

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

May 23, 2023

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on May 23, 2023 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit "A"**.

The roll was called of the members of the Board:

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

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC ("*Bott & Douthitt*"); Robert Anderson of Crossroads Utility Services LLC ("*Crossroads*"); Carter Dean of Armbrust & Brown, PLLC ("*A&B*"); Scott Foster of 360 Professional Services, Inc. ("*360 PSI*"); Deputy Colton Yarborough of the Travis County Sheriff's Office ("*TCSO*"); Barnaby Evans of Fatter and Evans Architects, Inc.; Gilbert Bolding of STR Constructors; Ryan LaMarre of Quiddity; Jennifer Wiebrand of AvalonBay; and David Leverio and Colette Downey.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider approval of the consent items on the agenda, including (i) the minutes of the April 25, 2023 Board meeting; (ii) the revised District Registration Form attached as **Exhibit "B"**; and (iii) the Resolution Establishing Offices and Meeting Places of the Board of Directors of Northtown Municipal Utility District and Establishing Locations for the Posting of Notice of Meetings of the Board attached as **Exhibit "C"**. After discussion, upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the consent items.

Director Richter next stated that the Board would consider budget and tax items. Mr. Dean reviewed the preliminary estimate of 2023 taxable value received from Travis Central Appraisal District attached as **Exhibit "D"** with the Board, which he stated was \$1,375,649,407. He then reviewed the Board's schedule for establishing a 2023-2024 budget and 2023 tax rate attached as **Exhibit "E"** with the Board, noting that the meetings at which the Board would consider such issues would occur on their customary days. Director Hill asked Mr. Dean and Mr. Douthitt to make sure that all of the District's tax rate information was posted online, as appropriate.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit "F"**. Deputy Yarborough reviewed the report with the Board, stating that there had been one residential burglary and two thefts reported since the last Board meeting.

Director Richter next stated that the Board would receive the operations manager's report and recognized Mr. Anderson. Mr. Anderson reviewed the operations manager's report attached as **Exhibit "G"** with the Board. He reported that there were 3,086 occupied single family connections as of April, that the water accountability for the prior reporting period was -5.83%, and that the April water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Ms. Oliver, who stated that she would cover Mr. Fadal's report in his absence. Ms. Oliver presented the landscape maintenance report attached as **Exhibit "H"** and reviewed it with the Board. She then presented Proposal No. 10210 for plant replacement attached as **Exhibit "I"** to the Board for consideration. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal. Director Richter asked how the parks had been faring with the recent rains. Ms. Oliver answered that the rains had not caused issues, but the freeze that occurred earlier that year had damaged various landscaping.

Director Richter announced that the Board would next receive the District manager's report and recognized Ms. Oliver. Ms. Oliver called the Board's attention to her monthly reports included in the meeting packet attached as **Exhibit "J"**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems ("**TDS**") with the Board. Ms. Oliver then reported that she had finished purchasing furniture and appliances for the new office and came in approximately \$2,700 under budget.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Bolding addressed the Board and provided an update regarding STR Constructor's construction of the new office and pavilions. He stated that they were in the punch list stage and had about 50 minor items left to finish, adding that he expected that they would be finally complete within the next 30 days, with the exception of one door, that was on backorder. Director Richter stated that she appreciated Mr. Bolding attending the meeting. She then stated that if the project was not completed by the end of June, the Board would direct the District's attorney to issue a formal demand letter regarding completion of the project. Mr. Bolding stated that he would make his best efforts to have the project completed by then, noting that the delays were primarily caused by issues with subcontractors. Mr. Foster stated that the project was over 90% complete and had been making progress. Director Richter asked Mr. Foster to notify her and Mr. Dean in mid-June regarding the status of construction. Mr. Foster stated that there was still a pay estimate pending that had been presented to the Board at the November 2022 Board meeting, and that he believed it should be paid. Upon motion by Director Hill and second by Director Richter, the Board voted 3-0 to approve the outstanding pay estimate referenced by Mr. Foster.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit "K"** with the Board and covered the status of various development projects in the District. He then presented the bid tabulation for the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project attached as **Exhibit "L"** with the Board, and recommended approval of award of the contract to the lowest responsible bidder, DNT Construction, in the amount of \$1,231,526.98. Upon motion by

Director Capers and second by Director Hill, the Board voted 3-0 to approve award of the contract to DNT Construction. Mr. Foster then reported that the trail that the District had required be constructed with the Village at Northtown Multifamily (North Wells Branch/The Parker) project had been completed, and that the developer was finalizing permits for construction of Phase 2 of the project. He then introduced Ms. Wiebrand, who briefly reviewed AvalonBay's company and multifamily project in the District with the Board. Mr. LaMarre then addressed the Board and stated that an error in the original plan submittal to the District had excluded a number of units, but that the original submittal had included the correct number of units in another location. He referenced the letter attached as **Exhibit "M"** and explained that the resubmission of corrected plans had occurred after the District had increased its park fees, and requested the Board to recognize all units in the project as having been submitted before such increase. Director Richter stated that it seemed like an honest mistake and that Mr. Foster had assured her that the original submittal did have some reference to all of the units, which supported the claim that the omission in another part of the plans was an error. After discussion, the Board generally agreed that all of the units at issue were subject to the prior park fees.

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 "N"** and reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the transfers and the payment of bills and invoices.

Director Richter then stated that the Board would consider matters related to the District's website. Mr. Hill stated that Ms. Oliver and he planned to discuss website matters with Director Campbell once they had agreed upon a time to do so.

Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that he had no update regarding such matters.

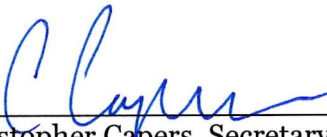
Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean reviewed the Resolution Authorizing Transfers of Funds and Payment of Expenses attached as **Exhibit "O"** with the Board, which he explained would continue the current check signing process, allowing Mr. Douthitt's office to sign checks following Board approval, but without the condition that there must be an emergency. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the resolution. Mr. Dean and Mr. Anderson then informed the Board regarding the new requirements of the Lead and Copper Rule Revisions (LCRR), including the requirement to submit a service line inventory to the TCEQ by October 16, 2024. Mr. Douthitt advised that the compliance costs would need to be incorporated into the upcoming budget. The Board directed Mr. Anderson to present a plan and any proposals necessary for compliance with the LCRR at a subsequent meeting.

Director Richter asked Mr. Dean to include an item regarding installation of electronic meters on the next Board meeting agenda.

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



Date: May 27, 2023

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

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

THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

I, D. Pederson, hereby certify that at 3:42 p.m. on May 16, 2023, 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 16<sup>th</sup> day of May, 2023.


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

EXHIBIT A

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 May 16, 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 16<sup>th</sup> day of May, 2023.

  
Printed Name: Mona Oliver  
Company: Northtown M.U.D.

**STAYS IN FILE****NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AGENDA**

May 23, 2023

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

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, May 23, 2023. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

**PUBLIC INPUT**

1. Resident communications and Board member announcements;

**CONSENT ITEMS**

*(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)*

2. Minutes of April 25, 2023 Board meeting;
3. Revised District Registration Form;
4. Resolution Establishing Offices and Meeting Places of the Board of Directors of Northtown Municipal Utility District and Establishing Locations for the Posting of Notice of Meetings of the Board;

**DISCUSSION/ACTION ITEMS**

5. Budget and taxes and related action items, including:
  - (a) Preliminary schedule for adopting 2023-2024 budget and 2023 tax rate;
  - (b) Preliminary estimate of 2023 taxable value;
6. District security and public safety and related action items, including:
  - (a) Report from Travis County Sheriff's Office, including crime statistics;
  - (b) Legal/Security Committee report;
7. District operations manager and utility operator's report and related action items, including:
  - (a) Utility operations and repairs, including any proposals;
  - (b) Billing report and write-offs;
8. Landscape maintenance report and related action items, including any proposals;

9. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
  - (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly report;
  - (e) Purchase requests and/or proposals;
  
10. Facilities Committee report and related action items, including:
  - (a) Status of construction of office and pavilions;
  - (b) Purchases of appliances, electronics, furniture, and other office items;
  - (c) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions;
  - (d) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
  - (e) Payment of Efficient Air Conditioning, Inc. by STR Constructors for work performed at new office and pavilion project;
  
11. District engineer's report and related action items, including:
  - (a) Development matters, including:
    - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including:
      - (A) Review of bid tabulation;
      - (B) Approval of award of construction contract;
      - (C) Approval of pay applications and/or change orders;
    - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker);
    - (iii) Village at Northtown Multifamily (Edenbrook);
    - (iv) The Lakes Retail Center;
    - (v) Avalon Bay Multifamily, including:
      - (A) Park development fees;
      - (B) License and Consent to Encroachment Agreement;
      - (C) Declaration of Maintenance Covenants for Stormwater Structural Controls;
      - (D) Restrictive Covenants;
      - (E) Exclusive Water Line Vault Easement;
    - (vi) JD's Supermarket – Dessau;
  - (b) MS4 compliance matters, including:
    - (i) Permitting update;
    - (ii) Storm Water Pollution Prevention Plan ("SWPPP") compliance updates;
  - (c) Senate Bill 3 / Emergency Preparedness Plan, including status of application requesting waiver of emergency preparedness plan;
  
12. District bookkeeper's report and related action items, including:
  - (a) Payment of bills and invoices;
  - (b) Fund transfers;
  - (c) Investments;
  - (d) Developer escrow report and reconciliation;



13. District website, including hosting, maintenance, and related action items;
14. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin;
15. Attorney's report and related action items, including:
  - (a) Resolution Authorizing Transfers of Funds and Payment of Expenses;
  - (b) Lead and Copper Rule Revisions (LCRR);
16. Future agenda items and meeting schedule.

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



*[Handwritten Signature]*

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  
16 day of May, 2023.

Dyana Limon-Mercado  
 County Clerk, Travis County, Texas  
 By Yesenia E. Deputy

YESENIA E.



