

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

June 27, 2023

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on June 27, 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*”); Allen Teague 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*”); Lauren Smith of Public Finance Group LLC (“*PFG*”); Richard Fadal of TexaScapes; and Colette Downey, a resident of the District.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider approval of the minutes of the May 23, 2023 Board meeting. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the minutes, as presented.

Director Richter next stated that the Board would receive a report from the District’s financial advisor and recognized Ms. Smith. Ms. Smith reviewed her report regarding the District’s Finance Committee’s recommendation regarding developer reimbursement and bond issuance attached as **Exhibit “B”**. She stated that the Finance Committee recommended that the District issue one series of bonds, in combination with surplus capital projects and operating funds, to pay the developer reimbursables and fund the District’s water meter replacement project. She noted that the reason for issuing one series of bonds was to ensure that the District had sufficient funds on hand to pay for any capital project required to be completed by the Texas Commission on Environmental Quality pursuant to Senate Bill 3, passed during the 2021 Legislative Session. Director Hill stated that the District should use only surplus capital project and operating funds, without the issuance of bonds, to pay for the reimbursables and the water meter project. He noted that that the concerns regarding the possible requirement to build certain utility facilities pursuant to Senate Bill 3 had been put to rest, and that the unnecessary issuance of bonds would increase the tax burden on District residents. Director Richter asked Mr. Foster to check with the TCEQ regarding the status of the District’s Senate Bill 3 submission

and report back to the Board. Director Capers stated that he would like to table matters related to the District's developer reimbursement and possible bond issuance to the next Board meeting.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit "C"**. Deputy Yarborough reviewed the report with the Board, noting that mail theft had been an issue recently.

Director Richter next stated that the Board would receive the operations manager's report and recognized Mr. Teague. Mr. Teague reviewed the operations manager's report attached as **Exhibit "D"** with the Board. He reported that there were 3,081 occupied single family connections as of May, that the water loss for the prior reporting period was 4.80%, and that the May water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Mr. Hill commented that the accounts were all renters. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs. Mr. Teague then presented the proposal from HydroPro Solutions attached as **Exhibit "E"** for the replacement of the District's water meters with electronic meters. Mr. Foster recommended that the Infrastructure Committee discuss the proposal outside of the Board meeting. Director Capers asked whether additional proposals should be obtained to comply with procurements law. Mr. Dean stated that he did not believe that this was necessary due to the impracticality of obtaining competing bids on this unique type of metering equipment. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal from HydroPro Solutions.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal presented the landscape maintenance report attached as **Exhibit "F"** and reviewed it with the Board. He then presented the "plant of the month," the Turk's cap lily, which he advised was a native shade plant.

Director Richter announced that the Board would next receive the District manager's report and recognized Ms. Oliver. Ms. Oliver called the Board's attention to her monthly reports included in the meeting packet attached as **Exhibit "G"**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems ("*TDS*") with the Board. Ms. Oliver then presented two proposals from TCB Construction attached collectively as **Exhibit "H"** for the installation of additional sidewalk at Wildflower Park. Mr. Dean noted that, since one of the proposals was for more than \$25,000, two additional bids needed to be obtained. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal in the amount of \$19,500 and authorize the Facilities Committee to approve a proposal for the other work after two additional proposals had been obtained.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster reported that the office and pavilion construction project was incomplete, noting that, among the outstanding issues were those related to the security system and locks, irrigation, the electric vehicles charging stations, and the well system. He added that, despite the project not being finished, and not expected to be finished by the end of June, STR Constructors was making progress. He noted that TexaScapes would soon assume the responsibility of landscape maintenance of the project under its contract with the District. He then presented Change Order Nos. 9 and 10 attached collectively as **Exhibit "I"** and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve Change Order Nos. 9 and 10. Mr. Foster then presented the proposal from Alterman attached as **Exhibit "J"** and recommended approval. Upon motion by Director

Hill and second by Director Capers, the Board voted 3-0 to approve the proposal. Mr. Foster then presented the proposal from TexaScapes attached as Exhibit "K" and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal. Mr. Foster then presented the proposal from Austin Landscape Supplies attached as Exhibit "L" and recommended approval. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as Exhibit "M" with the Board and covered the status of various development projects in the District. He stated that construction of the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project would begin soon. He then stated that the License and Consent to Encroachment Agreement; Declaration of Maintenance Covenants for Stormwater Structural Controls; Restrictive Covenants; and Exclusive Water Line Vault Easement with AvalonBay for its multifamily project were close to be finalized and recommended that the Board authorize a committee to review and approve the documents, once finalized. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to so authorize the Development Committee.

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. He then noted that the District was approximately \$67,000 ahead of budget and asked the Board to start thinking about its budget for the 2023-2024 fiscal year, since it was only a few months until the new fiscal year began. Director Hill stated that the Board would need to consider the District's master park plan in its budget. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the transfers and the payment of bills and invoices.

Director Richter then stated that the Board would consider matters related to the District's website. Mr. Hill stated that Ms. Oliver still needed to discuss website matters with Director Campbell before moving forward with any changes to the status quo. He then stated that Ms. Oliver needed a new sim card for the Orbi, as backup. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the purchase of a sim chip. Director Richter stated that developments regarding the website had taken too long, and directed Ms. Oliver to obtain one or more proposals for District website maintenance and hosting in lieu of paying for services from 360 Production Services to research and provide advice regarding the District's email, website, and domain hosting options.

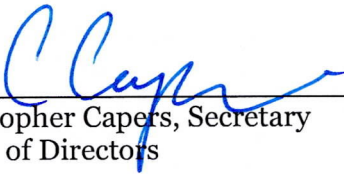
Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that he had no update regarding such matters.

Director Richter announced at 7:10 p.m. that the Board would convene in executive session to receive legal advice from its attorney regarding the possible issuance of a demand to STR Constructors regarding completion of the office and pavilion construction project. Director Richter stated at 7:25 p.m. that the Board would reconvene in open session, stating that no action had been taken during executive session. The Board directed Mr. Dean to send a demand letter to STR Constructors regarding the delayed completion of the office and pavilion construction project.

There being no further business to come before the Board, the meeting was adjourned at 7:26 p.m.



Date: July 25, 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 8:41 A.m. on June 21, 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 21st day of JUNE, 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  
9:00 a.m. on June 21, 2023, I posted a copy of the  
attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a  
place readily accessible and convenient to the public within the boundaries of the District at the  
locations noted above.

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

Witness my signature this 21<sup>st</sup> day of June, 2023.

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



**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AGENDA**

June 27, 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, June 27, 2023. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

**PUBLIC INPUT**

1. Resident communications and Board member announcements;

**DISCUSSION/ACTION ITEMS**

2. Minutes of May 23, 2023 Board meeting;
3. District financial advisor's report, including analysis of developer reimbursement options and payment for District capital projects through issuance of bonds or surplus funds;
4. District security and public safety and related action items, including:
  - (a) Report from Travis County Sheriff's Office, including crime statistics;
  - (b) Legal/Security Committee report;
5. District operations manager and utility operator's report and related action items, including:
  - (a) Utility operations and repairs, including any proposals;
  - (b) Billing report and write-offs;
  - (c) Purchase and installation of electronic water meters;
6. Landscape maintenance report and related action items, including any proposals;
7. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
  - (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly report;
  - (e) Purchase requests and/or proposals;

8. 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 and acceptance of project;
  - (d) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
  
9. District engineer's report and related action items, including:
  - (a) Development matters, including:
    - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including 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:
      1. License and Consent to Encroachment Agreement; .
      2. Declaration of Maintenance Covenants for Stormwater Structural Controls;
      3. Restrictive Covenants;
      4. Exclusive Water Line Vault Easement;
    - (vi) JD's Supermarket – Dessau;
  - (b) MS4 compliance matters, including:
    - (i) Permitting update;
    - (ii) Storm Water Pollution Prevention Plan compliance updates;
  - (c) Senate Bill 3 / Emergency Preparedness Plan, including status of application requesting waiver of emergency preparedness plan;
  
10. District bookkeeper's report and related action items, including:
  - (a) Payment of bills and invoices;
  - (b) Fund transfers;
  - (c) Investments;
  - (d) Developer escrow report and reconciliation;
  
11. District website, including hosting, maintenance, and related action items;
  
12. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin;
  
13. Attorney's report and related action items, including issuance of demand to STR Constructors regarding construction of office and pavilion;
  
14. Future agenda items and meeting schedule.



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



*[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  
21st day of June 2023  
 Dyana Limon-Mercado  
 County Clerk, Travis County, Texas  
 By T. Perez Deputy  
**T. PEREZ**



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
*Dyana Limon-Mercado*  
 Dyana Limon-Mercado, County Clerk  
 Travis County, Texas  
**202380820**  
 Jun 21, 2023 09:34 AM  
 Fee: \$3.00 PEREZTA

**Northtown Municipal Utility District  
Unlimited Tax Bonds, Series 2023  
Finance Committee Recommendation**

**Account Balances as of June 27, 2023 for Northtown MUD:**

<i>General Operating Fund</i>	\$	17,783,225
Park Fund		103,197
Debt Service Fund		3,208,986
<i>Capital Projects Fund</i>		<i>4,581,850</i>

	Total Estimated Costs	70% Reimbursement
<b>Construction Costs to be paid with Surplus Capital Projects Funds:</b>		
A. Villages Water Improvements (2008)	\$ 300,000	\$ 210,000
B. Villages Harris Ridge Improvements (2012)	782,681	547,877
<b>Total Construction Costs:</b>	<b>\$ 1,082,681</b>	<b>\$ 757,877</b>
<i>Less: Surplus Bond Funds</i>		<i>(757,877)</i>
<b>Total Amount Remaining Due:</b>		<b>\$ -</b>

<b>Construction Costs to be paid with Surplus Capital Projects &amp; Operating Funds:</b>		
A. John Henry Faulk W/WW Improvements (2016)	\$ 1,476,706	\$ 1,033,694
B. Villages - JHF Street/Drainage Section 3 (2018)	2,421,342	1,694,940
C. KB Homes Lot 5 Single-Family (2019)	2,926,610	2,048,627
<b>Total Construction Costs:</b>	<b>\$ 6,824,658</b>	<b>\$ 4,777,261</b>
<i>Less: Surplus Capital Projects Funds:</i>		<i>(3,823,973)</i>
<i>Less: Surplus O&amp;M Funds:</i>		<i>(953,288)</i>
<b>Total Amount Remaining Due:</b>		<b>\$ 0</b>

<b>Construction Costs to be paid by Bonds:</b>		
A. Villages - Section 2 (Phases 1 & 2) Single Family (2022)	\$ 1,151,856	\$ 806,299
B. Villages - Section 2 Residential Condominiums (Under Design)	1,231,527	862,069
C. District Water Meter Replacement (\$500/meter)	1,790,415	1,790,415
<b>Total Construction Costs:</b>	<b>\$ 4,173,798</b>	<b>\$ 3,458,783</b>

\*See Summary of Costs for a breakdown of the construction and non-construction costs for the Bonds.

<b>Potential Amount of Future Bond Issuance:</b>	<b>\$ 4,620,000</b>
--	---------------------

<b>Total Authorized but Unissued Bonds Available</b>	<b>\$ 25,213,000</b>
<i>Less: Potential Future Bonds</i>	<i>(4,620,000)</i>
<b>Anticipated Remaining Authorized but Unused Funds</b>	<b>\$ 20,593,000</b>

The Finance Committee's recommendation is to issue bonds to cover the costs of the Villages Section 2 Single-Family Phases 1 and 2, Villages Section 2 Residential Condominiums, and District Water Meter Replacements. Per the Committee, it would be in the District's best interest to keep adequate surplus in the District's Operation and Maintenance Fund because of the uncertainty of funds potentially needed in the future by the District to potentially fund Commercial/Retail facilities (approximately \$8 million) and any potential SB3 improvements, if any, which are still to be determined by the Texas Commission on Environmental Quality ("TCEQ") in their review of the District.

