

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

March 28, 2023

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on March 28, 2023 at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“Bott & Douthitt”); Richard Fadal of TexaScapes; Robert Anderson of Crossroads Utility Services LLC (“Crossroads”); Carter Dean of Armbrust & Brown, PLLC (“A&B”); Scott Foster of 360 Professional Services, Inc. (“360 PSI”); Deputy Yarborough of the Travis County Sheriff’s Office (“TCSO”); and Colette Downey and David Overton, residents of the District.

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

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

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

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

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

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

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

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

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

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

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

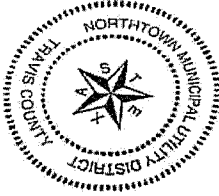
Director Richter then stated that the Board would consider matters related to the District's website. Mr. Hill stated that Ms. Oliver and he would revisit website matters with Director Campbell to chart a course for the future of the District website's hosting and maintenance.

Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that Randy Wilburn, the District's special counsel for purposes of wholesale services contract negotiations, had informed him that the City had become more open to negotiating recently, but that the process was still occurring slowly. Director Capers then reviewed the rates proposed by the City to one of the districts engaged in negotiations.

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

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

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



Date: April 25, 2023

A handwritten signature in cursive script, appearing to read 'C. Capers'.

Christopher Capers, Secretary
Board of Directors

SIGNATURE CERTIFICATE



REFERENCE NUMBER
993ABFCE-AECF-47A8-AC19-593F4A8E3EC7

TRANSACTION DETAILS

Reference Number
993ABFCE-AECF-47A8-AC19-593F4A8E3EC7

Transaction Type
Signature Request

Sent At
04/28/2023 10:56 EDT

Executed At
04/28/2023 11:07 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
b33ff8db4bf7a35fb01cab22c26dd0f4383afcd8e289b555a24df5b12b0a09f

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Northtown MUD

Filename
northtown_mud_3-28-2023_board_meeting_minutes.pdf

Pages
4 pages

Content Type
application/pdf

File Size
221 KB

Original Checksum
9618f38b0211daf2ddd38c98ab15ad68358ca462624ab4bed04bd42be7bb4f11

SIGNERS

SIGNER

Name
Chris Capers

Email
ntmudchris@gmail.com

Components
1

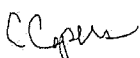
E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
4f2174b4940eb5dcc35952bf46d23b62049cb08b1119615364dcad39d5fc0521

IP Address
71.41.245.149

Device
Chrome via Windows

Drawn Signature


Signature Reference ID
4F6E88B8

Signature Biometric Count
2

EVENTS

Viewed At
04/28/2023 11:06 EDT

Identity Authenticated At
04/28/2023 11:07 EDT

Signed At
04/28/2023 11:07 EDT

AUDITS

TIMESTAMP

AUDIT

04/28/2023 10:56 EDT Michelle Johnson (majohnson@abaustin.com) created document 'northtown_mud_3-28-2023_board_meeting_minutes.pdf' on Chrome via Windows from 63.145.58.205.

04/28/2023 10:56 EDT Chris Capers (ntmudchris@gmail.com) was emailed a link to sign.

04/28/2023 11:06 EDT Chris Capers (ntmudchris@gmail.com) viewed the document on Chrome via Windows from 71.41.245.149.

04/28/2023 11:07 EDT Chris Capers (ntmudchris@gmail.com) authenticated via email on Chrome via Windows from 71.41.245.149.

04/28/2023 11:07 EDT Chris Capers (ntmudchris@gmail.com) signed the document on Chrome via Windows from 71.41.245.149.

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 2:59 p. .m. on March 21, 2021, 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 26th day of March, 2023.



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) 1421 Wells Branch Parkway, Suite 106 (district office)
PFLUGERVILLE, TEXAS 78660

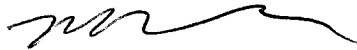
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Mona Oliver, hereby certify that at
4:00 p.m. on March 21, 2023, 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 21st day of March, 2023.



Printed Name: Mona Oliver

Company: Northtown M.U.D.



STAYS IN FILE

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

March 28, 2023

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

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, March 28, 2023**. This meeting will be held at the District office located at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas. Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

DISCUSSION/ACTION ITEMS

2. Minutes of March 1, 2022 Board meeting;
3. 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;
4. 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;
5. Landscape maintenance report and related action items, including:
 - (a) Any proposals for landscape maintenance;
 - (b) Landscape Maintenance Agreement (May 1, 2023-April 30, 2028);
6. District manager's report and related action items, including:
 - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly report;
 - (e) Purchase requests and/or proposals;
 - (f) Collection and disposal of limbs and debris resulting from February winter storm;

7. Facilities Committee report and related action items, including:
 - (a) Status of construction of office and pavilions;
 - (b) Purchases of appliances, electronics, furniture, and other office items;
 - (c) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions;
 - (d) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
 - (e) Allied Universal Technology Services proposal and DMP monitoring agreement related to new office alarm system;

8. District engineer's report and related action items, including:
 - (a) Development update, including:
 - (i) Village at Northtown, Section 2 (Condominiums);
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements, construction agreements, and variances to restrictive covenant;
 - (iii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;
 - (iv) The Lakes Retail Center;
 - (v) Avalon Bay Multifamily;
 - (vi) JD's Supermarket – Dessau;
 - (b) MS4 compliance matters, including:
 - (i) Permitting update;
 - (ii) 2021 ponds inspections;
 - (c) Senate Bill 3 / Emergency Preparedness Plan, including:
 - (i) Status of application requesting waiver of emergency preparedness plan;
 - (ii) Any proposals related to Senate Bill 3 compliance;

9. 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;

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

11. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin;

12. Attorney's report and related action items, including Census Bureau-Survey of Local Government Finances reporting;

13. 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.

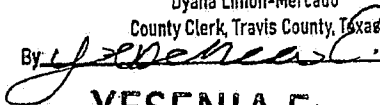


Attorney for the District

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
21 day of March 2023.

Dyana Limon-Mercado
County Clerk, Travis County, Texas

By  Deputy

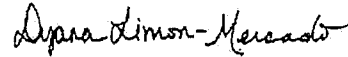
YESENIA E.



{W1216924.2}

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**





Dyana Limon-Mercado, County Clerk
Travis County, Texas

202380391

Mar 21, 2023 04:30 PM

Fee: \$3.00

ESPINOZAY

Crime Stats

Date	Crime	Location	Notes
2/17/2023	BURGLARY/VEHICLE	13XXX GOLDEN FLAX TRL	
2/22/2023	BURGLARY/VEHICLE	13XX Sleepytime Trl	

EXHIBIT B



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



March 28, 2023

EXHIBIT C

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

GENERAL INFORMATION

Occupied Single Family Connections	<u>3095</u>	x 3 =	<u>9285</u>
Vacant Single Family Connections	<u>16</u>		
Vacant Irrigation Connections	<u>1</u>		
Vacant Fire Hydrant	<u>5</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>2</u>		
Builder Connections	<u>14</u>		
Builder New Taps	<u>4</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>30</u>		
TOTAL CONNECTIONS	<u>3189</u>		<u><u>11775</u></u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>02/21/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>02/28/23</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>02/01/23</u>	to	<u>02/28/23</u>	
				<u>17,215,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>12/29/22</u>	to	<u>01/30/23</u>	
				<u>23,088,000</u> Gallons
Total Gallons Billed				
from	<u>12/29/22</u>	to	<u>01/30/23</u>	
				<u>22,222,000</u> Gallons
Flushing	<u>12/29/22</u>	to	<u>01/30/23</u>	
				<u>58,750.0</u> Gallons
Billing Adjustments				
from	<u>12/29/22</u>	to	<u>01/30/23</u>	
				<u>0</u> Gallons
Gallons gain/loss				<u>(807,250)</u> Gallons
Percentage gain/loss				<u>-3.50%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 January 11, 2022 Through February 10, 2023

Current Billing

Basic Service	121,705.69	
Water	121,431.80	
Sewer	118,462.74	
TCEQ	1,213.46	
Deposit	9,150.00	
Misc	<u>38,288.37</u>	
 Total Current Billing		 \$410,252.06

Aged Receivables

Thirty (30) Days	\$55,801.15	
Sixty (60) Days	16,724.33	
Ninety (90) Days	2,211.72	
One Hundred Twenty (120) Days	<u>4,015.22</u>	
Billed Arrears	78,752.42	
Credit Bal Fwd	<u>-7,457.89</u>	
 Total Aged Receivables		 \$71,294.53

Accounts Receivables

Penalty	4,823.33	
Basic Service	103,972.25	
Water	219,793.27	
Sewer	106,351.52	
TCEQ	1,523.98	
Deposit	-\$3,000.00	
Miscellaneous	<u>38,571.21</u>	
	472,035.56	
 Total Accounts Receivables		 \$472,035.56

Deposit Liability

Balance As Of	01/11/23	\$702,010.47
Collections		3,000.00
Deposits Applied		<u>-9,150.00</u>
 Balance As Of	 02/10/23	 \$695,860.47

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

February 20023

Connections	January	February
Active	3164	3167
Inactive	17	16
Total	3181	3183

New Connects	0	0
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Billing Recap

	January	February
Current Billing	\$324,987.87	\$410,252.06
Water	\$104,025.22	\$121,431.80
Sewer	\$106,970.23	\$118,462.74
State Assessment	\$1,068.50	\$1,213.46
Basic Service	\$106,310.92	\$121,705.69
Miscellaneous	\$1,663.00	\$38,288.37
Deposit	\$4,950.00	\$9,150.00
Current Payments	\$331,382.97	\$472,035.56
Arrears	January	February
30 Day	\$42,071.86	\$55,801.15
60 Day	\$10,946.62	\$16,724.33
90 Day	\$2,440.91	\$2,211.72
120 Day	\$2,690.90	\$4,015.22
Gross Arrears	\$58,150.29	\$78,752.42

Month	January	February
Total Customers	3181	3183
Letters	474	398
Disconnects	0	0

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Water Report

February-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	
April	23,185	12,957	22,182	23,806	25,955	
May	27,596	22,203	24,751	23,113	27,691	
June	26,292	22,308	27,650	24,121	31,151	
July	27,286	25,733	30,449	24,990	33,802	
August	27,286	19,975	37,691	25,512	32,368	
September	21,624	27,539	31,636	29,383	34,355	
October	12,482	26,984	31,147	25,791	29,539	
November	11,181	23,276	32,200	22,580	21,941	
December	7,783	23,114	22,754	23,551	20,209	
TOTAL	247,582	244,534	323,044	285,336	319,751	36,776

Bacteriological Analyses

Samples: satisfactory taken on 02/21/23, 02/28/23

Chlorine Residual

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

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	
April	15,060	14,881	16,608	16,685	18,421	
May	15,883	15,597	16,834	17,978	17,141	
June	16,651	15,290	17,042	16,190	16,956	
July	15,933	14,310	17,187	18,157	16,565	
August	16,304	14,947	18,367	16,734	17,836	
September	16,386	14,979	18,735	17,557	17,071	
October	14,907	14,626	22,891	18,225	16,991	
November	15,737	15,138	15,472	17,006	16,201	
December	15,003	14,068	21,766	17,640	16,796	
TOTAL	187,607	177,047	208,597	204,944	203,366	32,718

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
09/30/19	10/28/19	28,465.4	27,596.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%
TOTALS		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
AVERAGE		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%
09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%
TOTALS		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
AVERAGE		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%
08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7	-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7	-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6	-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)	---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
TOTALS		96,366.0	95,526.0	372.5	-	(467.5)	---
AVERAGE		24,091.5	23,881.5	93.1	#DIV/0!	(116.9)	-0.49%

