$ 47,461	\$ 40,492		
2022 Original Tax Levy, less abatements/adjustments	4,158,415	2,538,329		
Prior year adjustments	<u>(38,247)</u>	<u>(26,864)</u>		
Total to be accounted for	<u>4,167,629</u>	<u>2,551,957</u>		
Tax collections:				
Current year	4,139,025	2,526,493		
Prior years	<u>(20,020)</u>	<u>(13,449)</u>		
Total collections	<u>4,119,005</u>	<u>2,513,044</u>		
Taxes Receivable, End of Year	<u>\$ 48,624</u>	<u>\$ 38,913</u>		
Taxes Receivable, By Years				
2021 and prior	\$ 29,234	\$ 27,077		
2022	<u>19,390</u>	<u>11,836</u>		
Taxes Receivable, End of Year	<u>\$ 48,624</u>	<u>\$ 38,913</u>		
Property Valuations:	<u>2022</u> (a)	<u>2021</u> (a)	<u>2020</u> (a)	<u>2019</u> (a)
Land and improvements	<u>\$ 1,169,053,149</u>	<u>\$ 917,746,490</u>	<u>\$ 824,521,966</u>	<u>\$ 800,770,655</u>
Total Property Valuations	<u>\$ 1,169,053,149</u>	<u>\$ 917,746,490</u>	<u>\$ 824,521,966</u>	<u>\$ 800,770,655</u>
Tax Rates per \$100 Valuation:				
Debt Service tax rates	\$ 0.2170	\$ 0.2650	\$ 0.2475	\$ 0.2610
Maintenance tax rates	<u>0.3555</u>	<u>0.3500</u>	<u>0.3775</u>	<u>0.3640</u>
Total Tax Rates per \$100 Valuation:	<u>\$ 0.5725</u>	<u>\$ 0.6150</u>	<u>\$ 0.6250</u>	<u>\$ 0.6250</u>
Adjusted Tax Levy	<u>\$ 6,696,744</u>	<u>\$ 5,675,290</u>	<u>\$ 5,174,992</u>	<u>\$ 5,004,747</u>
Percent of Taxes Collected to Taxes Levied *	<u>99.5%</u>	<u>99.8%</u>	<u>99.9%</u>	<u>99.9%</u>
Maximum Maintenance Tax Rate Approved by Voters:	<u>\$ 1.50 on 4/5/1986</u>			

*Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2023

DUE DURING FISCAL YEARS ENDING 9/30	UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2015			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2017			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2019		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2024	\$ 390,000	\$ 150,800	\$ 540,800	\$ 475,000	\$ 48,600	\$ 523,600	\$ 505,000	\$ 157,150
2025	415,000	135,200	550,200	500,000	29,600	529,600	515,000	142,000	657,000
2026	440,000	118,600	558,600	240,000	9,600	249,600	560,000	121,400	681,400
2027	460,000	101,000	561,000	-	-	-	600,000	99,000	699,000
2028	480,000	82,600	562,600	-	-	-	625,000	75,000	700,000
2029	505,000	63,400	568,400	-	-	-	735,000	56,250	791,250
2030	525,000	43,200	568,200	-	-	-	780,000	34,200	814,200
2031	555,000	22,200	577,200	-	-	-	360,000	10,800	370,800
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
	<u>\$ 3,770,000</u>	<u>\$ 717,000</u>	<u>\$ 4,487,000</u>	<u>\$ 1,215,000</u>	<u>\$ 87,800</u>	<u>\$ 1,302,800</u>	<u>\$ 4,680,000</u>	<u>\$ 695,800</u>	<u>\$ 5,375,800</u>

(continued)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2023

DUE DURING FISCAL YEARS ENDING 9/30	UNLIMITED TAX AND REVENUE BONDS SERIES 2020			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2021			ANNUAL REQUIREMENTS FOR ALL SERIES		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2024	\$ 175,000	\$ 170,875	\$ 345,875	\$ 305,000	\$ 66,600	\$ 371,600	\$ 1,850,000	\$ 594,025
2025	150,000	167,375	317,375	305,000	54,400	359,400	1,885,000	528,575	2,413,575
2026	425,000	164,375	589,375	330,000	42,200	372,200	1,995,000	456,175	2,451,175
2027	650,000	155,875	805,875	350,000	29,000	379,000	2,060,000	384,875	2,444,875
2028	650,000	149,375	799,375	375,000	15,000	390,000	2,130,000	321,975	2,451,975
2029	950,000	142,875	1,092,875	-	-	-	2,190,000	262,525	2,452,525
2030	975,000	131,000	1,106,000	-	-	-	2,280,000	208,400	2,488,400
2031	1,400,000	111,500	1,511,500	-	-	-	2,315,000	144,500	2,459,500
2032	2,075,000	83,500	2,158,500	-	-	-	2,075,000	83,500	2,158,500
2033	2,100,000	42,000	2,142,000	-	-	-	2,100,000	42,000	2,142,000
	<u>\$ 9,550,000</u>	<u>\$ 1,318,750</u>	<u>\$ 10,868,750</u>	<u>\$ 1,665,000</u>	<u>\$ 207,200</u>	<u>\$ 1,872,200</u>	<u>\$ 20,880,000</u>	<u>\$ 3,026,550</u>	<u>\$ 23,906,550</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2023**