**Northtown Municipal Utility District**  
**Unlimited Tax Bonds, Series 2023**  
**Option using only Surplus Capital Projects and Operating and Maintenance Funds**

**Account Balances as of June 27, 2023 for Northtown MUD:**

<i>General Operating Fund</i>	\$	17,783,225
Park Fund		103,197
Debt Service Fund		3,208,986
<i>Capital Projects Fund</i>		4,581,850

	Total Estimated Costs	70% Reimbursement
<b><u>Construction Costs to be paid with Surplus Capital Projects Funds:</u></b>		
A. Villages Water Improvements (2008)	\$ 300,000	\$ 210,000
B. Villages Harris Ridge Improvements (2012)	782,681	547,877
<b>Total Construction Costs:</b>	<b>\$ 1,082,681</b>	<b>\$ 757,877</b>
<i>Less: Surplus Bond Funds</i>		<i>(757,877)</i>
<b>Total Amount Remaining Due:</b>		<b>\$ -</b>

<b><u>Construction Costs to be paid with Surplus Capital Projects &amp; Operating Funds:</u></b>		
A. John Henry Faulk W/WW Improvements (2016)	\$ 1,476,706	\$ 1,033,694
B. Villages - JHF Street/Drainage Section 3 (2018)	2,421,342	1,694,940
C. KB Homes Lot 5 Single-Family (2019)	2,926,610	2,048,627
<b>Total Construction Costs:</b>	<b>\$ 6,824,658</b>	<b>\$ 4,777,261</b>
<i>Less: Surplus Capital Projects Funds:</i>		<i>(3,823,973)</i>
<i>Less: Surplus O&amp;M Funds:</i>		<i>(953,288)</i>
<b>Total Amount Remaining Due:</b>		<b>\$ 0</b>

<b><u>Construction Costs to be paid with Surplus Operating Funds:</u></b>		
A. Villages - Section 2 (Phases 1 & 2) Single Family (2022)	\$ 1,151,856	\$ 806,299
B. Villages - Section 2 Residential Condominiums (Under Design)	1,231,527	862,069
C. District Water Meter Replacement (\$500/meter)	1,790,415	1,790,415
<b>Total Construction Costs:</b>	<b>\$ 4,173,798</b>	<b>\$ 3,458,783</b>
<i>Remaining Operating Fund Balance:</i>		<i>\$ 13,371,154</i>

<b>Total Authorized but Unissued Bonds Available</b>	<b>\$</b>	<b>25,213,000</b>
<i>Less: Potential Future Bonds</i>		<i>-</i>
<b>Anticipated Remaining Authorized but Unused Funds</b>	<b>\$</b>	<b>25,213,000</b>

**Northtown Municipal Utility District  
Unlimited Tax Bonds, Series 2023  
SUMMARY OF COSTS**

	<b>Total Estimated Costs</b>	<b>70% Reimbursement</b>
<b><u>Construction Costs</u></b>		
A. Villages - Section 2 (Phases 1 & 2) Single-Family (2022)	1,151,856	806,299
B. Villages - Section 2 Residential Condos (Pending)	1,231,527	862,069
C. District Water Meter Replacement (\$500/meter)	1,790,415	1,790,415
<b>Total Construction Costs</b>	<b>\$ 4,173,798</b>	<b>\$ 3,458,783</b>
 <b><u>Non Construction Costs</u></b>		
A. Legal Fees (2.75%)		\$ 127,050
B. Financial Advisor Fee (2.0%)		92,400
C. Capitalized Interest (2 yrs @ 4.25%)		392,700
D. Developer Interest (2 yrs @ 4.25%)		293,997
E. Bond Discount (3%)		138,600
F. Cost of Issuance		50,300 <sup>(a)</sup>
G. Attorney General Review Fee (0.10%)		4,620
H. TCEQ Review Fee (0.25%)		11,550
I. Bond Application Report		50,000
<b>Total Non-Construction Costs</b>		<b>\$ 1,161,217</b>
 <b>TOTAL BOND ISSUE REQUIREMENT</b>		 <b>\$ 4,620,000</b>

(a) The cost of issuance includes the following costs:

	<b>Estimated</b>
Publication of Notice of Sale	\$ 500
TCEQ Filing Fee	500
Disclosure Counsel	8,500
IRS Form 8038 Filing Fee	250
Bond Preparation Fee	500
Courier Deliveries, Faxes, Copies, Postage	250
Printing & Shipping of OS	1,500
Moody's Rating Fee	21,500
Reimbursement Report	14,000
Updated District Photographs for POS/OS	1,200
Miscellaneous	1,600
	<b>\$ 50,300</b>

\* Bond amount does not include:

1. Discretionary funds to potentially reimburse  
Commercial/Retail utility facilities (approx. \$8 million)
2. Any funds needed for SB3 improvements
3. Does not include surplus general operating funds  
from the District's general fund.

<b>Total Authorized but Unissued Bonds Available</b>	<b>\$ 25,213,000</b>
<b>Less: Series 2023 Bonds</b>	<b>(4,620,000)</b>
<b>Anticipated Remaining Authorized but Unused Funds</b>	<b>\$ 20,593,000</b>

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

**\$4,620,000 Unlimited Tax and Revenue Bonds, Series 2023**

**No Growth**

prepared by Public Finance Group

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 1.00%</u>	<u>Total Available for Debt</u>	<u>Prior Outstanding Debt</u>	<u>Projected Series 2023 @ 4.25%</u>	<u>Total Outstanding Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2022	\$ 1,182,623,743	\$ 0.2170								
2023	\$ 1,375,649,407	\$ 0.2125	\$ 2,540,631	\$ 8,563	\$ 3,405,528	\$ 2,419,425	\$ -	\$ 2,419,425	\$ 856,334 (a)	35.39%
2024	1,375,649,407	0.2125	2,894,022	13,788	4,286,613	2,444,025	247,263	2,691,288	1,378,803 (b)	51.23%
2025	1,375,649,407	0.2125	2,894,022	15,953	4,505,302	2,413,575	597,100	3,010,675	1,494,627	52.99%
2026	1,375,649,407	0.2125	2,894,022	14,946	4,403,595	2,451,175	554,888	3,006,063	1,494,627	49.72%
2027	1,375,649,407	0.2125	2,894,022	13,975	4,305,531	2,444,875	563,738	3,008,613	1,397,533	46.45%
2028	1,375,649,407	0.2125	2,894,022	12,969	4,203,910	2,451,975	556,525	3,008,500	1,296,918	43.11%
2029	1,375,649,407	0.2125	2,894,022	11,954	4,101,386	2,452,525	553,888	3,006,413	1,195,410	39.76%
2030	1,375,649,407	0.2125	2,894,022	10,950	3,999,946	2,488,400	520,613	3,009,013	1,094,974	36.39%
2031	1,375,649,407	0.2125	2,894,022	9,909	3,894,865	2,459,500	547,975	3,007,475	990,933	32.95%
2032	1,375,649,407	0.2125	2,894,022	8,874	3,790,287	2,158,500	848,425	3,006,925	887,390	29.51%
2033	1,375,649,407	0.2125	2,894,022	7,834	3,685,218	2,142,000	865,275	3,007,275	783,362	26.05%
			\$ 31,480,855	\$ 129,716		\$ 26,325,975	\$ 5,855,688	\$ 32,181,663	677,943	

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

\$ 856,334

(b) Includes Capitalized Interest (2 yrs @ 4.25%) included in the Series 2023 proceeds.

\$ 392,700

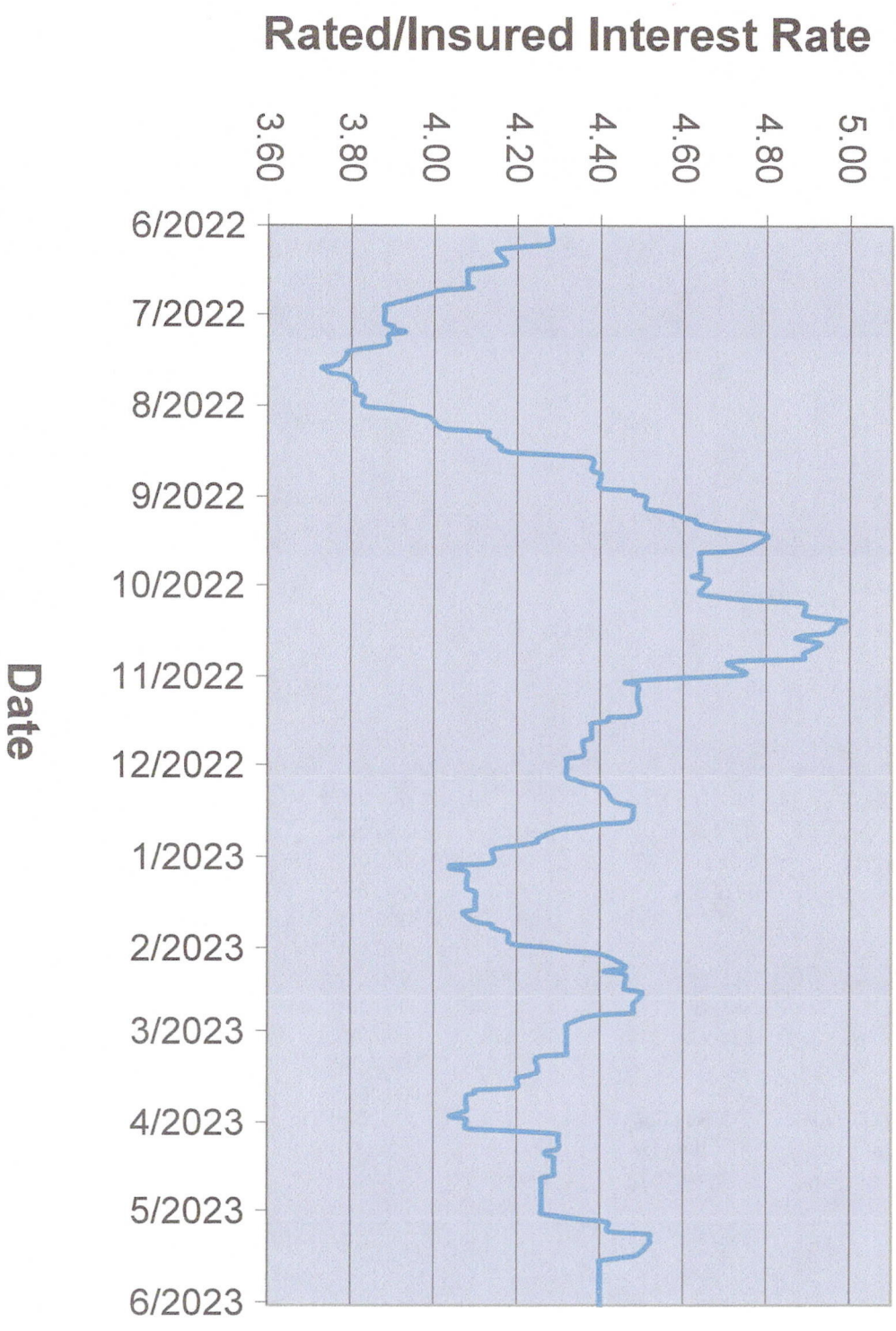
**Northtown Municipal Utility District**  
*Projected Debt Service Schedule: Annual Interest*  
*Dated Date: December 1, 2023*

**\$4,620,000**

**Unlimited Tax and Revenue Bonds, Series 2023**

<u>Year</u>	<u>Projected Principal 1-Sep</u>	<u>Projected Interest Rate</u>	<u>Projected Annual Interest</u>	<u>Projected Total Annual Debt Service</u>
2024	100,000	4.25%	147,263	247,263
2025	405,000	4.25%	192,100	597,100
2026	380,000	4.25%	174,888	554,888
2027	405,000	4.25%	158,738	563,738
2028	415,000	4.25%	141,525	556,525
2029	430,000	4.25%	123,888	553,888
2030	415,000	4.25%	105,613	520,613
2031	460,000	4.25%	87,975	547,975
2032	780,000	4.25%	68,425	848,425
2033	830,000	4.25%	35,275	865,275
	<b>\$ 4,620,000</b>		<b>\$ 1,235,688</b>	<b>\$ 5,855,688</b>

# 25 Year Bond Interest Rates June 2022 - June 2023



# Crime Stats

Date	Crime	Location	Notes
05/02/2023	Tamper with Mail	146XX HARCOURT HOUSE LN	
05/14/2023	Agg Asslt D/W	144xx HARRIS RIDGE BLVD	
5/26/2023	Agg Asslt D/W	2XX Sweet Leaf	
5/28/2023	Auto Theft	141XX HARRIS RIDGE BLVD	

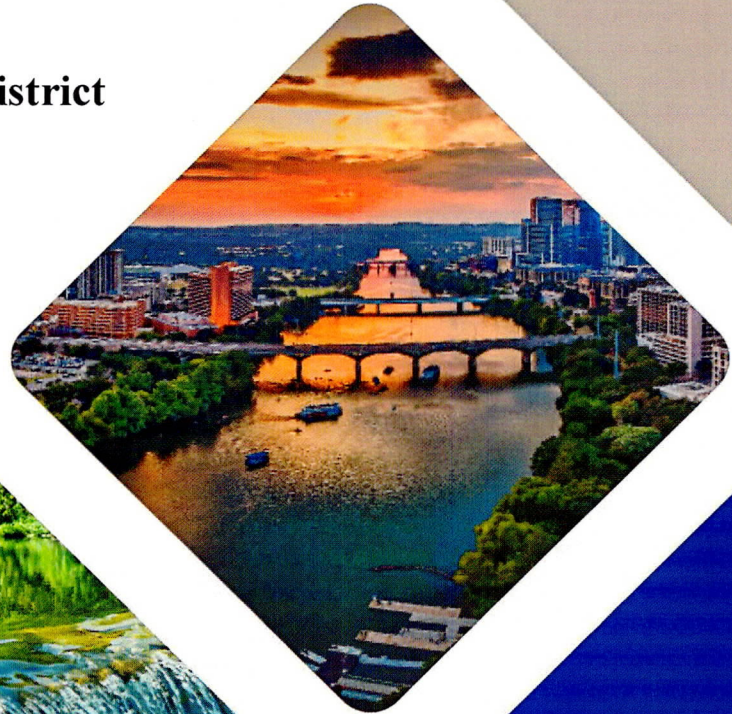
EXHIBIT 2





## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



June 27, 2023

EXHIBIT D

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

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3081</u>	x 3 =	<u>9243</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>0</u>			
Schools	<u>2</u>			
Non-Profit	<u>0</u>			
Fire Hydrants	<u>1</u>			
District Connections	<u>13</u>			
Irrigation Connections	<u>30</u>			
TOTAL CONNECTIONS	<u>3173</u>		<u>11733</u>	Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>05/16/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>05/23/23</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s)				
from	<u>05/01/23</u>	to	<u>05/31/23</u>	
				<u>19,470,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>03/28/23</u>	to	<u>05/01/23</u>	
				<u>25,800,000</u> Gallons
Total Gallons Billed				
from	<u>03/28/23</u>	to	<u>05/01/23</u>	
				<u>24,530,000</u> Gallons
Flushing	<u>03/28/23</u>	to	<u>05/01/23</u>	
				<u>30,500</u> Gallons
Billing Adjustments				
from	<u>03/28/23</u>	to	<u>05/01/23</u>	
				<u>0</u> Gallons
Gallons gain/loss				<u>(1,239,500)</u> Gallons
Percentage gain/loss				<u>-4.80%</u>