Northtown MUD
Water Usage Analysis

Billing Period	Residential (gallons)	Builder (gallons)	School (gallons)	Non-Profit (gallons)	Fire Hydrant (gallons)	Multi-Family (gallons)	Irrigation (gallons)	Commercial (gallons)	District (gallons)	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2018	14,565,000	-	112,000	10,000	194,000	1,717,000	1,985,000	399,000	-	18,992,000	2,966	4.9	438	22
November 2018	15,210,000	-	126,000	-	9,000	1,805,000	2,003,000	355,000	-	19,508,000	2,966	5.1	511	28
December 2018	13,678,000	-	89,000	5,000	116,000	1,751,000	1,067,000	470,000	-	17,176,000	2,966	4.6	461	25
January 2019	12,647,000	-	111,000	1,000	57,000	1,050,000	776,000	292,000	-	14,944,000	2,966	4.3	499	19
February 2019	15,160,000	-	85,000	-	20,000	1,983,000	2,338,000	317,000	-	19,903,000	2,966	5.1	490	24
March 2019	13,068,000	-	120,000	-	8,000	242,000	1,662,000	835,000	277,000	16,212,000	2,966	4.4	419	31
April 2019	13,747,000	-	97,000	23,000	381,000	1,535,000	973,000	279,000	-	17,035,000	2,966	4.6	367	22
May 2019	15,178,000	-	121,000	16,000	829,000	2,312,000	1,635,000	604,000	-	20,695,000	2,966	5.1	428	15
June 2019	14,370,000	-	132,000	21,000	469,000	2,523,000	1,584,000	779,000	23,000	19,901,000	2,966	4.8	491	24
July 2019	14,451,000	-	24,000	29,000	871,000	2,412,000	1,487,000	764,000	134,000	20,172,000	2,966	4.9	448	29
August 2019	18,176,000	-	22,000	41,000	245,000	2,606,000	1,461,000	1,541,000	94,000	24,186,000	2,966	6.1	427	22
September 2019	19,733,000	-	123,000	29,000	162,000	2,481,000	3,484,000	1,497,000	60,000	27,569,000	2,966	6.7	408	19
Total	179,983,000	-	1,162,000	183,000	3,595,000	23,847,000	19,628,000	7,574,000	311,000	236,283,000				
October 2019	18,436,000	219,000	127,000	27,000	802,000	3,061,000	3,602,000	1,196,000	-	27,470,000	2,966	6.2	513	34
November 2019	17,534,000	1,415,000	134,000	28,000	371,000	2,420,000	2,178,000	516,000	-	24,596,000	2,966	5.9	462	21
December 2019	21,513,000	189,000	103,000	27,000	153,000	3,008,000	2,905,000	294,000	-	28,192,000	2,966	7.3	523	24
January 2020	14,945,000	122,000	104,000	23,000	179,000	2,751,000	1,325,000	628,000	-	20,078,000	2,966	5.0	434	50
February 2020	15,135,000	133,000	100,000	12,000	33,000	2,512,000	1,873,000	415,000	-	20,213,000	2,966	5.1	100	9
March 2020	13,561,000	79,000	93,000	19,000	40,000	1,755,000	993,000	348,000	-	16,888,000	2,966	4.6	-	0
April 2020	14,773,000	102,000	89,000	11,000	33,000	2,038,000	1,722,000	399,000	-	19,167,000	2,972	5.0	-	0
May 2020	16,275,000	151,000	8,000	22,000	0	2,127,000	1,795,000	286,000	-	20,664,000	2,974	5.5	-	0
June 2020	16,981,000	271,000	18,000	13,000	0	2,321,000	2,198,000	338,000	-	22,140,000	2,981	5.7	-	0
July 2020	18,867,000	333,000	13,000	33,000	0	2,621,000	2,651,000	419,000	-	24,937,000	2,981	6.3	-	0
August 2020	23,792,000	787,000	74,000	52,000	0	2,568,000	2,293,000	798,000	-	30,354,000	3,027	7.9	-	0
September 2020	19,958,000	964,000	43,000	16,000	0	5,384,000	1,680,000	996,000	-	29,041,000	3,040	6.6	-	0
Total	211,760,000	4,765,000	905,000	283,000	1,611,000	32,566,000	25,215,000	6,634,000	-	283,740,000				
October 2020	18,976,000	155,000	44,000	21,000	39,000	3,748,000	1,204,000	27,000	199,000	24,413,000	3,041	6.2	527	0
November 2020	15,283,000	128,000	46,000	16,000	32,000	4,591,000	1,353,000	851,000	176,000	22,488,000	3,043	5.0	500	0
December 2020	16,535,000	208,000	16,000	26,000	30,000	2,129,000	1,445,000	721,000	-	21,112,000	3,049	5.4	523	0
January 2021	10,351,000	86,000	46,000	21,000	0	5,000,000	1,004,000	1,309,000	1,001,000	22,031,000	3,053	4.4	445	0
February 2021	10,350,000	35,000	54,000	27,000	0	4,414,000	548,000	3,093,000	303,000	21,823,000	3,059	3.4	312	0
March 2021	14,007,000	14,000	44,000	26,000	0	4,594,000	505,000	2,480,000	93,000	21,763,000	3,071	4.6	357	0
April 2021	14,195,000	17,000	40,000	17,000	0	1,283,000	1,067,000	1,486,000	95,000	18,211,000	3,071	4.6	416	0
May 2021	16,955,000	36,000	97,000	23,000	0	1,886,000	1,742,000	2,198,000	124,000	23,061,000	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	645,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	26,000	31,000	83,000	2,441,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
Total	182,934,000	782,000	687,000	291,000	946,000	39,876,000	15,178,000	19,235,000	2,795,000	262,724,000				
October 2021	17,330,000	53,000	107,000	19,000	10,000	5,415,000	2,626,000	2,900,000	407,000	28,867,000	3,167	5.5	420	28
November 2021	17,692,800	18,000	121,000	13,000	8,000	1,054,200	2,845,000	1,362,000	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	148,000	-	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	13,853,000	10,000	44,000	-	0	5,755,000	2,064,000	3,051,000	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	3,980,000	1,905,000	31,643,015	3,179	5.2	463	36
Total	173,451,830	166,000	1,084,000	87,000	15,108,000	49,303,200	22,855,000	35,255,000	4,252,000	301,572,030				
October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	45,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
Total	65,273,202	734,000	533,000	-	892,000	31,602,033	9,812,000	12,967,000	1,386,000	123,299,235				

	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Boiler Taps	3189
Active	3095	14	2	0	1	6	30	2	13	4	
Vacant	16				5		1				

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

DATE	ADDRESS	PROBLEM	COST
01/02/19	IN DISTRICT	SPECIAL MAILING	\$2,370.25
02/01/19	13605 CAMBOURNE DR	EXCAVATED TO REPAIR BROKEN HYDRANT INSTALL REPAIR KIT	\$1,156.06
04/15/19	IN DISTRICT	BACKFLOW TESTING	\$1,732.50
05/17/19	IN DISTRICT	REPAIRED BROKEN LINE AT PARK ON HARRIS RIDGE	\$2,288.57
08/19/19	1513 JASMINE TEA LN	ASPHALT AFTER REPAIR.	\$1,947.21
09/05/19	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$2,912.58
10/28/19	14317 1/2 SILVER LACES LANE	INSTALLED METER	\$761.56
10/3/19	13709 GREINERT DR	EXCAVATED DOWN 3' CRIMPED LINE. INSTALLED UBRANCH. FLUSHED, BACKFILL & CLEANED SITE	\$1,068.42
12/18/19	IN DISTRICT	ASSISTED CONTRACTOR W/FINDING HIGH WATER PRESSURE IN AREA.	\$971.79
TOTAL FOR 2019			\$22,132.80
02/17/20	13809 CAMBOURNE DR	REPLACED BROKEN CURB STOP. ANGLE STOP WAS LEAKING.	\$1,020.89
04/29/20	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$4,220.11
05/11/20	IN DISTRICT	WORK ON WATER DISTRIBUTION. COMPLETED DIGGING AT METER BOXES	\$1,576.25
05/15/20	IN DISTRICT	REMOVE DIRT AND SURVEY METER BOXES	\$531.08
05/15/20	IN DISTRICT	WORK ON WATER AND SURVEY REMOVE DIRT FROM BOXES	\$633.08
06/17/20	1100 TUDOR HOUSE RD	EXCAVATION WORK COMPLETED.	\$2,599.36
06/10/20	1106 OLYMPIC DR	REPLACED CONCRETE AFTER TAP REPAIR.	\$1,459.93
TOTAL FOR 2020			\$12,040.70
04/16/21	IN DISTRICT	REPAIR METER	\$640.43
04/19/21	13806 CAMBOURNE DR	LANDSCAPE AFTER WATER MAIN REPAIR.	\$861.16
04/19/21	15217 VALERIAN TEA DR	REPLACED BROKEN CURBSTOP. HOMEOWNER REPORTED LEAK.	\$1,003.79
05/05/21	1709 DARJEELING DR	HOUSELINE LEAK WORK COMPLETE.	\$829.15
06/10/21	14212 TEA ROOM CV	REPLACED BROKEN CURB STOP. CRIMPED & REPAIRED ANGLE STOP.	\$2,104.65
07/12/21	812 TWISTED FENCE DR	ASPHALT AFTER REPAIR.	\$1,375.38
08/05/21	1408 VANILLA BEAN	COMPLETE WORK ON FIRE HYDRANT. DUG DOWN EXPOSED BROKEN EXTENSION, REPLACED AND PUT NEW HYDRANT AS WELL. FINISHED WITH BACKFILL GRAVEL AND LOAM.	\$4,815.05
8/17/21	IN DISTRICT	SERVICED FIRE HYDRANTS. EXCAVATED TWO FIRE HYDRANT LOCATIONS. REPAIRED THE BARREL AND BACKFILLED.	\$2,030.04
09/30/21	IN DISTRICT	INSPECTIONS.	\$1,219.51
09/29/21	701 WATSON WAY	FOUND LEAKING BLOW OFF VALVE. CLOSED OFF VALVE TO ISOLATE LEAK. PUMPED OUT GROUND WATER AND CHIPPED AWAY CONCRETE. MADE REPAIR.	\$2,916.66
07/20/21	910 CRIEFF CROSS	DISTRICT LINES CLEARED. TELEVISED LINE AND LOCATED BREAK CUT OUT SIDE WALK AND DUG DOWN 5FT TO EXPOSE BREAK	\$7,870.38
08/12/21	1212 OLYMPIC DR	EXCAVATED DOWN 3FT TO CLEAN OUT CAP STUCK IN STACK. USED HYDRO VAC TO GET DEBRIS OUT.	\$5,917.84
12/03/21	IN DISTRICT	ASPHALT AFTER REPAIR	\$1,091.78
12/03/21	13714 LETTI LN	CONCRETE WORK COMPLETED. EXCAVATED MATERIAL OUT TO PREP FOR CONCRETE.	\$3,295.97
12/17/21	IN DISTRICT	WATER SYSTEM WORK COMPLETED	\$719.81
12/17/21	IN DISTRICT	PURCHASED NEW F/H METER WITH BACKFLOW - INSTALLED METER	\$1,743.56
TOTAL FOR 2021			\$38,435.16
01/25/22	13722 LAMPTING DR	HOUSELINE LEAK. REPLACED THE SHUT OFF VALVE DUE TO METER CHANGE OUT. FIXED LEAK AND FLUSHED SYSTEM AND BAKFILLED HOLES.	\$555.82
01/13/22	IN DISTRICT	SUBCONTRACT WORK COMPLETED AT FACILITY. PRESSURE LOGGER INSTALLED.	\$1,367.67
01/25/22	808 TWISTED FENCE DR	USED HYDRO VAC TO FIND BLOWN OFF ANGLE STOP. CRIMPED LINE AND MADE REPAIR. BACKFILLED HOLE AND CLEANED SITE.	\$1,409.99
01/26/22	IN DISTRICT	PULLED F/H METER FOR INSPECTION AND REPAIR AT FMS	\$572.06
02/07/22	1213 STAPLE CV	EXCAVATED & REPAIRED WATER MAIN. EXCAVATED TO EXPOSE BROKEN SERVICE LINE. REPAIRED LINE AND BACKFILLED AND CLEANED SITE	\$791.26
02/28/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. CUSTOMER REPORTED HIGH PRESSURE. FOUND THAT THE PRV WAS OPEN TO SYSTEM WITHOUT SETTING PRV. ADJUSTED AND CHECKED PRESSURE.	\$513.00
03/08/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. MAINTENECE ON STANDBY FROM FREEZE.	\$711.55
04/27/22	IN DISTRICT	SUBCONTRACT WORK COMPLETED AT FACILITY. BACKFLOW PREVENTER TESTING	\$1,504.43
06/07/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. EXPOSED OLD SERVICE LINE LEAK REPAIR NEXT TO JD MARKET TO VERIFY IF NEW LEAK HAD CREATED DEPRESSION IN ROAD. GROUND WAS SATURATED 4FT BELOW SURFACE AND HOLE FILLED WITHH 2FT OF WATER ONCE EXPOSED. NO LEAK FOUND AND NO TRACE OF CHLORINE. BACKFILLED HOLE WITH GRAVEL AND FLOWFILL.	\$6,948.29
06/23/22	IN DISTRICT	COMPLETE WORK ON FH. BOLTS FOUND BROKEN ON THE BOTTOM OF HYDRANT. INSTALLED A NEW TRAFFIC REPAIR KIT 14412 HARRIS RIDGE BLVD.	\$615.46
06/23/22	IN DISTRICT	MARKED DISTRICT LINE. LOCATES REQUESTED BY CONTRACTOR. TALKED AREA MAPS AND EMAILED ON 5/18. LOCATED IN FIELD ON 5/19.	\$581.21

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

DATE	ADDRESS	PROBLEM	COST
06/23/22	IN DISTRICT	REFER TO MAINT. CHECKED PRV IF IT WAS BROKEN. SETTINGS WERE ALMOST DBL.PRESSURE BUT NORMAL. COA PRV UPSTREAM OF HARRIS RIDGE FAILED. COA CONTACTED. ISOLATED MM UNTIL REPAIRED 5/20.	\$2,280.07
06/23/22	13808 LETTI LN	HOUSELINE LEAK. SERVICE LINE WAS LEAKING UNDER CUSTOMERS DRIVEWAY. CUT OUT PATCH AREA TO EXCAVATE AND EXPOSE LINE. FOUND BLOWN OFF FITTING. TURNED WATER OFF AND MADE OUR REPAIR. BACKFILLED WITH GRAEL AND ROAD BASE AND CLEANED SITE. WILL RETURN FOR CONCRETE.	\$3,702.34
07/11/22	13921 JOHN HENRY FAULK-IRR	INSTALLED METER. PICKED UP METERSAND INSTALLED 1" METER. THE 2" POLY LINE NEEDED TO BE ADJUSTED TO BETTER LOCATION.DUE TO IT BEING TOO CLOSE TO THE 1". MOVED THE LINE AND INSTALLED 2" METER. LOCATION:JOHN HENRY FAULK DR PARK.	\$2,948.90
06/30/22	IN DISTRICT	COMPLETE WORK ON FH.HYDRANT LOOKS LIKE IT WAS HIT BY TRAIN. MISSING WILL NEED TO DIG AND REPLACE. LOCATION: 14401 THE LAKES	\$3,346.74
06/30/22	IN DISTRICT	COMPLETE WORK ON FH.HYDRANT WAS HIT BY CAR. REPORTED BY SURVEYING COMPANY. REINSTALLED HYDRANT WITH NEW TRAFFIC REPAIR KIT.	\$731.47
06/30/22	ARJEELING DR	LANDSCAPED AFTER TAPLINE REPAIR. PREPPED FOR CONCRETE PATCH GOT RID OF SPOILS,CLEANED UP SITE WASHED DOWN CUSTOMERS DR.WAY. POURES NEW CONCRETE INTO PATCH AND FINISHED IT ONCE IT DRIED.	\$1,095.13
06/30/22	1513 DARJEELING DR	REPLACED BROKEN CURBSTOP ANGLE STOP WAS LEAKING FROM THE NUT UNDER THE CURBSTOP. DUG UP METER BOX AND CRIMPED COPPED LINE 1". REPLACED CURVSTOP AND UNCRIMPED LIN. FLUSHED LINE AND BACHFILLED.	\$505.58
06/30/22	1521 DARJEELING DR	REPLACED BROKEN DISCHARGE. ANGLE STOP WAS LEAKING FROM THE NUT UNDER CURB STOP. DUG UP METER VOX AND CRIMPE COPPE. FLULED R LINE CHANFED ANGLE STOP THEN UNCRIMPED LINE AND BACKFILLED FLUSHED LINE.	\$508.58
08/08/22	14000 The Lakes Blvd 8X2	COMPLETE WORK ON FH. TOOK HYDRANT APART, FOUND TOP BOLTS SHEARED OFF. NEED TO DIG UP AND REPLACE. MARKED LOCATION.	\$5,542.23
08/26/22	IN DISTRICT	PULLED HYDRANT METER AND DROPPED OFF TO HAVE BACKFLOW DEVICE INSTALLED	\$1,219.32
08/17/22	13800 GREINERT DR	EXCAVATED & REPAIRED SHORT TAP LEAK. DUG DOWN 9 FT TO EXPOSE 1"CORP AND MAIN LINE. ISOLATED LEAK FROM CORP AND CUT OUT BAD POLY. USED COUPLING AND NEW POLY FOR REPAIR, FLUSHED SERVICE AND PRESSURE TESTED REPAIR. BACKFILLED WITH GRAVEL AND BASE	\$3,383.93
09/08/22	IN DISTRICT	CHECKED FOR CLOSED VALVES. ASSISTED OPERATOR IN CHECKING PRESSURES ON CLA-VALS IN VAULT. CHECKED DISTRICT PRV PRESSURE AND RESIDUALS PRESSURE WHEN F/H IS OPEN.	\$1,292.27
10/06/22	14401 HARRIS RIDGE BLVD-2	SUB-CONTRACT WORK COMPLETED. ANNUAL METER CAIBRATION.	\$1,255.00
10/05/22	IN DISTRICT	MET CONTRACTOR AT FACILITY-LOCATING LINES.	\$2,058.35
10/26/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. OPERATTOR REPORTED 8"BACKFLOW PREVENTOR LEAKIN. FOUND THAT RELIEF VALVE HAD LEAK IN GASKET NOT ALLOWING TO SEAL. REPLACED RELIEF VALVE GASKET, TIGHTENED VALVE PACKING GLANDS.	\$1,164.47
10/31/22	IN DISTRICT	MAINT NEEDED FOR REPAIR. LEAK WAS CAUSED BY CONSTRUCTION COMPANY HITTING A PVC BELONGING TO THE CONDOS ON HARRIS RIDGE	\$552.00
11/10/22	F/H N HARRIS RIDGE BLVD	RELOCATE HYDRANT METER	\$669.50
11/18/22	IN DISTRICT	SUB-CONTRACT WORK COMPLETED-MET AND DISCUSSED WHAT ALL NEEDED TO BE INSULATED AT FACILITIES IN NORTHTOWN. 2 BACKFLOW AND 1 ABOVE GROUND 6" RPZ @ THE PARK.	\$4,008.85
12/16/22	IN DISTRICT	HOUSELINE LEAK. CONTRACTOR HIT A IRRIGATION LINE 2" PVC. WE TRIED TO TURN OFF THE METER BUT DID REPAIR HOT WITH NEW HYMAX AND SOME NEW PIPE. 14500 HARRIS RIDGE CONDOS	\$2,552.37
12/15/22	14720 BRUNO CIRCLE	REPAIRED METER LEAK WWASHERS. NUT ON THE ANGLE STOP WAS LEAKING. WE ADJUSTED THE ANGLE STOP TO STOP LEAK.	\$705.00
12/29/22	F/H JOHN HENRY FAULK	REPAIRED METER-PULLED HYDRANT AND DROPPED METER AT FMS.	\$1,274.50
TOTAL FOR 2022			\$56,367.34
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE 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
TOTAL FOR 2023			\$8,490.55