{W1228719.2}

3



FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*[Handwritten Signature]*  
 Dyana Limon-Mercado, County Clerk  
 Travis County, Texas

202380668

May 16, 2023 03:58 PM  
 Fee: \$3.00 ESPINOZAY



# District Registration Form

Legal Name of District or Authority: Northtown Municipal Utility District

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

Austin, TX  
 City, State

78701  
 Zip Code

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

northtown\_mud@abaustin.com  
 E-mail

northtownmud.org  
 Web Address

## A. BOARD MEMBERS (as applicable):

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

## B. CONSULTANTS AND REPRESENTATIVES (as applicable):

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

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

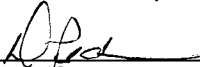
EXHIBIT B

# District Registration Form (continued)

## A. BOARD MEMBERS (continued):

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	Business Phone	Fax Number	Home Phone	Elected (E), Appointed (A), or Elected by Precinct (P)	Term Begins (MM/DD/YYYY)	Term Ends (MM/DD/YYYY)

**Certification:** I certify that the information contained herein is correct and complete to the best of my knowledge.

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

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

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

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

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

**Submit**

**RESOLUTION ESTABLISHING OFFICES AND MEETING PLACES OF THE BOARD  
OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND  
ESTABLISHING LOCATIONS FOR THE POSTING OF NOTICE OF  
MEETINGS OF THE BOARD**

THE STATE OF TEXAS                   §  
  §  
COUNTIES OF TRAVIS               §

**WHEREAS**, under §49.062 of the *Texas Water Code*, the Board of Directors (the "Board") of Northtown Municipal Utility District (the "District") is authorized to establish offices and meeting places both inside and outside the boundaries of the District; and

**WHEREAS**, the Board wishes to designate meeting places within the boundaries of the District, and also wishes to designate offices and meeting places outside the boundaries of the District; and

**WHEREAS**, the Board also wishes to establish the locations at which notice of meetings of the Board will be posted;

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

**Section 1.** Meeting places of the Board of Directors, within the boundaries of the District, are established at:

- (a) 700 East Wells Branch Parkway, Pflugerville, Texas;
- (b) 14401 Harris Ridge Blvd. (Stoney Creek Park), Pflugerville, Texas;
- (c) Barron Elementary School, 14850 Harris Ridge Blvd., Pflugerville, Texas;  
and
- (d) Wieland Elementary School, 900 Tudor House Road, Pflugerville, Texas.

**Section 2.** District offices and meeting places outside the boundaries of the District are established at:

- (a) the offices of Armbrust & Brown, PLLC, as follows: 100 Congress Avenue, Suite 1300, Austin, Texas;
- (b) 100 Congress Avenue, Suite 875, Austin, Texas;
- (c) the offices of Crossroads Utility Services LLC, 2601 Forest Creek Drive, Round Rock, Texas 78665;
- (d) the offices of Bott & Douthitt, PLLC, 810 Hester's Crossing, Suite 122, Round Rock, Texas; and
- (e) Springhill Restaurant, 2505 W. Pecan, Pflugerville, Texas.

These offices and meeting places are established for the purposes of filing and maintaining the books and records of the District, conducting the business of the District and holding meetings

of the Board. The meeting place and District office at 700 East Wells Branch Parkway, Pflugerville, Texas 78660 is also established as an office for the purpose of opening bids for construction contracts and filing and maintaining engineering and construction records.

**Section 3.** Notices of meetings of the Board of the District will be posted at the following locations:

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

Notice of meetings of the Board will also be provided to the Travis County Clerk for posting in accordance with Section 551.054 of the Texas Government Code.

**Section 4.** The Board declares its offices and meeting places, both within and outside the boundaries of the District, to be open to the public and invites all residents, taxpayers, and other interested persons to attend any meeting of the Board.

**Section 5.** The attorney for the District is directed to file a copy of this Resolution in the principal office of the District.

**Section 6.** If this Resolution changes the meeting places located outside the boundaries of the District, the attorney for the District is directed to file this Resolution with the Texas Commission on Environmental Quality and publish notice of the District's meeting places located outside the boundaries of the District in a newspaper of general circulation within the District.

**Section 7.** All previous resolutions relating to District offices and meeting places and posting locations are superseded by this Resolution.

PASSED AND APPROVED this 23rd day of May, 2023.

**NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**

By: Brenda Richter  
Brenda Richter, President  
Board of Directors

(SEAL)

ATTEST:

Christopher Capers  
Christopher Capers, Secretary  
Board of Directors

# TRAVIS CENTRAL APPRAISAL DISTRICT

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



MARYA CRIGLER  
CHIEF APPRAISER

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

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

April 21, 2023

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

2022 Certified Net Taxable	\$1,182,623,743
2023 Preliminary Net Taxable	\$1,432,968,133
Estimate of value loss due to protests	(\$57,318,725)
<b>2023 Estimate of Net Taxable</b>	<b>\$1,375,649,407</b>
Estimate of taxable value of new value	\$32,014,862

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler", is written over a circular stamp or watermark.

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

NORTHTOWN MUD

EXHIBIT   D

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

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

**Notice of Public Hearing – Budget/Tax Rate Information**

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



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

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

**NORTHTOWN MUD**  
**Exemptions**

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

**New Value**

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

**Exemption Loss**

**New Absolute Exemptions**

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

**New Partial Exemptions**

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

**Increased Exemptions**

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

**Average Homestead Value**

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

**NORTHTOWN MUD**  
**State Category Breakdown**

Not Under Review

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

2023 Nightly Totals  
84

**NORTHTOWN MUD**  
**State Category Breakdown**

TRAVIS CAD  
As of Roll # 0

Under Review

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

Totals:

**NORTHTOWN MUD**  
**State Category Breakdown**

Grand Totals

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

# NORTHTOWN MUD

## Top Taxpayers

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

# MEMORANDUM

To: Board of Directors – Northtown Municipal Utility District

From: Armbrust & Brown, PLLC

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

Date: May 23, 2023

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

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

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

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

EXHIBIT E



# Crime Stats

Date	Crime	Location	Notes
04/02/2023	Burg of Residence	9XX Bethel Way	
4/16/2023	Theft	139001 Conner Downs Dr	
4/30/2023	Theft	14XXXX Merseyside Dr	

EXHIBIT F



## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



May 23, 2023

**Northtown Municipal Utility District  
Operations Report**

**For the Month of April 2023**

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3086</u>	x 3 =	<u>9258</u>
Vacant Single Family Connections	<u>24</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>2</u>		
Builder Connections	<u>14</u>		
Builder New Taps	<u>11</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>30</u>		
<b>TOTAL CONNECTIONS</b>	<u><u>3189</u></u>		<u><u>11748</u></u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

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

**WATER ACCOUNTING**

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

---

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

Current Billing

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

Aged Receivables

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

Accounts Receivables

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

Deposit Liability

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

April 20023

<b>Connections</b>	<b>March</b>	<b>April</b>
Active	3163	3165
Inactive	16	24
<b>Total</b>	<b>3179</b>	<b>3189</b>

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

**Billing Recap**

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

<b>Month</b>	<b>March</b>	<b>April</b>
Total Customers	3179	3189
Letters	330	399
Disconnects	0	0

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**Water Report**  
April-23

**Total Water Flows**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	21,876	9,926	22,272	24,544	21,970	19,561
February	18,713	8,785	18,548	15,091	18,007	17,215
March	22,278	21,734	21,764	22,854	22,763	20,550
April	23,185	12,957	22,182	23,806	25,955	27,151
May	27,596	22,203	24,751	23,113	27,691	
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	
<b>TOTAL</b>	<b>247,582</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>84,477</b>

**Bacteriological Analyses**

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

**Chlorine Residual**

	<b>April</b>
Average	2.1
Maximum (4.0)	2.4
Minimum (0.5)	1.4

**Total Wastewater Billed**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	15,299
April	15,060	14,881	16,608	16,685	18,421	15,282
May	15,883	15,597	16,834	17,978	17,141	
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	
<b>TOTAL</b>	<b>187,607</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>63,299</b>

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
09/30/19	10/28/19	28,465.4	27,596.0	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%
<b>TOTALS</b>		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
<b>AVERAGE</b>		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%
09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%
<b>TOTALS</b>		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
<b>AVERAGE</b>		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%
08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7	-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7	-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6	-8.95%
<b>TOTALS</b>		341,949.0	322,603.0	968.7	-	(18,377.3)	---
<b>AVERAGE</b>		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6	-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5	-5.83%
<b>TOTALS</b>		115,181.0	95,526.0	372.5	-	(467.5)	---
<b>AVERAGE</b>		24,091.5	23,881.5	93.1	#DIV/0!	(116.9)	-0.49%