	<u>Series 2015</u>	<u>Series 2017</u>	<u>Series 2019</u>	<u>Series 2020</u>	<u>Series 2021</u>	<u>Total</u>
Interest Rate	4.00%	4.00%	3.00 - 4.00%	1.00 - 2.00%	4.00%	
Dates Interest Payable	3/1, 9/1	3/1, 9/1	3/1, 9/1	3/1, 9/1	3/1, 9/1	
Maturity Dates	9/1/2031	9/1/2026	9/1/2031	9/1/2033	9/1/2028	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 4,135,000	\$ 1,675,000	\$ 4,900,000	\$ 9,750,000	\$ 2,190,000	\$ 22,650,000
Bonds Sold During the Current Fiscal Year	-	-	-	-	-	-
Retirements During the Current Fiscal Year:						
Principal	(365,000)	(460,000)	(220,000)	(200,000)	(525,000)	(1,770,000)
Refunded	-	-	-	-	-	-
Bonds Outstanding at End of Current Fiscal Year	<u>\$ 3,770,000</u>	<u>\$ 1,215,000</u>	<u>\$ 4,680,000</u>	<u>\$ 9,550,000</u>	<u>\$ 1,665,000</u>	<u>\$ 20,880,000</u>
Interest Paid During the Current Fiscal Year	<u>\$ 165,400</u>	<u>\$ 57,800</u>	<u>\$ 163,750</u>	<u>\$ 174,875</u>	<u>\$ 87,600</u>	<u>\$ 649,425</u>
Paying Agent's Name and Address:	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	
Bond Authority:	<u>Tax Bonds *</u>	<u>Refunding Bonds</u>				
Amount Authorized by Voters	\$ 69,443,000	\$ -				
Amount Issued	<u>(44,230,000)</u>	<u>32,550,000</u>				
Remaining To Be Issued	<u>\$ 25,213,000</u>	<u>\$ -</u>				

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

Debt Service Fund Cash and Temporary Investments balances as of September 30, 2023: \$ 1,121,021

Average Annual Debt Service Payment (Principal and Interest) for the remaining term of all debt: \$ 2,390,655

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES -
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2023

	AMOUNTS					PERCENT OF FUND TOTAL REVENUES				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
GENERAL FUND										
REVENUES:										
Water, wastewater and garbage service, including penalties	\$ 4,430,990	\$ 4,259,593	\$ 3,993,909	\$ 3,937,324	\$ 3,727,494	44.9 %	54.0 %	50.8 %	54.8 %	54.1 %
Property taxes, including penalties and interest	4,131,519	3,213,509	3,131,903	2,905,379	2,763,766	41.8	40.7	39.8	40.5	40.2
Park fees	420,000	-	294,300	-	4,500	4.2	-	3.7	-	0.1
Interest	776,962	109,624	12,885	149,922	295,219	7.9	1.4	0.2	2.1	4.3
System connection/inspection fees	86,680	311,630	132,236	127,000	32,775	0.9	3.9	1.7	1.8	0.5
Operating transfer in	-	-	230,972	-	-	-	-	2.9	-	-
Miscellaneous	26,165	3,553	74,309	60,784	58,484	0.3	-	0.9	0.8	0.8
Total revenues	9,872,316	7,897,909	7,870,514	7,180,409	6,882,238	100.0	100.0	100.0	100.0	100.0
EXPENDITURES:										
Current:										
Water, wastewater and garbage	2,999,560	2,985,343	2,923,390	2,784,536	2,345,589	30.4	37.8	37.1	38.8	34.1
Park maintenance	722,477	638,448	656,980	564,631	638,972	7.3	8.1	8.4	7.9	9.3
General manager services	400,436	371,367	373,101	353,648	344,401	4.1	4.7	4.7	4.9	5.0
Legal fees	128,401	125,158	126,616	115,078	128,916	1.3	1.6	1.6	1.6	1.9
Repairs and maintenance	286,172	354,901	299,101	310,021	585,838	2.9	4.5	3.8	4.3	8.5
Inspection fees/meter purchases	29,775	250	25,175	13,098	750	0.3	-	0.3	0.2	-
Engineering fees	46,561	116,843	105,599	30,387	158,933	0.5	1.5	1.3	0.4	2.3
Security services	74,053	109,289	120,132	98,514	128,494	0.7	1.4	1.5	1.4	1.9
Utilities	30,696	25,382	24,441	23,598	21,656	0.3	0.3	0.3	0.3	0.3
Auditing fees	17,500	16,750	16,250	16,000	15,750	0.2	0.2	0.2	0.2	0.2
Accounting fees	71,875	67,000	66,750	66,750	66,750	0.7	0.8	0.9	0.9	1.0
Directors' fees	6,748	8,558	14,694	15,663	17,278	0.1	0.1	0.2	0.2	0.3
Chemicals	58,694	70,438	55,214	63,156	72,968	0.6	0.9	0.7	0.9	1.1
Office expenditures	492,877	425,322	446,602	385,903	368,549	5.0	5.4	5.7	5.4	5.3
Tax appraisal/collection fees	22,480	17,435	16,211	16,439	15,284	0.2	0.2	0.2	0.2	0.2
Insurance	37,898	22,671	22,558	19,378	18,201	0.4	0.3	0.3	0.3	0.3
Other	137,522	123,425	106,232	99,677	106,113	1.4	1.6	1.4	1.4	1.5
Contracted services	8,315	21,682	8,304	44,397	21,192	0.1	0.3	0.1	0.6	0.3
Capital outlay	201,471	2,657,250	2,907,875	435,680	409,892	2.0	33.6	37.0	6.1	5.9
Total expenditures	5,773,511	8,157,512	8,315,225	5,456,554	5,465,526	58.5	103.3	105.7	76.0	79.4
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ 4,098,805	\$ (259,603)	\$ (444,711)	\$ 1,723,855	\$ 1,416,712	41.5 %	(3.3) %	(5.7) %	24.0 %	20.6 %

(continued)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES -
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS (continued)
SEPTEMBER 30, 2023