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

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

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

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WRITE-OFF LIST
Feb-23**

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Javier Anacleto	Renter	1/113/23	\$ 183.71	\$ 150.00
Scott Lynch	Owner	2/3/2023	\$ 135.60	\$ 150.00
			\$ 319.31	

Approved by the Board of Directors at the meeting held on Marcxh 28, 2023.

_____ Date _____

_____ Date _____

_____ Date _____

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

	2019/20	2020/21	2021/22	2022/23
OCTOBER				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	\$ -
JANUARY				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
FEBRUARY				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
MARCH				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	
COLLECTED	\$ -	\$ -		
JUNE				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	
COLLECTED	\$ -	\$ -	\$ -	\$ -
JULY				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	
COLLECTED	\$ -	\$ -	\$ -	\$ -
AUGUST				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 2,306.35
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



MONTHLY REPORT

Northtown M.U.D.

Report Period: 02/01/2023 - 02/28/2023

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:



2/7

2/14 – 2/15

2/21

2/28

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as having fertilized the District's overseeded turf areas. Crews also performed seasonal cutbacks of perennial plants where needed throughout the District too. In addition, crews removed broken & fallen tree limbs from District property following the recent ice storm. Finally, crews picked up excessive amounts of leaves dropped throughout the District's boundaries as well.

Greenbelt & Drainage Maintenance

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

02/22/2023

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's channels and greenbelts, as well as having collected/removed approximately 24-cu. ft. of trash/litter from within these same channels and greenbelts located within the District. Finally, crews also performed the bi-annual detailing of detention pond sand beds in these same areas located throughout the District.



Trail System Maintenance

2/7

2/14

2/21

2/28

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

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



Irrigation System Maintenance

2/7

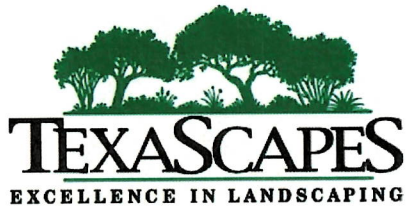
2/14 – 2/15

2/21

2/28

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

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



Status of Proposal Work	
Proposal # 10013 – NT MS4 #14 Gaston Sheldon Pond – Wet Pond Maintenance 2022	- Pending/In-progress

Notes / Miscellaneous

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement (this "Agreement") is entered into effective as of May 1, 2023, between Northtown Municipal Utility District, a political subdivision of the State of Texas (the "District") and TexaScapes, Inc., a Texas corporation (the "Contractor").

ARTICLE I. SERVICES

A. Primary Services. The Contractor agrees to perform all of the landscape maintenance services described in Section I of the attached **Exhibit "A"** (the "Primary Services") to the following areas, as depicted on the attached **Exhibit "B"** (collectively, the "Primary Services Areas"):

- (1) the Northtown Subdivision entryway (the "Northtown Entryway");
- (2) the Meadow Pointe Subdivision entryway (the "Meadow Pointe Entryway");
- (3) the high-use area of Stoney Creek Park (the "Stoney Creek Park High-Use Area");
- (4) the high use area of Wildflower Park (the "Wildflower Park High-Use Area");
- (5) the high-use areas of Meadow Pointe Park (the "Meadow Pointe Park High-Use Area");
- (6) the Gaston Sheldon 5 Pond street frontage (the "Gaston Sheldon Pond Frontage");
- (7) the Parkway Pond 1 street frontage (the "Parkway Pond 1 Frontage");
- (8) the Parkway Pond 2 frontage and sidewalk/trail (the "Parkway Pond 2 Frontage and Walk/Trail");
- (9) the Harris Creek Bridge street frontage, sidewalk and lift station landscaping (the "Harris Creek Bridge Frontage & Landscaping");
- (10) the Wildflower Park practice soccer field (the "Wildflower Soccer Field");
- (11) the Settler's Meadow District Office Park (the "District Office Park");
- (12) the Wildflower Pavilion Park (the "Wildflower Pavilion");
- (13) Lot 8, Block A Heatherwilde Blvd. frontage ("Lot 8, Block A Frontage");
- (14) Lot 1, Block C Heatherwilde Blvd. frontage ("Lot 1, Block C Frontage");
- (15) Lot 6, Block D Wells Branch Parkway frontage ("Lot 6, Block D Frontage");
and

(16) Lot 6, Block E Wells Branch Parkway frontage ("Lot 6, Block E Frontage").

The Primary Services Areas must have a neat, orderly, clean, healthy, and manicured appearance at all times. The Primary Services are to be performed year around, with appropriate tasks scheduled during each season, for the compensation described in Article II.

B. Drainage and Natural Area Services. The Contractor agrees to perform all of the landscape maintenance services described in Section II of Exhibit "A" (the "Drainage and Natural Area Services") to the following areas, as depicted on Exhibit "B" (collectively, the "Drainage and Natural Areas"):

- (a) the Stoney Creek Park greenbelt (the "Stoney Creek Greenbelt");
- (b) the Wildflower Park greenbelt and the Wildflower Detention Pond (the "Wildflower Greenbelt");
- (c) the Meadow Pointe Park Greenbelt and the Meadow Pointe Detention Pond (the "Meadow Pointe Greenbelt");
- (d) the Settler's Meadow Detention Ponds and Drainage Easement (the "Settler's Meadow Detention Ponds");
- (e) the Northtown Park Drainage Easement (the "Northtown Drainage Easement");
- (f) the Gaston-Sheldon 5 Pond and the Gaston Sheldon Pond and Drainage Easement (the "Gaston-Sheldon Ponds");
- (g) the Merseyside Greenbelt (the "Merseyside Greenbelt");
- (h) the Northtown Park Pond (the "Northtown Pond");
- (i) the Parkway Pond 1;
- (j) the Parkway Pond 2;
- (k) the Parkside Wet Pond 1;
- (l) the East Lift Station and Pond;
- (m) the drainage areas at the District Office Park;
- (n) the drainage areas at the Wildflower Pavilion;
- (o) Lot 8, Block A Heatherwilde Blvd. property line mow/trim strip;
- (p) Lot 7, Block C Wildflower Park greenbelt addition (the "Wildflower Greenbelt Additional");
- (q) Lot 6, Block D Stoney Creek Park greenbelt addition (the "Stoney Creek Greenbelt Addition");

- (r) Gaston Sheldon Pond 14;
- (s) Water Tank Storage Site on 810 Howard Lane; and
- (t) the property markers on Lot 6, Block D & Lot 6, Block E (to be trimmed around quarterly).

The Drainage and Natural Area Services will be provided once per month, except where otherwise noted, for the compensation described in Article II.

C. Trail System Services. The Contractor agrees to perform all of the landscape maintenance services described in Section III of Exhibit "A" (the "Trail System Services") to the hike-and-bike trail improvements within the Wildflower Greenbelt, the Wildflower Greenbelt Addition, the Meadow Point Greenbelt, the Stoney Creek Park, the Stoney Creek Greenbelt, and the Stoney Creek Addition as depicted on Exhibit "B" (collectively the "Northtown Trail System") every other week (26 visits per year), for the compensation described in Article II.

D. Coordination with On-Site Manager and Facilities Committee. At least quarterly, the Contractor will schedule and conduct an on-site inspection with the District's Facilities Committee in order to review the overall appearance of the Primary Services Areas, the Drainage and Natural Areas, and the Northtown Trail System. As a part of this inspection, the Contractor and the Facilities Committee will review the Contractor's performance, plan for improvements, and identify any needed modifications to this Agreement or the services provided by the Contractor.

E. Reports; Meeting Attendance. As a part of the Contractor's services, the Contractor will submit a monthly written maintenance reports and proposals for any additional services which are proposed by the Contractor or have been requested by the District to the District's attorney at least one week prior to the date of each regularly scheduled Board of Directors' meeting. The Contractor must send a representative to attend all regular meetings of the Board, and must attend other Board and committee meetings upon request.

F. Annual Budget Forecast. On or before August 1 of each year, the Contractor will provide the District's on-site manager and bookkeeper with a written budget forecast for the landscape maintenance services projected for the following fiscal year. This budget will include the cost of services under this Agreement as well as the cost of any recommended improvements or changes to existing maintenance costs or maintenance services under this Agreement.

G. Supervision. The Contractor must provide adequate supervisory and management personnel to assure that all work performed under this Agreement is done in accordance with this Agreement and generally accepted good horticultural practices. The District's parks, greenbelts, and ponds must be inspected by supervisory personnel at least weekly.

H. Additional Services. All work outside the express terms of this Agreement must be approved, in writing, by the Board or the Facilities Committee prior to commencement of the work.

I. MS4 Permit. Under the current TPDES General Permit No. TXR040000 (the "MS4 General Permit"), all contractors hired by the District to perform maintenance activities on District-owned facilities are required to be contractually obligated to comply with certain

stormwater control measures, good housekeeping practices, and facility-specific stormwater management operating procedures.

The Contractor acknowledges that it is aware of the stormwater management program (the "*SWMP*") developed by the District in compliance with the MS4 General Permit. The Contractor agrees to comply with all applicable stormwater control measures, good housekeeping practices, and facility-specific stormwater management operating procedures developed by the District as a part of the District's SWMP, including: (i) training and education requirements for pollution prevention and good housekeeping practices; (ii) disposing of waste materials only in accordance with 30 Tex. Admin. Code Chapters 330 or 335, as applicable; (iii) pollution prevention requirements designed to reduce the discharge of pollutants of concern identified by the District in stormwater during operation and maintenance activities; (iv) visual inspection requirements of pollution prevention requirements; (v) maintenance requirements of structural controls, if any; and (vi) any other measures, practices, or procedures necessary for compliance with the MS4 General Permit (collectively, the "*MS4 Obligations*"). The Contractor will conduct all services under this Agreement in compliance with the MS4 Obligations and in a manner that does not introduce any Illicit Discharges (as defined in the MS4 General Permit) of pollutants to streets, stormwater inlets, drainage ditches/channels, or any portion of the District's drainage system. Without limiting any of the foregoing, the following materials and/or pollutant sources must not be discharged to the District's drainage system as a result of any services provided:

- (a) Grass clippings, leaves, mulch, rocks, sand, dirt, or other waste materials resulting from landscaping activities (except those materials resulting from ditch/channel mowing or maintenance activities);
- (b) Herbicides, pesticides, and/or fertilizers (except those intended for aquatic use);
- (c) Detergents, fuels, solvents, oils and/or lubricants, other equipment, and/or vehicle fluids;
- (d) Other hazardous materials including paints, thinners, chemicals, or related waste materials;
- (e) Uncontrolled dewatering discharges, equipment, and/or vehicle wash waters;
- (f) Sanitary waste, trash, debris, or other waste products;
- (g) Wastewater from wet saw machinery; and
- (h) Any other pollutants that degrade water quality or pose a threat to human health or the environment.

The Contractor will notify the District immediately of any issue caused by or identified by the Contractor that is believed to be an immediate threat to human health or the environment.

**ARTICLE II.
COMPENSATION**

A. Fees for Primary Services. The Primary Services will be provided by the Contractor for a total monthly fee of \$23,710.

B. Fees for Drainage and Natural Area Services. The Drainage and Natural Area Services will be provided by the Contractor for a total monthly fee of \$21,942.

C. Fees for Trail System Services. The Trail System Services will be provided by the Contractor for a total monthly fee of \$4,243.

D. Invoicing. The Contractor must submit all invoices for services to the District's Facilities Committee and bookkeeper monthly, by the 2nd Thursday of the month following the month in which the services were performed. All invoices which are timely presented will, unless in dispute, be paid within ten days after the first regular Board meeting occurring after invoice submittal; however, if there is a bona fide dispute over a prior or current invoice, the District may withhold payment of the amount disputed until the dispute is resolved, subject to the requirements of Section 2251.002, *Texas Government Code*.