**Northtown MUD  
Water Usage Analysis**

Billing Period	Residential (gallons)	Builder (gallons)	School (gallons)	Non-Profit (gallons)	Fire Hydrant (gallons)	Multi-Family (gallons)	Irrigation (gallons)	Commercial (gallons)	District (gallons)	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2019	18,436,000	219,000	127,000	27,000	802,000	3,061,000	3,602,000	1,196,000	-	27,470,000	2,966	6.2	513	34
November 2019	17,534,000	1,415,000	134,000	28,000	371,000	2,420,000	2,178,000	516,000	-	24,596,000	2,966	5.9	462	21
December 2019	21,513,000	189,000	103,000	27,000	153,000	3,008,000	2,905,000	294,000	-	28,192,000	2,966	7.3	523	24
January 2020	14,945,000	122,000	104,000	23,000	179,000	2,751,000	1,325,000	629,000	-	20,078,000	2,966	5.0	434	50
February 2020	15,135,000	133,000	100,000	12,000	33,000	2,512,000	1,873,000	415,000	-	20,213,000	2,966	5.1	100	9
March 2020	13,561,000	79,000	93,000	19,000	40,000	1,755,000	993,000	348,000	-	16,888,000	2,966	4.6	-	0
April 2020	14,773,000	102,000	89,000	11,000	33,000	2,038,000	1,722,000	399,000	-	19,167,000	2,972	5.0	-	0
May 2020	16,275,000	151,000	8,000	22,000	0	2,127,000	1,795,000	286,000	-	20,664,000	2,974	5.5	-	0
June 2020	16,981,000	271,000	18,000	13,000	0	2,321,000	2,198,000	338,000	-	22,140,000	2,981	5.7	-	0
July 2020	18,867,000	333,000	13,000	33,000	0	2,621,000	2,651,000	419,000	-	24,937,000	2,981	6.3	-	0
August 2020	23,782,000	787,000	74,000	52,000	0	2,568,000	2,293,000	798,000	-	30,354,000	3,027	7.9	-	0
September 2020	19,958,000	964,000	43,000	16,000	0	5,384,000	1,680,000	996,000	-	29,041,000	3,040	6.6	-	0
<b>Total</b>	<b>211,760,000</b>	<b>4,765,000</b>	<b>906,000</b>	<b>283,000</b>	<b>1,611,000</b>	<b>32,566,000</b>	<b>25,215,000</b>	<b>6,634,000</b>	<b>-</b>	<b>283,740,000</b>				
October 2020	18,976,000	155,000	44,000	21,000	39,000	3,748,000	1,204,000	27,000	199,000	24,413,000	3,041	6.2	527	0
November 2020	15,283,000	128,000	48,000	16,000	32,000	4,591,000	1,353,000	861,000	176,000	22,488,000	3,043	5.0	500	0
December 2020	16,535,000	208,000	18,000	26,000	30,000	2,129,000	1,445,000	721,000	-	21,112,000	3,049	5.4	523	0
January 2021	13,551,000	96,000	49,000	21,000	0	5,000,000	1,004,000	1,309,000	1,001,000	22,031,000	3,053	4.4	445	0
February 2021	10,350,000	35,000	54,000	27,000	0	4,414,000	648,000	3,093,000	303,000	18,924,000	3,059	3.4	312	0
March 2021	14,007,000	14,000	44,000	26,000	0	4,594,000	505,000	2,480,000	93,000	21,763,000	3,071	4.6	357	0
April 2021	14,196,000	17,000	40,000	17,000	0	1,293,000	1,067,000	1,486,000	95,000	18,211,000	3,071	4.6	416	0
May 2021	16,955,000	36,000	97,000	23,000	0	1,886,000	1,742,000	2,198,000	124,000	23,061,000	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	545,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	25,000	31,000	83,000	2,141,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
<b>Total</b>	<b>182,934,000</b>	<b>782,000</b>	<b>687,000</b>	<b>291,000</b>	<b>946,000</b>	<b>39,876,000</b>	<b>15,178,000</b>	<b>19,235,000</b>	<b>2,795,000</b>	<b>262,724,000</b>				
October 2021	17,330,000	53,000	107,000	19,000	10,000	5,415,000	2,626,000	2,900,000	407,000	28,867,000	3,167	5.5	420	28
November 2021	17,692,800	18,000	121,000	13,000	8,000	1,054,200	2,845,000	1,382,000	190,000	23,324,000	3,167	5.6	422	31
December 2021	17,297,000	9,000	111,000	1,000	8,000	1,348,000	1,241,000	2,423,000	185,000	22,623,000	3,167	5.5	418	21
January 2022	13,630,000	7,000	84,000	34,000	0	1,136,000	1,340,000	1,614,000	130,000	17,975,000	3,163	4.3	476	9
February 2022	10,442,000	6,000	68,000	17,000	0	4,297,000	994,000	2,899,000	162,000	18,885,000	3,168	3.3	418	26
March 2022	11,130,000	18,000	104,000	1,000	0	4,839,000	224,000	3,438,000	105,000	19,859,000	3,168	3.5	368	31
April 2022	12,743,000	6,000	95,000	1,000	74,000	1,903,000	811,000	2,050,000	127,000	17,810,000	3,168	4.0	368	31
May 2022	12,025,000	6,000	149,000	-	401,000	4,918,000	2,307,000	3,508,000	198,000	23,512,000	3,169	3.8	400	27
June 2022	12,189,000	8,000	100,000	1,000	14,601,000	5,559,000	2,228,000	3,407,000	210,000	38,303,000	3,169	3.8	446	40
July 2022	13,953,000	10,000	44,000	-	0	5,755,000	2,064,000	3,091,000	262,000	25,179,000	3,168	4.4	494	48
August 2022	18,397,015	12,000	31,000	-	0	7,068,000	3,160,000	4,553,000	371,000	33,592,015	3,172	5.8	498	19
September 2022	16,623,015	13,000	80,000	-	6,000	6,011,000	3,015,000	3,990,000	1,905,000	31,643,015	3,179	5.2	463	36
<b>Total</b>	<b>173,451,830</b>	<b>166,000</b>	<b>1,094,000</b>	<b>87,000</b>	<b>15,108,000</b>	<b>49,303,200</b>	<b>22,855,000</b>	<b>35,255,000</b>	<b>4,252,000</b>	<b>301,572,030</b>				
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	2,188,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	-
<b>Total</b>	<b>92,496,325</b>	<b>978,000</b>	<b>736,000</b>	<b>-</b>	<b>995,000</b>	<b>37,581,033</b>	<b>11,871,000</b>	<b>13,543,000</b>	<b>1,935,000</b>	<b>160,135,358</b>				

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



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

DATE	ADDRESS	PROBLEM	COST
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE TOPSOIL.	\$1,018.26
01/24/23	13800 GREINERT DR	ASPHALT AFTER REPAIR - PATCH NEEDED T BE PREPPED. THEN POUED AND SPREAD ASPHALT BEFORE COMPACTINGWITH ROLLER. CLEANED UP SITE.	\$1,339.93
02/24/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. TOOK HYDRANT APART AND REPLACED THE MAIN VALVE GASKET AND FITTINGS ON THE BOTTOM OF HYDRANT. PUT BACK TOGETHER AND REINSTALLED.	\$1,693.79
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT 502 HOWARD AND LAKES MM	\$605.00
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT HOWARD AND LAKES MM	\$644.00
04/10/23	IN DISTRICT	WORK ON WATER DISTRIBUTION SYSTEM ARRIVED TO LOCATEION WHEN AW STATED THEIR WATER SHUT OFF THIS MORNING. THEN LOW WATER PRESSURE WAS BEING CALLED T THE OFFICE PON CHECKING THE FIRE HYDRANTS EVERY WHERE HAD 35/45 PSI.	\$581.88
04/18/23	IN DISTRICT	WATER STSTEM WORK COMPLETE. AUSTIN WATER HAD A TEST SHUT OUT AND WE ENDED UP HAVING HIGH PSI AND LOW PSI AND I WAS IN DISTRICT ADDRESSING CUSTOMERS AND WAS TAKING PRESSURE READING.	\$525.00
<b>TOTAL FOR 2023</b>			<b>\$10,846.43</b>

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

DATE	ADDRESS	PROBLEM	COST
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT. TELEVISED LINE.	\$13,943.13
01/25/22	IN DISTRICT	NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,238.39
01/25/22	15200 LANTERN DR	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES;CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPALACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVISED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
<b>TOTAL FOR 2023</b>			<b>\$585.99</b>
<b>TOTAL FOR 2022</b>			<b>\$60,984.11</b>

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

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

Approved by the Board of Directors at the meeting held on May 23, 2023.

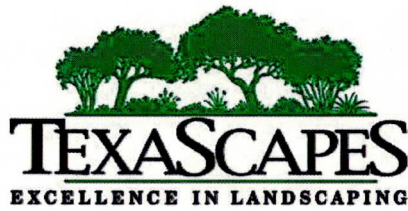
\_\_\_\_\_ Date \_\_\_\_\_

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

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

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

	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	
<b>JANUARY</b>				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MARCH</b>				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	\$ 492.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MAY</b>				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	
COLLECTED	\$ -	\$ -		
<b>JUNE</b>				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>JULY</b>				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>AUGUST</b>				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	
COLLECTED	\$ -	\$ -	\$ -	
<b>TOTAL COLLECTIONS:</b>	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 3,923.05
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -



**MONTHLY REPORT**

**Northtown M.U.D.**

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

**Parks & Entrance Grounds Maintenance**

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



4/4 – 4/5

4/11 – 4/12

4/18 – 4/19

4/25 – 4/26

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

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

**Greenbelt & Drainage Maintenance**

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

04/13/2023

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

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



**Trail System Maintenance**

4/4 – 4/5

4/11 – 4/12

4/18 – 4/19

4/25 – 4/26

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

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



**Irrigation System Maintenance**

4/4 – 4/5

4/11 – 4/12

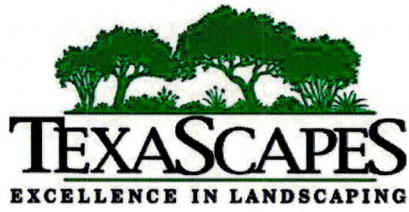
4/18 – 4/19

4/25 – 4/26

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

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

EXHIBIT 4



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

<b>Notes / Miscellaneous</b>

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

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

**PROPOSAL FOR LANDSCAPE SERVICES**

11-May-23

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

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

**PROJECT: PLANT REPLACEMENT AT HIGH PROFILE BEDS**

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

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

DESCRIPTION	QT	UM
	Y	
	<b>SUBTOTAL</b>	\$8,223.40
	<b>SALES TAX</b>	\$0.00
	<b>TOTAL</b>	<b>\$8,223.40</b>

**CONTRACT ADDENDUM**

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

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

**EXHIBIT I**

above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

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

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

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

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

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

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

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

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

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

## Northtown Municipal Utility District

By: Richard Fadal, President

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

Brenda Richter, President

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



# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT April 15, 2023 – May 14, 2023

- Weekly general cleaning at office, pavilion, parks and ponds.
- Removed and posted next meeting agenda.
- Posted next monthly board meeting date on entry signs.
- Changed out memory cards and replaced batteries as needed in game cameras.
- Assisted with covenant inspections and general administration.
- Flushed well valves weekly as preventative maintenance recommended by CTWM.
- Removed 11 bandit signs throughout the district and flyers posted around district.
- Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
- Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
- Removed various debris from district creeks and ponds.
- Cleaned and sharpened all chainsaw chains several times and made required repairs.
- Performed preventive maintenance on all motorized equipment.
- Monitored Wildflower well status and entered data in log.
- Washed all shop rags, Ford F150 and ATV's.
- Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
- Made minor granite trail repairs due to rain.
- Continue raising canopy in various park areas to maintain an open line of sight.
- Picked up and disposed of dumped debris on various alleys & roadways in the District.
- Continue cutting down dead trees marked for removal.
- Closed and opened Dog Park during rainfall.
- Moving into and setting up new office building.