	AMOUNTS					PERCENT OF FUND TOTAL REVENUES				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
DEBT SERVICE FUND										
REVENUES:										
Property taxes, including penalties and interest	\$ 2,521,367	\$ 2,433,805	\$ 2,054,202	\$ 2,083,580	\$ 2,109,647	94.8 %	99.3 %	79.8 %	89.2 %	97.3 %
Net bond activity	-	-	517,369	223,888	-	-	-	20.1	9.6	-
Interest	138,029	17,982	1,963	28,084	59,164	5.2	0.7	0.1	1.2	2.7
Total revenues	<u>2,659,396</u>	<u>2,451,787</u>	<u>2,573,534</u>	<u>2,335,552</u>	<u>2,168,811</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
EXPENDITURES:										
Tax appraisal/collection fees	13,722	13,200	10,628	11,787	11,665	0.5	0.5	0.4	0.5	0.5
Principal payments	1,770,000	1,665,000	1,620,000	1,650,000	1,425,000	66.6	68.0	63.0	70.7	65.7
Interest payments	649,425	701,075	678,362	563,302	800,212	24.4	28.6	26.4	24.1	36.9
Fiscal agent fees and other	3,126	5,745	3,596	4,443	4,443	0.1	0.2	0.1	0.2	0.2
Bond refunding expenditures	-	-	141,338	224,667	-	-	-	5.5	9.6	-
Total expenditures	<u>2,436,273</u>	<u>2,385,020</u>	<u>2,453,924</u>	<u>2,454,199</u>	<u>2,241,320</u>	<u>91.6</u>	<u>97.3</u>	<u>95.4</u>	<u>105.1</u>	<u>103.3</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 223,123</u>	<u>\$ 66,767</u>	<u>\$ 119,610</u>	<u>\$ (118,647)</u>	<u>\$ (72,509)</u>	<u>8.4 %</u>	<u>2.7 %</u>	<u>4.6 %</u>	<u>(5.1) %</u>	<u>(3.3) %</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>3,144</u>	<u>3,187</u>	<u>3,143</u>	<u>3,106</u>	<u>3,005</u>					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>3,141</u>	<u>3,090</u>	<u>3,085</u>	<u>3,071</u>	<u>2,988</u>					

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2023**

Complete District Mailing Address:	c/o Armbrust & Brown, PLLC 100 Congress Ave. Suite 1300, Austin TX 78701
District Business Telephone Number:	(512) 435-2300
Submission Date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	May 26, 2023
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	\$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid * 9/30/2023	Expense Reimbursements 9/30/2023	Title at Year End
<i>Board Members:</i>				
BRENDA RICHTER	(Elected) 11/08/2022 - 11/03/2026	\$ -	\$ -	President
ROBIN CAMPBELL	(Elected) 11/03/2020 - 11/05/2024	\$ 671	\$ -	Vice-President
CHRISTOPHER CAPERS	(Elected) 11/08/2022 - 11/03/2026	\$ 2,613	\$ 1,511	Secretary
FELIX T. AMARO, JR.	(Elected) 11/03/2020 - 11/05/2024	\$ 2,984	\$ -	Treasurer
R. LEE HILL	(Elected) 11/08/2022 - 11/03/2026	\$ -	\$ 1,741	Assistant Secretary

* Fees of Office are the amounts actually paid to a director during the District's fiscal year.

<i>Consultants:</i>				
Crossroads Utility Service	2010	\$ 659,658	\$ -	District Manager
Armbrust & Brown, PLLC	1997	\$ 135,313	\$ -	Attorney
Bott & Douthitt, PLLC	2009	\$ 71,375	\$ 964	District Accountant
McCall Gibson Swedlund Barfoot PLLC	2011	\$ 17,500	\$ -	Auditor
360 Professional Services, Inc.	2012	\$ 122,756	\$ -	Engineer
Public Finance Group, LLC	2014	\$ 2,560	\$ -	Financial Advisor
McCall Parkhurst & Horton, LLP	1994	\$ -	\$ -	Bond Counsel
TexaScapes, Inc.	2002	\$ 571,942	\$ -	Landscaping/Compost Services
Travis County Tax Collector	1994	\$ 7,120	\$ -	Tax Collector

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2023**

Taxpayer	Type of Property	Tax Roll Year		
		2023	2022	2021
Pre VTR Holdings LP	N/A	\$ 77,900,000	\$ -	\$ -
Belkorp Oaks LLC	N/A	59,767,819	53,983,819	40,783,819
Northtown Phase 1 LLC	N/A	34,767,315	6,794,374	2,807,790
Logistics II Tech Ridge Portfolio LLC	N/A	29,623,693	27,887,363	24,946,133
Lantower Techridge Austin LP	N/A	20,690,323	18,330,000	14,787,000
MCN Lakewood LLC	N/A	17,839,872	16,177,872	13,549,872
Edenbrook Ridge LLC	N/A	16,878,000	-	-
Village @ Northtown Ltd.	N/A	8,212,173	6,132,841	6,937,825
KB Home Lone Star Inc.	N/A	8,048,300	3,593,795	2,845,834
Northtown Multifamily LP	N/A	5,861,434	5,861,434	-
Madison-MF Tech Ridge TX LLC	N/A	-	66,000,000	52,900,000
Northtown Phase 2A LLC	N/A	-	3,361,637	-
Yintai Investment Northtown LLC	N/A	-	-	5,861,434
A M Petroleum Inc.	N/A	-	-	2,814,123
Total		\$ 279,588,929	\$ 208,123,135	\$ 168,233,830
Percent of Assessed Valuation		21.6%	17.8%	18.3%