**ARTICLE III.
INSURANCE AND INDEMNIFICATION**

A. Insurance. Upon the full execution of this Agreement and prior to providing any services hereunder, the Contractor must furnish the District certificates of insurance and policies, including all endorsements, on forms acceptable to the District, confirming the following insurance coverage in at least the amounts set forth below:

- | | | |
|----|---|--|
| 1. | Workers Compensation/

Employer's Liability | Statutory amounts

as prescribed by law |
| 2. | Commercial General Liability (occurrence basis), which policy must be on a current edition of ISO form CG 00 01 12 07 or equivalent, must not include an endorsement excluding the sole negligence of the District from the definition of "insured contract", but must include coverage for products/completed operations in the amount of: | \$1,000,000 (per occurrence)
\$2,000,000 (aggregate)
\$2,000,000 (aggregate) |
| 3. | Vehicle Liability (occurrence basis), which policy must include liability arising out of operation of owned, hired, and non-owned vehicles | \$1,000,000 (each accident) |
| 4. | Excess/Umbrella Liability (above the actual amounts carried by the Contractor for the policies described in (1) (with respect to Employer's Liability), (2), and (3) above) | \$3,000,000 (per occurrence) |

Policy endorsements and certificates of insurance, naming the District as an additional insured under all insurance policies other than the Workers Compensation policy, must be furnished to the District contemporaneously with the Contractor's execution of this Agreement and, thereafter, promptly upon annual renewal and/or the District's request. Each policy of insurance must provide, in the body of the policy or in an endorsement, that the District will be notified in writing (i) at least 30 days prior to any cancellation/termination (other than for non-payment of premium), change, or non-renewal; and (ii) at least ten days prior to any cancellation/termination for non-payment of premium. Each policy must be maintained in force throughout the term of this Agreement, must be written by insurance companies that are authorized to sell insurance where work is being performed and have an A.M. Best's rating of **B++ VII** or better, and must provide that they are primary and noncontributory over any insurance that may be carried by the District.

None of the requirements of this Agreement with regard to insurance will limit, qualify, or quantify the obligations and liabilities of the Contractor under this Agreement or with respect to the services provided by the Contractor under this Agreement.

B. Indemnity. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, THE CONTRACTOR AGREES TO WHOLLY INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DISTRICT FROM ALL CLAIMS, LOSSES, EXPENSES, FINES, PENALTIES, AND LIABILITIES, INCLUDING COSTS, LITIGATION EXPENSES, AND REASONABLE ATTORNEYS' FEES (COLLECTIVELY, "LOSSES"), ARISING FROM OR RELATING TO THE SERVICES TO BE PERFORMED BY THE CONTRACTOR UNDER THIS AGREEMENT, INCLUDING LOSSES ARISING OUT OF OR RELATING TO DAMAGE TO PROPERTY, INJURY TO OR DEATH OF PERSONS (INCLUDING THE PROPERTY AND PERSONS OF THE PARTIES AND THEIR AGENTS, SERVANTS, CONTRACTORS, AND EMPLOYEES), LOSS OF USE OF PROPERTY, LOSS OF REVENUE, ECONOMIC, OR OTHER LOSSES. THESE OBLIGATIONS INCLUDE, WITHOUT LIMITATION, CLAIMS BY THE CONTRACTOR'S AGENTS AND EMPLOYEES AGAINST THE DISTRICT.

ARTICLE IV. MISCELLANEOUS

A. Contract Addendum. The Contract Addendum attached to this Agreement is hereby incorporated into this Agreement for all purposes.

B. Term. The initial term of this Agreement will begin on May 1, 2023 and end on April 30, 2028 (the "Initial Term"). After the Initial Term, this Agreement will continue from month to month, until either party gives the required prior written notice of such party's desire to terminate this Agreement. The Contractor may terminate this Agreement at any time by giving 90 days' prior written notice to the District. The District may terminate this Agreement at any time by giving 30 days' written notice of termination to the Contractor.

C. Annual Review. This Agreement will be reviewed annually in July or August of each year by the Contractor and the District. Any mutually acceptable changes to reflect changes in costs and/or services will be incorporated into this Agreement by written

amendment. If the parties are unable to agree on any changes, either party may terminate this Agreement subject to the notice required above.

D. Assignment. This Agreement may not be assigned by either party without the prior written consent of the other party.

E. Applicable Law. This Agreement will be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Travis County, Texas.

F. Binding Effect. This Agreement will be binding upon and inure to the benefit of the parties and their respective successors and assigns where permitted by this Agreement.

G. Partial Invalidity. If any of the provisions of this Agreement are for any reason held to be invalid, illegal, or unenforceable, that invalidity, illegality, or unenforceability will not affect any other provision and this Agreement will be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

H. Sole Agreement. This Agreement constitutes the sole agreement of the parties and supersedes any prior understandings or written or oral agreements respecting the subject matter included herein.

I. Exhibits. The following exhibits are attached to this Agreement, and are incorporated into and made a part of this Agreement for all purposes:

Exhibit "A": Description of landscape maintenance services.

Exhibit "B": Map Identifying Primary Services Areas, Drainage and Natural Areas, and Northtown Trail System.

Executed on the date or dates indicated below, to be effective May 1, 2023.

(Signature pages follow)

TEXASCAPES, INC., a Texas corporation

By: _____
Richard Fadal, President

Address: 13740 Research Blvd., Ste. J-7
Austin, Texas 78750

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

By: Brenda Richter
Brenda Richter, President
Board of Directors

Address: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

EXHIBIT "A"

SECTION I PRIMARY SERVICES

A. GENERAL

1. Application of Chemicals.
 - a. Application of chemicals may be made only under supervision of a Texas Department of Agriculture or Texas Structural Pest Control Board certified pesticide applicator or by a Texas Department of Agriculture or Structural Pest Control Board technician holding a current license in lawn, garden and weed control. The Contractor's insurance coverage must meet current Structural Pest Control Board requirements. Chemicals are only to be used only when necessary and all chemicals used must be the least toxic chemicals that will do the job. State Limited Use or Restricted Use pesticides must not be used under any circumstance.
 - b. All pesticides and fertilizers must be applied strictly in accordance with the manufacturer's written directions.
2. Replacement of Dead or Missing Plant Materials. The Contractor must notify the District's Board of Directors of any dead or missing plant materials. The notice is to be accompanied by a written estimate of the cost of replacement. All dead plant materials must be immediately removed by the Contractor.
3. Equipment. All equipment must be maintained in excellent operating condition at all times. All OSHA safety devices must be in place and in operating condition. Gas cans must be OSHA-approved safety cans. Trucks, tractors, mowers, trimmers, blowers and other equipment must not leak oil or fuel.
4. Other. Work around pedestrian areas must be performed with minimal interruption to people and with extreme care.

B. MATERIALS

1. Water. A reliable source of water will be furnished by the District.
2. Fertilizer. The Contractor will provide natural, organic, organic-based, and mineral fertilizers and nutrients or their equivalent as approved by the District's Board of Directors or Facilities Committee for turf grass, landscape plantings, and trees. Additional fertilizer needs will be determined by an annual soil test and routine visual inspection of plant health.
3. Mulch. The Contractor will provide "Gardenville shredded hardwood" mulch or its equivalent as approved by the District's Board of Directors.

4. Plant Materials. All plant materials provided by the Contractor must be #1 quality in size, health, and appearance, as defined by the American Nurserymen's Standards. Plant material must be dense and uniform in appearance and free from insects and disease.

C. PERFORMANCE

1. Turf Areas.

- a. (1) March through November:
mow and edge all turf areas at least once per week.
- (2) December through February:
mow and edge as necessary to maintain a manicured look; and overseeded lawns will be mowed weekly.
- b. Not more than 1/3 of the above-ground grass leaf blade is to be removed. All mower blades must be kept sharp, balanced, and level.
- c. Apply specified fertilizer 5 times per year: spring, summer, and fall, applying 20 pounds/1000sf at each application. Water turf thoroughly after application to move fertilizer into the soil.
- d. Manually and mechanically control weeds as necessary to maintain a manicured appearance. In cases of extraordinary weed problems, spot-treat weeds with appropriate herbicide.
- e. Control common turf pests and disease including ants, caterpillars, chinch bugs, and brown patch.
- f. Fire ants must be controlled in all turf, landscaped, and paved areas with applications of "Logic" or its equivalent in the spring and fall. Additional spot treatment of fire ants will be made during each weekly visit in areas of pedestrian use.

2. Shrubs and Ground Cover Beds.

- a. Manually remove weeds as necessary to maintain a manicured appearance. In cases of extraordinary weed problems, treat weeds with an appropriate herbicide.
- b. Apply specified fertilizer 3 times per year; spring, summer, and fall, applying 20 pounds/1000sf at each application. Water beds after application to move fertilizer into the root zone.
- c. Prune shrubs as necessary to maintain a uniform appearance. Keep ground cover within borders. Prune all flowering plants after blooming.

- d. Inspect weekly for pests and treat with insecticide and fungicide as necessary.
- e. Maintain 2" of mulch in all planting beds at all times.
- f. Apply dormant oil spray once per year in January to all crepe myrtles, mountain laurels, yaupon holly, and other shrubs as required.
- g. During the wastewater winter averaging months, limit the irrigation schedule to the City of Austin's conservation standards, unless an alternate schedule is approved by the Board.

3. Trees.

- a. Prune 10" caliper and smaller trees annually during dormant periods to remove dead, diseased, and broken limbs and sucker growth; improve visibility, maintain pedestrian safety, and reduce traffic hazards. Clearance prune trees to an 8' height above trails, walks, and other high-use pedestrian areas.
- b. Oak trees must not be pruned during the months of March, April, May, or June. All tree pruning must follow current arborical and horticultural practices. Trees must not be top pruned under any circumstance.
- c. Maintain trees relatively free of vines, weeds, moss, and parasitic plant material.
- d. Provide tree rings containing a 2" layer of mulch around trees 10" in caliper and smaller. Manually keep tree rings free of weeds.
- e. Deep-root fertilize trees once annually.
- f. Any insect or disease infestations, as well as other damage such as that caused by lightning or vehicles, will be reported to the District's Board of Directors immediately. Dead limbs and dead trees resulting from ordinary causes will be removed by the Contractor as part of its Primary Services and the removal reported to the Board. In the event of widespread dead limbs or dead trees due to extraordinary causes such as fire, severe wind storms, tornado, or flood, the Contractor will be entitled to additional compensation for the necessary tree limb and tree removal; however, that compensation will be subject to prior approval by the District's Board of Directors before any work is performed.

4. Floral Program. (Entryway only)

- a. Flowers in the Entryway bed will be replanted 2 times per year, with drought-tolerant flora in the summer and cold-tolerant flora

in the winter, and all plants will meet City of Austin Xeriscape standards. Flowers will be 4"-pots planted at 12" on center.

- b. Fertilize once prior to planting and once mid-growing season with approved flower fertilizer at adequate rates to ensure long-term blooming and plant health.
 - c. Manually remove weeds as necessary to maintain a manicured appearance. In cases of extraordinary weed problems, spot treat weeds with appropriate herbicides. The Contractor must replant any flowers that die due to improper or inadequate weed control at no additional cost to the District.
 - d. Maintain a 2" layer of mulch in the flower bed year-round.
 - e. Inspect weekly for pests or disease and treat with insecticide and fungicide as necessary for control.
5. Irrigation Systems and Watering. For all areas with irrigation systems, the Contractor must:
- a. Water all irrigated areas as needed to promote healthy deep-rooted plant growth, without causing excessive runoff.
 - b. Adjust controllers for major seasonal changes and site conditions. Turf must receive 1" of water per week and other landscape areas must receive 2/3" of water per week.
 - c. Monitor and adjust controller, valves, and heads at least weekly to ensure a properly operating irrigation system; keep valve boxes covered and in a safe condition; and report on the condition of equipment, including controllers, monthly.
 - d. Have two-minute check of each zone of all irrigations systems performed by Contractor's irrigation technician or a licensed irrigator each month, which check will include observing each zone running, making alignment adjustments and adjusting time clocks as required by watering needs and seasonal changes.
 - e. Repair immediately, at no additional cost to the District, any damage caused to the irrigation systems by the Contractor's crews.
 - f. During each weekly service, repair damage caused by others or required due to normal wear and tear when the total repairs, including parts and labor, do not exceed a total of \$1,000. Repairs in excess of this total per week must be reported to and approved by the District's Facilities Committee prior to the commencement of the work.
 - g. Report any damage, deficiencies, or problems to the District's on-site manager immediately and to the District's Board of Directors at the next Board meeting.

- h. Meet all applicable guidelines with respect to water rationing. The Contractor will not be held responsible for plant loss due to watering restrictions.
 - i. All irrigation systems will be winterized and turned-off during freezing weather.
 - 6. Trash and Litter Removal.
 - a. Remove all trash and litter from all turf and landscaped areas during each maintenance visit, and remove it from the District.
 - b. Immediately clean-up all debris resulting from any landscape maintenance work and remove it from the District.
 - 7. Walks, Parking Lots, and Trails. Manually control weeds at parking-lot perimeters, sidewalks, curb and gutter joints, and pavement cracks. In extreme periods of weed growth, use selective herbicide.
 - 8. Ditches. Ditches between the project property lines and streets must be maintained as if they were part of the property.

SECTION II
DRAINAGE AND NATURAL AREA SERVICES

A. GENERAL

- 1. Equipment. All equipment must be maintained in excellent operating condition at all time. All OSHA safety devices must be in place and in operating condition. Gas cans must be OSHA-approved safety cans. Trucks, tractors, mowers, trimmers, blowers, and other equipment must not leak oil or fuel.
- 2. Other. Work around pedestrian areas must be performed with minimal interruption to people and with extreme care.

B. PERFORMANCE

- 1. Turf Areas.
 - a. Mow all areas as necessary to maintain a manicured look, but not more than once a month.
 - b. Mow all turf areas in a manner that minimizes the amount of clippings that enter into wet ponds. All mower blades must be kept sharp, balanced, and level.
 - c. Control fire ants in and on all turf, landscaped, and paved areas with applications of "Logic" or its equivalent in the spring and fall. Apply additional spot treatments for fire ants during each visit in areas of pedestrian use.

2. Drainage structures.
 - a. Control and remove weeds, vines, willows, and other invasive trees and plants in and around the structures. Trim pond perimeters and maintain them in a neat condition.
 - b. Monitor the condition of all drainage structures, including inlets, outlets, headwalls, fences, and gabions, and all sand filter beds during each visit. Promptly report standing water, structure deterioration, or any unusual conditions or deficiencies to the District Engineer and Board of Directors
 - c. Mow and/or string-trim as needed around rock riprap and entrance drive surfaces during each monthly service visit.
 - d. Monitor the condition of all sand filter beds during each visit. Excessive accumulations of silt due to heavy rainfall, erosion, or development as well as any standing water will be reported to the District Engineer and Board of Directors.
 - e. Keep the surface of the sand in all sand filter beds free of weeds, grass, and vegetation. During August and February of each year, remove any accumulations of silt on the surface of the sand and evenly rake the sand surface.
3. Trash and Litter Removal.
 - a. Remove all trash and litter from all turf and landscaped areas, including areas in and around detention ponds, during each maintenance visit, and remove it from the District.
 - b. Immediately clean-up all debris resulting from any landscape maintenance work and remove it from the District.
4. Walks, Parking Lots, and Trails. Manually control weeds at parking-lot perimeters, sidewalks, curb and gutter joints, and pavement cracks.
5. Trees. Clearance prune trees to an 8' height above trails, walks, and other high-use pedestrian areas.