- Completed mandatory Cyber Security Training 4/20/23. *(closed item)*
- Scheduled 60-day inspection walk-through with Stream Realty for April 27<sup>th</sup>. *(closed item)*
- Scheduled HVAC system inspection and report for May 1st, as required per office lease agreement. *(open item)*
- Scheduled office moving company for May 10<sup>th</sup>. *(closed item)*
- Working with district architect regarding A.D.A. inspections for all new pavilions, trails and district office. *(closed item)*
- Ordered and paid for new logo sign delivery and installation for new office lobby. *(closed item)*
- Working with district engineer to review & update values for TML Property Schedule. Also added new property and assets that will be transferred to the District soon. *(closed item)*
- Working with TML representative for upcoming Employee Healthcare Renewal. *(closed item)*
- Purchased mini split for WildFlower pavilion due to contractor markup.  
STR- \$10,000.00 vs NT- \$950.00 NT MUD staff will install. *(open item)*
- Alterman identified additional issue with well #1. Waiting on quote. *(open item)*
- Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
- Attend new facility construction meetings on site every 1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the month.
- Requested the TCSO deputies hired by NT MUD keep an eye out for wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(on going)*
- Working with New Facility Construction subcommittee and various consultants regarding future office, pavilions and equipment projects. *(in progress)*

## Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	14916 Antique Finish	4/27/2023	N			Bulky; Various debris must be stored out of view
monitor	14920 Antique Finish	2/26/2023	N			Semi is not permitted in district
	910 Antique Heritage	5/3/2023	N			Bulky; Various debris must be stored out of view
	1112 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	1116 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	1120 Battenburg	5/10/2023	N			Bulky; Various debris must be stored out of view
	719 Cambourne	5/3/2023	N			1. Bulky debris in view 2. Lawn overgrown
	804 Flatters	4/27/2023	N			Trailer parked in view of street and residents
monitor	1312 Ginger Spice	2/26/2023	N			Trailer parked in view of street and residents
	1325 Ginger Spice	4/27/2023	N			Bulky; Various debris must be stored out of view
	1417 Lady Grey	5/3/2023	N			Bulky; Various debris must be stored out of view
	1429 Lady Grey	5/3/2023	N			Lawn is overgrown and in need of maintenance
	14800 Lantern	5/10/2023	N			Bulky; Various debris must be stored out of view
	15030 Lantern	5/10/2023	N			Lawn is overgrown and in need of maintenance
	15127 Lantern	5/10/2023	N			Lawn is overgrown and in need of maintenance
	15208 Lantern	4/11/2023	N	Ext 5/15/23		Bulky; Various debris must be stored out of view
	13622 Merseyside	5/3/2023	N			Trailer parked on the lawn
	13708 Merseyside	5/3/2023	N			Bulky; Various debris must be stored out of view
	15100 Plowshare	5/3/2023	N			Lawn is overgrown and in need of maintenance
silver Dodge Charger LP# LSC5320	14212 Sumatra	5/10/2023	N			Derelict vehicle w/missing tire parked in view
	808 Tapestry	5/10/2023	N			Trailer parked in view of street and residents
monitor	812 Tapestry	3/20/2023	N			Trailer parked in view of street and residents
	1008 Teapot	4/27/2023	N			Trailer parked in view of street and residents
	420 Tudor House	4/27/2023	N			Bulky; Various debris must be stored out of view
	904 Twisted Fence	4/27/2023	N			Bulky; Various debris must be stored out of view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	921 Melted Candle	3/29/2023	Y			Bulky; Various debris must be stored out of view
	13620 Merseyside	4/5/2023	Y			Bulky; Various debris must be stored out of view
red Hyundai Elantra no LP#	15008 Plowshare	3/3/2023	Y	Ext 5/15/23		1. Derelict vehicle w/flat tires & unregistered in view

## Northtown MUD

	15108 Plowshare	3/29/2023	Y			Lawn is overgrown and in need of maintenance
monitor	804 Tapestry	2/26/2023	Y			Trailer parked in view of street and residents
	804 Twisted Fence	4/11/2023	Y			1. Bulky; debris in view 2. Trash cans in view
<b>CONTINUING VIOLATIONS SENT TO LEGAL</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	811 Burnsall Gates	1/23/2021	Y	Same	4/20/2021	Bulky; Various debris must be stored out of view
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	14717 Hyson Crossing	2/14/2023	Y	Same	3/20/2023	1. Bulky debris in view 2. Fence/gate is in disrepair
black Honda Accord LP# CRC 8741	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown 3. Debris in view
	14025 Maricella	1/27/2020	Y	Repeat CV	6/12/2020	Various debris must be stored out of view
	13726 Merseyside	7/29/2021	Y	Same	11/2/2021	Various debris must be stored out of view
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
monitor	1209 Tudor House	1/9/2023	Y	Same	4/7/2023	Trailer parked in view of street and residents
monitor	1209 Tudor House	10/8/2019	Y	Same	11/19/2019	Derelict vehicle w/ exp registration & no plates parked in
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	908 Battenburg	3/10/2023	N			Bulky; Various debris must be stored out of view
	13721 Cambourne	3/29/2023	N			Lawn is overgrown and in need of maintenance
	13906 Cambourne	3/3/2023	N			Bulky; Various debris must be stored out of view
	13900 Ceylon Tea	3/20/2023	Y			Lawn is overgrown and in need of maintenance
monitor - parks on Rosehip	1201 Coronation Way	2/7/2023	N			Semi is not permitted in district
	1217 Coronation	3/3/2023	N			Various debris in view of street
	1109 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1609 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1616 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	803 Dawlish	7/9/2021	Y			A/C unit in view from street
	14513 Dreamtime	2/7/2023	Y			Fence/gate is in a state of disrepair
monitor - black Mazda	14804 Earl Grey	3/20/2023	N			Derelict vehicle w/on jacks parked in view
	808 Flatters	2/7/2023	Y			Bulky; Various debris must be stored out of view
	816 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view

## Northtown MUD

	904 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view
monitor - red	1000 Friendship Quilt	2/16/2023	Y	Ext. 4/15/23		Trailer parked in view of street and residents
	13800 Greinert	3/8/2023	N			Semi is not permitted in district
black crossover	14912 Lantern	4/5/2023	N			Derelict vehicle w/no registration parked in view
	13725 Lampting	2/16/2023	Y	Same	4/7/2023	Bulky; Various debris must be stored out of view
	15127 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15201 Lantern	4/11/2023	N	Ext 5/1/23		Bulky; Various debris must be stored out of view
	15205 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15209 Lantern	3/10/2023	N			Trailer parked in view of street and residents
	13916 Maricella	12/13/2022	Y	Same	1/7/2023	Bulky; Various debris must be stored out of view
	901 Melted Candle	3/29/2023	N			Lawn is overgrown and in need of maintenance
	920 Melted Candle	3/29/2023	N			Bulky; Various debris must be stored out of view
green Buick temp tag	13622 Merseyside	3/10/2023	N			Derelict vehicle w/on jacks parked in view
white Chevy Tahoe No LP	13800 Merseyside	4/5/2023	N			Derelict vehicle w/flat tire parked in view
	13908 Merseyside	4/5/2023	N			Lawn is overgrown and in need of maintenance
	14008 Merseyside	3/29/2023	N			Garage door needs repair
	14014 Merseyside	3/29/2023	N			Bulky; Various debris must be stored out of view
monitor	1210 Olympic	12/5/2022	Y			Trailer parked in view of street and residents
	1308 Peppermint	4/5/2023	N			Lawn is overgrown and in need of maintenance
	1320 Peppermint	4/5/2023	N			Bulky; Various debris must be stored out of view
monitor	15201 Rosehip	1/30/2023	N			Semi truck parked in view
	15208 Rosehip	3/10/2023	Y			Bulky; Various debris must be stored out of view
	15225 Rosehip	4/11/2023	N			Camper/trailer parked in view
	15015 Saddlegirth	1/16/2023	Y	Same	3/14/2023	1. Bulky debris in view 2. Trash can in view
monitor LP# 824 08iJ	920 Smoothing Iron	1/16/2023	N			Trailer parked in view of street and residents
white Buick No LP	1204 Tea Leaf	3/20/2023	Y			1. Derelict vehicle w/unregistered in view
	1204 Tea Leaf	3/20/2023	Y			2. Debris in view
	824 Twisted Fence	3/3/2023	N	Ext 4/20/23		Camper/trailer parked in view
	932 Twisted Fence	1/16/2023	Y	Same	3/14/2023	Bulky; Various debris must be stored out of view
monitor	15109 Valerian Tea	2/7/2023	N			Trailer parked in view of street and residents

# WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	137 Blue Flax	5/12/2023	N			Lawn overgrown and in need of maintenance
	141 Blue Flax	5/12/2023	N			Front bulky debris in view
	13716 Golden Flax	4/30/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13721 Golden Flax	5/12/2023	N			Front bulky debris in view
	13725 Golden Flax	4/30/2023	N			Rear bulky debris in view
	13812 Golden Flax	4/8/2023	N			Lawn overgrown and in need of maintenance
	13816 Golden Flax	4/30/2023	N			Lawn overgrown and in need of maintenance
	13900 Golden Flax	4/30/2023	N			Rear bulky debris in view
	13901 Golden Flax	5/7/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13905 Golden Flax	5/7/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	122 Mist Flower	5/12/2023	N			Front bulky debris in view
	123 Mist Flower	4/30/2023	N			Rear fence/gate is in a state of disrepair
	165 Segovia	5/7/2023	N			Lawn overgrown and in need of maintenance
	217 Segovia	4/13/2023	N			Front bulky debris in view
	13811 Spring Heath	5/7/2023	N			Front trailer parked in view
	115 Star Flower	4/30/2023	N			Rear bulky debris in view
	122 Star Flower	5/7/2023	N			Front bulky debris in view
	137 Wild Senna	4/30/2023	N			Rear bulky debris in view
	220 Wild Senna	5/7/2023	N			Rear fence/gate is in a state of disrepair
	223 Wild Senna	5/12/2023	N			1. Rear bulky debris in view 2, Mow back area
	325 Wild Senna	4/30/2023	N			Rear bulky debris in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	133 Blue Flax	4/1/2023	Y			Lawn overgrown and in need of maintenance
	177 Segovia	4/1/2023	Y			Lawn overgrown and in need of maintenance
	13812 Spring Heath	4/8/2023	Y			Mow back area by parking pad
	220 Wild Senna	3/23/2023	Y			1. Rear bulky debris in view 2, Trash cans in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair