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2023**

Type of Property	Tax Roll Year					
	2023		2022		2021	
	Amount	%	Amount	%	Amount	%
Single Family	\$ 1,210,134,191	93.5%	\$ 1,233,131,651	105.5%	\$ 773,416,601	84.3%
Multi Family Residence	233,355,399	18.0%	185,001,714	15.8%	139,967,578	15.3%
Vacant Lot	3,260,209	0.3%	2,568,629	0.2%	2,191,263	0.2%
Qualified Ag Land	876,863	-	876,863	-	876,863	0.1%
Non-Qualified Land	15,880,863	1.2%	18,486,481	1.6%	19,122,506	2.1%
Commercial Real Property	51,669,408	4.0%	32,493,393	2.8%	29,508,770	3.2%
Utility Company	949,460	0.1%	885,857	0.1%	918,708	0.1%
Commercial Personal Property	4,417,274	0.3%	6,511,298	0.6%	5,008,245	0.5%
Industrial Personal Property	222,389,020	17.2%	225,259,246	19.3%	186,868,322	20.5%
Residential Inventory	10,514,741	0.8%	2,110,209	0.2%	6,246,244	0.7%
Totally Exempt Property	44,500,651	3.4%	35,855,198	3.1%	34,529,948	3.8%
Less: Adjustments	<u>(503,896,169)</u>	<u>-38.8%</u>	<u>(574,127,390)</u>	<u>-49.2%</u>	<u>(280,908,558)</u>	<u>-30.8%</u>
Total Taxable	<u>\$ 1,294,051,910</u>	<u>100.0%</u>	<u>\$ 1,169,053,149</u>	<u>100.0%</u>	<u>\$ 917,746,490</u>	<u>100.0%</u>

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

January 24, 2024

Board of Directors
Northtown Municipal Utility District
Travis County, Texas

We have audited the financial statements of the governmental activities and each major fund of Northtown Municipal Utility District (the "District") for the year ended September 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated July 25, 2023. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or District consultants.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the District, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 1. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were management's estimate of depreciable lives of capital assets. Depreciation of infrastructure assets is based on industry wide accepted estimated useful lives taken on a straight-line basis, or on the life of the applicable contract in the case of intangible assets. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no such adjustments.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 24, 2024.

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

EXHIBIT L

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for the General Fund, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* and the Other Supplementary Information are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The Texas Supplementary Information and the Other Supplementary Information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

EXHIBIT

**RESOLUTION CONFIRMING ANNUAL REVIEW OF CERTAIN FINANCIAL
MANAGEMENT POLICIES; ADOPTING A REVISED CODE OF ETHICS AND
FINANCIAL INVESTMENT, FINANCIAL MANAGEMENT, TRAVEL, AND
PROFESSIONAL SERVICES POLICY; RATIFYING ADOPTION OF INVESTMENT
STRATEGIES; RATIFYING DESIGNATION OF INVESTMENT OFFICERS; AND
ADOPTING UPDATED LIST OF QUALIFIED BROKERS**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, in accordance with Section 49.199 of the Texas Water Code, the Board of Directors (the "Board") of Northtown Municipal Utility District (the "District") is required to adopt (i) a code of ethics for District directors, officers, employees, and persons engaged in handling investments for the District; (ii) a policy relating to travel expenditures; (iii) a policy relating to District investments; (iv) policies and procedures for selection, monitoring, or review and evaluation of professional services; and (v) policies that ensure a better use of management information, including budgets for use in planning and controlling costs, an audit committee of the Board, and uniform reporting requirements;

WHEREAS, pursuant to Section 2256.005 of the *Texas Government Code*, the Board is required to (i) adopt (A) a written investment policy regarding the investment of District funds and funds under the District's control; and (B) a separate written investment strategy for each of the funds or group of funds under the District's control; (ii) review its investment policy and investment strategies not less than annually and adopt a written instrument by resolution confirming such review and recording any changes; and (iii) designate one or more officers or employees as an investment officer to be responsible for the investment of the District's funds consistent with the investment policy adopted by the District;

WHEREAS, pursuant to Section 2256.025 of the *Texas Government Code*, the Board is required to, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District;

WHEREAS, in accordance with Section 49.199 of the *Texas Water Code* and Sections 2256.005 and 2256.025 of the *Texas Government Code*, the Board previously adopted a revised Code of Ethics and Financial Investment, Travel and Professional Services Policy dated March 20, 2018, and a Resolution Confirming Annual Review of Certain Financial Management Policies; Ratifying Code of Ethics and Financial Investment, Travel, and Professional Services Policy; Ratifying Investment Strategies; Designating Investment Officers; and Adopting Updated List of Qualified Brokers" dated January 17, 2023, and (collectively, the "Financial Management Policies"); and

WHEREAS, the Board has conducted an annual review of the District's Financial Management Policies and now desires to (i) confirm such annual review; and (ii) record any changes to the Financial Management Policies.

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

Section 1. The Board confirms that, on this date, it reviewed the District's Financial Management Policies.

Section 2. The revised Code of Ethics and Financial Investment, Travel, and Professional Services Policy, attached as Exhibit "A", is hereby adopted by the Board.

Section 3. The Investment Strategies previously adopted by the Board, a copy of which is attached as Exhibit "B", are hereby ratified and confirmed. No changes from the prior version are recorded at this time.

Section 4. The Board's previous designation of Allen Douthitt of Bott & Douthitt, PLLC, the District's bookkeeper, as the District's investment officer is hereby ratified and confirmed. The District's investment officer is authorized to invest District funds in accordance with the direction of the Board and the District Financial Management Policies, but in no event may an investment officer invest District funds in contravention of Chapter 2256 of the *Texas Government Code*, the Public Funds Investment Act.