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

Current Billing

Basic Service	121,497.78	
Water	96,430.20	
Sewer	105,415.09	
TCEQ	1,023.09	
Deposit	7,387.23	
Misc	<u>53,820.00</u>	
 Total Current Billing		 \$385,573.39

Aged Receivables

Thirty (30) Days	32,683.80	
Sixty (60) Days	433.72	
Ninety (90) Days	1,571.43	
One Hundred Twenty (120) Days	<u>7,933.50</u>	
Billed Arrears	42,622.45	
Credit Bal Fwd	<u>-8,330.34</u>	
 Total Aged Receivables		 \$34,292.11

Accounts Receivables

Penalty	5,746.47	
Basic Service	120,013.54	
Water	111,273.57	
Sewer	101,644.13	
TCEQ	1,038.94	
Deposit	-\$9,284.91	
Miscellaneous	<u>36,193.72</u>	
	366,625.46	
 Total Accounts Receivables		 \$366,625.46

Deposit Liability

Balance As Of	04/11/23	\$692,460.47
Collections		9,284.91
Deposits Applied		<u>-8,300.00</u>
 Balance As Of	 05/10/23	 \$693,445.38

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

May 20023

<b>Connections</b>	<b>April</b>	<b>May</b>
Active	3165	3149
Inactive	24	24
<b>Total</b>	<b>3189</b>	<b>3173</b>

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

**Billing Recap**

	<b>April</b>	<b>May</b>
<b>Current Billing</b>	<b>\$423,245.10</b>	<b>\$385,573.39</b>
Water	\$99,619.21	\$96,430.20
Sewer	\$105,295.05	\$105,415.09
State Assessment	\$1,039.83	\$1,023.09
Basic Service	\$121,559.86	\$121,497.78
Miscellaneous	\$88,681.15	\$53,820.00
Deposit	\$7,050.00	\$7,387.23
<b>Current Payments</b>	<b>\$397,303.91</b>	<b>\$366,625.46</b>
<b>Arrears</b>	<b>April</b>	<b>May</b>
30 Day	\$52,469.05	\$32,683.80
60 Day	\$2,025.96	\$433.72
90 Day	\$692.62	\$1,571.43
120 Day	\$2,976.97	\$7,933.50
<b>Gross Arrears</b>	<b>\$58,164.60</b>	<b>\$42,622.45</b>

<b>Month</b>	<b>April</b>	<b>May</b>
Total Customers	3189	3173
Letters	399	358
Disconnects	30	30

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Water Report**

May-23

**Total Water Flows**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	21,876	9,926	22,272	24,544	21,970	19,561
February	18,713	8,785	18,548	15,091	18,007	17,215
March	22,278	21,734	21,764	22,854	22,763	20,550
April	23,185	12,957	22,182	23,806	25,955	27,151
May	27,596	22,203	24,751	23,113	27,691	19,470
June	26,292	22,308	27,650	24,121	31,151	
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>103,947</b>

**Bacteriological Analyses**

Samples: satisfactory taken on 05/16/23, 05/23/23

**Chlorine Residual**

	<b>May</b>
Average	2.2
Maximum (4.0)	2.5
Minimum (0.5)	1.5

**Total Wastewater Billed**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	15,299
April	15,060	14,881	16,608	16,685	18,421	15,282
May	15,883	15,597	16,834	17,978	17,141	15,300
June	16,651	15,290	17,042	16,190	16,956	
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>78,599</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%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5	-4.80%
<b>TOTALS</b>		160,916.0	156,873.0	439.9	-	(3,603.1)	---
<b>AVERAGE</b>		22,988.0	22,410.4	62.8	#DIV/0!	(514.7)	-2.24%

**Northtown MUD  
Water Usage Analysis**

Billing Period	Residential (gallons)	Builder (gallons)	School (gallons)	Non-Profit (gallons)	Fire Hydrant (gallons)	Multi-Family (gallons)	Irrigation (gallons)	Commercial (gallons)	District (gallons)	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 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	16,635,000	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	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	30
May 2023	17,418,082	43,000	135,000	-	2,000	4,280,000	1,968,000	428,000	256,000	24,530,082	3,173	5.5	358	30
<b>Total</b>	<b>109,914,407</b>	<b>1,021,000</b>	<b>871,000</b>	<b>-</b>	<b>997,000</b>	<b>41,861,033</b>	<b>13,839,000</b>	<b>13,971,000</b>	<b>2,191,000</b>	<b>184,665,440</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>Builder Taps</b>	<b>3173</b>
<b>Vacant</b>	<b>3081</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>0</b>	
	<b>24</b>										

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**WATER REPAIR LOG > \$500**

**May 2023**

<b>DATE</b>	<b>ADDRESS</b>	<b>PROBLEM</b>	<b>COST</b>
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE TOPSOIL.	\$1,018.26
01/24/23	13800 GREINERT DR	ASPHALT AFTER REPAIR - PATCH NEEDED T BE PREPPED. THEN POUED AND SPREAD ASPHALT BEFORE COMPACTINGWITH ROLLER. CLEANED UP SITE.	\$1,339.93
02/24/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. TOOK HYDRANT APART AND REPLACED THE MAIN VALVE GASKET AND FITTINGS ON THE BOTTOM OF HYDRANT. PUT BACK TOGETHER AND REINSTALLED.	\$1,693.79
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT 502 HOWARD AND LAKES MM	\$605.00
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT HOWARD AND LAKES MM	\$644.00
04/10/23	IN DISTRICT	WORK ON WATER DISTRIBUTION SYSTEM ARRIVED TO LOCATEION WHEN AW STATED THEIR WATER SHUT OFF THIS MORNING. THEN LOW WATER PRESSURE WAS BEING CALLED T THE OFFICE PON CHECKING THE FIRE HYDRANTS EVERY WHERE HAD 35/45 PSI.	\$581.88
04/18/23	IN DISTRICT	WATER STSTEM WORK COMPLETE. AUSTIN WATER HAD A TEST SHUT OUT AND WE ENDED UP HAVING HIGH PSI AND LOW PSI AND I WAS IN DISTRICT ADDRESSING CUSTOMERS AND WAS TAKING PRESSURE READING.	\$525.00
05/01/23	1913 WHITTARD OF CHELSEA	REPLACED METER BOX & LID AND ADJUSTED THE METER.	\$1,040.84
05/01/23	13815 LOTHIAN DR	EXCAVATED & REPAIRED WATER MAIN. FOUND A PIN HOLE IN POLY CAUSED BY KINK IN LINE. DUG DOWN TO SERVICE LINE AND MADE OUT REPAIR TO LINE. BACKFILLED WITH GRAVEL.	\$3,743.74
05/08/23	F/H 700 E WELLS BRANCH PKWY	RELOCATE HYDRANT METER- TOOK TO FMS.	\$724.80
<b>TOTAL FOR 2023</b>			<b>\$16,355.81</b>



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

DATE	ADDRESS	PROBLEM	COST
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT. TELEVIEWED LINE.	\$13,943.13
01/25/22	IN DISTRICT	NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,238.39
01/25/22	15200 LANTERN DR	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES;CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMPLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPALACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVIEWED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVIEWED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
05/01/23	13701 CAMBOURNE DR	JETTED LINE AT CUSTOMER 4" CLEAN OUT AND TELEVIEWED.	\$967.99
<b>TOTAL FOR 2023</b>			<b>\$1,553.98</b>
<b>TOTAL FOR 2022</b>			<b>\$60,984.11</b>

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

<b>NAME:</b>	<b>Owner / Renter</b>	<b>Date Finaled</b>	<b>Write-Off</b>	<b>Deposit Applied</b>
Rhylicia Marie Allen	Renter	4/28/2023	\$ 183.20	\$ 150.00
Alexandra Gea Odierno	Renter	5/1/2023	\$ 182.62	\$ 150.00
Latasha Hutchins	Renter	4/18/2023	\$ 312.66	\$ 300.00
John Lomude	Renter	4/12/2023	\$ 187.87	\$ 300.00
			\$ 866.35	

Approved by the Board of Directors at the meeting held on June 27, 2023.

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

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

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

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

	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	
<b>JANUARY</b>				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MARCH</b>				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	\$ 492.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MAY</b>				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	\$ 866.35
COLLECTED	\$ -	\$ -		\$ -
<b>JUNE</b>				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	
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	\$ 4,789.40
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -

907 Rockmoor Dr.  
Georgetown, Texas 78626  
Phone (512)996 8944 Fax (512)879-9098

DATE June 26, 2023  
Quotation # NTMUD Allegro AMI  
Salesperson: Steven Montgomery

To: Northtown MUD  
c/o Ben Ingallina, Crossroads Utility Services  
[bingallina@crossroadsus.com](mailto:bingallina@crossroadsus.com)  
Direct: (602) 570-3295  
Office: (512) 246-1400

Quotation valid until: August 26, 2023  
Prepared by: S. Montgomery

**Northtown MUD**

Qty	Product Description	Unit Cost	AMOUNT
3143	B12-A31-A15-0101A-F 5/8"x3/4" Allegro BLMJ BB Meters	\$295.00	\$927,185.00
2515	DFW1600X-12-3 DFW 18" Round Meter Box Lid (Traffic Rated) (Quantity based on information provided by Crossroads Utilities. 75-80%)	\$73.00	\$183,595.00
628	DFW1300-12-3 DFW Meter Box (Single Box) (Standard Duty) Quantity based on information provided by Crossroads Utilites. 20-25%	\$25.00	\$15,700.00

**Installation Services**

3143	HPS Meter Intall Services 5/8"x3/4" through 1" Meter Installations (Based on like for like change outs)	\$85.00	\$267,155.00
2515	HPS Box Install Services Meter Box Lid Replacements (18" Round Metal for Plastic) (Quantity based on information provided by Crossroads Utilites. 75-80%)	\$10.00	\$25,150.00
628	HPS Box Install Services DFW Meter Box (Single Box) (Standard Duty) Quantity based on information provided by Crossroads Utilites. 20-25%	\$150.00	\$94,200.00

**Please Note:**  
The pricing of meters boxes and meter box installations are subject to change due to meter box type, size, material and setting location, (Example: sidewalk, driveway, and other concrete or asphalt scenarios.)  
Pricing reflected above is for grass or dirt with easy digging.

1	HPS Project Management HPS Project Management (Required with HPS Installation Services)	\$25,000.00	\$25,000.00
1	Storage and Disposal Storage and Disposal (Storage and Trash Disposal unless provided by utility.)	\$5,000.00	\$5,000.00

**Harmony Software and Allegro Infrastructure**

	Harmony Software, Billing Integration, Training and Field Equipment	\$40,000.00	\$40,000.00
1	Master Meter Allegro Base Station (Includes installation on existing structure.)	\$70,000.00	\$70,000.00
1	Master Meter Allegro Repeater (Includes installation on existing structure.)	\$16,000.00	\$16,000.00
1	100ft Rohn Tower for Allegro Repeater	\$80,000.00	\$80,000.00
1	My Water Advisor Customer Engagement Bundle	\$10,000.00	\$10,000.00

**Audit Service (Optional Service)**

3143	HPS Audit Service Meter Box Audit Service (To verify meter box type, size, condition) (If requested, Audit would take place prior to ordering material)	10.00	\$31,430.00
------	---	-------	-------------

Estimated Freight

**TOTAL \$1,790,415.00**

PLEASE NOTE: Delivery of this quote is 14-16 weeks from receipt of an official order. This quotation is valid for 90 days. We reserve the right to amend prices after this period.

Pricing reflected above is for budgetary purposes and are subject to change pending propagation studies and/or information provided by the utility that alters the above proposed the scope of work.

Shipping is ESTIMATED in this quote.

This quotation and its contents are confidential and intended solely for the use of the individual or entity to which they are addressed.

A 2.5% processing fee will be applied for all credit card purchases.

All invoices are due Net 30 per HydroPro Solutions standard terms and conditions

THANK YOU FOR YOUR BUSINESS!

EXHIBIT E



**MONTHLY REPORT**

**Northtown M.U.D.**

**Report Period: 05/01/2023 - 05/31/2023**

**Parks & Entrance Grounds Maintenance**



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

5/2 – 5/3	5/9	5/16 – 5/17	5/23 – 5/24	5/30 – 5/31
-----------	-----	-------------	-------------	-------------

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as having detailed the District's beds & tree rings too. Crews also applied ant bait where needed throughout the District's parks and Greenbelts, as well as having fertilized the District's beds and newly planted trees too. Finally, crews cutback any low-hanging tree limbs they observed throughout the District's boundaries.