## WildFlower

	105 Segovia	6/8/2020	Y	Same	8/7/2020	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	113 Segovia	10/29/2021	Y	Same	12/27/2021	1. Lawn overgrown 2. Fence/gate disrepair 3. Debris in view 4. Trash cans in view
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	231 Wild Senna	3/9/2023	Y	Same	4/29/2023	Rear bulky debris in view
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2. Trash cans in view
	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	11/18/2019	Y	Same	1/3/2020	1. Derelict vehicle w/flat tire parked in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	114 Blue Flax	3/23/2023	N			Lawn overgrown and in need of maintenance
	126 Blue Flax	3/16/2023	N			1. Rear fence/gate disrepair 2. Front fence/gate disrepair
	13800 Golden Flax	4/1/2023	N			Mow back area by parking pad
	13812 Golden Flax	2/26/2023	Y			Rear bulky debris in view
	13901 Golden Flax	2/26/2023	N			Front bulky debris in view
black Honda LP# RHS 5807	13901 Golden Flax	11/14/2022	Y	Same	1/13/2023	Derelict vehicle w/flat tire & on jacks parked in view
	13908 Golden Flax	4/1/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	13913 Golden Flax	3/16/2023	N			Mow back area by parking pad
	14026 Golden Flax	4/8/2023	N			Rear bulky debris in view
	106 Mist Flower	4/13/2023	N			Rear fence/gate is in a state of disrepair
	118 Mist Flower	3/9/2023	Y			Rear bulky debris in view
says fine	125 Segovia	2/17/2023	Y			1. Rear fence/gate is in disrepair 2. Rear debris in view
	132 Segovia	3/23/2023	N			Rear various debris in view
	137 Segovia	4/8/2023	N			1. Rear trailer parked in view of residents 2. Mow back
	141 Segovia	4/8/2023	N			Mow back area by parking pad
	144 Segovia	3/23/2023	N			Mow back area by parking pad
	13714 Spring Heath	2/11/2023	Y			Rear various debris in view
	13723 Spring Heath	4/13/2023	N			Front bulky debris in view
	13803 Spring Heath	4/13/2023	N			Lawn overgrown and in need of maintenance
	13805 Spring Heath	4/13/2023	N			Lawn overgrown and in need of maintenance
	13815 Spring Heath	3/9/2023	N			1. Lawn overgrown 2. Front bulky debris in view
	13832 Spring Heath	3/16/2023	N			Mow back area by parking pad

## WildFlower

	107 Star Flower	2/17/2023	Y		Rear fence/gate is in a state of disrepair
	115 Star Flower	2/26/2023	N		Rear various debris in view
	119 Star Flower	2/26/2023	Y		Lawn overgrown and in need of maintenance
	122 Star Flower	3/16/2023	Y		Mow back area by parking pad
	129 Wild Senna	3/16/2023	Y		Lawn overgrown and in need of maintenance
	133 Wild Senna	3/16/2023	N		Lawn overgrown and in need of maintenance
	216 Wild Senna	3/9/2023	N		Front bulky debris in view
	223 Wild Senna	3/23/2023	N		1. Rear trailer parked in view of residents 2. Mow back
	227 Wild Senna	3/9/2023	N		Rear bulky debris in view
black GMC Envoy LP# BSK 0302	228 Wild Senna	2/17/2023	Y	Ext 4/24/23	Rear; Derelict vehicle w/ on jacks parked in view
	300 Wild Senna	3/9/2023	N		Front bulky debris in view
	308 Wild Senna	4/8/2023	N		Lawn overgrown and in need of maintenance
	317 Wild Senna	4/1/2023	N		Lawn overgrown and in need of maintenance
	110 Wild Senna West	2/17/2023	Y		Front fence/gate is in a state of disrepair

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

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



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

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

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>Repeat Violation Letter</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
1324 Peppermint Trail	Trailer in view	4/7/2021	5/24/2021	8/20/2021 1/24/2023	12/28/2022			Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023				Deadline for compliance for Special Final Notice is as of 5/19/2023
14717 Hyson Crossing	Fence in disrepair, lawn in need of maintenance	2/24/2023	3/21/2023	4/10/2023				Deadline for compliance for Special Final Notice is as of 5/19/2023
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023				Deadline for compliance is as of 5/16/2023
1209 Tudor House Road	Trailer in view	2/7/2023	4/10/2023					Deadline for compliance is as of 4/25/2023
231 Wild Senna Drive	Debris in view	3/31/2023	5/1/2023					Deadline for compliance is as of 5/16/2023

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

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

# District Manager

## Monthly Expense Approvals

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

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Stamps	Mail	\$126.00
4/24/23	Kitchen faucet, microwave cover (2)	Replace broken at old office	\$57.21
4/28/23	Leather sofa	New office lobby	\$1,000.34
	Subtotal		<u>\$1,183.55</u>
<i>PARKS &amp; MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Trash bags (2 bxs)	Restock	\$59.94
4/6/23	HEB Gift card	Fuel	\$50.00
4/24/23	Wasp spray (2), ballast, spackle, putty knife	Restock & repair	\$62.87
4/24/23	Mutt mitt (3200 ct)	Restock	\$99.99
4/26/23	Diesel fuel	ATV's	\$100.00
4/29/23	ATV tires (2), mutt mitt bags (6400 ct)	Restock	\$448.96
	Subtotal		<u>\$821.76</u>
	<b>Grand Total for the Month</b>		<b><u>\$2,005.31</u></b>

## District Manager Monthly Expense Approvals

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

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
5/5/23	Renew Public Data	Annual renewal fee	\$42.76
	Subtotal		<u>\$42.76</u>
<i>PARKS &amp; MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
5/5/23	Chainsaw, trash bags (5), wasp spray (2), ant spray	Replace old chainsaw and restock	\$583.73
5/10/23	Door stops (3)	For new office doors	\$45.86
	Subtotal		<u>\$629.59</u>
	<b>Grand Total for the Month</b>		<b><u>\$672.35</u></b>





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

texasdisposal.com

**Northtown MUD  
 2023 - Quarterly Operations Reports**

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

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

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

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

<b>2023 TOTALS</b>	<b>281</b>	<b>42</b>	<b>68</b>	<b>85</b>	<b>102</b>	<b>50</b>
--------------------	------------	-----------	-----------	-----------	------------	-----------

**Northtown- 2023 Operations Report**  
**April**

**Courtesy Pick-ups**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
72093	NGUYEN	13709	GREINERT	4/7/2023	96G TRASH CLEANUP	7180443
77236	NGUYEN	15200	MANDARIN	4/28/2023	96G TRASH CLEANUP	7213628
78038	ALEXANDER	13601	LETTI	4/28/2023	96G TRASH CLEANUP	7214352
92032	PINA	1500	LADY GREY	4/28/2023	96G TRASH CLEANUP	7215490
97578	GARCIA	15200	ROSEHIP	4/28/2023	96G TRASH CLEANUP	7212876
114715	CATEY	14517	HARRIS RIDGE	4/21/2023	96G TRASH CLEANUP	7204999
117639	GARZA	14801	HYSON	4/28/2023	96G TRASH CLEANUP	7215214

**Bulky Waste**

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



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

**Missed Pick-ups**

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

**Cart Deliveries**

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

61609	SANCHEZ	13810	SPRING HEATH	4/17/2023	96G RES TRASH CART DLVR	7203139
61819	MILLS	807	BURNSALL GATES	4/12/2023	96G RES RECY CART DLVR	7196259
70300	BROWN	628	TUDOR HOUSE	4/25/2023	96G RES TRASH CART DLVR	7214577
70559	PARK	13923	GREINERT	4/12/2023	96G RES TRASH CART DLVR	7195414
70688	MUELLER	13912	GREINERT	4/17/2023	96G RES RECY CART DLVR	7203721
70689	MORALES	13913	GREINERT	4/7/2023	96G RES TRASH CART DLVR	7193299
71286	ZHANG	13908	MERSEYSIDE	4/28/2023	96G RES TRASH CART DLVR	7220210
71431	CHATMON	13909	RANDALSTONE	4/25/2023	96G RES TRASH CART DLVR	7214665
71629	JAIRO	107	STAR FLOWER	4/20/2023	96G RES TRASH CART DLVR	7209450
71690	PHIPPS	811	DAWLISH	4/18/2023	96G RES TRASH CART DLVR	7205558
72042	JACKSON	13915	CONNER DOWNS	4/25/2023	96G RES TRASH CART DLVR	7213854
72093	NGUYEN	13709	GREINERT	4/1/2023	96G RES TRASH CART DLVR	7180442
81466	ROMERO	14908	VALERIAN TEA	4/12/2023	96G RES TRASH CART DLVR	7198385
88054	GICHIMU	1116	TUDOR HOUSE	4/12/2023	96G RES RECY CART DLVR	7198357
95477	HATHAWAY	1112	CORONATION	4/25/2023	96G RES TRASH CART DLVR	7214418
96388	VALDEZ	13804	HARRIS RIDGE	4/6/2023	96G RES RECY CART DLVR	7184338
99985	BARCHENGER	14100	HARRIS RIDGE	4/20/2023	96G RES TRASH CART DLVR	7207698
114715	CATEY	14517	HARRIS RIDGE	4/18/2023	96G RES TRASH CART DLVR	7204990
120230	RIOS	14405	CHARLES DICKENS	4/18/2023	96G RES TRASH CART DLVR	7204446