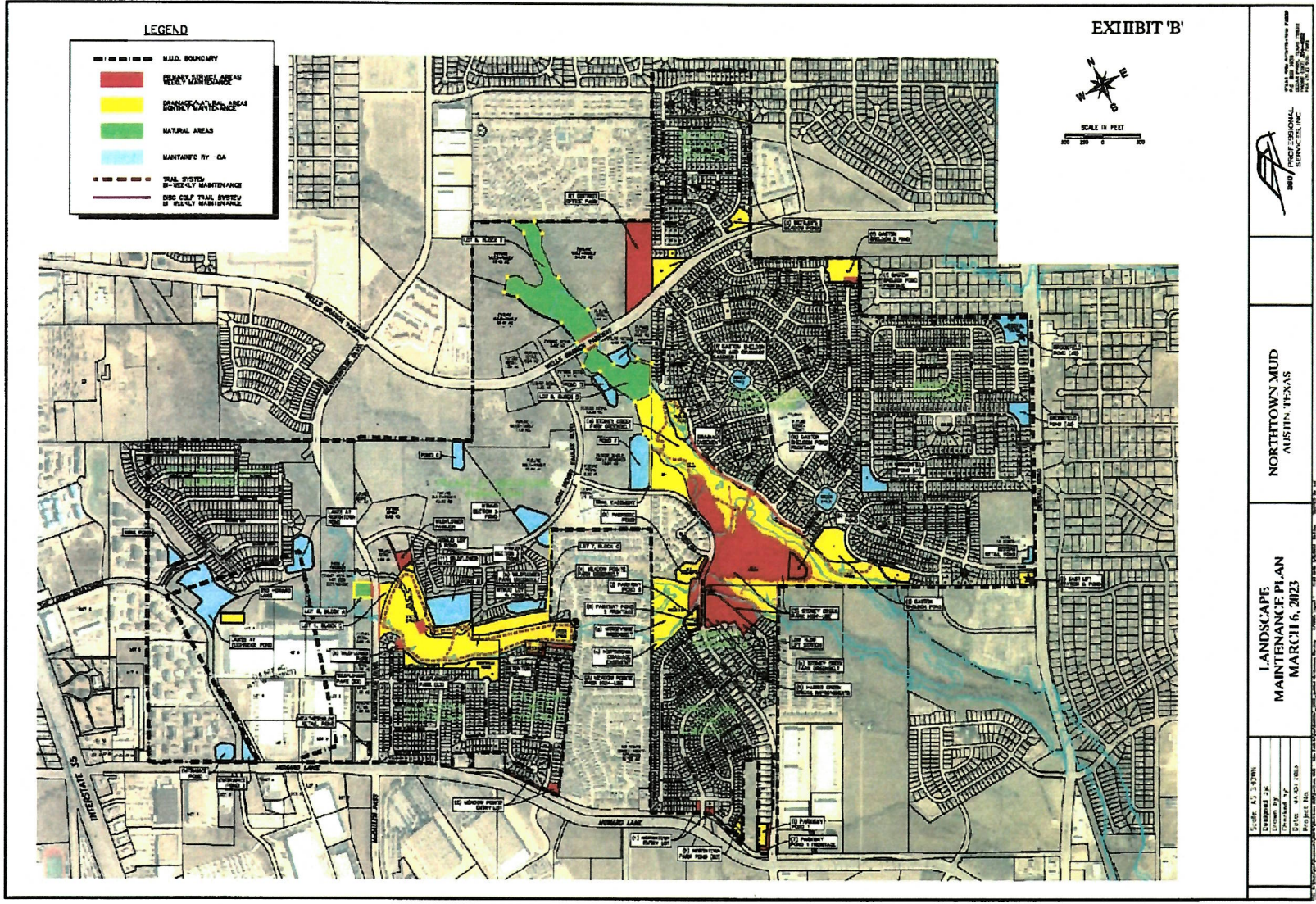
**SECTION III
TRAIL SYSTEM SERVICES**

1. Maintain trail surfaces. Maintain the perimeter edges of all trails to preserve an average trail width of four feet.
2. Remove trash and litter from all granite and mulch trail areas and adjacent mowed areas.

3. Mow, edge, and trim a four-foot swath on each side of trail as well as wider areas around corners, as specified by Board or its Facilities Committee.
4. Apply Round-up as appropriate and control weeds, grasses, grass runners, poison ivy, and other non-desirable vegetation in the trail surfaces and adjacent to trail areas.
5. Fire ants must be controlled within the trail surfaces and adjacent maintained perimeter areas through the application of "Logic" or its equivalent in the spring and fall, with additional spot treatments for fire ants during each scheduled trail maintenance visit.
6. Clean all bridges and associated hardscape areas using a leaf/lawn blower.
7. Maintain disc golf trail extensions.
8. Clearance prune trees to an 8' height above trails, walks, and other high-use pedestrian areas.

EXHIBIT "B"

[See next page for copy.]



{W1216964-3}

Exhibit "A" - Page 2 of 7

UNIQUE CONTROL NO. 03282023-5(B)

CONTRACT ADDENDUM

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

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

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

3. Verification Under Ch. 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code, as amended, Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same that exists to make a profit, if any, boycotts Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, as amended, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, "boycotts Israel" and "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Ch. 2252, Texas Government Code. If required under Chapter 2252 of the Texas Government Code, as amended, Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same that exists to make a profit, if any, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Sections 2252.153 or 2270.0201, Texas Government Code, as amended, and posted on the following pages of the Texas Comptroller of Public Account's internet website:

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

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

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

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

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-995884

Date Filed:
03/20/2023

Date Acknowledged:

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

TexaScapes, Inc.
Austin, TX United States

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

Northtown Municipal Utility District

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

03282023-5(b)
Updated Landscape Maintenance Agreement & Map Effective May 1, 2023

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

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

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

Executed in Williamson County, State of Texas, on the 20th day of March, 2023.
(month) (year)

Richard Fadal

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-995884

Date Filed:
03/20/2023

Date Acknowledged:
03/20/2023

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

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

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
03282023-5(b)
Updated Landscape Maintenance Agreement & Map Effective May 1, 2023

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

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

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

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

Signature of authorized agent of contracting business entity
(Declarant)

NORTHTOWN MUD

MONTHLY REPORT

February 18, 2023 – March 19, 2023

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by CTWM.
 - Removed 15 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.
 - Took truck for annual vehicle inspection for registration purposes.
 - 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.
 - Replaced 2 tires on ATV #2 due to wear.
 - Finished disc golf basket rehab project.
 - Opened 50 Acre Park soccer fields.
 - Working on cutting down dangerous trees and limbs due to ice storm. Processing and taking to roll off dumpster at the WildFlower parking lot.
-
- Purchased mini split for WildFlower pavilion due to contractor markup.
STR- \$10,000.00 vs NT- \$950.00 NT MUD staff will install.
 - Attended the Texas Water Day Conference at The State Capital.
 - Emailed tree disposal information flyer to HOA managers, as directed.
 - Gave tree disposal flyer to Crossroads to insert in the water bill per committee.
 - Web master updated disposal information to the top of the home page, as directed.
 - Ordered a 30 yd roll off dumpster for disposal of broken limbs and trees due to ice storm damage throughout the park system. *(closed item)*
 - Reviewed TexaScapes planter bed proposal for new office.
 - Alterman identified additional issue with well #1. Waiting on quote. *(open item)*
 - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
 - Attend new facility construction meetings on site every 1st & 3rd Tuesday of the month.
 - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/21. *(on going)*
 - Take supplies to restocking staging area in pavilion for workers, to maintain social distancing & limit exposure.
 - Working with New Facility Construction subcommittee and various consultants regarding future office, pavilions and equipment projects. *(in progress)*

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	14920 Antique Finish	2/26/2023	N			Semi is not permitted in district
	908 Battenburg	3/10/2023	N			Bulky; Various debris must be stored out of view
	13906 Cambourne	3/3/2023	N			Bulky; Various debris must be stored out of view
	13900 Ceylon Tea	3/20/2023	N			Lawn is overgrown and in need of maintenance
monitor - parks on Rosehip	1201 Coronation Way	2/7/2023	N			Semi is not permitted in district
	1217 Coronation	3/3/2023	N			Various debris in view of street
	1109 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1609 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1616 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
black Mazda LP# RTG 1979	14804 Earl Grey	3/20/2023	N			Derelict vehicle w/on jacks parked in view
	816 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view
	904 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view
monitor	1312 Ginger Spice	2/26/2023	N			Trailer parked in view of street and residents
	13800 Greinert	3/8/2023	N			Semi is not permitted in district
	15209 Lantern	3/10/2023	N			Trailer parked in view of street and residents
green Buick temp tag	13622 Merseyside	3/10/2023	N			Derelict vehicle w/on jacks parked in view
red Hyundai Elantra no LP#	15008 Plowshare	3/3/2023	N			Derelict vehicle w/flat tires & unregistered parked in view
monitor	15201 Rosehip	1/30/2023	N			Semi truck parked in view
	15208 Rosehip	3/10/2023	N			Bulky; Various debris must be stored out of view
monitor LP# 824 08iJ	920 Smoothing Iron	1/16/2023	N			Trailer parked in view of street and residents
	804 Tapestry	2/26/2023	N			Trailer parked in view of street and residents
	812 Tapestry	3/20/2023	N			Trailer parked in view of street and residents
white Buick sedan no LP	1204 Tea Leaf	3/12/2023	N			1. Derelict vehicle w/flat tires 2. Debris in view
	824 Twisted Fence	3/3/2023	N	Ext 4/1/23		Camper/trailer parked in view
monitor	15109 Valerian Tea	2/7/2023	N			Trailer parked in view of street and residents
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

Northtown MUD

	803 Dawlish	7/9/2021	Y			A/C unit in view from street
	14513 Dreamtime	2/7/2023	Y			Fence/gate is in a state of disrepair
	808 Flatters	2/7/2023	Y			Bulky; Various debris must be stored out of view
red	1000 Friendship Quilt	2/16/2023	Y			Trailer parked in view of street and residents
	14717 Hyson Crossing	2/14/2023	Y			1. Bulky debris in view 2. Fence/gate is in disrepair
	13725 Lampting	1/25/2023	Y			Bulky; Various debris must be stored out of view
monitor	1210 Olympic	12/5/2022	Y			Trailer parked in view of street and residents
	1209 Tudor House	1/9/2023	Y			Trailer parked in view of street and residents

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	811 Burnsall Gates	1/23/2021	Y	Same	4/20/2021	Bulky; Various debris must be stored out of view
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view
black Honda Accord LP# CRC 8741	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2. Lawn overgrown 3. Debris in view
	13916 Maricella	12/13/2022	Y	Same	1/7/2023	Bulky; Various debris must be stored out of view
	14025 Maricella	1/27/2020	Y	Repeat CV	6/12/2020	Various debris must be stored out of view
	13726 Merseyside	7/29/2021	Y	Same	11/2/2021	Various debris must be stored out of view
	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
	15015 Saddlegirth	1/16/2023	Y	Same	3/14/2023	1. Bulky debris in view 2. Trash can in view
monitor	1209 Tudor House	10/8/2019	Y	Same	11/19/2019	Derelict vehicle w/ exp registration & no plates parked in view
	932 Twisted Fence	1/16/2023	Y		3/14/2023	Bulky; Various debris must be stored out of view

RESOLVED

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
will remove	14908 Antique Finish	2/16/2023	N			Trailer parked in view of street and residents
white Mini Cooper temp tag	13708 Cambourne	1/16/2023	Y			Vehicle parked on the front lawn
	13800 Cambourne	1/16/2023	Y			1. Bulky debris in view
	13809 Cambourne	2/16/2023	N			Bulky; Various debris must be stored out of view
	13901 Cambourne	1/16/2023	Y			Bulky; Various debris must be stored out of view
	13820 Ceylon Tea	1/9/2023	Y			Bulky; Various debris must be stored out of view
	14011 Conner Downs	2/7/2023	N			Boat parked on lawn

Northtown MUD

LP# 780 835H	1009 Coronation	2/16/2023	N			Trailer parked in view of street and residents
maroon Ram truck LP#CDW 0689	1605 Darjeeling	1/25/2023	N			Derelict vehicle w/flat tires parked in view
	917 Friendship Quilt	1/9/2023	Y			Bulky; Various debris must be stored out of view
	1320 Ginger Spice	1/25/2023	N			Bulky; Various debris must be stored out of view
	13716 Greinert	11/22/2022	Y	Same	1/13/2023	Bulky; Various debris must be stored out of view
	14416 Harcourt House	2/7/2023	N			Bulky; Various debris must be stored out of view
	14700 Hyson Crossing	10/15/2022	Y	Same	12/8/2022	Lawn is overgrown and in need of maintenance
	1505 Lady Grey	2/26/2023	N			Various debris in view of street
	13920 Maricella	12/13/2022	Y	Same	1/7/2023	Various debris must be stored out of view
	14045 Maricella	1/23/2023	N			Bulky; Various debris must be stored out of view
	13721 Merseyside	1/9/2023	Y			Bulky; Various debris must be stored out of view
	13914 Merseyside	12/13/2022	Y	Same	1/7/2023	Bulky; Various debris must be stored out of view
monitor	13903 Randalstone	11/22/2022	N			Camper/trailer in view of street
	15009 Saddlegirth	2/16/2023	N			Bulky; Various debris must be stored out of view
	15012 Saddlegirth	2/26/2023	N			Various debris in view of street
	15016 Saddlegirth	11/22/2022	Y	Same	1/23/2023	Bulky; Various debris must be stored out of view
	14213 Sumatra	2/16/2023	N			Fence/gate is in a state of disrepair
	808 Tapestry	2/26/2023	N			Fence/gate is in a state of disrepair
	908 Thayer	1/23/2023	N			Trailer parked in view of street and residents
monitor	905 Twisted Fence	12/17/2022	N			Trailer parked in view of street and residents