Section 5. The brokers listed on the updated list of authorized brokers attached as Exhibit "C" are here designated and authorized to engage in investment transactions with the District consistent with the investment policy adopted by the District.

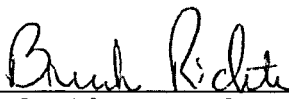
Section 6. The Secretary of the Board is directed to file a copy of this Resolution in the official records of the District.

Section 7. This Resolution, and the exhibits attached hereto, supersede all prior resolutions and related exhibits previously adopted by the Board.

This Resolution may be executed in multiple counterparts, each of which will be deemed an original and of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes

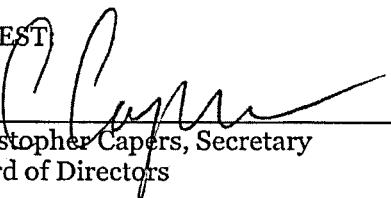
ADOPTED this 24th day of January, 2024.





Brenda Richter, President
Board of Directors

ATTEST



Christopher Capers, Secretary
Board of Directors

JOINDER

Bott & Douthitt, PLLC, the bookkeeper for Northtown Municipal Utility District (the "Bookkeeper"), joins in this Resolution Confirming Annual Review of Certain Financial Management Policies; Adopting a Revised Code of Ethics and Financial Investment, Travel, and Professional Services Policy; Ratifying Adoption of Investment Strategies; Ratifying Designation of Investment Officers; and Adopting Updated List of Qualified Brokers (the "Resolution") for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolution and agrees to comply with the terms thereof.

BOTT & DOUTHITT, PLLC

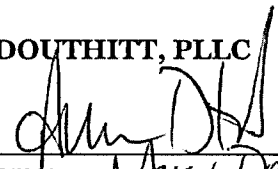
By: 
Printed Name: Arlan DOUTHITT
Title: Member

EXHIBIT "A"
**NORTHTOWN MUNICIPAL UTILITY DISTRICT CODE OF ETHICS AND
FINANCIAL INVESTMENT, TRAVEL
AND PROFESSIONAL SERVICES POLICY**

(January 24, 2024)

ARTICLE I

SUBJECT MATTER

This Code of Ethics and Financial Investment, Travel and Professional Services Policy (this "*Policy*") is adopted by the Board of Directors (the "*Board*") of NORTHTOWN Municipal Utility District (the "*District*") under Sections 49.157 and 49.199, Texas Water Code, and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. **Business Entity.** "*Business Entity*" means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. **Commission.** "*Commission*" means the Texas Commission on Environmental Quality.

2.03. **Developer.** "*Developer*" means a developer of property in the District.

2.04. **Director.** "*Director*" means a person elected or appointed to serve on the Board.

2.05. **District Official.** "*District Official*" means a Director, Officer, or Employee.

2.06. **Emolument.** "*Emolument*" means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. **Employee.** "*Employee*" means any person or Business Entity working for or on behalf of the District.

2.08. **Investment Officer.** "*Investment Officer*" means a person appointed by the Board to handle District investments.

2.09. **Officer.** "*Officer*" means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. **Professional Services Procurement Act.** "*Professional Services Procurement Act*" means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “Substantial Interest” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

2.14 Water Code. “Water Code” means the Texas Water Code, as amended from time to time.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

E. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

F. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

G. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

H. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other nonprofit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise, at the same time, more than one civil office of Emolument.

B. Common Law Incompatibility. No Director may hold another public office in violation of the common law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise including, service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

INVESTMENT POLICY

4.01. Scope. This Policy applies to all transactions involving the investment assets of the District.

4.02. Policy. District funds will be invested in compliance with applicable legal requirements, the guidelines stated in this Policy, each District Investment Strategy adopted by the Board, and the restrictions contained in the District's bond resolutions. Effective cash management is recognized as a foundation of this Policy. Notwithstanding the foregoing, investment of District funds is limited to the types of investments set forth on the attached Exhibit "A-1".

4.03. Allowable Maturities. Except as otherwise provided in this Policy and the attached exhibits, the maximum allowable stated maturity of any individual investment may not exceed one year, and the maximum dollar-weighted average maturity for pooled fund groups based on the stated maturity date for the portfolio may not exceed 60 days. Settlement of all transactions, other than investments in investment pool funds and mutual funds, must be consummated on a delivery versus payment basis.

4.04. Investment Objectives. The District's investment portfolio will be planned and managed to take advantage of investment interest as a source of income from all operating and capital funds. In addition, the portfolio will be managed in accordance with the covenants of the District's bond resolutions, including covenants with respect to the arbitrage regulations under the U.S. Internal Revenue Code. Consideration will be given to the following objectives:

A. Safety of Capital. The primary objective of the District is to ensure the preservation and safety of principal.

B. Liquidity. The District will maintain sufficient liquidity to ensure the availability of funds necessary to pay obligations as they become due.

C. Return on Investment. The District will seek to optimize return on investments within the constraints of safety and liquidity.

D. Standard of Care. The District will seek to ensure that all persons involved in the investment process act responsibly in the preservation of District capital. District investments will be made with the exercise of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

4.05. Investment Officer; Monitoring District Investments; Quarterly Report. Purchases and sales of District investments may only be initiated by an Investment Officer appointed by resolution of the Board. Each Investment Officer must attend training, as required by Chapter 49, Texas Water Code, and the Public Funds Investment Act, from an independent source approved by the Board that includes education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act. The Board may authorize an Investment Officer to invest and reinvest funds of the District in accordance with this Policy. Each Investment Officer must monitor, and develop methods and procedures to monitor, the market and book values of District investments, the rating changes of District

investments, and the liquidation of District investments consistent with the provisions of the Public Funds Investment Act. The Investment Officers must submit a written report to the Board, on at least a quarterly basis, that sets forth all investment transactions during the previous quarter and complies with the requirements of the Public Funds Investment Act.