**Cart Swaps**

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#	
61782	HERIBERTO	903	BURNSALL GATES	4/21/2023	SWAP 9T CART FOR SAME	7205910
61782	HERIBERTO	903	BURNSALL GATES	4/28/2023	SWAP 9T CART FOR SAME	7213901
61799	RODRIGUEZ	137	BLUE FLAX	4/21/2023	SWAP 9T CART FOR SAME	7203648
62220	COTTON	1509	JASMINE TEA	4/21/2023	SWAP 9T CART FOR SAME	7201558
62220	COTTON	1509	JASMINE TEA	4/21/2023	SWAP 9Y CART FOR SAME	7201558
71129	NUR	900	LOW BRIM	4/21/2023	SWAP 9T CART FOR SAME	7194980
71464	LOMUDE	15015	SADDLEGIRTH	4/21/2023	SWAP 9T CART FOR SAME	7195019
72048	WALER	13923	CONNER DOWNS	4/7/2023	SWAP 9T CART FOR SAME	7183653
73586	SCHILLER	14809	EARL GREY	4/21/2023	SWAP 9T CART FOR SAME	7195663
73763	LUU	313	TUDOR HOUSE	4/28/2023	SWAP 9T CART FOR SAME	7214433
74012	BANIGO	805	DAWLISH	4/28/2023	SWAP 9T CART FOR SAME	7213871
75029	GOLDSMITH	301	TUDOR HOUSE	4/21/2023	SWAP 9T CART FOR SAME	7195024
75788	MENCHACA	15128	MANDARIN	4/3/2023	SWAP 9T CART FOR SAME	7160728
77678	CANFIELD	15321	MANDARIN	4/21/2023	SWAP 9T CART FOR SAME	7195025
78954	LUONG	801	TUDOR HOUSE	4/7/2023	SWAP 9Y CART FOR SAME	7159789
78954	LUONG	801	TUDOR HOUSE	4/21/2023	SWAP 9Y CART FOR SAME	7195180
83790	INGLE	15313	HYSON	4/21/2023	SWAP 9T CART FOR SAME	7194996
93085	TASNEEM	1109	CORONATION	4/7/2023	SWAP 9Y CART FOR SAME	7185194
98298	WATKINS	13913	HARRIS RIDGE	4/7/2023	SWAP 9T CART FOR SAME	7183648
107685	THOMAS	14909	LIPTON	4/21/2023	SWAP 9T CART FOR SAME	7194971
107685	THOMAS	14909	LIPTON	4/21/2023	SWAP 9Y CART FOR SAME	7194975
123867	LEWIS	14420	CHARLES DICKENS	4/28/2023	SWAP 9T CART FOR SAME	7213556
125155	LEBLANC	817	WATSON	4/28/2023	SWAP 9Y CART FOR SAME	7212941
145879	TRAN	14701	FAIRLAND	4/3/2023	SWAP 9T CART FOR SAME	7160205

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

**Cart Terms**

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



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	295.20	45.55

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

**2nd Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	263.97	32.05
May		
June		

Total Tonnage for 2nd Qtr **263.97** **32.05**

**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**

<b>Total Yearly Tonnage 2023</b>	<b>962.44</b>	<b>139.26</b>
----------------------------------	---------------	---------------

## Northtown MUD - April 2023

### Estimated Trash Weights

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

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

### Estimated Recycle Weights

---

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

**Total Recycle Tonnage 37.06**

Total Northtown Containers	3259
<u>/Total containers on all routes</u>	<u>3769</u>
% of Northtown containers in routes	86.47%
Total Tonnage	37.06
X % of Northtown containers in routes	86.47%
<b>Estimated recycle tonnage</b>	<b>32.05</b>

## New Office Appliance Expenses

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

---

**DATE:** May 15, 2023

**TO:** Northtown Municipal Utility District  
Board of Directors

**FROM:** Scott J. Foster, P.E.

**RE:** Northtown MUD – Engineer’s Report for the May 2023 Board Meeting

---

**Report from District Engineer, including:**

***a) Development Updates;***

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

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. The plans are technically approved and pending the receipt of recorded easements. The project will require an easement to be vacated and replaced. Due to the reduction in density, a portion of the previously paid parkland fees will need to be refunded. The project bid on May xx and the developer’s engineer’s recommendation is attached for the Board’s consideration.

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

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

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

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

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

Construction has started and is expected to last into 2024.

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

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



v) ***Avalon Bay Multifamily;***

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

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

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

Construction plans have been submitted and the review is on hold updated documents from the applicant. Construction of the project is anticipated to start in early 2024.

b) ***MS4 Permitting Update and 2021 Pond Inspections;***

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

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The 2022 annual report was filed with the TCEQ on March 24, 2023.

c) ***SB3 Emergency Preparation Plan;***

The financial waiver for the EPP was submitted to the TCEQ on May 30, 2022 and prior to the June 1, 2022 deadline. The TCEQ requested supplemental information which was provided on July 21, 2022. As of May 2023, there has been no additional information provided or requested from the TCEQ. The supplemental modeling study has been completed. The updated report was discussed and accepted by the District at the April 2023 meeting.



6504 Bridge Point Pkwy., Suite 200  
Austin, Texas 78730

May 11, 2023

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

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

Dear Mr. Foster:

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

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

Sincerely,

Richard G. Couch, P.E.  
Client Manager

EXHIBIT L

[www.WalkerPartners.com](http://www.WalkerPartners.com)

CLIENT: KB Home Lone Star, Inc.

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

PROJECT NO.: C030302.01

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

Contractor	Bid Bond	Base Bid Amount
DNT CONSTRUCTION	YES	1,231,526.98
JOE BLAND CONSTRUCTION	YES	1,519,410.00
CHASCO CONSTUCTORS	YES	1,366,767.00
ARGUIJO		NO BID

May 11, 2023

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

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

Dear Mr. Foster:

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

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

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

Sincerely,



Richard G. Couch, P.E.  
Client Manager

Walker Partners, LLC  
Bid Tabulation

Client: KB Home Lone Star, Inc.  
Village At Northtown Condominiums Water, Wastewater, and Drainage  
Improvements

Project No.: C030302.01

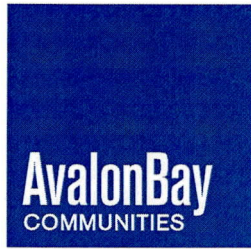
May 10, 2023 / 10:00 AM, Walker Partners, LLC

Bidders

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

Item No.	Bid Item Description	Estimated		JOE BLAND CONSTRUCTION		DNT CONSTRUCTION		CHASCO CONTRACTORS	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
		3.05	Pipe, 48" Dia. RCP Type III (All Depths) - Including Excavation, Backfill, & Bends	200	LF	300.00	60,000.00	225.72	45,144.00
3.06	Pipe, 60" Dia. RCP Type III (All Depths) - Including Excavation, Backfill, & Bends	8	LF	500.00	4,000.00	393.67	3,149.36	640.00	5,120.00
3.07	Pre-Cast Junction Box, (4'x4')	1	EA	5,500.00	5,500.00	4,091.03	4,091.03	5,740.00	5,740.00
3.08	Pre-Cast Junction Box, (5'x5')	1	EA	6,500.00	6,500.00	5,071.26	5,071.26	7,050.00	7,050.00
3.09	Junction Box, (6'x8') with 4'x4' Grate Inlet on Top (Connected Pipes - 60" & 48")	1	EA	9,500.00	9,500.00	8,870.53	8,870.53	12,190.00	12,190.00
3.10	Junction Box, (5'x5') with 3'x3' Grate Inlet on Top (Connected Pipes - 48" & 42")	2	EA	12,500.00	25,000.00	6,543.77	13,087.54	9,245.00	18,490.00
3.11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer Lid	3	EA	6,000.00	18,000.00	4,301.92	12,905.76	5,745.00	17,235.00
3.12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer Lid	1	EA	7,250.00	7,250.00	6,215.90	6,215.90	7,310.00	7,310.00
3.13	10' Curb Inlet	4	EA	5,500.00	22,000.00	6,999.09	27,996.36	7,530.00	30,120.00
3.14	4'x4' Grate Inlet	1	EA	5,000.00	5,000.00	4,446.23	4,446.23	5,630.00	5,630.00
3.15	5'x5' Area Inlet	1	EA	6,500.00	6,500.00	5,736.67	5,736.67	6,500.00	6,500.00
3.16	4'x4' Area Inlet	2	EA	5,000.00	10,000.00	3,493.49	6,986.98	5,000.00	10,000.00
3.17	3'x3' Area Inlet	1	EA	4,000.00	4,000.00	3,040.71	3,040.71	4,000.00	4,000.00
3.18	Remove Existing Plug	1	EA	1,500.00	1,500.00	603.14	603.14	285.00	285.00
3.19	Connect to Existing 60" Storm Drain Line	1	EA	3,500.00	3,500.00	1,179.80	1,179.80	1,460.00	1,460.00
3.20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	2,500.00	5,000.00	217.60	435.20	503.00	1,006.00
3.21	Headwall with Mortared Rock Armor	1	EA	21,500.00	21,500.00	2,038.46	2,038.46	4,800.00	4,800.00
3.22	Trench Excavation Safety	1,463	LF	5.00	7,315.00	1.15	1,682.45	1.30	1,901.90
3.23	Construction Staking	1	LS	5,500.00	5,500.00	14.72	14.72	2,835.00	2,835.00
	<b>Subtotal Drainage Improvements</b>				<b>434,515.00</b>		<b>315,250.74</b>		<b>378,847.90</b>
<b>4.00</b>	<b>Grading Improvements</b>								
4.01	Excavation	881	CY	25.00	22,025.00	233.07	205,334.67	15.00	13,215.00
4.02	Embankment	23,194	CY	10.00	231,940.00	4.02	93,239.88	14.50	336,313.00
	<b>Subtotal Grading Improvements</b>				<b>253,965.00</b>		<b>298,574.55</b>		<b>349,528.00</b>
<b>5.00</b>	<b>Erosion Control</b>								
5.01	Area Inlet Protection (New Inlet)	8	EA	150.00	1,200.00	98.03	784.24	97.00	776.00
5.02	Curb Inlet Protection (New Inlet)	4	EA	150.00	600.00	98.03	392.12	97.00	388.00
5.03	Stabilized Construction Entrance	1	EA	5,000.00	5,000.00	1,153.30	1,153.30	1,815.00	1,815.00
5.04	Silt Fence	4018	LF	5.00	20,090.00	10.57	42,470.26	3.50	14,063.00
5.05	Mulch Sock	40	LF	24.00	960.00	7.78	311.20	7.75	310.00
5.06	Temporary Rock Berm	46	LF	40.00	1,840.00	25.95	1,193.70	24.00	1,104.00
5.07	Trench Safety Plan Implementation	1	LS	5,000.00	5,000.00	1,729.95	1,729.95	800.00	800.00
5.08	Stormwater Pollution Prevention Plan (SWPP) Implementation	1	LS	10,000.00	10,000.00	3,459.91	3,459.91	6,590.00	6,590.00
	<b>Subtotal Erosion Control</b>				<b>44,690.00</b>		<b>51,494.68</b>		<b>25,846.00</b>
<b>6.00</b>	<b>Wastewater Improvements (Non-Reimbursable Items)</b>								
6.01	Removal/Decommission of 4' Dia. Manhole associated with Village At Northtown Single Family Section 2, Phase 1 (C&J-2010-0062.3B)	2	EA	7,500.00	15,000.00	1,738.51	3,477.02	980.00	1,960.00
6.02	Removal/Decommission of 8" Dia. PVC (SDR-26) Pipe associated with Village At Northtown Single Family Section 2, Phase 1 (C&J-2010-0062.3B)	228	LF	50.00	11,400.00	31.51	7,184.28	25.00	5,700.00