WildFlower

VIOLATIONS SENT A COURTESY REMINDER

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	3/16/2023	N			1. Rear fence/gate disrepair 2. Front fence/gate disrepair
	13812 Golden Flax	2/26/2023	N			Rear various debris in view
	13901 Golden Flax	2/26/2023	N			Front bulky debris in view
	13913 Golden Flax	3/16/2023	N			Mow back area by parking pad
	118 Mist Flower	3/9/2023	N			Rear bulky debris in view
says fine	125 Segovia	2/17/2023	N			1. Rear fence/gate is in disrepair 2. Rear debris in view
	13815 Spring Heath	3/9/2023	N			1. Lawn overgrown 2. Front bulky debris in view
	139832 Spring Heath	3/16/2023	N			Mow back area by parking pad
	115 Star Flower	2/26/2023	N			Rear various debris in view
	119 Star Flower	2/26/2023	N			Lawn overgrown and in need of maintenance
	122 Star Flower	3/16/2023	N			Mow back area by parking pad
	129 Wild Senna	3/16/2023	N			Lawn overgrown and in need of maintenance
	133 Wild Senna	3/16/2023	N			Lawn overgrown and in need of maintenance
	216 Wild Senna	3/9/2023	N			Front bulky debris in view
	227 Wild Senna	3/9/2023	N			Rear bulky debris in view
	231 Wild Senna	3/9/2023	N			Rear bulky debris in view
	300 Wild Senna	3/9/2023	N			Front bulky debris in view

VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y			Rear fence/gate is in a state of disrepair
	13714 Spring Heath	2/11/2023	Y			Rear various debris in view
	107 Star Flower	2/17/2023	Y			Rear fence/gate is in a state of disrepair
black GMC Envoy LP# BSK 0302	228 Wild Senna	2/17/2023	Y			Rear, Derelict vehicle w/ on jacks parked in view
	110 Wild Senna West	2/17/2023	Y			Front fence/gate is in a state of disrepair

CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
black Honda LP# RHS 5807	13901 Golden Flax	11/14/2022	Y	Same	1/13/2023	Derelict vehicle w/flat tire & on jacks parked in view

WildFlower

	105 Segovia	6/8/2020	Y	Same	8/7/2020	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	113 Segovia	10/29/2021	Y	Same	12/27/2021	1. Lawn overgrown 2. Fence/gate disrepair 3. Debris in view 4. Trash cans in view
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2, Trash cans in view
	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	11/18/2019	Y	Same	1/3/2020	1. Derelict vehicle w/flat tire parked in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	118 Blue Flax	2/26/2023	N			Rear bulky debris in view
	122 Blue Flax	2/11/2023	N			Rear various debris in view
gray GMC Yukon LP#PGF3115	129 Blue Flax	1/30/2023	N			Front; derelict vehicle w/on jacks parked in view
	101 Segovia	1/5/2023	Y			1. Rear bulky debris in view 2. Trash in view
	129 Segovia	1/30/2023	N			Rear fence/gate is in a state of disrepair
	13718 Spring Heath	1/30/2023	N			Rear trailer parked in view
	13730 Spring Heath	2/17/2023	N			Front various debris in view
	13800 Spring Heath	2/11/2023	N			Rear various debris in view
maroon Dodge Durango no LP	13806 Spring Heath	2/11/2023	N			Front; derelict vehicle w/flat tire parked in view
monitor - black BMW LP# SBD 8800	13816 Spring Heath	7/24/2022	Y			Vehicle parked on the front lawn
	212 Wild Senna	1/30/2023	N			Rear various debris in view
	308 Wild Senna	1/30/2023	N			Rear bulky debris in view

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

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

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

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

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
1324 Peppermint Trail	Trailer in view	4/7/2021	5/24/2021	8/20/2021 1/24/2023	12/28/2022			Deadline for compliance for Special Final Notice is as of 3/13/2023 *Monitoring*
13901 Golden Flax Trail	Derelict vehicle	12/16/2022	1/17/2023	2/10/2023				Deadline for compliance for Special Final Notice is as of 3/22/2023
13916 Maricella Lane	Debris in view	1/6/2023	2/8/2023					Deadline for compliance is as of 2/23/2023
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023					Deadline for compliance is as of 3/17/2023
932 Twisted Fence Drive	Debris in view	2/13/2023	3/15/2023					Deadline for compliance is as of 3/30/2023
15015 Saddlegirth Lane	Debris in view, garbage cans in view	2/13/2023	3/15/2023					Deadline for compliance is as of 3/30/2023

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.

District Manager Monthly Expense Approvals

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

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
2/10/2023	HP ink (3)	Restock	\$114.85
2/27/2023	Uber (from office) to and from The Texas State Capital	attend Texas Water Day at the Capital	\$51.54
	Subtotal		<u>\$166.39</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
2/3/2023	Diesel fuel	ATV's	\$100.00
2/4/2023	HEB Gift card	Fuel	\$50.00
2/9/2023	Trash receptacle, loppers (2), bar chain oil, pruner, chainsaw chains (4), pole saw chain, gloves, (3), trash bags (3 bxs)	Restock	\$332.99
2/10/2023	All terrain ATV tire (2)		\$269.94
2/10/2023	Mutt mitts (9600)		\$299.97
2/21/2023	Diesel fuel	ATV's	\$100.00
	Subtotal		<u>\$1,152.90</u>
	Grand Total for the Month		<u>\$1,319.29</u>

District Manager Monthly Expense Approvals

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

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
3/7/2023	HP ink (2)	Restock	\$80.23
	Subtotal		<u>\$80.23</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
3/7/2023	Dog Leash signs (6), ATV tires (2)		\$323.88
3/9/2023	Chain saw bars (2), chain saw chains (2)	Replace	\$83.96
3/9/2023	Truck inspection & registration	Annual renewal for F150	\$28.75
3/10/2022	Lopper/pruner, batteries, wiper fluid, trash bags (3 bxs), liquid nails	Restock	\$158.35
3/14/2023	Replacement drinking fountain button (2)	Replace	\$103.89
3/15/2023	Diesel fuel	ATV's	\$100.00
	Subtotal		<u>\$798.83</u>
	Grand Total for the Month		<u>\$879.06</u>

Northtown Reservation Ledger

Date Paid & Form Rcv'd	Reservation Date	Name	Pavilion or Disc Golf	In / Out of District	Res. Fee Rcv'd	Deposit Rcv'd	Deposit Withheld	Notes	Refund Amount
2/23/2023	4/14/2023	C. Foster	Pav	In	\$25.00	\$100.00			\$0.00
		Total Income =			\$25.00				



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						
Totals	157	15	49	44	66	18

Second Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
Totals	0	0	0	0	0	0

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

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

2023 TOTALS	157	15	49	44	66	18
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71483	WRIGHT	129	SEGOVIA	2/10/2023	BULKY WASTE SRVC	7084026
71606	PETTAWAY	13804	SPRING HEATH	2/10/2023	BULKY WASTE SRVC	7075805
71640	LONGORIA RIVE	801	TAPESTRY	2/15/2023	BULKY WASTE SRVC	7081834
71640	LONGORIA RIVE	801	TAPESTRY	2/25/2023	BULKY WASTE SRVC	7098920
71652	MOORE	901	TAYSIDE	2/10/2023	BULKY WASTE SRVC	7073740
71741	CHEN	820	TWISTED FENCE	2/15/2023	BULKY WASTE SRVC	7076209
71752	HUNT	913	TWISTED FENCE	2/15/2023	BULKY WASTE SRVC	7082804
71773	MARSHALL	104	WILD SENNA	2/10/2023	BULKY WASTE SRVC	7081174
71817	MACHUCA	141	WILD SENNA	2/10/2023	BRUSH WASTE SRVC 6CY	7082452
71870	CANALES	921	ELDERBERRY TEA	2/10/2023	BULKY WASTE SRVC	7081661
71995	HP TEXAS 1	13820	CEYLON TEA	2/17/2023	BULKY WASTE SRVC	7096392
72019	RAMIREZ	14121	CEYLON TEA	2/10/2023	BULKY WASTE SRVC	7073859
72037	EVANS	13910	CONNER DOWNS	2/17/2023	BRUSH WASTE SRVC	7086478
72060	BABICKI	14009	CONNER DOWNS	2/10/2023	BULKY WASTE SRVC	7083048
72098	NGUYEN	13717	GREINERT	2/17/2023	BRUSH WASTE SRVC	7081582
72430	SINCLAIR	14616	DREAMTIME	2/10/2023	BULKY WASTE SRVC	7086342
72787	HENDRICKSON	1013	GREY CASTLE	2/24/2023	BULKY WASTE SRVC	7091482
73216	LANDERS	413	TUDOR HOUSE	2/10/2023	BULKY WASTE SRVC	7084154
73647	SUNDOWN LEE	408	TUDOR HOUSE	2/7/2023	BULKY WASTE SRVC	7070586
75009	CASTANEDA	516	TUDOR HOUSE	2/10/2023	BULKY WASTE SRVC 6CY	7083935
75009	CASTANEDA	516	TUDOR HOUSE	2/10/2023	BULKY WASTE SRVC 6CY	7089380
75228	EVANS	1124	DARJEELING	2/17/2023	BULKY WASTE SRVC	7089668
75726	GAYNOR PROPE	525	TUDOR HOUSE	2/17/2023	BULKY WASTE SRVC	7089028
76893	ELSON	14900	SASSAFRAS	2/4/2023	BULKY WASTE SRVC	7071841
76893	ELSON	14900	SASSAFRAS	2/10/2023	BULKY WASTE SRVC	7086130
81196	SALAS	15028	VALERIAN TEA	2/4/2023	BULKY WASTE SRVC	7056839
81196	SALAS	15028	VALERIAN TEA	2/10/2023	BULKY WASTE SRVC	7082100
82830	HORTON	14909	VALERIAN TEA	2/10/2023	BULKY WASTE SRVC	7080720
86223	GARCIA	1204	SWEET LEAF	2/10/2023	BULKY WASTE SRVC	7081134
86223	GARCIA	1204	SWEET LEAF	2/15/2023	BULKY WASTE SRVC	7090764
86552	LUERA	1616	DARJEELING	2/17/2023	BRUSH WASTE SRVC	7089591
86660	TIGERT	1612	DARJEELING	2/24/2023	BRUSH WASTE SRVC	7083351
87672	WILMOT	1620	DARJEELING	2/10/2023	BULKY WASTE SRVC	7082260
87672	WILMOT	1620	DARJEELING	2/24/2023	BULKY WASTE SRVC	7103724
87818	REYNOSO	1505	LADY GREY	2/4/2023	BULKY WASTE SRVC	7072432
87818	REYNOSO	1505	LADY GREY	2/7/2023	BULKY WASTE SRVC	7082814
88132	NGUYEN	1712	DARJEELING	2/10/2023	BULKY WASTE SRVC	7083001
88493	STEWART	1416	ORANGE SPICE	2/10/2023	BULKY WASTE SRVC	7086198
91447	PHAN	1509	LADY GREY	2/24/2023	BULKY WASTE SRVC	7099832
91497	RIVERA	1628	WHITTARD OF CHELSE	2/10/2023	BULKY BRUSH WASTE SRVC	7073847
91497	RIVERA	1628	WHITTARD OF CHELSE	2/17/2023	BULKY WASTE SRVC	7089859
99751	CARTER	14824	LIPTON	2/10/2023	BULKY WASTE SRVC	7081457
99751	CARTER	14824	LIPTON	2/15/2023	BULKY WASTE SRVC	7090109
99902	NYUGEN	14716	LIPTON	2/17/2023	BULKY WASTE SRVC	7089086
100384	GARCIA	15116	VALERIAN TEA	2/17/2023	BULKY WASTE SRVC	7093337
100483	NGUYEN	14813	LIPTON	2/10/2023	BULKY WASTE SRVC	7080660
100483	NGUYEN	14813	LIPTON	2/24/2023	BULKY WASTE SRVC	7101927
105872	RODRIGUEZ	513	SWEET LEAF	2/17/2023	BULKY WASTE SRVC	7084051

72047	VALENTINE	13922	CONNER DOWNS	2/24/2023	96G RES RECY CART DLVR	7104169
72050	HYDE	13925	CONNER DOWNS	2/10/2023	96G RES RECY CART DLVR	7087154
76550	JAIMES	1429	SWEET LEAF	2/13/2023	96G RES RECY CART DLVR	7089500
88054	GICHIMU	1116	TUDOR HOUSE	2/17/2023	96G RES TRASH CART DLVR	7095601
96579	LOFTIN	13700	HARRIS RIDGE	2/13/2023	96G RES RECY CART DLVR	7087835
98632	HOOTEN	13908	HARRIS RIDGE	2/8/2023	96G RES RECY CART DLVR	7084124
99544	HERRERA BOLAN	14101	HARRIS RIDGE	2/9/2023	96G RES RECY CART DLVR	7085621
102812	DO	14933	LIPTON	2/15/2023	96G RES RECY CART DLVR	7091717
111030	LOPEZ	905	SEBASTIAN	2/8/2023	96G RES RECY CART DLVR	7083321
117050	LEYUA	804	SWEET LEAF	2/22/2023	96G RES RECY CART DLVR	7101315
123841	HUGHES	14524	CHARLES DICKENS	2/8/2023	96G RES RECY CART DLVR	7083465
130752	COOPER	14220	LAKE VICTOR	2/28/2023	96G RES RECY CART DLVR	7119177
148802	MOORE	920	OATMEAL	2/7/2023	96G RES RECY CART DLVR	7082391
151977	WRIGHT	1116	STRICKLING	2/7/2023	96G RES RECY CART DLVR	7081666
152085	LARSH, CRYSTAL	1008	STRICKLING	2/24/2023	96G RES TRASH CART DLVR	7103979
152085	LARSH, CRYSTAL	1008	STRICKLING	2/28/2023	96G RES RECY CART DLVR	7118955
155121	MASARU	917	WATSON	2/13/2023	96G RES RECY CART DLVR	7089235
157363	DIXON	916	STRICKLING	2/7/2023	96G RES RECY CART DLVR	7082014