4.06. Acknowledgment Required. Any Business Entity that desires to sell investments to the District or otherwise engage in an investment transaction with the District must be given a copy of this Policy, and a qualified representative of the Business Entity must execute a written instrument, in substantially the form attached as Exhibit "A-2", stating that he or she:

A. has received and thoroughly reviewed this Policy; and

B. acknowledges that his or her organization has implemented reasonable procedures and controls in an effort to preclude investment transactions between the District and his or her organization that are not authorized by this Policy, except to the extent that such authorization is dependent on analysis of the makeup of the District's entire portfolio; requires an interpretation of subjective investment standards; or relates to investment transactions of the District that are not made through accounts or other contractual arrangements over which the organization has accepted discretionary investment authority.

4.07. Collateralization. Funds held at a bank or trust company that are not invested must be collateralized by collateral securities set forth in the Public Funds Collateral Act, to the extent not insured by the Federal Deposit Insurance Corporation (the "FDIC"), the Federal Savings and Loan Insurance Corporation (the "FSLIC"), their successors, or any other instrumentality of the United States. Any bank or trust company that is required to secure a deposit of District funds under this Policy or the Public Funds Collateral Act must enter into an agreement regarding the collateral securities in a form approved by the District.

4.08. Review. This Policy, the District Investment Strategies attached as Exhibit "C", the list of qualified brokers that are authorized to engage in investment transactions with the District, and investment performance and security will be reviewed and evaluated at least annually by the Board, or more frequently upon the request of any Director. Following its annual review, the Board will adopt a written resolution confirming its review of this Policy, the District Investment Strategies adopted by the Board, and the list of qualified brokers.

ARTICLE V

FINANCIAL MANAGEMENT

5.01. Accounting Records. The District's financial records will be prepared on a timely basis and maintained in an orderly manner, in conformity with generally accepted accounting principles and Commission requirements. These records will be maintained as part of the official records of the District and available for public inspection during regular business hours.

5.02. Financial Reporting Requirements.

A. Financial Dormancy Affidavit; Annual Financial Report. Until such time as the District is required to file an audit under Section 49.191, Texas Water Code, the District will prepare and file either (i) an annual financial dormancy affidavit under Section 49.197, Texas Water Code, on or before January 31st of each year with the Executive Director of the Commission, or (ii) an annual financial report and affidavit under Section 49.198, Texas Water Code, within 45 days after the close of the District's fiscal year with the Executive Director of the

Commission. The District will submit the annual financial dormancy affidavit, the annual financial report and affidavit, or annual audit report to the Texas State Comptroller within 180 days after the close of the District's fiscal year.

B. Annual Audit. At such time as the District is required to file an audit under Section 49.191, Texas Water Code, the District's fiscal accounts and records will be audited annually, at the expense of the District, by a certified public accountant. The audit must be completed within 120 days after the close of the District's fiscal year. The District's audits will be performed according to generally accepted auditing standards adopted by the American Institute of Certified Public Accountants and any accounting and auditing manuals adopted by the executive director of the Commission. The District will comply with uniform reporting requirements that use "Audits of State and Local Governmental Units" as a guide on audit working papers and "Governmental Accounting and Financial Reporting Standards". In addition, the District's auditor will review management controls on District investments and the District's compliance with the Investment Policy contained in Article IV. Within 135 days after the close of the District's fiscal year, the District will file a copy of its annual audit report and the annual filing affidavit prescribed by Section 49.194, Texas Water Code, with the Executive Director of the Commission. The District will also file a copy of its annual audit report to the Texas Comptroller of Public Accounts within 180 days after the close of the District's fiscal year. If the Board refuses to approve the annual audit report, the Board will file a statement with the audit that explains the reasons for disapproval. The District will file a copy of its annual audit report with the City Administrator of the City within 30 days after approval by the Board of Directors.

5.03. Audit Committee. Upon the District's becoming financially active, the Board will establish an audit committee comprised of one or more Directors and any Employees that the Board deems appropriate. If established, this committee will conduct, at a minimum, an annual review of the District's financial status, will monitor variances from the District's budget, and will make budget recommendations to the Board. The audit committee will also review the annual District audit, and make recommendations on it to the Board. Unless otherwise determined by the Board, the full Board will serve as the audit committee.

5.04. Budget. The Board will adopt an annual budget for use in planning and controlling District costs. This budget will take into consideration all District revenues, including utility fees, taxes and surcharges, if any, and all projected District obligations and expenditures. The District's bookkeeper will provide a comparison of budgeted to actual expenditures and revenues for review on a monthly basis. The approved budget will be reviewed by the Board at least quarterly and all necessary revisions to the budget will be approved by majority vote of the Board.

5.05. Additional Reporting. If the District (i) is authorized to impose an ad valorem or sales and use tax or an assessment, or to charge a fee, and (ii) during its most recent fiscal year had bonds outstanding or gross receipts or cash and temporary investments of more than \$250,000, the District will submit an annual report to the Special Purpose District Public Information Database maintained by the Texas Comptroller of Public Accounts within 90 days of receiving the notice to provide the required information.