<b>Greenbelt &amp; Drainage Maintenance</b>	Greenbelt & Drainage maintenance occurred during the week(s) of:	05/10/2023
---	--	------------

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's channels & greenbelts, as well as having removed approximately 24-cu. ft. of trash/litter from within these same areas located throughout the District's properties.



<b>Trail System Maintenance</b>	5/2 – 5/3	5/9	5/16 – 5/17	5/23 – 5/24	5/30 – 5/31
---------------------------------	-----------	-----	-------------	-------------	-------------

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

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



<b>Irrigation System Maintenance</b>	5/2 – 5/3	5/9	5/16 – 5/17	5/23 – 5/24	5/30 – 5/31
--------------------------------------	-----------	-----	-------------	-------------	-------------

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

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



# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT May 15, 2023 – June 16, 2023

- Weekly general cleaning at office, pavilion, parks and ponds.
- Removed and posted next meeting agenda.
- Posted next monthly board meeting date on entry signs.
- Changed out memory cards and replaced batteries as needed in game cameras.
- Assisted with covenant inspections and general administration.
- Flushed well valves weekly as preventative maintenance recommended by CTWM.
- Removed 16 bandit signs throughout the district and flyers posted around district.
- Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
- Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
- Removed various debris from district creeks and ponds.
- Cleaned and sharpened all chainsaw chains several times and made required repairs.
- Performed preventive maintenance on all motorized equipment.
- Monitored Wildflower well status and entered data in log.
- Washed all shop rags, Ford F150 and ATV's.
- Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
- Made minor granite trail repairs due to rain.
- Continue raising canopy in various park areas to maintain an open line of sight.
- Picked up and disposed of dumped debris on various alleys & roadways in the District.
- Continue cutting down dead trees marked for removal.
- Closed and opened Dog Park during rainfall.
- Power washed the pavilion and the restrooms at the 50 Acre Park.
- Moving into and setting up new office building. *(closed item)*
- Closed soccer fields at the 50 Acre Park for TexasScapes overseed program. *(open item)*

- Still working with STR for many punch list items. *(open item)*
- Had dumpsters delivered to 700 E Wells Branch Parkway & 13901 John Henry Faulk.
- Working on taking district phones out of Director's name and transferring service to Northtown name & to new office. *(open item)*
- Scheduled to have the gas at the old office discontinued on June 8, 2023
- Scheduled to have power at old office discontinued on June 30, 2023 *(open item)*
- Transferred U.S. mail to new office location.
- Scheduled 30-day inspection walk-through with Stream Realty. *(open item)*
- Scheduled HVAC system inspection and report for May 1st, as required per office lease agreement. *(open item)*
- Working with TML representative for upcoming Employee Healthcare Renewal. *(open item)*
- Purchased mini split for WildFlower pavilion due to contractor markup.  
STR- \$10,000.00 vs NT- \$950.00 NT MUD staff will install. *(closed item)*
- Alterman identified additional issue with well #1. Well repairs in progress. *(open item)*
- Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
- Attend new facility construction meetings on site every 1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the month.
- Requested the TCSO deputies hired by NT MUD keep an eye out for wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(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
	716 Battenburg	6/6/2023	N			Derelict vehicle w/flat tires parked in view
	13810 Cambourne	5/30/2023	N			Lawn is overgrown and in need of maintenance
	13808 Ceylon Tea	6/13/2023	N			Bulky; Various debris must be stored out of view
	13907 Cambourne	6/19/2023	N			Bulky; Various debris must be stored out of view
	13913 Conner Downs	6/13/2023	N			Bulky; Various debris must be stored out of view
	13926 Conner Downs	6/6/2023	N			Bulky; Various debris must be stored out of view
	805 Crieff Cross	6/2/2023	N			Bulky; Various debris must be stored out of view
	1808 Darjeeling	5/30/2023	N			Bulky; Various debris must be stored out of view
monitor	14609 Ginseng	6/19/2023	N			Boat parked in view of street and residents
	15212 Lady Elizabeth	6/6/2023	N			Trailer parked in view of street and residents
	13910 Lampting	6/13/2023	N			Trailer parked in view of street and residents
monitor	14809 Lantern	6/6/2023	N			Camper/trailer parked in view of street and residents
	14000 Maricella	6/19/2023	N			Lawn is overgrown and in need of maintenance
	14008 Maricella	6/19/2023	N			Lawn is overgrown and in need of maintenance
	14012 Maricella	6/19/2023	N			Lawn is overgrown and in need of maintenance
	12041 Maricella	6/19/2023	N			Bulky; Various debris must be stored out of view
	904 Melted Candle	6/13/2023	N			Lawn is overgrown and in need of maintenance
	13626 Merseyside	5/30/2023	N			Lawn is overgrown and in need of maintenance
	13716 Merseyside	6/19/2023	N			1. Bulky debris in view 2. Trailer parked in view
monitor	1300 Peppermint	5/30/2023	N			Boat parked in view of street and residents
	13920 Randalstone	6/13/2023	N			Bulky; Various debris must be stored out of view
	900 Rocking Spur	5/30/2023	N			Lawn is overgrown and in need of maintenance
	1213 Staple Cv	6/6/2023	N			Bulky; Various debris must be stored out of view
	901 Sweet Leaf	6/6/2023	N			Lawn is overgrown and in need of maintenance
	1003 Tayside	6/6/2023	N			Bulky; Various debris must be stored out of view
	901 Thayer	6/6/2023	N			Trailer parked in view of street and residents
monitor	612 Tudor House	5/19/2023	N			Trailer parked in view of street and residents
	901 Twisted Fence	5/30/2023	N			Lawn is overgrown and in need of maintenance
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	906 Antique Heritage	6/6/2023	Y			1. Lawn overgrown 2, Debris in view
	14004 Cambourne	5/19/2023	Y			Lawn is overgrown and in need of maintenance



## Northtown MUD

	15127 Lantern	5/10/2023	Y			Lawn is overgrown and in need of maintenance
	15009 Saddlegirth	5/19/2023	Y			Bulky; Various debris must be stored out of 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
	13708 Merseyside	5/3/2023	Y	Same	6/15/2023	Bulky; 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
	15108 Plowshare	3/29/2023	Y	Same	5/22/2023	Lawn is overgrown and in need of maintenance
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	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
	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
	906 Antique Heritage	6/6/2023	N			1. Lawn overgrown
	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
	13719 Cambourne	5/3/2023	N			1. Bulky debris in view 2. Lawn overgrown
	13914 Conner Downs	5/19/2023	N			Lawn is overgrown and in need of maintenance
	13915 Conner Downs	5/19/2023	N			Bulky; Various debris must be stored out of view
	1605 Darjeeling	5/19/2023	N			Lawn is overgrown and in need of maintenance
	804 Flatters	4/27/2023	Y			1. Trailer parked in view 2. Debris in view
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

## Northtown MUD

	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
	15208 Lantern	4/11/2023	N	Ext 5/15/23		Bulky; Various debris must be stored out of view
	921 Melted Candle	3/29/2023	Y	Same	5/22/2023	Bulky; Various debris must be stored out of view
	13620 Merseyside	4/5/2023	Y			Bulky; Various debris must be stored out of view
	13622 Merseyside	5/3/2023	N			Trailer parked on the lawn
red Hyundai Elantra no LP#	15008 Plowshare	3/3/2023	Y	Ext 5/15/23		1. Derelict vehicle w/flat tires & unregistered in view
	15100 Plowshare	5/3/2023	N			Lawn is overgrown and in need of maintenance
LP# LSC5320	14212 Sumatra	5/10/2023	N			Derelict vehicle w/missing tire parked in view
monitor	804 Tapestry	2/26/2023	Y			Trailer parked in view of street and residents
	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	Y			Trailer parked in view of street and residents
	420 Tudor House	4/27/2023	N			Bulky; Various debris must be stored out of view
monitor	1209 Tudor House	1/9/2023	Y	Same	4/7/2023	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
	904 Twisted Fence	4/27/2023	N			Bulky; Various debris must be stored out of view

# WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	6/5/2023	N			Mow back area by parking pad
	13708 Golden Flax	6/5/2023	N			Rear bulky debris in view
	13712 Golden Flax	6/5/2023	N			Rear boat parked in view
	13805 Golden Flax	6/12/2023	N			Front bulky debris in view
	13904 Golden Flax	6/5/2023	N			Lawn overgrown and in need of maintenance
	148 Segovia	6/17/2023	N			Rear bulky debris in view
	181 Segovia	6/12/2023	N			Front bulky debris in view
	185 Segovia	6/5/2023	N			Lawn overgrown and in need of maintenance
	13816 Spring Heath	6/17/2023	N			Mow back area by parking pad
	13722 Spring Heath	6/17/2023	N			Lawn overgrown and in need of maintenance
	13731 Spring Heath	6/12/2023	N			Rear bulky debris in view
	13801 Spring Heath	6/17/2023	N			Rear bulky debris in view
	13803 Spring Heath	6/5/2023	N			Lawn overgrown and in need of maintenance
	13804 Spring Heath	6/12/2023	N			Mow back area by parking pad
	13815 Spring Heath	6/5/2023	N			Lawn overgrown and in need of maintenance
	13832 Spring Heath	6/12/2023	N			Front bulky debris in view
	220 Wild Senna	5/26/2023	N			1. Rear fence/gate disrepair 2. Rear bulky debris in view
	320 Wild Senna	6/17/2023	N			1. Mow back area 2. Rear bulky debris in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13721 Golden Flax	5/12/2023	Y			Front bulky debris in view
	13908 Golden Flax	5/26/2023	Y			Rear fence/gate is in a state of disrepair
	123 Mist Flower	4/30/2023	Y			Rear fence/gate is in a state of disrepair
	177 Segovia	5/31/2023	Y	Repeat CV		Lawn overgrown and in need of maintenance
	13812 Spring Heath	6/1/2023	Y	Repeat CV		Mow back area by parking pad
	223 Wild Senna	5/12/2023	Y			1. Rear bulky debris in view 2. Mow back area
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
	133 Blue Flax	4/1/2023	Y	Same	5/24/2023	Lawn overgrown and in need of maintenance

## 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
	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
	13724 Golden Flax	5/26/2023	N			1. Lawn overgrown 2. Mow back area by parking pad
	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
	14018 Golden Flax	5/26/2023	N			Front bulky debris in view
	122 Mist Flower	5/12/2023	N			Front bulky debris in view
	133 Segovia	5/26/2023	N			Rear bulky debris in view
	165 Segovia	5/7/2023	N			Lawn overgrown and in need of maintenance
	217 Segovia	4/13/2023	N			Front bulky debris in view
	13722 Spring Heath	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	3/23/2023	Y	Same	5/24/2023	1. Rear bulky debris in view 2, Trash cans in view
	325 Wild Senna	4/30/2023	N			Rear bulky debris in view

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – JUNE 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 – JUNE 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	11/9/2022	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 – JUNE 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 for Special Final Notice is as of 6/16/2023
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	5/25/2023				Deadline for compliance is as of 6/9/2023
15108 Plowshare Drive	Lawn in need of maintenance	4/24/2023	5/23/2023					Deadline for compliance is as of 6/7/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – JUNE 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>
921 Melted Candle Cove	Debris in view	4/24/2023	5/23/2023					Deadline for compliance is as of 6/7/2023
133 Blue Flax Lane	Lawn in need of maintenance	4/28/2023	6/2/2023					Deadline for compliance is as of 6/17/2023
220 Wild Senna Drive	Debris in view; trash cans in view	4/28/2023	5/25/2023					Deadline for compliance is as of 6/9/2023



**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – JUNE 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
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
5/16/23	Door bells, coat hooks, VCR	For new office doors & replace nonworking	\$172.79
5/25/23	First aid kit, extra band aids, antibiotic pads, gauze, paper tape, microwave food cover, knife set, drawer dividers	New first aid kit for new pavilion, and restock others	\$161.74
5/26/23	Trash bags (2 bxs), 2 cycle oil, (2), trash grabbers (2), spray bottles (2), soap refill, bar chain oil (2), chainsaw chains(2), socket set, bleach, wasp spray (2), pledge	Restock	\$245.22
5/26/23	Toilet paper (60 ct), metal shelves (2), small trash bags, (200 ct), hand soap (4 pk)	Restock	\$335.92
5/30/23	Diesel fuel	ATV's	\$100.00
	Subtotal		<u>\$1,645.26</u>
	<u>Grand Total for the Month</u>		<u>\$1,688.02</u>

## District Manager Monthly Expense Approvals

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

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
6/1/23	Tape, (4), clipboard	Restock	\$37.48
6/1/23	Motion feed paper towels, adhesive clips, remote holders, security for remote,	Organize and secure new office	\$149.04
	Subtotal		<u>\$186.52</u>
<i>PARKS &amp; MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
6/1/23	Mutt mitts (6400)	Restock	\$199.98
6/7/23	HEB Gift card	Fuel	\$50.00
6/8/23	Brass fitting to fix plumbing leak	Repair	\$18.09
	Subtotal		<u>\$268.07</u>
	<b>Grand Total for the Month</b>		<b>\$454.59</b>