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
61887	NOVOA	901 CASTLETON	2/17/2023	SWAP 9Y CART FOR SAME	7083488
68179	MUSLEH	1325 OOLONG	2/14/2023	SWAP 9Y CART FOR SAME	7089578
68707	LUCAS	223 WILD SENNA	2/21/2023	SWAP 9Y CART FOR SAME	7096163
70589	KERLEY	14309 HARCOURT HOUSE	2/17/2023	SWAP 9T CART FOR SAME	7088015
70700	SIMON	14700 LANTERN	2/3/2023	SWAP 9T CART FOR SAME	7072374
71468	RICHARDSON	15016 SADDLEGIRTH	2/17/2023	SWAP 9T CART FOR SAME	7089858
71609	RODRIGUEZ MA	13809 SPRING HEATH	2/10/2023	SWAP 9T CART FOR SAME	7083837
71632	BOELLAARD	114 STAR FLOWER	2/10/2023	SWAP 9T CART FOR SAME	7076371
72028	GALEGA	13901 CONNER DOWNS	2/3/2023	SWAP 9Y CART FOR SAME	7051329
72227	TRAN	1704 WHITTARD OF CHELSE	2/10/2023	SWAP 9T CART FOR SAME	7085983
72342	VU	13730 MERSEYSIDE	2/3/2023	SWAP 9T CART FOR SAME	7070121
72657	CARR	15028 SASSAFRAS	2/17/2023	SWAP 9T CART FOR SAME	7091192
72657	CARR	15028 SASSAFRAS	2/24/2023	SWAP 9T CART FOR SAME	7097952
73307	LE	14817 LANTERN	2/17/2023	SWAP 9T CART FOR SAME	7095509
75878	BRANCH	1417 VANILLA BEAN	2/3/2023	SWAP 9T CART FOR SAME	7069931
92030	VARGAS	1321 CORONATION	2/10/2023	SWAP 9T CART FOR SAME	7082250
120620	KONONCZUA	14513 NARUNA	2/17/2023	SWAP 9T CART FOR SAME	7094719
122007	SANDERS	909 MAHOMET	2/3/2023	SWAP 9T CART FOR SAME	7070019
124475	NIXON	913 MAHOMET	2/17/2023	SWAP 9T CART FOR SAME	7089926
127001	TAYLOR	920 WATSON	2/10/2023	SWAP 9T CART FOR SAME	7075910
135962	NGUYEN	832 BETHEL	2/10/2023	SWAP 9T CART FOR SAME	7081456
139399	DO	824 BETHEL	2/10/2023	SWAP 9T CART FOR SAME	7081450
142782	OCANA	904 BETHEL	2/10/2023	SWAP 9T CART FOR SAME	7083198
151529	CURRY-PAL	1005 STRICKLING	2/17/2023	SWAP 9Y CART FOR SAME	7082465
151596	SANCHEZ	920 STRICKLING	2/3/2023	SWAP 9T CART FOR SAME	7070882



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

texasdisposal.com

Northtown MUD Trash and Recycle Weight Report 2023

1st Quarter 2023

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

Total Tonnage for 1st Qtr **403.27** **61.66**

2nd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		

Total Tonnage for 2nd Qtr **0.00** **0.00**

3rd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

Total Tonnage for 3rd Qtr **0.00** **0.00**

4th Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

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

Total Yearly Tonnage 2023	403.27	61.66
----------------------------------	---------------	--------------

2/17/2023	44077	A514	278509	4.56
2/24/2023	41151	A515	279633	4.84
2/24/2023	41157	A514	279688	7.79
2/24/2023	41151	A515	279703	3.53

Total Recycle Tonnage 30.44

Estimated recycle tonnage 26.49



Security Solution Proposal

Northtown Municipal Utility District

700 Wells Branch Parkway
Pflugerville, TX 78660

March 7, 2023

Mona Oliver

Northtown MUD - DMP monitoring agreement

Proposal Submitted
By



Proposal No. 67135-1-0

14050 Summit Drive, Suite 105
Austin, TX 78728
B18046, 2227262

EXHIBIT G

Northtown MUD - DMP monitoring agreement Statement of Work

Place of Performance

Northtown Municipal Utility District
700 Wells Branch Parkway
Pflugerville, TX 78660

Primary Point of Contact

Mona Oliver
Northtown Municipal Utility District
5129651560
moliver@northtownmud.com

This is the standard 12 month monitoring agreement to include initial setup, DMP panel configuration, and 12 months of MaRC digital monitoring.

(24) existing DMP zones to be monitored



Northtown MUD - DMP monitoring agreement

Customer Number:
Northtown Municipal Utility District
700 Wells Branch Parkway
Pflugerville, TX 78660

Contact: Mona Oliver
Phone: 5129651560
Email: moliver@northtownmud.com

Proposal No.: 67135-1-0
Date: March 7, 2023
Your Reference:
Valid To: 4/6/2023
Payment Terms: TBD
Quoted By: Mark Morton
Phone: (512) 915-8492
Email: mark.morton@aus.com

Estimate

Supplies & Materials:

QTY	Description	Ext.Price
1	MARC:Alarm Monitoring Setup Fee - One-time setup fee for alarm monitoring account setup	\$100.00

Monthly Recurring:

Description	Ext.Price
MARC:Alarm Monitoring Monthly HMS - Premium Package - Premium monitoring, includes basic reporting, O/C reporting, basic weekly or monthly testing, mobile web access, may include cellular backup and/or high volume accounts	\$58.00

Investment Summary

Monthly Recurring \$58.00

Sales Tax will be included on the invoice at the time of billing if applicable.

*This project requires **0% Mobilization** (plus applicable taxes) prior to project start and **Monthly Project Invoicing**.*

Confidentiality Notice: This proposal includes data and proprietary information of Allied Universal Technology Services that is to remain confidential. Neither this proposal nor any of the information contained herein may be reproduced or disclosed under any circumstances without the express written permission of Allied Universal Technology Services. Please be aware that disclosure, copying, distribution or use of this proposal and the information contained herein is strictly prohibited.

HMS (Hosted & Managed Services)

Allied Universal[®] Technology Services offers a wide range of cloud enabled solutions that are designed to reduce TCO while improving operational efficiency and focus. By outsourcing security systems infrastructure, applications, monitoring and administration, our customers are able to enjoy the benefits of cost-effective scalability, 24/7/365 operator availability, and fault tolerance - all at a fraction of the cost of on-premise solutions. Whether you are leveraging our Infrastructure-as-a-Service (IaaS) security solutions, utilizing our Software-as-a-Service (SaaS) solutions for physical access control, voice and video, or allowing Allied Universal[®] Technology Services to assist you with monitoring and administration of your security systems, our experienced operators are highly trained and stand ready to assist you with all facets of systems monitoring and administration.

As part of this solution, Allied Universal[®] Technology Services will be providing the following Hosted & Managed Services:

- MARC:Alarm Monitoring Monthly HMS - Premium Package - Premium monitoring, includes basic reporting, O/C reporting, basic weekly or monthly testing, mobile web access, may include cellular backup and/or high volume accounts \$58.00 monthly

Agreement Pricing:

1. Year 1 of this HMS Service is \$696.00 and will be invoiced in year one of the agreement at the chosen frequency.
2. Year 2 of this HMS Service is \$765.60 and will be invoiced in year two of the agreement at the chosen frequency.
3. Year 3 of this HMS Service is \$842.16 and will be invoiced in year three of the agreement at the chosen frequency.
4. Year 4 of this HMS Service is \$926.38 and will be invoiced in year four of the agreement at the chosen frequency.
5. Year 5 of this HMS Service is \$1,019.02 and will be invoiced in year five of the agreement at the chosen frequency.

Acceptance:

Initial here to accept the proposed Allied Universal[®] Technology Services HMS Agreement _____

Customer Acceptance

PLS: Total Year 1 PLS Package is valued at: **\$0.00**

HMS: Total Year 1 HMS Package is valued at: **\$696.00**

Total: Total Year 1 PLS & HMS Packages are valued at: **\$696.00**

Authorized Customer Signature

Date

Contract term: 3 year 4 year 5 year Other

Billing frequency: Monthly Quarterly Semi-annually Annually

Terms and Conditions of Sale

These Terms and Conditions (the "Terms") govern the agreement of Securadyne Systems Texas, LLC d/b/a Allied Universal Technology Services with a principal place of business at 3440 Sojourn Drive, Suite 220, Carrollton, TX 75006, and on behalf of its affiliates and subsidiaries (collectively, the "Company" or "We") or "Allied Universal Technology Services"), to provide Equipment and Services to the entity or person whose name appears in the Proposal (as defined below) to which these Terms are attached (the "Client" or "You"). The Terms are incorporated into and made a part of the Proposal. The Terms, the Proposal and any Rider(s) collectively form the "Agreement".

In consideration of the mutual covenants herein and for other good and valuable consideration set forth below, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Liquidated Damages

Liquidated damages will not apply to any contract or scope of work performed by AUTS.

2. Installation Responsibility

AUTS will provide all required labor to mount, terminate and test the equipment detailed in this proposal. Installation will be performed in a workmanlike manner, meeting or exceeding industry standards and local code requirements.

3. Change Orders

Any change to this proposal as outlined herein will require an additional cost review by AUTS. A revised proposal will be submitted, which will incorporate any requested changes. If the requested change occurs after AUTS is under contract, then a signed change order will be required. Equipment/Material provided by AUTS is limited to the items listed within the attached schedule of values or material list.

4. Insurance and Liability

a. Upon Client request, AUTS shall procure the following minimum insurance coverages: (i) workers compensation insurance with statutory limits, (ii) automobile liability, with \$1,000,000 combined single limit (each accident), and (iii) commercial general liability, including contractual liability, with coverage of \$1,000,000 per occurrence and \$2,000,000 general aggregate. Client and any person or organization to which Client is obligated with regard to the work shall be listed by endorsement as an Additional Insured on AUTS's policies shown in items (ii) and (iii) above. Upon request, AUTS shall provide certificates evidencing such insurance as outlined above.

b. In no event will AUTS be liable for any incidental or consequential damages arising from system(s) problems or failure, including, without limitation, loss of use, profit, or theft of property owned by and/or located at the premise(s) where this equipment is installed. The total cumulative liability of AUTS and any of AUTS's related companies to Client for all claims, losses, damages, and expenses resulting in any way from the performance of this Agreement, shall not be greater than the compensation received by AUTS under this Agreement. The express remedies, obligations and liabilities of AUTS and Client set forth herein are exclusive, and are in lieu of any others available at law or otherwise. This proposal is based on contract documents and/or drawings only. Should the authority having jurisdiction or Client require additional changes to the system, AUTS reserves the right to seek additional costs if necessary. AUTS reserves the right to charge labor costs for troubleshooting, repairing, or rewiring the system due to other contractors' installation methods, which may have caused such problems.

5. Warranty

a. AUTS provides a ninety (90) day warranty on all materials (the "Material Warranty Period"). This Material Warranty Period extends from the date of installation of the materials. AUTS will pass through to Client any Original Equipment Manufacturer ("OEM") warranties provided or purchased by Client. Any failures of the Equipment or Third-Party Software shall be addressed directly with the OEM or through AUTS upon payment of any applicable AUTS time and material rates. This warranty does not cover any existing materials incorporated into this project, if applicable. This warranty is non-transferable.

b. AUTS provides a ninety (90) day warranty on all labor (the "Labor Warranty Period"). Any labor provided beyond the Labor Warranty Period shall be billed to the Client using AUTS's standard time and material rates unless a service agreement with AUTS is in effect.

c. Services required to remedy software malfunctions caused by or arising out of the actions of Client or a third party shall not be covered by the Warranty, but shall be performed by AUTS upon Client's payment of the applicable AUTS time and material rates.

6. Payment Terms

- a. All payments shall be made by Client no later than thirty (30) days following receipt of an invoice from AUTS. Unless otherwise agreed, invoices shall be delivered on a monthly basis and shall be based on the Work completed in the previous month. Past due amounts shall bear interest of one and a half percent (1.5%) monthly, or the highest rate permitted under Applicable Laws, whichever is lesser, commencing with the date due until the date payment is received.
- b. As security for the prompt and complete payment when due, Client hereby grants AUTS a first priority security interest in all work performed by AUTS pursuant to the Agreement to secure full payment of AUTS's invoices when due. Client hereby agrees to execute any and all financing statements and other such documentation in form and substance acceptable to AUTS, in order to create or perfect the security interest granted herein. Client agrees to execute and deliver, from time to time and as requested by AUTS, such financing statements or other instruments as may be required in order to confirm the security interest of AUTS under the terms of this Agreement. Upon full payment of all amounts due under this Agreement, AUTS agrees to execute such documents evidencing the release of any security interests granted herein.

7. Written Consent

No work shall proceed without an acceptable purchasing document, which incorporates AUTS's Standard Terms, being received by AUTS from the Client.

8. Mobilization

Once the Client's purchasing document has been approved, AUTS will assign a project manager who will coordinate and schedule the project. This Project Manager will serve as the single point of contact for the Client and will provide project updates and/or schedules as required.

9. Equipment Delivery

Once the Project Manager's order(s) for the required material(s) and/or equipment have been placed, the Project Manager will provide the Client with an initial construction schedule based on the manufacturers' acknowledged delivery dates.

10. Equipment Modifications

AUTS assumes no responsibility for modifications to or errors in equipment manufacturers' specifications, literature, or revisions to equipment operation at the manufacturers' discretion.

11. Title

Title to and risk of loss of all equipment provided to Client by AUTS shall pass to Client upon installation by AUTS, or, if not installed by AUTS, upon delivery to Client.

12. Termination or Alteration

A contract resulting from the acceptance of an offer may be canceled or altered by the Client only if agreed to in writing by AUTS and subject to the following:

- a. If any equipment covered by this contract has been delivered and/or installed, payment for the equipment, installation (if applicable), and freight will be due in full, per the agreed upon terms referenced above.
- b. If the equipment has not been delivered, it may be canceled or altered only if agreed to by the manufacturer. Equipment is then subject to either a 25% retail price restocking charge or the manufacturers' imposed cancellation/change fees (whichever is higher).
- c. Client will also be responsible to reimburse AUTS for any other reasonable fees assessed as a result of an alteration or cancellation after order placement.

13. Proposal Expiration

AUTS shall honor this proposal for a period of thirty (30) days.

14. Intellectual Property

This proposal, consisting of but not limited to designs, concepts, and ideas, which are represented herein, is the exclusive intellectual property of AUTS and may not be reproduced or copied in any manner without the express written consent of AUTS. This proposal and all associated materials (including drawings) must be returned promptly to AUTS upon request.

15. Standard Exclusions

Unless otherwise set forth and specifically stated in the scope of work, this proposal EXCLUDES:

- a. Furnishing and/or installing any required plywood equipment backboards.
- b. Cost associated with telephone or network connectivity as part of the installation or as a reoccurring expense.
- c. Arrangement for and/or coordination of any required telephone or network service installation.
- d. Any expense associated with working in an environment containing asbestos.

16. Client's Responsibility for Virus, Malware, Firewall, and Anti-Virus Checking

Client shall be responsible for carrying out its own virus, malware, firewall, and anti-virus checking procedures on all deliverables in accordance with good computing practice unless otherwise set forth and specifically stated in the applicable scope of work.

17. Installation Conditions

This proposal REQUIRES that:

- a. All existing equipment, which is to be incorporated into the new system, is operable and suitable for its intended purpose.
- b. No area in which AUTS is to install equipment is classified as hazardous or explosive.
- c. Client will provide adequate parking accommodations and equipment storage for AUTS's personnel while on the job site.
- d. All work to be performed by AUTS's personnel is during normal business hours unless specifically noted otherwise. Normal business hours are defined as Monday through Friday (excluding federally recognized holidays) from the hours of 8 AM until 5 PM (local time).