Item No.	Bid Item Description	Estimated		JOE BLAND CONSTRUCTION		DNT CONSTRUCTION		CHASCO CONTRACTORS	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
6.03	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type – All Depths, Including Excavation & Backfill (New Construction)	205	LF	75.00	15,375.00	69.68	14,284.40	81.00	16,605.00
6.04	4' Dia. Wastewater Manhole (New Construction)	4	EA	6,500.00	26,000.00	6,342.74	25,370.96	11,300.00	45,200.00
6.05	Connect to Existing 8" Wastewater Line	1	EA	5,000.00	5,000.00	1,453.61	1,453.61	1,835.00	1,835.00
6.06	Trench Excavation Safety	205	LF	5.00	1,025.00	1.15	235.75	2.70	553.50
6.07	Temporary By-Pass Pumping	1	LS	35,000.00	35,000.00	28,470.73	28,470.73	5,560.00	5,560.00
	<b>Subtotal Wastewater Improvements (Non-Reimbursable Items)</b>				<b>108,800.00</b>		<b>80,476.75</b>		<b>77,413.50</b>
7.00	<b>General Conditions</b>								
7.01	Payment and Performance Bonds	1	LS	75,000.00	75,000.00	17,673.12	17,673.12	21,079.10	21,079.10
	<b>Subtotal General Conditions</b>				<b>75,000.00</b>		<b>17,673.12</b>		<b>21,079.10</b>
	<b>Total Bid</b>				<b>\$1,519,410.00</b>		<b>\$1,231,526.98</b>		<b>\$1,366,767.00</b>



May 12, 2023

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

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

Dear Scott:

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

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

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

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



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

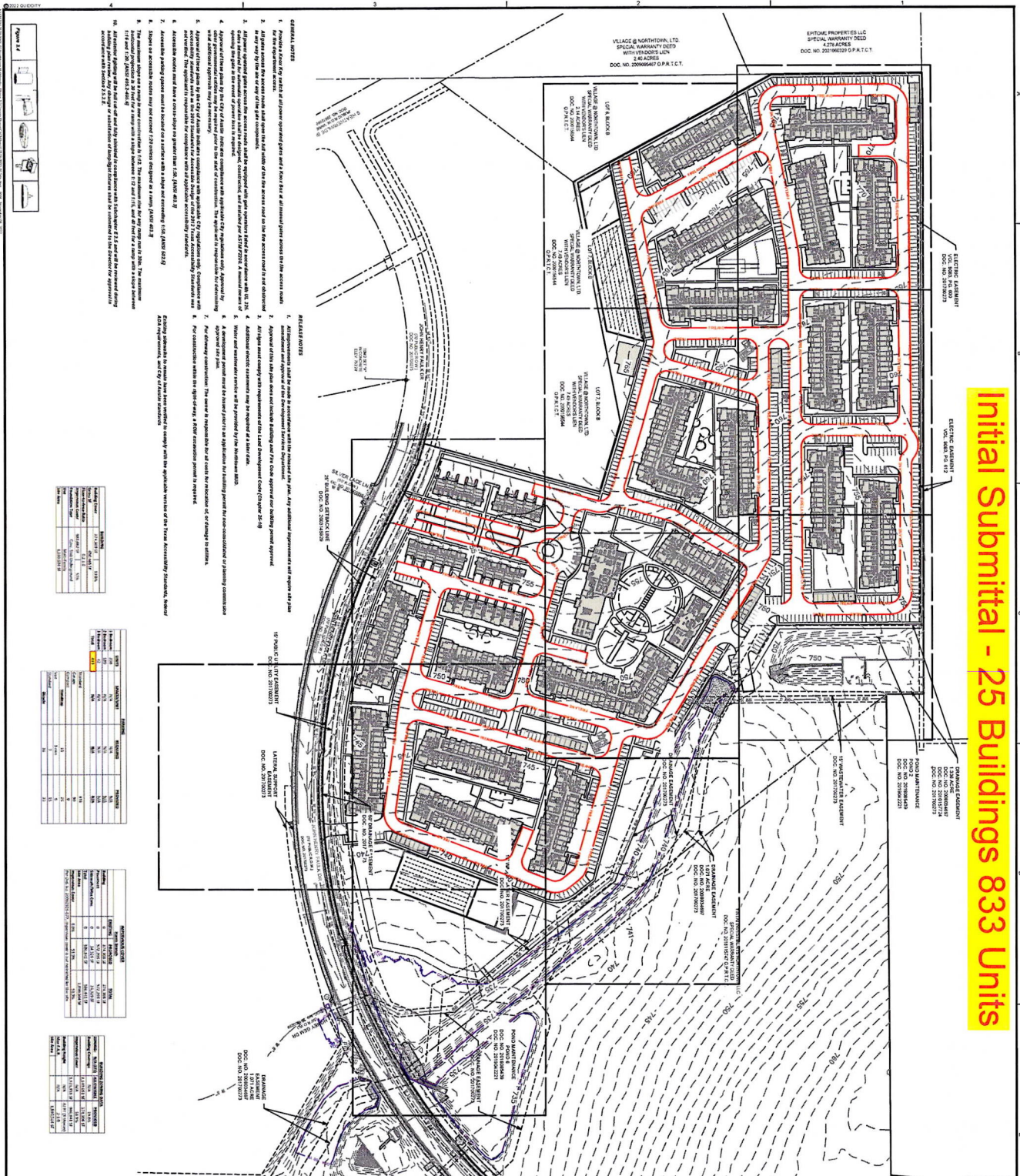
Sincerely,

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

Jennifer Wiebrand, SVP  
AvalonBay Communities, Inc.

Enclosure: Exhibits

# Initial Submittal - 25 Buildings 833 Units



- GENERAL NOTES**
1. The location of existing underground utilities and existing structures shall be as shown on the site plan. Any additional improvements and repairs shall be shown on the site plan.
  2. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  3. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  4. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  5. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  6. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  7. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  8. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  9. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).
  10. All proposed structures shall be constructed in accordance with the applicable provisions of the City of Northtown Code (CNC) and the applicable provisions of the State of Maryland Code (SAC).

- REVISIONS**
- | NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 11/15/2022 | Initial Submittal |
| 2   | 11/15/2022 | Revised site plan |
| 3   | 11/15/2022 | Revised site plan |
| 4   | 11/15/2022 | Revised site plan |
| 5   | 11/15/2022 | Revised site plan |
| 6   | 11/15/2022 | Revised site plan |
| 7   | 11/15/2022 | Revised site plan |
| 8   | 11/15/2022 | Revised site plan |
| 9   | 11/15/2022 | Revised site plan |
| 10  | 11/15/2022 | Revised site plan |

**PROPOSED EXHAUST**

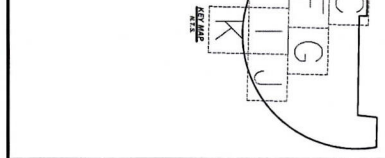
NO.	DATE	DESCRIPTION
1	11/15/2022	Initial Submittal
2	11/15/2022	Revised site plan
3	11/15/2022	Revised site plan
4	11/15/2022	Revised site plan
5	11/15/2022	Revised site plan
6	11/15/2022	Revised site plan
7	11/15/2022	Revised site plan
8	11/15/2022	Revised site plan
9	11/15/2022	Revised site plan
10	11/15/2022	Revised site plan

**PROPOSED EXHAUST**

NO.	DATE	DESCRIPTION
1	11/15/2022	Initial Submittal
2	11/15/2022	Revised site plan
3	11/15/2022	Revised site plan
4	11/15/2022	Revised site plan
5	11/15/2022	Revised site plan
6	11/15/2022	Revised site plan
7	11/15/2022	Revised site plan
8	11/15/2022	Revised site plan
9	11/15/2022	Revised site plan
10	11/15/2022	Revised site plan

**PROPOSED EXHAUST**

NO.	DATE	DESCRIPTION
1	11/15/2022	Initial Submittal
2	11/15/2022	Revised site plan
3	11/15/2022	Revised site plan
4	11/15/2022	Revised site plan
5	11/15/2022	Revised site plan
6	11/15/2022	Revised site plan
7	11/15/2022	Revised site plan
8	11/15/2022	Revised site plan
9	11/15/2022	Revised site plan
10	11/15/2022	Revised site plan



NORTHTOWN MULTIFAMILY, L.P.  
**NORTHTOWN MULTIFAMILY**

**OVERALL SITE PLAN**



**QUIDDITY**

SCALE: AS SHOWN  
ISSUANCE DATE: NOV 2022  
JOB NO.: 17578-001-02

DESIGNED BY: EAL  
CHECKED BY: TDM  
DRAWN BY: SMH

REVISIONS

No.	Date	App.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND EXISTING STRUCTURES SHALL BE AS SHOWN ON THE SITE PLAN. ANY ADDITIONAL IMPROVEMENTS AND REPAIRS SHALL BE SHOWN ON THE SITE PLAN.

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF NORTHTOWN CODE (CNC) AND THE APPLICABLE PROVISIONS OF THE STATE OF MARYLAND CODE (SAC).