<b>Total Yearly Tonnage 2023</b>	<b>1214.89</b>	<b>166.65</b>
----------------------------------	----------------	---------------

5/5/2023	41131	A515	289659	7.4
5/5/2023	44086	A514	289664	7.66
5/5/2023	41131	A515	289687	3.13
5/12/2023	44086	A514	290689	7.6
5/12/2023	44086	A514	290748	3.9
5/12/2023	44078	A515	3098242	1.82
5/19/2023	41130	A514	291846	7.54
5/26/2023	44086	A514	292904	8.51
5/26/2023	44086	A514	292938	2.47
<b>Total Recycle Tonnage</b>				<b>31.84</b>

/Total containers on all routes	3789
% of Northtown containers in routes	86.01%
Total Tonnage	31.84
X % of Northtown containers in routes	86.01%
<b>Estimated recycle tonnage</b>	<b>27.39</b>

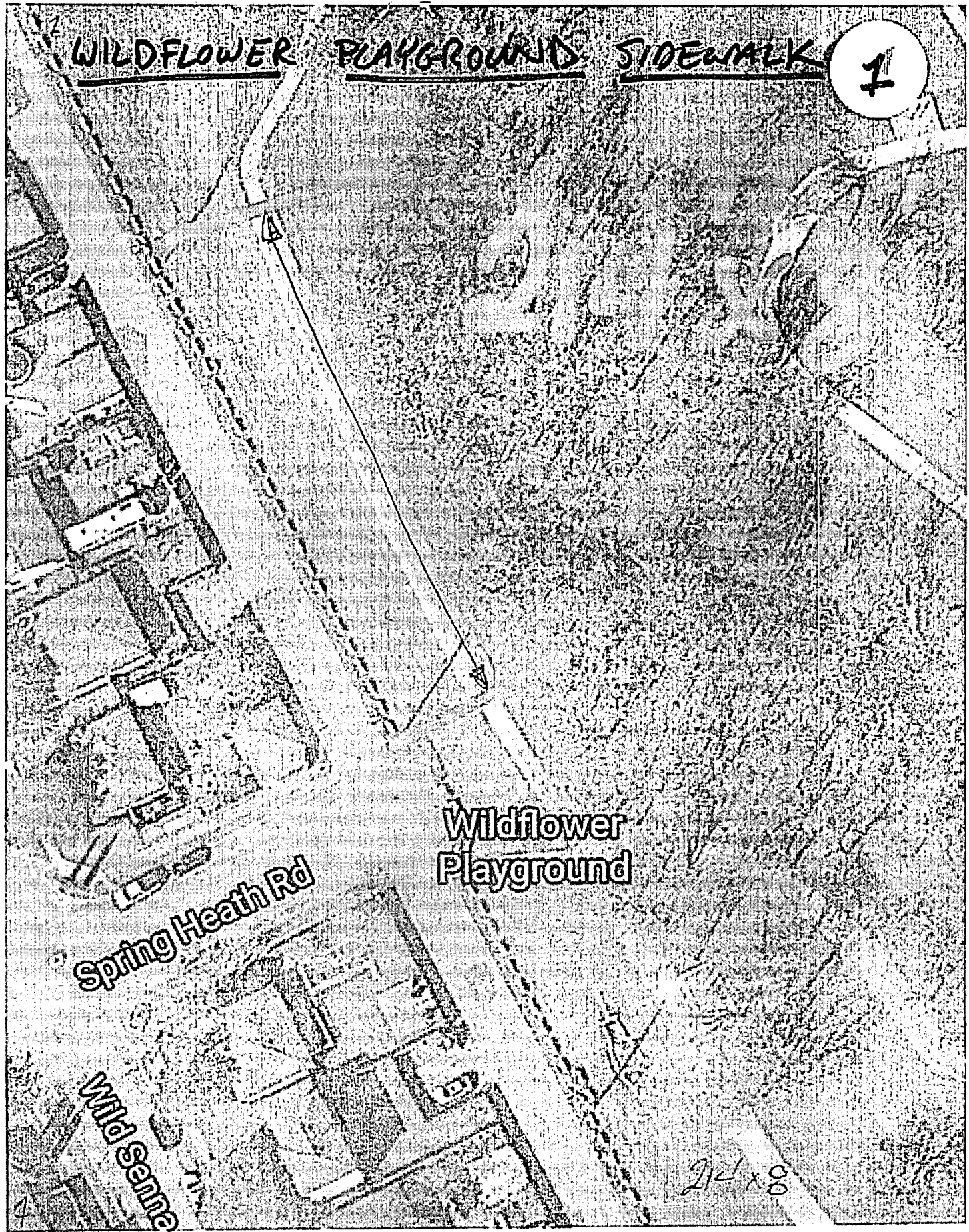






WILDFLOWER PLAYGROUND SIDEWALK

1



Spring Heath Rd

Wildflower  
Playground

Wild Senne

2 1/4" x 8"

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

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

TCB Construction Inc.  
 Austn, TX United States

Certificate Number:  
 2023-1047465

Date Filed:  
 07/18/2023

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

Northtown MUD

Date Acknowledged:

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

20230627-7(e)  
 Concrete Sidewalk

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.


6 UNSWORN DECLARATION

My name is JEFF NOVOSAD, and my date of birth is 2-5-1970

My address is 12316 ALDERBROOK DR (street), AUSTIN (city), TX (state), 78758 (zip code), USA (country)

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

Executed in TRAVIS County, State of TX, on the 18<sup>th</sup> day of JULY, 2023 (month) (year)

  
 Signature of authorized agent of contracting business entity (Declarant)

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

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

TCB Construction Inc.  
Austn, TX United States

Certificate Number:  
2023-1047465

Date Filed:  
07/18/2023

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

Northtown MUD

Date Acknowledged:  
07/18/2023

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

20230627-7(e)  
Concrete Sidewalk

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

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

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

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)



Playground

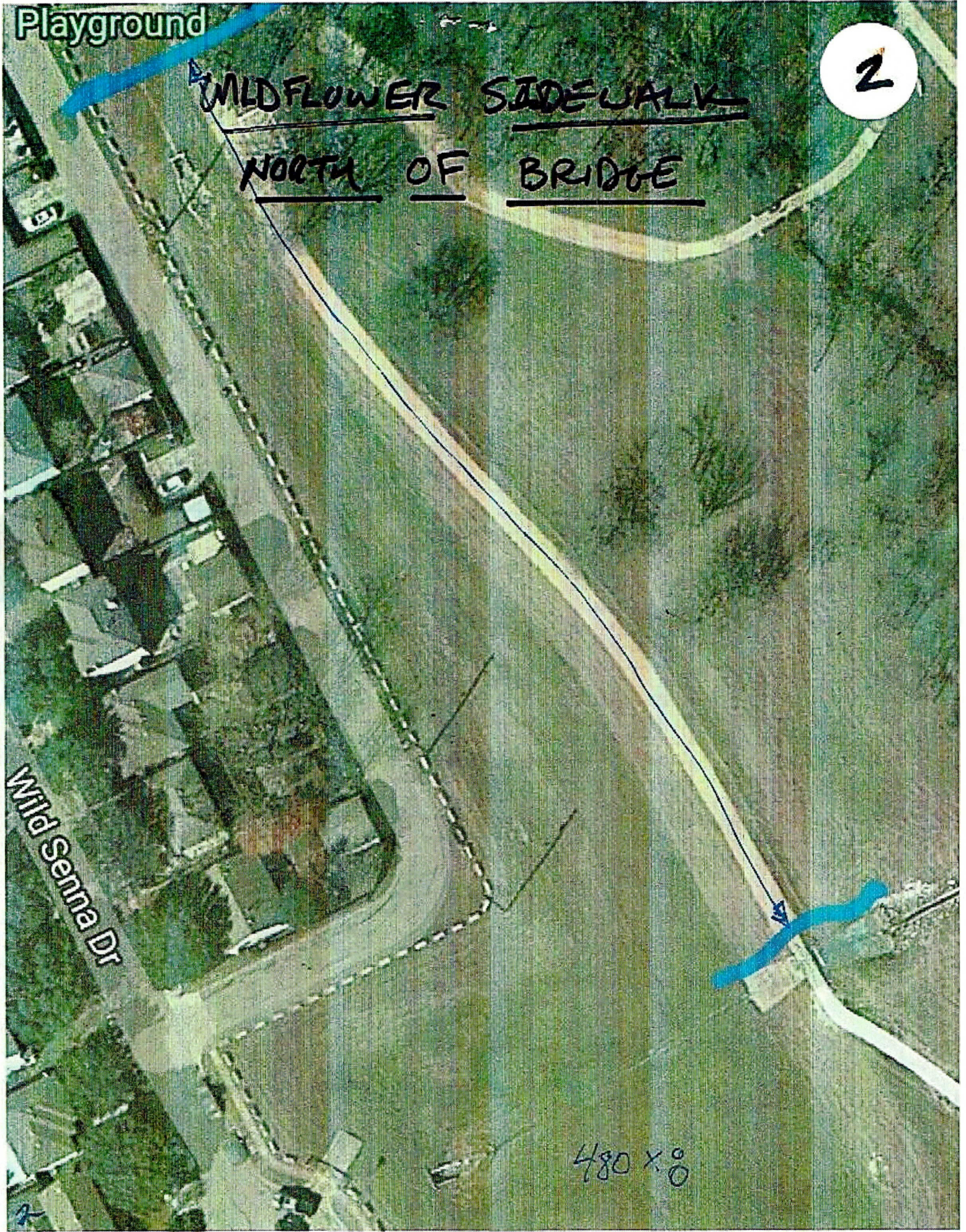
2

WILDFLOWER SIDEWALK

NORTH OF BRIDGE

Wild Senna Dr

480 x 0



## CONTRACT ADDENDUM

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

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

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

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

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

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

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

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

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

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

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



# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

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

Certificate Number:  
 2023-1050125

Date Filed:  
 07/24/2023

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

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.  
 20230627-7(e)(ii)  
 Concrete sidewalk

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

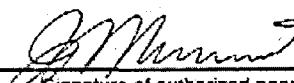
### 6 UNSWORN DECLARATION

My name is JEFF NOVOSAD, and my date of birth is 2-5-1970.

My address is 12316 ALDERBROOK DR, AUSTIN, TX, 78758, USA  
(street) (city) (state) (zip code) (country)

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

Executed in TARRANT County, State of TEXAS, on the 23<sup>rd</sup> day of JULY, 2023.  
(month) (year)

  
 Signature of authorized agent of contracting business entity (Declarant).

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
 TCB Construction Inc.  
 Austn, TX United States

**Certificate Number:**  
 2023-1050125

**Date Filed:**  
 07/24/2023

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

**Date Acknowledged:**  
 07/25/2023

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
 20230627-7(e)(ii)  
 Concrete sidewalk

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

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

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

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
(Declarant)



**AIA**<sup>®</sup>

# Document G701<sup>®</sup> – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Northtown MUD  
700 E Wells Branch Pkwy

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: March 24, 2021

**CHANGE ORDER INFORMATION:**  
Change Order Number: 09  
Date: 06-12-23

**OWNER:** *(Name and address)*  
Northtown MUD

**ARCHITECT:** *(Name and address)*  
Fatter & Evans Architects, Inc  
7509 Menchaca Rd, Suite 100  
Austin, TX 78745

**CONTRACTOR:** *(Name and address)*  
STR Constructors LLC  
15550 Hwy 29 West  
Liberty Hill, TX 78642

700 E Wells Branch Pkwy  
Pflugerville, TX 78660

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

PR17 credit to delete the acoustic panels in the lobby: deduct (\$679.05)

PR18 provide lockable steel gate for the cistern ladder: add \$4,524.00

Provide additional concrete work for the project: add \$41,800.00

Net change for change order 09 is an increase to the contract in the amount of \$45,644.95

The original Contract Sum was	\$ 4,876,700.00
The net change by previously authorized Change Orders	\$ 92,247.00
The Contract Sum prior to this Change Order was	\$ 4,968,947.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 45,644.95
The new Contract Sum including this Change Order will be	\$ 5,014,591.95

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be AUG 31, 2022

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Fatter & Evans Architects, Inc  
ARCHITECT (Firm name)

STR Constructors LLC  
CONTRACTOR (Firm name)

Northtown Municipal Utility District  
OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Barnaby Evans, Architect  
PRINTED NAME AND TITLE

John Robinson, CEO  
PRINTED NAME AND TITLE

Brenda Richter, Boart President  
PRINTED NAME AND TITLE

06-12-23  
DATE

DATE

07/12/2023  
DATE



**Lakeway Commercial LTD**

325 Ranch Road 620 S. Ste. 100

Lakeway, TX 78734

STR Constructors

15500 HWY 29 W

Liberty Hill, TX 78642

To: John Robinson – Gilbert Bolding

Re: Northtown MUD

Date: 12/1/2022

The following are proposed changes to original contract, not included in the base bid scope of work on the above referenced project;

1. Credit – Delete Acoustic Panels in the Lobby of the new Office Building (attached)

Additional cost for these changes -

1. Delete Acoustic Panels in Lobby	<u>675.00</u>
Total Credit (DEDUCT)	\$ 675.00

---

Mark Tonn  
CO7 - Northtown MUD



10350 Olympic Drive, Dallas TX 75220-6040 (214) 350-6871  
2901 Wesley Way, Fort Worth, TX 76118-6955 (682) 253-0122  
8788 Westpark Drive, Houston TX 77063 (713) 487-0065

# QUOTATION

<b>PROJECT:</b> Northtown MUD - ARCH <b>LOCATION:</b> <b>QUOTE TO:</b> LandW dba Building Specialities - MRW <b>ATTENTION:</b> Danielle Dorsey <b>QUOTE #:</b> 212077(ARCH)	<b>BID DATE:</b> 01/25/2022 <b>ARCHITECT:</b> <b>ENGINEER:</b> <b>PLAN DATE:</b> <b>REVISION#:</b>
---	--

TERMS: NET 30 - F.O.B. FACTORY - FULL FREIGHT ALLOWED, UNLESS NOTED OTHERWISE. NO TAXES INCLUDED

## Kinetics Noise Control model Hardside Panels

2" total thickness, 6-7 PCF density fiberglass core, PENCIL and chemically hardened edges, wrapped in Guilford-FR701-2100 fabric, Z-Clips (shipped loose).