ARTICLE VI

TRAVEL EXPENDITURES AND FEES OF OFFICE

6.01. Fees of Office. A Director is entitled to receive fees of office for each day the Director actually spends performing duties as a Director in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

6.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

6.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

6.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone

calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE VII

PROFESSIONAL SERVICES; BONDS

7.01. **Selection.** Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

7.02. **Interested Parties.** If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("*Form 1295*") and electronically file it with the Texas Ethics Commission (the "*TEC*"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

7.03. **Bond or Insurance.** In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

7.04. **Review.** The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VIII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

8.01. **Complaints.** All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

8.02. **Initial Determination.** Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

8.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

8.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision or vote will be made in open meeting.

8.05. Reprimand. The failure of a Director to comply with the provisions of this Policy will constitute grounds for a reprimand by the other Directors.

EXHIBIT "A-1"
AUTHORIZED INVESTMENTS

1. The following obligations of governmental entities and obligations guaranteed by governmental entities are allowed:
 - a. Obligations of the United States or its agencies and instrumentalities;
 - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
 - c. With prior approval of the Board, collateralized mortgage obligations directly issued by the federal government, the underlying security for which is guaranteed by the United States with certain exceptions set forth in the Public Funds Investment Act;
 - d. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the State of Texas, the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
 - e. With prior approval of the Board, obligations of states, agencies, counties, cities and other political subdivisions having not less than an "A" rating from a nationally recognized investment rating firm;
 - f. Bonds issued, assumed, or guaranteed by the State of Israel;
 - g. Interest-bearing banking deposits that are guaranteed or insured by: (A) the Federal Deposit Insurance Corporation or its successor; or (B) the National Credit Union Share Insurance Fund or its successor; and
 - h. Interest-bearing banking deposits other than those described by 1.g. if (A) the funds are invested by the District through (i) a broker that has its main office or a branch office in the State of Texas and is selected from a list adopted by the Board as required by the Public Funds Investment Act, or (ii) a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Board; (B) the broker or the depository institution selected by the Board arranges for the deposit of the funds in banking deposits in one or more federally insured depository institutions, wherever located, for the account of the District; (C) the full amount of the principal and accrued interest of each of the banking deposits is insured by the United States or an instrumentality of the United States; and (D) the Board appoints as custodian for the District with respect to the banking deposits issued for the account of the District (i) the bank or savings and loan association selected by the Board under (A); (ii) one of the following entities approved by the Board: a state or national bank that is designated by the State Comptroller as a state depository, has its main office or a branch office in the State of Texas, and has a capital stock and permanent surplus of \$5 million or more; the Texas Treasury Safekeeping Trust Company; a Federal Reserve Bank or a branch of a Federal Reserve Bank; a federal home loan bank; or a financial institution authorized to exercise fiduciary powers that is designated by the State Comptroller as a custodian pursuant to Section 404.031(e), Texas Government Code; or (iii) a clearing broker-dealer registered

with the Securities and Exchange Commission (SEC) and operating pursuant to SEC Rule 15c3-3 (17 C.F.R. Section 240.15c3-3).

2. With prior approval of the Board, fully collateralized repurchase agreements with a defined termination date; secured by a combination of cash and obligations set forth in 1; requiring the securities being purchased by the District or cash held by the District to be pledged to the District, held in the District's name, and deposited at the time the investment is made with the District or with a third party selected and approved by the Board; and placed through a primary government securities dealer or a financial institution doing business in the State of Texas.
3. With prior approval of the Board, bankers' acceptance with a stated maturity of 270 days or less that will be liquidated in full at maturity and meet other credit requirements established by the Board.
4. With prior approval of the Board, commercial paper with a stated maturity of 270 days or less and meeting other credit requirements established by the Board.
5. With prior approval of the Board, money market mutual funds that are no-load and:
(a) are registered with and regulated by the SEC; (b) have provided the District with a prospectus and other information required by the Securities Exchange Act of 1934 and the Investment Company Act of 1940; (c) have a dollar weighted average maturity of 90 days or fewer; and (d) have an investment objective of maintaining a stable net asset value of \$1 per share.
6. Other types of mutual funds which are no-load and: (a) are registered with the SEC; (b) have an average weighted maturity of less than 2 years; (c) are invested exclusively in obligations approved by the Public Funds Investment Act; (d) are continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and (e) meet certain requirements of investment pools, as set forth in the Public Funds Investment Act.
7. Public funds investment pools that (a) meet the criteria as set forth in the Public Funds Investment Act, (b) maintain a rating of not lower than AAA or an equivalent rating by at least one nationally recognized rating service, and (c) have an investment objective of maintaining a stable net asset value of \$1 per share.

EXHIBIT "A-2"
QUALIFIED REPRESENTATIVE'S
CERTIFICATION OF RECEIPT
AND
REVIEW OF INVESTMENT POLICY

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

I, the undersigned _____, a qualified representative of _____ [business organization], do hereby certify that I have been presented a copy of _____ (the "*District's*") Code of Ethics and Financial Investment, Travel and Professional Services Policy (the "*Investment Policy*"). I have thoroughly reviewed the Investment Policy and acknowledge that _____ [business organization] has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the District and _____ [business organization] that are not authorized by the Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District's entire portfolio or requires an interpretation of subjective investment standards.

WITNESS MY HAND THIS the _____ day of _____, 20_____.

Name: _____

Title: _____

EXHIBIT "B"
INVESTMENT STRATEGIES

Investment Strategies in order of priority:

A. Investment Requirements by Fund.

1. **Operating Funds.** The District will maintain funds in the operating checking account at its depository, TexPool or any qualified money market fund to cover approximately two months of operating needs. The remaining operating funds will be invested in acceptable investments to meet the operating requirements of the District, as determined by the annual operating budget adopted by the Board, not to exceed a maximum maturity of one year.
2. **Tax Collections.** Tax collections will be deposited into the District's tax account at its depository. The balance will be checked monthly, except during December and January, when the balance will be checked on a weekly basis. Tax receipts will be allocated according to the Order Levying Taxes, then transferred to the operating and debt service accounts.
3. **Debt Service Funds.** The District will maintain a balance of approximately \$1,000 in the debt service account at its depository. This balance will cover any minimal debt service expenses that may occur. The remaining funds will be invested to mature three to seven days prior to the next bond payment dates.
4. **Construction Funds.** The District will maintain a balance of approximately \$3,000 in the construction account at its depository. The remaining construction funds will be invested in acceptable investments not to exceed a maximum maturity of one year. Escrowed construction moneys will be maintained in a separate interest-bearing account.