BY SIGNING THIS AGREEMENT, YOU SPECIFICALLY ACKNOWLEDGE AND ACCEPT THE TERMS AND CONDITIONS AND INDICATE YOUR INTENT TO BE LEGALLY BOUND TO THE PROPOSAL AND THIS AGREEMENT. BY SIGNING THIS AGREEMENT, THE CLIENT REPRESENTS THAT THE PERSON SIGNING ON ITS BEHALF HAS THE AUTHORITY TO BIND THE CLIENT TO THIS PROPOSAL AND AGREEMENT.

By: _____
Sales Representative Signature

By: _____
Client Signature

By: _____
Sales Representative Printed Name

By: _____
Client Printed Name

Date: _____

Date: _____

Approved: _____
Authorized Representative Signature
Allied Universal® Technology Services

Approved: _____
Authorized Representative Signature
Northtown Municipal Utility District

Billing Information

Street Address	
City	
State	
Zip Code	
Contact Name	
Contact Phone	
Contact Email	
Invoice Delivery Method (email, portal, mail, other)	
PO #	

DATE: March 20, 2023
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the March 2023 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Condominiums);

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

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

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

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

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

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

Construction has started and is expected to last into 2024.

iv) The Lakes Retail Center;

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

v) Avalon Bay Multifamily;

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

vi) JD's Supermarket Dessau;

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

b) MS4 Permitting Update and 2021 Pond Inspections;

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

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The authorized report will be completed and filed with the TCEQ prior to the March 2023 deadline.

c) SB3 Emergency Preparation Plan;

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

MEMORANDUM

To: Board of Directors, Northtown Municipal Utility District
 From: Armbrust & Brown, PLLC
 Re: Violation of District Erosion Control Rules
 Date: March 28 2023

The following Requests for Corrective Action either were received or remained outstanding since the last Board meeting:

Requests for Corrective Action

<u>Builder</u>	<u>Address</u>	<u>Date</u>	<u>Status</u>
KB Homes	14507 Jackson Browning (approx.) Loose builder trash behind fence at rear of lot in pond area needs to be removed	2/15/2023	Pending
KB Homes	14501 Jefferson Craig Silt fence needs repair	2/28/2023	Pending
Skybeck Construction	NW of Bldg. #1 Loose trash along green space behind retaining wall needs to be removed	3/16/2023	Pending
Skybeck Construction	NW of Bldg. #1 Curb inlet needs to be covered	3/16/2023	Pending
Skybeck Construction	West of Bldg. #2 Dumpster is over capacity; trash needs to be removed	3/16/2023	Pending
Skybeck Construction	SE of Bldg. #1 Paved area needs to be cleaned	3/16/2023	Pending
Cadence McShane Construction Co.	NE corner of Bldg. #1 Concrete washout is over capacity; washout must be contained in washout area	3/16/2023	Pending
Cadence McShane Construction Co.	SW corner of Bldg. #4 Silt fence needs to be repaired	3/16/2023	Pending
Cadence McShane Construction Co.	NE corner of Bldg. #9 Concrete washout is over capacity; washout must be contained in washout area	3/16/2023	Pending
Cadence McShane Construction Co.	NE corner of Bldg. #9 Dirt spoils need to be moved away from silt fence	3/16/2023	Pending
Cadence McShane Construction Co.	Roadway near site entrance Roadway near site entrance on John Henry Fault Dr. needs to be cleaned	3/16/2023	Pending

The following Notices of Penalty for Violations were received since the last Board meeting:

<u>Builder</u>	<u>Address</u>	<u>Date</u>	<u>Status</u>
KB Homes	14507 Jackson Browning (approx.) Loose builder trash behind fence at rear of lot in pond area needs to be removed	3/16/2023	Pending
KB Homes	14501 Jefferson Craig Silt fence needs repair	3/16/2023	Pending

Northtown Municipal Utility District

March 28, 2023

- Review Cash Activity Report, including Receipts and Expenditures

Action Items:

- Approval of director and vendor payments
- Approve funds transfers:
 - TexPool Operating Account to ABC Bank Manager's Account:
\$375,396.78
 - TexPool Operating Account to ABC Bank Manager's Account:
\$64,000.00
 - Logic Tax Account to Logic General Operating Account:
\$219,638.90
 - Logic Tax Account to Logic Debt Service Account:
\$150,000.00
 - TexPool Operating Account to ABC Bank Customer Refund
Account: \$6,000.00
 - PNC Lockbox Account to TexPool Operating Account:
\$250,000.00

EXHIBIT J

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
February 28, 2023 - March 28, 2023

General Fund
Operating Account

Cash Balance - February 28, 2023	97,780.05
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Subsequent Activity	(87,095.50)
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Transfers approved at the March 1, 2023 Meeting		(90,000.00)
Cash Receipts	Facility Rental	125.00
Cash Receipts	Escrow - Multi-Family Wells Branch Parkway	<u>2,779.50</u>
	Total Subsequent Activity	<u>(87,095.50)</u>

Projected Balance as of March 28, 2023	\$ 10,684.55
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Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
February 28, 2023 - March 28, 2023

		General Fund Manager's Account
Cash Balance - February 28, 2023		\$ 259,504.23
Subsequent Expenditures		(24,067.59)
Transfers approved at the March 1, 2023 Meeting		521,388.44
Expenditures Approved at the March 1, 2023 Meeting (Cks #10810 - 10836)		(467,494.85)
Payroll Expenses	Payroll and Payroll Taxes	(43,979.26)
AT&T	10837 Telephone - February 2023	(1,788.36)
City of Austin	10838 Utilities - February 2023	(1,408.51)
Facility Solutions Group, Inc.	10839 Two Plexiglass covers for directory signs	(2,503.80)
Child Support Services Division	10840 Child Support	(121.38)
AT&T (Internet)	10841 Internet - February 2023	(89.88)
AT&T Mobility	10842 Telephone - March 2023	(92.56)
Charter Communications	10843 Park Internet - February 2023	(145.55)
City of Austin	10844 Utilities - February 2023	(2,973.96)
Travis Central Appraisal District	10845 Appraisal Fees - 2nd Quarter FY 2022 - 2023	(7,270.51)
TXU Energy	10846 Street Lights - February 2023	(708.08)
Ramona Oliver	10847 Expense Reimbursement	(767.89)
Robles, Ernest	10848 Expense Reimbursement	(112.71)
City of Austin	10849 Utilities - February 2023	(51.05) *
Optimum	10850 Internet - March 2023	(355.56) *
Optimum Business	10851 Park Utilities - March 2023	(9,212.51) *
Child Support Services Division	10852 Child Support	(121.38) *
Atmos Energy	10853 Utilities - March 2023	(93.90) *
City of Austin	10854 Utilities - March 2023	(2,123.14) *
TML Health	10855 Employee Benefits - April 2023	(2,911.90) *
TXU Energy	10856 Utilities - March 2023	(1,129.29) *
	Total Subsequent Activity	(24,067.59)
Expenditures to be Approved at March 28, 2023 Meeting		(375,396.78)
Ranger A-TX, LP	10857 Rent - May 2023	(5,340.08)
360 Professional Services, Inc.	10858 Engineering Fees - February 2023	(11,546.40)
Alterman, Inc.	10859 Water Well Irrigation Inspection	(1,086.00)
Armbrust & Brown, P.L.L.C.	10860 Legal Fees - February 2023	(8,533.67)
Bott & Douthitt, P.L.L.C.	10861 Accounting Services - February 2023	(6,000.00)
City of Austin	10862 W/WW Purchases - February 2023	(139,473.18)
City of Austin - CRF	10863 City of Austin Impact Fees February 2023	(28,800.00)
City of Round Rock Environmental Services	10864 Lab Fees - January/February 2023	(400.00)
Crossroads Utility Services	10865 Operations - February 2023	(47,732.77)
Employee Incentive Plans, Inc.	10866 401(k) Administrative Expenses	(1,287.26)
Firetron, Inc.	10867 Fire Alarm Monitoring	(850.00)
Holt Engineering, Inc.	10868 Geotechnical Investigation	(569.16)
Ramona Oliver	10869 Expense Reimbursement	(347.60)
Roadrunner Inspection Services	10870 Inspection Fees - February 2023	(2,775.00)
Texas Disposal Systems, Inc.	10871 Garbage Fees - February 2023	(75,669.44)
TexaScapes	10872 Monthly Landscape Maintenance	(39,170.00)
Travis County Sheriff's Department	10873 Security Patrol Vehicle	(1,380.00)
Amaro, Felix T	10874 Director Fees	(138.52) *
Capers, Christopher B.	10875 Director Fees	(138.52) *
Aqua-Tech Laboratories, Inc.	10876 Lab Fees - February 2023	(986.25) *
Texas Disposal Systems, Inc.	10877 Garbage Fees - February 2023 - Storm Clean Up	(3,017.48) *
TexaScapes	10878 Irrigation Repairs	(155.45) *
		(375,396.78)
Subtotal		(139,960.14)
Transfers to be approved		439,396.78
Transfer for expenditures approved 3/28/2023	Transfer from Logic Operating Account	375,396.78
Transfer Funds	Transfer from Logic Operating Account	64,000.00
Projected Balance as of March 28, 2023		\$ 299,436.64

*Added after packet distribution

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
February 28, 2023 - March 28, 2023

			General Fund Customer Refund Account
Cash Balance - February 28, 2023			\$ 551.36
Expenditures to be Approved at March 28, 2023 Meeting			(3,499.23)
Transfer approved March 28, 2023 Board Meeting			3,000.00
Battula, Srinivasa	13303	Customer Refund	(64.41) *
Bigham & Associates	13304	Customer Refund	(110.40) *
Breed, Martha	13305	Customer Refund	(89.57) *
Bristile Properties, LLC	13306	Customer Refund	(110.40) *
Cadence McShane Construction	13307	Customer Refund	(2,368.07) *
Chua, Jin-Li	13308	Customer Refund	(93.90) *
Danh, Jennifer	13309	Customer Refund	(845.06) *
Jackson, Tiffany	13310	Customer Refund	(54.02) *
Lofton, Julius	13311	Customer Refund	(33.00) *
Morrison, Jeff	13312	Customer Refund	(790.42) *
Opendoor Labs	13313	Customer Refund	(123.60) *
Pierce, Christian	13314	Customer Refund	(24.68) *
Pure Operating, LLC	13315	Customer Refund	(134.60) *
Rentwerx, LLC	13316	Customer Refund	(220.94) *
Sickmiller, Scott	13317	Customer Refund	(70.80) *
Sundown Lee Story	13318	Customer Refund	(46.74) *
Thornton, Freddie	13319	Customer Refund	(1,205.68) *
Tram, Phong	13320	Customer Refund	(72.25) *
Vazquez, Guadalupe	13321	Customer Refund	(40.69) *
Total Expenditures			(3,499.23)
Subtotal			(2,947.87)
Transfers to be approved - from TexPool Operating Account			6,000.00
Projected Balance as of March 28, 2023			\$ 3,052.13

*Added after packet distribution

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
February 28, 2023 - March 28, 2023

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance -February 28, 2023	\$ 49,950.00
Projected Balance as of March 28, 2023	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
February 28, 2023 - March 28, 2023**

	Interest Rate	Maturity Date	Balance 2/28/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 3/28/2023	Projected Balance 3/28/2023
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 97,780.05	\$ 2,904.50	\$ (90,000.00)	\$ 10,684.55	\$ -	\$ 10,684.55
ABC Bank - Manager's Account	0.0000%	N/A	259,504.23	521,388.44	(920,852.81)	(139,960.14)	439,396.78 (1)(2)	299,436.64
ABC Bank - Customer Refunds	0.0000%	N/A	551.36	3,000.00	(6,499.23)	(2,947.87)	6,000.00 (5)	3,052.13
PNC Bank Lockbox	0.0000%	N/A	100,215.73	155,373.04	(123.00)	255,465.77	(250,000.00) (6)	5,465.77
Logic Operating - 01	4.7605%	N/A	15,163,308.31	1,387,234.60	-	16,550,542.91	219,638.90 (3)	16,770,181.81
TexPool Operating	4.5715%	N/A	1,329,665.74	90,000.00	(524,388.44)	895,277.30	(195,396.78) (1)(2)(5)(6)	699,880.52
TexPool Fiscal Surety Trail Easement	4.5715%	N/A	106,043.05	-	-	106,043.05	-	106,043.05
Total - General Fund			17,057,068.47	2,159,900.58	(1,541,863.48)	17,675,105.57	219,638.90	17,894,744.47
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	4.7605%	N/A	47,926.77	-	-	47,926.77	-	47,926.77
TexPool Park	4.5715%	N/A	4,657.31	-	-	4,657.31	-	4,657.31
Total - Park Fund			102,534.08	-	-	102,534.08	-	102,534.08
Debt Service Fund -								
Logic - Tax Account	4.7605%	N/A	2,618,998.23	-	(2,237,234.60)	381,763.63	(369,638.90) (3)(4)	12,124.73
Logic - Debt Service	4.7605%	N/A	1,921,390.49	850,000.00	-	2,771,390.49	150,000.00 (4)	2,921,390.49
TexPool - SR 2020 Cap Int	4.5715%	N/A	163,769.55	-	-	163,769.55	-	163,769.55
Total - Debt Service Fund			4,704,158.27	850,000.00	(2,237,234.60)	3,316,923.67	(219,638.90)	3,097,284.77
Capital Project Fund -								
Logic - SR 2011 CPF	4.7605%	N/A	2,542.31	-	-	2,542.31	-	2,542.31
TexPool - SR 2020 CPF	4.5715%	N/A	4,524,267.56	-	-	4,524,267.56	-	4,524,267.56
Total - Capital Project Fund			4,526,809.87	-	-	4,526,809.87	-	4,526,809.87
Total - All Funds			\$ 26,390,570.69	\$ 3,009,900.58	\$ (3,779,098.08)	\$ 25,621,373.19	\$ -	\$ 25,621,373.19

- (1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$375,396.78
(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$64,000.00
(3) To transfer funds from Logic Tax to Logic General Operating Account: \$219,638.90
(4) To transfer funds from Logic Tax to Logic Debt Service Account: \$150,000.00
(5) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$6,000.00
(6) To transfer funds from PNC Lockbox Account to TexPool Operating Account: \$250,000.00

Northtown M.U.D.
ChargePoint Revenue Summary
2/28/2023

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	\$ 0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Total	<u>\$ 75.63</u>	<u>\$ 7.57</u>	<u>\$ 68.06</u>

See Accountants' Report.