\$ 675.00

3 QTY 48" x 48"

Freight to Pflugerville, Texas

NOTES PLEASE READ 1) Prices are guaranteed for 30 days and will be subject to escalation if not released for production within 60 days. 2) Prices are F.O.B. factory, full freight allowed. Tax Not included. Credit terms are net 30 Days. 3) Equipment and accessories not specifically mentioned in this quote are not included. 4) Bartos will not accept back charges for work or modifications without prior written approval. 5) Returns may not be made without written authorization. If there is a significant price, quantity or specification discrepancy between our quote and other quotes you receive, please contact Bartos immediately so the appropriate adjustments can be made.

### Limitation of Liability

Under no circumstances shall Bartos Industries, Ltd., be liable for any incidental, special or consequential damages, including loss of revenue, loss of use of equipment or facilities, or economic damages based on strict liability or negligence. Bartos Industries, Ltd., shall not be liable for damage to property, other than equipment or material provided under this Agreement, and to persons, to the extent that Bartos Industries, Ltd.'s negligent acts or omissions directly contributed to such injury or property damage.

### WARRANTY

Bartos Industries, Ltd. will pass on any available manufacturer's warranty as written, but does not provide additional warranty for materials, products, or equipment purchased under this agreement. THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR THE PARTICULAR PURPOSE. Bartos Industries, Ltd., obligation to repair or replace any defective parts during the warranty period shall be the Customer's exclusive remedy. Bartos Industries, Ltd. shall not be responsible for labor charges for removal or reinstallation of defective parts, charges, for transportation, handling and shipping or refrigerant loss.

SUBMITTED BY: Matt Williams	DATED: 1/25/2022	THRU ADDENDUM: - 0 -
-----------------------------	------------------	----------------------





CARRILLO STEEL FABRICATION & ERECTORS  
 8605 HWY 123, SEGUIN TX 78153  
 512-809-3729

**HUB** Certificate/VID  
**CERTIFIED** Number:  
 1824410207500

DATE 01/25/2013

CUSTOMER STR Construction General Contractors  
 CITY Liberty Hill, TX

Attn: Gilbert Bolding

Re: Mesh for ladder and plate with Lash / Plates for Dumpster Gates  
 PROPOSAL- FURNISH AND INSTALLATION  
 Quote valid for 30 days from 01/01/2013 due to  
 high volatility of steel prices.

Carrillo Steel Fabrication & Erectors proposes to FURNISH AND INSTALL BUILDING IN the following items per plans and specifications for the above referenced project. Exclusions and conditions will follow the scope of inclusions.

The following prices include Mobilization,  
 Equipment, Per Diem

Drawings: LIST SET OF DOCUMENTS

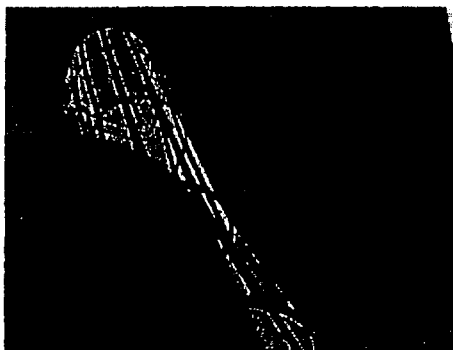
PROJECT-SPECIFIC STRUCTURAL INCLUSIONS:	QTY	UNIT
<i>Detailing</i>		
<i>Mobilization</i>	1	LS
<i>Per Diem</i>	1	LS
<i>Overhead</i>	1	LS
<i>Consumables</i>	1	LS
<i>Structural Equipment</i>	1	LS

Drawings	Inclusions	Qty	Length Estimations	Weight LBS.	Finish
	Mesh for cage				<i>Shop Coat Primer</i>
	Plate with hinge				<i>Shop Coat Primer</i>
	2 plates for Dumpster Gates				<i>Shop Coat Primer</i>
					<i>Shop Coat Primer</i>
					<i>Shop Coat Primer</i>
					<i>Shop Coat Primer</i>

<u>TOTAL PRICE</u>		
<u>FURNISH OF</u>		
<u>MATERIAL</u>	\$	2,500.00
<u>TOTAL PRICE</u>		
<u>INSTALLATION</u>	\$	1,500.00
<u>Total Sum</u>		
<u>price</u>	\$	4,000.00

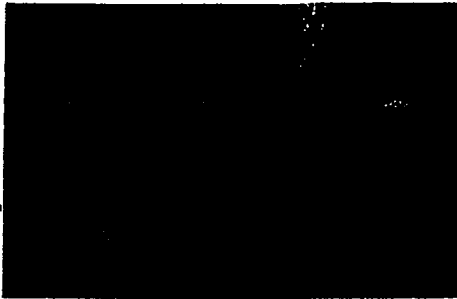
**EXCLUSIONS**

- \*\*\* Pre-finished/ pre-engineered metals
- \*\*\* Any Steel Not Sized
- \*\*\* Anything not mentioned in the inclusions
- \*\*\*\* ANY LIGHT GAUGE METAL.
- \*\*\* MFP Drawings, or Steel on MFP Drawings
- 2 Stainless Steel, Aluminum or other non-ferrous
- 3 Items (UNQ)
- 3 Demolition
- 4 High Performance Coating/Painting
- 5 Bollards
- 6 METAL ROOF
- 7 Gauge Metal (Clins, studs, backho or otherwise)
- 8 Guardrails, Stairs, Stair Wells, Masonary Fence
- 9 6" DIA Pipe Bollard (Gwh), Dumpster Enclosure Gate
- 10 Awning
- 11 Piercing hanger Tabs
- 12 Reinforcing Bars
- 13 Ferro Scan or R-Meter for rebar or tendon locations





- 14 Removal, Patching or repair of fireproofing
- 15 Testing or Inspection (Other than in-house QC)
- 16 Building Lines or Benchmarks for Control
- 17 Vehicular and Pedestrian Control; Barricades for
- 18 Same
- 19 Bike Racks
- 20 Receipt, layout, shakeout or placement of
- 21 embedded items
- 22 Reinforcing or Concrete Fill at Stair treads or
- 23 landings
- 24 Engineering of Tilt Panel Braces or Lifting devices
- 25 Pad or Crane Path Prep; All-weather surfaces for Cranes and Aerial Equ
- 26 Grout or Grouting
- 27 Field Survey
- 28 Grout
- 29 Overtime Working Hours
- 30 Weekend Working Hours
- 31 Holiday Working Hours
- 32 Testing
- 33 Bonding
- 34 Engineering
- 35 Field Dimensions
- 36 Installation of Embeds
- 37 Inspections
- 38 Gutters
- 39 Lintels
- 40 Metal Studs
- 41 Any Steel per Civil Drawings & Landscape Drawings
- 42 Cedar Beams
- 43 Handicap Sign Post
- 44 Cedar Post
- 45 Furnish of Trusses
- 46 Any Furnish Material or Erection not mentioned in
- 47 Inclusions
- 48 Joist and Decking Furnish & Erection
- 49 Any steel missing locations
- 50 Custom steel Audio Console Cart
- 51 Pre-finished/ pre-engineered metals



**Conditions and Qualifications**

1. Work to be performed in accordance with the highest standards of AISC "Code of Standard Practice for Steel Buildings and Bridges", the Structural Welding Code of the American Welding Society and the Standard Specifications of the Steel Joist Institute.
2. The Controlling Contractor shall furnish written notification that any repairs, replacements and modification to anchor bolts were conducted in accordance with approved methods from the EOR. OSHA 1926.751 (a) (2)
3. Clear and adequate access shall be provided and maintained by the Controlling Contractor (CC) including firm, graded and drained paths for cranes; adequate area to offload, shake out and pre-assemble deliveries. Ref: OSHA 1926.752 (c) (1) & (2)
4. Roof and floor opening frames shall be fabricated with their members turned down to allow for continuous decking over the frame. The contractor whose material penetrates the decking shall be responsible for cutting and protecting holes in floor and roof decking.
5. Quote is based on a standard 40-hour work week, excluding legal holidays. Erection durations are available upon request.
6. Deliveries shall be made "to hook", in erectable sequences as directed by the erector. A continual supply of materials is required to allow for continuous erection activities.
7. Traffic and/or pedestrian control and barricades for same shall be the responsibility of the CC.

We appreciate the opportunity to submit this proposal and if there are any questions please feel free to call.

Best Regards,  
Ivan Chavira



AIA®

# Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Northtown MUD 700 E Wells Branch Pkwy	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: March 24, 2021	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 10 Date: 06-12-23
<b>OWNER:</b> <i>(Name and address)</i> Northtown MUD 700 E Wells Branch Pkwy Pflugerville, TX 78660	<b>ARCHITECT:</b> <i>(Name and address)</i> Fatter & Evans Architects, Inc 7509 Menchaca Rd, Suite 100 Austin, TX 78745	<b>CONTRACTOR:</b> <i>(Name and address)</i> STR Constructors LLC 15550 Hwy 29 West Liberty Hill, TX 78642

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Electric Utility Payments Deduct (\$18,810.51)

Water Utility Payments Deduct (\$24,174.72)

Total deduct for Change Order 10: (\$42,985.23)

The original Contract Sum was	\$ 4,876,700.00
The net change by previously authorized Change Orders	\$ 137,891.95
The Contract Sum prior to this Change Order was	\$ 5,014,591.95
The Contract Sum will be decreased by this Change Order in the amount of	\$ 42,985.23
The new Contract Sum including this Change Order will be	\$ 4,971,606.72


The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be Aug 31, 2022

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Fatter & Evans Architects, Inc  
ARCHITECT *(Firm name)*

  
SIGNATURE

Barnaby Evans, Architect  
PRINTED NAME AND TITLE

06-12-23  
DATE

STR Constructors LLC  
CONTRACTOR *(Firm name)*

\_\_\_\_\_  
SIGNATURE

John Robinson, CEO  
PRINTED NAME AND TITLE

\_\_\_\_\_  
DATE

Northtown Municipal Utility District  
OWNER *(Firm name)*

Brenda Richter  
SIGNATURE

Brenda Richter, Board President  
PRINTED NAME AND TITLE

07/12/2023  
DATE

**Northtown M.U.D.  
Construction Period Electric Usage**

02/28/2022	055627757294	TXU Energy	Electric - February 2022	608.39
03/31/2022	055352818148	TXU Energy	Electric - March 2022	1,608.11
04/30/2022	055702773509	TXU Energy	Electric - April 2022	746.54
05/31/2022	055602818632	TXU Energy	Electric - May 2022	924.58
06/30/2022	054727967129	TXU Energy	Electric - June 2022	1,208.21
07/31/2022	055652829044	TXU Energy	Electric - July 2022	1,281.40
08/31/2022	055377903169	TXU Energy	Electric - August 2022	1,349.68
09/30/2022	054778015348	TXU Energy	Electric - September 2022	1,192.21
10/31/2022	055877792668	TXU Energy	Electric - October 2022	1,168.88
11/30/2022	056227507755	TXU Energy	Electric - November 2022	1,012.61
12/31/2022	056277401968	TXU Energy	Electric - December 2022	1,414.04
01/31/2023	056277401968	TXU Energy	Electric - January 2023	1,552.66
02/28/2023	056277401968	TXU Energy	Electric - February 2023	1,056.62
03/31/2023	056277401968	TXU Energy	Electric - March 2023	899.77
04/30/2023	056277401968	TXU Energy	Electric - April 2023	1,356.91
05/31/2023	056277401968	TXU Energy	Electric - May 2023	905.97
				<u>\$ 18,286.58</u>

08/31/2022	158201911204	City of Austin	13921 John Henry Faulk Dr - 8/2022	20.19
09/30/2022	158885651145	City of Austin	13921 John Henry Faulk Dr - 9/2022	28.42
10/31/2022	158144345356	City of Austin	13921 John Henry Faulk Dr - 10/2022	33.69
11/30/2022	158693016090	City of Austin	13921 John Henry Faulk Dr - 11/2022	35.39
12/31/2022	158162396330	City of Austin	13921 John Henry Faulk Dr - 12/2022	51.54
01/31/2023	158200453228	City of Austin	13921 John Henry Faulk Dr - 1/2023	76.08
02/28/2023	158937376095	City of Austin	13921 John Henry Faulk Dr - 2/2023	87.69
03/31/2023	158438016205	City of Austin	13921 John Henry Faulk Dr - 3/2023	89.66
04/30/2023	158438016205	City of Austin	13921 John Henry Faulk Dr - 4/2023	101.27
				<u>\$ 523.93</u>

**Total Electric    \$ 18,810.51**

Note: Does not include  
May 2023 charges for JHF.  
Project still not accepted as  
of 5/31/23

**From:** Robert Anderson  
**To:** Scott Foster  
**Subject:** FW: Meter reads NTWN  
**Date:** Monday, May 15, 2023 11:14:41 AM

**Notes:**  
- Flat rate used only with no wastewater charges.  
- Additional readings needed to close out project.  
- Total this change order = \$24,174.72

See below.