BUILDING TYPES									TOTAL	
	A	B	C	D	F	G	H	I		
NO. BLDGS	4	2	2	1	1	2	2	1	15	
A1(AM10)	3	2		6					22	A
A2(AM10)	12	4	6	9	3				80	A:
A3(AM12)				6	6				12	A:
A4(AM10)	3	5		6	9				37	A:
A5(AM19)	3	6	6	6	15				57	A:
B1(BM08)	2	6	2		3				27	B:
B2(BM08)	4	2							20	B:
B3(BM11)	2		2	9	7				28	B:
B4(BM14)	6	3	6	9	6				57	B:
B5(BM15)	6	3	6	6	9				57	B:
C1		6							12	
TH C1-1						6	5	8	30	T
UNITS/BLDG	41	37	28	57	58	6	5	8		
UTS/BLDG TYPE	164	74	56	57	58	12	10	8	439	
GARAGE TABULATION										
DIRECT	0	0	0	0	0	12	10	16	60	TOTAL DIRECT
ASSIGNABLE	12	11	6	12	18	0	0	0	112	TOTAL ASSIGNABLE
GAR/BLDG TYPE	12	11	6	12	18	12	10	16	172	TOTAL GARAGES

# Northtown Municipal Utility District

May 23, 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: \$453,022.99
  - TexPool Operating Account to ABC Bank Manager's Account: \$58,000.00
  - TexPool Operating Account to ABC Bank Customer Refund Account: \$4,000.00
  - PNC Lockbox Account to TexPool Operating Account: \$340,000.00

EXHIBIT N

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

		General Fund Operating Account
<b>Cash Balance - April 30, 2023</b>		<b>10,684.55</b>
<b>Subsequent Activity</b>		<b>4,425.00</b>
Cash Receipts	Facility Rental	425.00
Cash Receipts	Escrow - JD's Supermarket	4,000.00
	<b>Total Subsequent Activity</b>	<b>4,425.00</b>
<b>Projected Balance as of May 23, 2023</b>		<b>\$ 15,109.55</b>

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

		<u>General Fund</u> <u>Manager's</u> <u>Account</u>
<b>Cash Balance - March 31, 2023</b>		<b>\$ 295,119.90</b>
<b>Subsequent Activity</b>		<b>(6,396.70)</b>
Transfers approved at the April 25, 2023 Meeting		477,801.13
Expenditures Approved at the April 25, 2023 Meeting (Cks #10881 - 10915)		(442,349.76)
Payroll Expenses	Payroll and Payroll Taxes	(31,524.00)
City of Austin	Utilities - April 2023	(2,184.57)
Optimum	Internet - April 2023	(375.56)
Petty Cash	Petty Cash Reimbursement	(496.00)
Roy Lee Hill	Reimburse Internet	(124.62)
TML Health	Employee Benefits - May 2023	(3,646.37)
TXU Energy	Utilities - April 2023	(2,304.35)
Ramona Oliver	Expense Reimbursement	(845.00)
Ramona Oliver	Expense Reimbursement	(347.60)
<b>Total Subsequent Activity</b>		<b>(6,396.70)</b>
<b>Cash Balance - April 30, 2023</b>		<b>\$ 288,723.20</b>
<b>Subsequent Expenditures</b>		<b>(46,846.18)</b>
Payroll Expenses	Payroll and Payroll Taxes	(31,656.09)
Ramona Oliver	Expense Reimbursement	(1,000.34)
AT&T	Telephone - April 2023	(1,647.05)
Atmos Energy	Utilities - April 2023	(95.53)
Optimum Business	Park Utilities - May 2023	(400.00)
Child Support Services Division	Child Support	(121.38)
AT&T (Internet)	Internet - April 2023	(89.88)
Charter Communications	Park Internet - April 2023	(145.10)
City of Austin	Utilities - April 2023	(4,802.29)
Ramona Oliver	Expense Reimbursement	(3,680.55)
Robles, Ernest	Expense Reimbursement	(328.87)
Voided Check	10934-10936 Voided Check	-
National Business Furniture	10937 Office Furniture	(2,371.40)
Voided Check	10938-10940 Voided Check	-
AT&T Mobility	10941 Telephone - May 2023	(92.54)
City of Austin	10942 Utilities - May 2023	(39.60)
Optimum Business	10943 Internet - May 2023	(375.56)
<b>Total Subsequent Activity</b>		<b>(46,846.18)</b>
<b>Expenditures to be Approved at May 23, 2023 Meeting</b>		<b>(453,022.99)</b>
360 Professional Services, Inc.	10944 Engineering Fees - April 2023	(11,660.13)
Armbrust & Brown, P.L.L.C.	10945 Legal Fees - April 2023	(10,407.23)
Bott & Douthitt, P.L.L.C.	10946 Accounting Services - April 2023	(6,077.70)
City of Austin	10947 W/WW Purchases - April 2023	(162,939.32)
Crossroads Utility Services	10948 Operations - April 2023	(63,454.06)
Elite Systems	10949 Security System Camera	(20.00)
Roadrunner Inspection Services	10950 Inspection Fees	(4,750.00)
Texas Disposal Systems, Inc.	10951 Garbage Fees - April 2023	(75,622.96)
TexaScapes	10952 Landscape/Irrigation Maintenance	(39,372.53)
Travis County Sheriff's Department	10953 Security Patrol Vehicle	(1,520.00)
Williams Mapping & Consulting	10954 Monthly MS4 Inspections	(800.00)
Alterman, Inc.	10955 Water Well Irrigation Inspection	(1,086.00)
City of Austin - CRF	10956 City of Austin Impact Fees April 2023	(72,000.00)
City of Round Rock Environmental Services	10957 Bacteriological Test - 24 PA	(250.00)
Facility Solutions Group, Inc.	10958 Lockable Plexiglass Covers for Directory Sign	(2,503.00)
Ramona Oliver	10959 Expense Reimbursement	(283.02)
Amaro, Felix T	10960 Director Fees	(138.52)
Capers, Christopher B.	10961 Director Fees	(138.52)
<b>Total</b>		<b>(453,022.99)</b>
<b>Subtotal</b>		<b>(211,145.97)</b>
<b>Transfers to be approved</b>		<b>511,022.99</b>
Transfer for expenditures approved 5/23/2023	Transfer from Logic Operating Account	453,022.99
Transfer Funds	Transfer from Logic Operating Account	58,000.00
<b>Projected Balance as of May 23, 2023</b>		<b>\$ 299,877.02</b>

\*Added after packet distribution

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

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

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

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



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

	Interest Rate	Maturity Date	Balance 4/30/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 5/23/2023	Projected Balance 5/23/2023
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 10,684.55	\$ 4,425.00	\$ -	\$ 15,109.55	\$ -	\$ 15,109.55
ABC Bank - Manager's Account	0.0000%	N/A	288,723.20	-	(499,869.17)	(211,145.97)	511,022.99 (1)(2)	299,877.02
ABC Bank - Customer Refunds	0.0000%	N/A	2,686.38	-	(2,934.16)	(247.78)	4,000.00 (3)	3,752.22
PNC Bank Lockbox	0.0000%	N/A	37,264.68	319,861.27	(7,118.02)	350,007.93	(340,000.00) (4)	10,007.93
Logic Operating - 01	5.2029%	N/A	16,906,899.19	-	-	16,906,899.19	-	16,906,899.19
TexPool Operating	5.0190%	N/A	806,243.07	-	-	806,243.07	(175,022.99) (1)(2)(3)(4)	631,220.08
TexPool Fiscal Surety Trail Easement	5.0190%	N/A	106,878.20	-	-	106,878.20	-	106,878.20
<b>Total - General Fund</b>			<b>18,159,379.27</b>	<b>324,286.27</b>	<b>(509,921.35)</b>	<b>17,973,744.19</b>	<b>-</b>	<b>17,973,744.19</b>
<b>Park Fund -</b>								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.2029%	N/A	48,320.41	-	-	48,320.41	-	48,320.41
TexPool Park	5.0190%	N/A	4,693.94	-	-	4,693.94	-	4,693.94
<b>Total - Park Fund</b>			<b>102,964.35</b>	<b>-</b>	<b>-</b>	<b>102,964.35</b>	<b>-</b>	<b>102,964.35</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.2029%	N/A	79,241.54	-	-	79,241.54	-	79,241.54
Logic - Debt Service	5.2029%	N/A	2,944,699.49	-	-	2,944,699.49	-	2,944,699.49
TexPool - SR 2020 Cap Int	5.0190%	N/A	165,059.34	-	-	165,059.34	-	165,059.34
<b>Total - Debt Service Fund</b>			<b>3,189,000.37</b>	<b>-</b>	<b>-</b>	<b>3,189,000.37</b>	<b>-</b>	<b>3,189,000.37</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.2029%	N/A	2,563.20	-	-	2,563.20	-	2,563.20
TexPool - SR 2020 CPF	5.0190%	N/A	4,559,897.82	-	-	4,559,897.82	-	4,559,897.82
<b>Total - Capital Project Fund</b>			<b>4,562,461.02</b>	<b>-</b>	<b>-</b>	<b>4,562,461.02</b>	<b>-</b>	<b>4,562,461.02</b>
<b>Total - All Funds</b>			<b>\$ 26,013,805.01</b>	<b>\$ 324,286.27</b>	<b>\$ (509,921.35)</b>	<b>\$ 25,828,169.93</b>	<b>\$ -</b>	<b>\$ 25,828,169.93</b>

- (1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$453,022.99  
(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$58,000.00  
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$4,000.00  
(4) To transfer funds from PNC Bank Lockbox Account to TexPool General Operating Account: \$340,000.00

**RESOLUTION AUTHORIZING TRANSFERS OF FUNDS AND PAYMENT OF EXPENSES**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

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

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

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

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

**IT IS HEREBY RESOLVED BY THE BOARD THAT:**

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

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

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

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

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

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

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

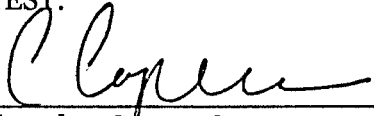
*(Signature pages follow.)*

**NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**



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

ATTEST:



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

**BOOKKEEPER'S JOINDER**

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

**BOTT & DOUTHITT, PLLC**

By: Allen Douthitt

Name: Allen Douthitt

Date: 06/05/2023