B. Suitability. The District's Investment Officer(s) must understand the District's financial requirements. Appropriate investments will be made to meet the needs of the District. TexPool or a qualified money market fund will be considered acceptable investments if approved by the District's Investment Officers in accordance with these strategies.

C. Preservation of Capital. A safe investment will allow the District to recover every dollar invested.

D. Liquidity. The District's Investment Officer(s) must invest in securities that are easily and rapidly converted into cash without a substantial loss of value.

E. Investment Marketability Requirements. All investments must be "marketable" in case the need arises to liquidate an investment before maturity.

F. Maximum Maturities. To the extent possible, the District will match its investments with anticipated cash flow requirements. As required by the Public Funds Investment Act and the District's Policy, certain investments will have maturity limitations.

G. Diversification. There will be no defined level of investment diversification as long as all funds of the District are invested in accordance with these strategies.

H. Yield. District funds must be invested to obtain the maximum yield for each time frame taking into consideration the priority of preservation and safety of the principal and the liquidity of the investment.

I. Annual Review of Investment Strategies. The Board will review these strategies at least annually. Any changes deemed necessary by the Board at the time of each review will be reflected in an amendment to these strategies.

EXHIBIT "C"
LIST OF QUALIFIED BROKERS

Broker Listing

ABC Bank	Logic
Allegiance Bank	Lone Star Bank
Amegy Bank of Texas, N.A.	Lone Star Investment Pool
BancorpSouth	Memorial City Bank
Bank of America N.A.	Merchants Bank
Bank of Houston	Metro Bank, N.A.
Bank of New York - Mellon	Moody National Bank
Bank of Texas N.A.	New First National Bank
Bank of the West	North Houston Bank
BBVA	Northstar Bank of Texas
BOSC, Inc.	Omni Bank, N.A.
Broadway Bank	Pioneer Bank
Cadence Bank	Plains Capital Bank
Capital Bank	Patriot Bank
Capital Markets of Dallas	Plains State Bank
Capital One	PNC Bank
Central Bank	Post Oak Bank
Chasewood Bank	Prosperity Bank
CIT Bank	RBC Capital Markets
Citibank N.A.	R Bank
Classic State Bank	Regions Bank
Comerica Bank	Roscoe State Bank
Comerica Securities	Security State Bank
Commercial State Bank	Sovereign Bank
Community Bank	Spirit of Texas Bank
Community State Bank	State Bank of Texas
Community State Bank Austin	State Street Bank & Trust Co.
Coastal Securities	Sterling Bank
Crockett National Bank	Sterne Agee & Leach
Encore Bank	Stifel Nicholas
Enterprise Bank	Tex Star Investment Pool
First Bank of Conroe	Texas Capital Bank N.A.
First Bank of Texas	Texas Class
First Bank & Trust	Texas Citizens Bank
First Citizens Bank	Texas Community Bank
First Community Bank	Texas First Bank
First Convenience Bank	Texas Independent Bank
First National Bank of Bastrop	Texas Regional Bank
First National Bank of Texas	Texas Savings Bank
First Texas Bank	Texpool/Texpool Prime
Frontier Bank of Texas	The Bank of River Oaks
Frost Bank	The Right Bank for Texas
Green Bank	Third Coast Bank
Herring National Bank	Tradition Bank
Hilltop Securities	Trustmark National Bank
Hometown Bank, N.A.	UMB Bank
Horizon Bank	Union Planters Bank, N.A.
Houston Community Bank N.A.	United Bank of el Paso del Norte
Independent Bank	Unity National Bank
International Bank of Commerce	U.S. Bank
Inter National Bank	US Capital Advisors
JP Morgan Chase	Veritex Bank
Keystone Bank	Wells Fargo Bank, N.A.
Legacy Texas Bank	Wells Fargo Brokerage Service, LLC

**RESOLUTION CONFIRMING ANNUAL REVIEW OF WRITTEN PROCEDURES FOR
POST BOND ISSUANCE FEDERAL TAX COMPLIANCE**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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

WHEREAS, the District has issued bonds, notes or other obligations ("Bonds") that qualify as tax-exempt obligations for federal tax purposes; and

WHEREAS, by Resolution dated January 24, 2012 (the "Resolution"), the Board of Directors (the "Board") adopted written procedures for post bond issuance federal tax compliance (the "Procedures") to assist in the preservation of the tax-exempt status of the Bonds and document compliance with other post issuance requirements of federal tax law relating to the Bonds, including records retention requirements; and

WHEREAS, Section 4 of the Resolution requires that the Board review the Procedures annually and revise the Procedures as it may determine necessary; and

WHEREAS, the Board desires to confirm its annual review of the Procedures;

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

Section 1. The Board confirms that, on this date, it has reviewed the Procedures and determined that no changes to the Procedures are necessary.

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

This Resolution may be executed in multiple counterparts, each of which will be deemed an original and of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

ADOPTED this 24th day of January, 2024.



Brenda Richter
Brenda Richter, President
Board of Directors

ATTEST:

Christopher Capers
Christopher Capers, Secretary
Board of Directors