**From:** Carlos Gonzales <cgonzales@crossroadsus.com>  
**Sent:** Wednesday, May 10, 2023 4:38 PM  
**To:** Robert Anderson <randerson@crossroadsus.com>; Spencer Standfield <sstandfield@crossroadsus.com>  
**Subject:** Re: Meter reads NTWN

Sorry for the late reply sir but came back and it is working watched it and flushed 20 gallons

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

**From:** Robert Anderson <randerson@crossroadsus.com>  
**Sent:** Wednesday, May 10, 2023 1:37:26 PM  
**To:** Carlos Gonzales <cgonzales@crossroadsus.com>; Spencer Standfield <sstandfield@crossroadsus.com>  
**Subject:** RE: Meter reads NTWN

Can you check the Building meter to see if it is registering now?

**From:** Carlos Gonzales <cgonzales@crossroadsus.com>  
**Sent:** Wednesday, May 10, 2023 1:18 PM  
**To:** Robert Anderson <randerson@crossroadsus.com>; Spencer Standfield <sstandfield@crossroadsus.com>  
**Subject:** Meter reads NTWN

700 e wells branch:

Building meter- 1 1/2 inch  
S/N:20050400  
**Read:0000 X \$5.08 = \$0.00**

Meter Malfunction = \$0.00

Irr-1 1/2 inch  
S/N:20916758  
Read:4004 X \$5.08 = **\$20,543.52**

5/31/23 Reading  
4163 x \$5.08 = \$21,148.04  
Additional Reading needed until Well is operational

Restrooms- 1 inch  
S/N:210683589  
Read:5 X \$5.08 = **\$24.40**

13901 John Henry Faulk:

2 inch

S/N: 211480523

Read: 591 X \$5.08 = **\$3,002.28**

Does not include May 2023  
charges for JHF. Project  
still not accepted as of  
5/31/23

1 inch

S/N: 220629744

Read:586

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

Get [Outlook for Android](#)

**Date:** May 26, 2023  
**To:** Northtown MUD  
**Attn:** Mona Oliver  
**Ref:** Northtown MUD New Office Well Upgrades  
Automation, Instrumentation and Controls

Alterman Bid # 663

Alterman is pleased to submit this proposal for the scope of work to be completed on the project referenced above, per to the following:

### REFERENCE DOCUMENTS

Drawings:  
Date:  
Prepared by: N/A  
Addendum(s): N/A

### SCOPE OF WORK

#### INSTRUMENTATION AND CONTROLS

*Detailed Scope*

- Mount tapping saddle and Altitude Gauge
- Install three position Selector switch to run both City and well fill control at the same time
- Install Low Level Lockout Float in GST with necessary conduit and wire

### QUALIFICATIONS & CLARIFICATIONS

- This is a "Not to Exceed" estimate actual cost will vary depending on Labor hours spent on Job site
- Insulation of above ground piping is excluded at this time

### EXCLUSIONS

- Furnishing and installation of any new electrical service, disconnects, etc.
- Furnishing, installation and termination of the Fiber Optic System
- Furnishing and installation of any electrical equipment (i.e. gear, fixtures, devices, etc.)
- Temporary power and temporary lighting.
- Utility company service charges and administration fees.
- Existing utility service size and condition.
- Supply and installation of hydraulic equipment (i.e. motors, pumps, valves, blowers, appliances, etc.).
- HVAC equipment, controls, and installation.
- Saw cutting and replacing concrete and asphalt.
- Formed concrete (i.e. equipment pads, pole bases, housekeeping pads, duct bank extensions, etc.).
- Engineering of structural components (i.e. equipment pads, pole bases, foundations, supports, etc.).
- Welding, torching, tapping, and cutting structures (i.e. tanks, pipe, footplates, beams, etc.).
- Fabrication and installation of structural items (i.e. canopies, racks, tank ladders, etc.).

14703 Jones Maltsberger • San Antonio, TX 78247 | 1340 Airport Commerce Dr. Ste 425 • Austin, TX 78741 | 17750 Lookout Rd. Ste 150 • Schertz, TX 78154  
129 S. Main Street, Ste 260 • Grapevine, TX 76051 | 5905 Williamson Rd. • Creedmoor, TX 78610

Main Office: 210.496.6888  
[www.GoAlterman.com](http://www.GoAlterman.com)

Texas Electrical Contractor's License No. 17043 • Regulated by The Texas Department of Licensing and Regulation | P.O. Box 12157, Austin, Texas 78711 • 1-800-803-9202 • 512-463-6599 • website: [www.tdlr.texas.gov](http://www.tdlr.texas.gov)  
Texas Security Contractor License No. B12899 • Regulated by the Texas Department of Public Safety | P.O. Box 4087, Austin, Texas 78773 • [www.dps.texas.gov/rsd/contact/psb.aspx](http://www.dps.texas.gov/rsd/contact/psb.aspx)

- Functionality and warranty of existing electrical and control systems.
- Safety and functionality of existing electrical systems by others, during or prior to work described herein (i.e. owner's maintenance departments, maintenance contracts, etc.).
- Solid rock excavation.
- Spoil relocation from work area/site and all associated fees.
- Dumpsters and portable toilets.
- Payment and performance bonds.
- Sandblasting or Painting.
- Potholing, investigative excavation, location services, and all associated fees.
- Dewatering.
- Tunneling and boring for the installation of underground raceways.
- Supply and installation of insulation and stainless steel jacketing for heat traced piping system.
- Overtime, expediting, and acceleration fees.

### TERMS

- This proposal is based solely on the Engineer-furnished design documents. Alterman does not include assumed clarifications. Alterman shall not be responsible for any costs or expenses necessitated by changes and/or corrections due to errors or omissions in the design documents.
- Any design services provided by Alterman will be reviewed by the Engineer to assure acceptability when integrated with the entire work. Owner is entitled to rely on the accuracy and completeness of design services or certificated provided by Alterman only to the extent that design responsibility is specifically delegated to Bidder by agreement in writing and all design and performance criteria are furnished to Alterman.
- Price is contingent upon execution of a mutually acceptable contract and project schedule
- Price is valid for 30 days from proposal date.

### PRICING

Bid Item 1	\$	10,000
<b>Total: NOT TO EXCEED</b>	<b>\$</b>	<b>10,000</b>
SMWBE Amount (included in Total)	\$	-
Bond Premium ADDER ( <u>not</u> included in Total)	\$	250

We appreciate the opportunity to submit this proposal. If there are any questions, please contact us.

Sincerely,

**Anthony Hernandez**  
Senior Project Manager  
Mobile: (512) 395-5541  
[anthony.hernandez@goalterman.com](mailto:anthony.hernandez@goalterman.com)

## CONTRACT ADDENDUM

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

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

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

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

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

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

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

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

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



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

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

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Alterman, Inc.  
San Antonio, TX United States

Certificate Number:  
2023-1047835

Date Filed:  
07/18/2023

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

Date Acknowledged:

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
20230627-8(d)  
Office Well

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Alterman Management Group, Inc.	San Antonio, TX United States	X	
	Ramirez, Eloy	San Antonio, TX United States	X	
	Alterman Group, Inc.	San Antonio, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is Eloy Ramirez, and my date of birth is April 14, 1982.

My address is 14703 Jones Maltsberger, San Antonio, TX, 78247, USA.  
(street) (city) (state) (zip code) (country)

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

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

Eloy Ramirez  
Eloy Ramirez (Jul 20, 2023 10:03 CDT)  
Signature of authorized agent of contracting business entity  
(Declarant)

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

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

Alterman, Inc.  
San Antonio, TX United States

Certificate Number:  
2023-1047835

Date Filed:  
07/18/2023

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

Northtown Municipal Utility District

Date Acknowledged:  
07/20/2023

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

20230627-8(d)  
Office Well

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Alterman Management Group, Inc.	San Antonio, TX United States	X	
	Ramirez, Eloy	San Antonio, TX United States	X	
	Alterman Group, Inc.	San Antonio, TX United States	X	

**5 Check only if there is NO Interested Party.**

### 6 UNSWORN DECLARATION

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

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

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

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

20230627-8(c)(ij)

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

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

**PROPOSAL FOR LANDSCAPE SERVICES**

27-Jun-23

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

**PROPOSAL ID:** 10228  
**HM PHONE:**  
**WK PHONE:** 512-716-0759  
**FAX:**

**PROJECT:** SETTLER MEADOW ADDITIONAL IRRIGATION COMPONENTS

Per the District's request please consider approval of this proposal for the following additional irrigation components and related installation. (1) Provide and Install a Hunter 2" PGV Electric Master Valve and Hunter IDC-100 Decoder at the District Irrigation Meter. (2) Provide and Install a Hunter 2" PGV Electric Master Valve and Hunter IDC-100 Decoder at the Water Supply Line exiting the well storage tank. (3) Provide and Install two Isolation Valves associated with the Spool Pieces at the Well & District Irrigation Meters. If the District desires to have this work scheduled, please return an executed copy of this proposal to our office.

**DESCRIPTION**

DESCRIPTION	QT Y	UM
IRRIGATION ALLOWANCE	1	LT
IRRIGATION EQUIPPED CREW	1	LS
		<b>SUBTOTAL</b> \$5,200.00
		<b>SALES TAX</b> \$0.00
		<b>TOTAL</b> \$5,200.00

**CONTRACT ADDENDUM**

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

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

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

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

EXHIBIT   K

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*.

Respectfully Submitted,

Northtown Municipal Utility District

*Richard Fadal, President*

By: /s/ Brenda Richter  
Brenda Richter, President

Date: June 27, 2023

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	<b>OFFICE USE ONLY</b>
<b>1 Name of business entity filing form, and the city, state and country of the business entity's place of business.</b> TexaScapes, Inc. Austin, TX United States	<b>CERTIFICATION OF FILING</b>  Certificate Number: 2023-1048739  Date Filed: 07/20/2023  Date Acknowledged:
<b>2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.</b> Northtown Municipal Utility District	

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

20230627-8(c)(ii)  
 Settler Meadow Additional Irrigation Components - Proposal 10228

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

**5 Check only if there is NO Interested Party.**

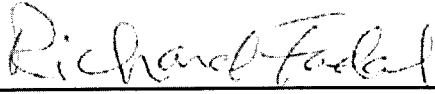
**6 UNSWORN DECLARATION**

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

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

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

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

  
 \_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	<b>OFFICE USE ONLY CERTIFICATION OF FILING</b>
<b>1 Name of business entity filing form, and the city, state and country of the business entity's place of business.</b> TexaScapes, Inc. Austin, TX United States	Certificate Number: 2023-1048739
<b>2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.</b> Northtown Municipal Utility District	Date Filed: 07/20/2023
Date Acknowledged: 07/20/2023	

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

20230627-8(c)(ii)  
 Settler Meadow Additional Irrigation Components - Proposal 10228

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

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

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

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

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)



Austin Landscape Supplies

5317 S IH 35  
Georgetown TX 78626

# Estimate

Estimate #	Date
2376	6/1/2023

Name / Address
More's Town Mud

Ship To

Rep	Project

Qty	Item	Description	Rate	Total
260	PLAY-GROUND Mulch (W)	PLAY-GROUND Mulch (W) - ASTM Certified Playground Mulch. ADA, GMAX, Tramp Metal, Particle Size and Hazardous Metal Content Tested.	33.60	8,736.00T
2	Loading/Handling Fee	Fuel Surcharge	6.00%	524.16T
2	Walking Floor Delivery	Walking Floor Delivery	282.23	564.46T
3	Dump Truck Delivery	Dump Truck Delivery	161.72	485.16T
80	PLAY-GROUND Mulch (W)	PLAY-GROUND Mulch (W) - ASTM Certified Playground Mulch. ADA, GMAX, Tramp Metal, Particle Size and Hazardous Metal Content Tested.	33.60	2,688.00T
1	Loading/Handling Fee	Fuel Surcharge	6.00%	161.28T
1	Walking Floor Delivery	Walking Floor Delivery	274.41	274.41T

**Subtotal** \$13,433.47

All bids are good for 30 days. Prices are subject to change without notice. Sizes, colors or specifications are approximate. No guarantee on products derived from nature.

**Sales Tax (8.25%)** \$1,108.26

**Total** \$14,541.73

Phone #	Fax #
512-930-2311	512-864-1972

Web Site
<a href="http://austinlandscapesupplies.com">http://austinlandscapesupplies.com</a>

EXHIBIT   L



---

**DATE:** June 19, 2023

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

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

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

---

**Report from District Engineer, including:**

***a) Development Updates;***

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

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. Due to the reduction in density, a portion of the previously paid parkland fees will need to be refunded. The plans are pending final city and county approval. The Board approved the award of the contract at the May 2023 meeting. Construction will start once all permits are received,

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

Construction started on the Phase 1 project in March 2021 and is anticipated to be completed in Summer 2023.

The developer and District required additional easements and agreements to permit the project which have been executed and recorded. The plans have been technically approved by the District .Final approval is pending receipt of administrative items including payment of parkland fees. The restrictive covenant review is pending final approval. A variance request to reduce the building setback (Section 10c – 30 feet required) from District parkland was approved at the March 1, 2023 Board Meeting.

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

Construction has started and is expected to last into 2024.

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

The project started construction in May 2022 and is expected to be completed in the Fall of 2023.

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

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

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

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

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

TCEQ has published the requirements and guidance for the MS4 renewal. The renewal was due by July 23, 2019, and 360 PSI submitted on May 22, 2019. TCEQ technically approved the Stormwater Management Plan on September 23, 2021. TCEQ 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.

A summary of compliance matters has been provided.

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

The financial waiver for the EPP was submitted to the TCEQ on May 30, 2022 and prior to the June 1, 2022 deadline. The TCEQ requested supplemental information which was provided on July 21, 2022. As 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.

***d) Future Reimbursement Items;***

The financial advisor will present their recommendation on the projects that are pending reimbursement.

# Northtown Municipal Utility District

**June 27, 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: \$396,038.82
  - TexPool Operating Account to ABC Bank Manager's Account: \$63,000.00
  - TexPool Operating Account to ABC Bank Customer Refund Account: \$3,000.00
  - PNC Lockbox Account to TexPool Operating Account: \$500,000.00
  - Logic Tax Account to Logic Operating Account: \$45,634.25
  - Logic Tax Account to Logic Debt Service Account: \$30,000.00

EXHIBIT N

Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
May 31, 2023 - June 27, 2023

	General Fund Operating Account
Cash Balance - May 31, 2023	15,109.55
Projected Balance as of June 27, 2023	\$ 15,109.55

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**May 31, 2023 - June 27, 2023**

		General Fund Manager's Account
<b>Cash Balance - May 31, 2023</b>		<b>\$ 288,723.20</b>
<b>Subsequent Activity</b>		<b>(2,021.90)</b>
Transfers approved at the May 23, 2023 Meeting		511,022.99
Expenditures Approved at the May 23, 2023 Meeting (Cks #10924 - 10961)		(468,213.08)
Payroll Expenses		(31,656.09)
Child Support Services Division	10962	Child Support (121.38)
Alpha Richardson	10963	Facility Rental Deposit Reimbursement (100.00)
Meagan Hudson	10964	Facility Rental Deposit Reimbursement (200.00)
Atmos Energy	10965	Utilities - May 2023 (93.91)
City of Austin	10966	Utilities - May 2023 (3,170.02)
Ramona Oliver	10967	Expense Reimbursement (3,912.53)
TML Health	10968	Employee Benefits - June 2023 (3,646.37)
TXU Energy	10969	Utilities - May 2023 (1,931.51)
<b>Total Subsequent Activity</b>		<b>(2,021.90)</b>
<b>Cash Balance - May 31, 2023</b>		<b>\$ 286,701.30</b>
<b>Subsequent Expenditures</b>		<b>(49,823.94)</b>
Payroll Expenses		(31,722.04)
Child Support Services Division	10970	Child Support (121.38)
City of Austin	10971	Utilities - May 2023 (1,621.73)
Optimum Business	10972	Park Utilities - June 2023 (400.00)
Ramona Oliver	10973	Expense Reimbursement (1,630.00)
AT&T	10974	Utilities - May 2023 (1,979.98)
Charter Communications	10975	Park Internet - May 2023 (145.10)
City of Austin	10976	Utilities - May 2023 (1,953.32)
Travis Central Appraisal District	10977	Appraisal Fees - 3rd Quarter FY 2022 - 2023 (7,270.51)
AT&T (Internet)	10978	Internet - May 2023 (89.88)
Ramona Oliver	10979	Expense Reimbursement (1,504.50)
City of Austin	10980	Utilities - June 2023 (41.49) *
AT&T Mobility	10981	Telephone - June 2023 (92.56) *
Atmos Energy	10982	Utilities - June 2023 (93.91) *
Optimum	10983	Internet - June 2023 (375.50) *
Petty Cash	10984	Petty Cash Reimbursement (462.04) *
Elite Systems	10985	Internet (120.00) *
Marcela De Stefano	10986	Pavilion Deposit Refund (200.00) *
<b>Total Subsequent Activity</b>		<b>(49,823.94)</b>
<b>Expenditures to be Approved at June 27, 2023 Meeting</b>		<b>(396,038.82)</b>
Amaro, Felix T	10987	Director Fees (277.05)
Campbell, Robin	10988	Director Fees (138.52)
Capers, Christopher B.	10989	Director Fees/CASE Reimbursement (2,064.73)
360 Professional Services, Inc.	10990	Engineering Fees - May 2023 (10,229.01)
Alterman, Inc.	10991	Well Maintenance (1,792.00)
Aqua-Tech Laboratories, Inc.	10992	Lab Fees - April 2023 (986.25)
Armbrust & Brown, P.L.L.C.	10993	Legal Fees - May 2023 (11,836.66)
Bott & Douthitt, P.L.L.C.	10994	Accounting Services - May 2023 (5,875.00)
City of Austin	10995	W/WW Purchases - May 2023 (146,361.17)
City of Round Rock Environmental Services	10996	Bacteriological Test - 24 PA (250.00)
Crossroads Utility Services	10997	Operations - May 2023 (69,381.60)
DSHS Central Lab MC2004	10998	Lab Fees - April 2023 (427.84)
Ramona Oliver	10999	Expense Reimbursement (382.58)
Ranger A-TX, LP	11000	CAM True Up (1,939.69)
Roadrunner Inspection Services	11001	Inspection Fees (350.00)
Texas Disposal Systems, Inc.	11002	Garbage Fees - May 2023 (75,622.96)
TexaScares	11003	Landscape Maintenance (60,154.66)
TML Intergovernmental Risk Pool	11004	Insurance 2022-23 (3,500.56)
Travis County Sheriff's Department	11005	Security Patrol Vehicle (1,240.00)
Wells Branch Municipal Utility District	11006	Wholesale Rate Appeal (84.38)
Alterman, Inc.	11007	Water Well Maintenance (626.00)
Employee Incentive Plans, Inc.	11008	401(k) Administration Fee (692.79)
Roy Lee Hill	11009	CASE Reimbursement/Internet Reimbursement (1,825.37)
<b>Total Expenditures to be Approved</b>		<b>(396,038.82)</b>
<b>*Added after packet distribution</b>		
<b>Subtotal</b>		<b>(159,161.46)</b>
<b>Transfers to be approved</b>		<b>459,038.82</b>
Transfer for expenditures approved 6/27/2023	Transfer from Logic Operating Account	396,038.82
Transfer Funds	Transfer from Logic Operating Account	63,000.00
<b>Projected Balance as of June 27, 2023</b>		<b>\$ 299,877.36</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**May 31, 2023 - June 27, 2023**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - May 31, 2023</b>		<b>\$ 3,752.22</b>
<b>Expenditures to be Approved at June 27, 2023 Meeting</b>		<b>(2,889.38)</b>
512 Society Real Estate Management	13377 Customer Refund	(116.70)
Anderson, Eric	13378 Customer Refund	(63.97)
Beni, Aidan	13379 Customer Refund	(124.10)
Black, Barbara	13380 Customer Refund	(87.66)
Counts, Michael	13381 Customer Refund	(51.01)
Dason Management & Investment	13382 Customer Refund	(118.82)
Doing, Robert	13383 Customer Refund	(232.77)
Fonseca, Dayna	13384 Customer Refund	(354.77)
Garcia, Zurely	13385 Customer Refund	(53.48)
Iveth, Escobedo	13386 Customer Refund	(46.68)
Jobe, Carlos	13387 Customer Refund	(50.35)
Johnson, Rye	13388 Customer Refund	(104.67)
Karoukin, Pavel	13389 Customer Refund	(71.11)
Montero, Malkel	13390 Customer Refund	(119.47)
Opendoor Labs	13391 Customer Refund	(116.70)
Parvaresh, Mary	13392 Customer Refund	(96.04)
Qin, Jlande	13393 Customer Refund	(87.83)
Reinhardt, Franklin	13394 Customer Refund	(48.75)
Richardson, Sara	13395 Customer Refund	(49.47)
Russell, Courtney	13396 Customer Refund	(106.83)
Silvas, Joseph	13397 Customer Refund	(272.01)
Stroh, Deborah	13398 Customer Refund	(14.19)
Sweet Leaf Ventures, LLC	13399 Customer Refund	(75.19)
Sykes, Latoya	13400 Customer Refund	(254.74)
Tran, David	13401 Customer Refund	(1.05)
Tran, Dinh	13402 Customer Refund	(100.97)
Valcik, Mattie	13403 Customer Refund	(70.05)
<b>Total Expenditures</b>		<b>(2,889.38)</b>
<b>Subtotal</b>		<b>862.84</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>3,000.00</b>
<b>Projected Balance as of June 27, 2023</b>		<b>\$ 3,862.84</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**May 31, 2023 - June 27, 2023**

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
<b>Cash Balance - May 31, 2023</b>	<b>\$ 49,950.00</b>
<b>Projected Balance as of June 27, 2023</b>	<b>\$ 49,950.00</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
May 31, 2023 - June 27, 2023**

	Interest Rate	Maturity Date	Balance 5/31/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 6/27/2023	Projected Balance 6/27/2023
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 15,109.55	\$ -	\$ -	\$ 15,109.55	\$ -	\$ 15,109.55
ABC Bank - Manager's Account	0.0000%	N/A	286,701.30	-	(445,862.76)	(159,161.46)	459,038.82 (1)(2)	299,877.36
ABC Bank - Customer Refunds	0.0000%	N/A	3,752.22	-	(2,889.38)	862.84	3,000.00 (3)	3,862.84
PNC Bank Lockbox	0.0000%	N/A	166,042.54	389,738.07	(8,381.42)	547,399.19	(500,000.00) (4)	47,399.19
Logic Operating - 01	5.2609%	N/A	16,981,374.79	-	-	16,981,374.79	45,634.25 (5)	17,027,009.04
TexPool Operating	5.0600%	N/A	634,405.81	-	-	634,405.81	37,961.18 (1)(2)(3)(4)	672,366.99
TexPool Fiscal Surety Trail Easement	5.0600%	N/A	107,332.37	-	-	107,332.37	-	107,332.37
<b>Total - General Fund</b>			<b>18,194,718.58</b>	<b>389,738.07</b>	<b>(457,133.56)</b>	<b>18,127,323.09</b>	<b>45,634.25</b>	<b>18,172,957.34</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	5.2609%	N/A	48,533.28	-	-	48,533.28	-	48,533.28
TexPool Park	5.0600%	N/A	4,713.97	-	-	4,713.97	-	4,713.97
<b>Total - Park Fund</b>			<b>103,197.25</b>	<b>-</b>	<b>-</b>	<b>103,197.25</b>	<b>-</b>	<b>103,197.25</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.2609%	N/A	85,554.02	-	-	85,554.02	(75,634.25) (5)(6)	9,919.77
Logic - Debt Service	5.2609%	N/A	2,957,671.03	-	-	2,957,671.03	30,000.00 (6)	2,987,671.03
TexPool - SR 2020 Cap Int	5.0600%	N/A	165,760.74	-	-	165,760.74	-	165,760.74
<b>Total - Debt Service Fund</b>			<b>3,208,985.79</b>	<b>-</b>	<b>-</b>	<b>3,208,985.79</b>	<b>(45,634.25)</b>	<b>3,163,351.54</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.2609%	N/A	2,574.51	-	-	2,574.51	-	2,574.51
TexPool - SR 2020 CPF	5.0600%	N/A	4,579,275.32	-	-	4,579,275.32	-	4,579,275.32
<b>Total - Capital Project Fund</b>			<b>4,581,849.83</b>	<b>-</b>	<b>-</b>	<b>4,581,849.83</b>	<b>-</b>	<b>4,581,849.83</b>
<b>Total - All Funds</b>			<b>\$ 26,088,751.45</b>	<b>\$ 389,738.07</b>	<b>\$ (457,133.56)</b>	<b>\$ 26,021,355.96</b>	<b>\$ -</b>	<b>\$ 26,021,355.96</b>

- (1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$396,038.82  
(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$63,000.00  
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$3,000.00  
(4) To transfer funds from PNC Bank Lockbox Account to TexPool General Operating Account: \$500,000.00  
(5) To transfer funds from Logic Tax to Logic General Operating Account: \$45,634.25  
(6) To transfer funds from Logic Tax to Logic Debt Service Account: \$30,000.00



**NORTHTOWN MUD**

**Certified Agenda for closed portion of  
June 27, 2023 Board meeting**