

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

July 25, 2023

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on July 25, 2023 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“Bott & Douthitt”); Robert Anderson of Crossroads Utility Services LLC (“Crossroads”); Carter Dean of Armbrust & Brown, PLLC (“A&B”); Scott Foster of 360 Professional Services, Inc. (“360 PSI”); Deputy Williams of the Travis County Sheriff’s Office (“TCSO”); Ashlee Martin of McCall Gibson Swedlund Barfoot PLLC; Lauren Smith of Public Finance Group LLC (“PFG”); and Richard Fadal of TexaScapes.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider approval of the consent items on the agenda, including the minutes of the June 27, 2023 Board meeting and the engagement letter from McCall Gibson Swedlund Barfoot PLLC for District’s 2022-2023 fiscal year audit attached as **Exhibit “B”**. Ms. Martin reviewed the engagement letter and fraud questionnaire attached as **Exhibit “C”** with the Board. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the consent items.

Director Richter next stated that the Board would receive a report from the District’s financial advisor and recognized Ms. Smith. Ms. Smith reviewed the Northtown MUD Reimbursement Options attached as **Exhibit “D”** with the Board. She explained that the Finance Committee recommended that the District use all surplus capital project funds and a small amount of surplus operating funds to pay reimbursables associated with the following projects: Villages Water Improvements; Villages Harris Ridge Improvements; John Henry Faulk Water and Wastewater Improvements; Villages John Henry Faulk Street and Drainage Section 3; and KB Homes Lot 5 Single Family (collectively, the “Surplus Funds Items”). She added that the Finance Committee also recommended payment of the following through the issuance of bonds: Villages Section 2 Phases 1 & 2 Single Family; Villages Section 2 Residential Condominiums; District water meter replacement; and Senate Bill 3 compliance (collectively, the “Bond Items”). Director Hill made a motion to proceed with reimbursement of the Surplus

Funds Items with the District's surplus capital project and operating funds, and to table consideration of the Bond Items until November. Director Capers seconded the motion, which passed 3-0.

Director Richter next recognized Deputy Williams to present the security report attached as **Exhibit "E"**. Deputy Williams referred the Board to the report included in the meeting packet.

Director Richter next stated that the Board would receive the operations manager's report and recognized Mr. Anderson. Mr. Anderson reviewed the operations manager's report attached as **Exhibit "F"** with the Board. He reported that there were 3,081 occupied single family connections as of June, that the water loss for the prior reporting period was 5.35%, and that the June water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the write-offs. Mr. Anderson then stated that Crossroads and HydroPro Solutions were currently considering locations to place a repeater, which was needed for the electronic meters that the District was going to install.

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 "G"** and reviewed it with the Board. He then presented the "plant of the month," the Leather Leaf Fern, which he stated was a perennial tropical plant. He next stated that TexaScapes was trying to keep the District's landscaping alive due to the extreme heat that summer, and had been adjusting irrigation accordingly.

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 "H"**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems with the Board. Ms. Oliver reported that she was going to consider whether lawsuits should be filed for any restrictive covenant violations and would be in touch with the Legal/Security Committee to discuss soon. She next reported that Ernest Robles was retiring on August 4<sup>th</sup>. Director Hill stated that bags of trash had been left on property on John Henry Faulk. Mr. Oliver stated that she would have it removed.

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 still not finished, but that progress continued to be made. He then stated that he had received a revised punch list from STR Constructors and that they were on the right path. Ms. Oliver stated that significant progress was being made. Mr. Foster then recommended that partial retainage be released to STR so that they could pay their subcontractors. He presented Pay Estimate Nos. 21 and 22 from STR 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 Pay Estimate Nos. 21 and 22. Mr. Foster then reviewed the invoices from Fatter and Evans attached collectively as **Exhibit "J"** with the Board and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal from Fatter and Evans.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit "K"** with the Board and covered the status of various development projects in the District. He stated that construction of the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project was under

construction and should be complete by the end of the year. He then stated that 20 units of parkland fees, which equated to \$6,000, needed to be refunded to KB Home since the project had downsized from 63 units to 43 units. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the refund. Mr. Foster then stated that the TCEQ informed him that the District would be provided a temporary waiver of the emergency preparedness plan required by SB 3, with the understanding that the District would negotiate a new wholesale water agreement with the City of Austin in a few years, which would incorporate a water pressure requirement.

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 "L"** 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 added that the District's bond payments were due in August and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the transfers, the payment of bills and invoices, and the bond payments.

Director Richter then stated that the Board would consider matters related to the District's website. Ms. Oliver stated that she had spoken to a few website vendors, and planned to talk to one more before conferring with the Communications Committee to generate a recommendation for the Board.

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

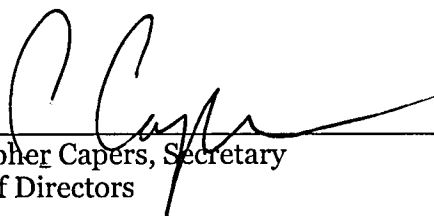
Director Richter stated that the Board would then receive a report from the District's attorney. Mr. Dean reviewed the Amended and Restated Resolution Authorizing and Setting Limits on the Payment of Fees of Office attached as **Exhibit "M"** with the Board. He advised that the resolution effectively increased the amount of the director fees paid to Board members for performing duties of office, noting that the increase was due to recent legislation. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the resolution.

Director Capers asked Ms. Oliver to solicit one or more proposals for sound dampeners to be installed in the meeting room.

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.



Date: August 22, 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 9:19 A.m. on July 18, 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 18~~th~~ day of July, 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, Ernest Robles, hereby certify that at  
1:45 P.m. on July 18<sup>th</sup>, 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 18<sup>th</sup> day of July, 2023.

Ernest Robles  
Printed Name: Ernest Robles  
Company: Northtown MUD

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AGENDA**

July 25, 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, July 25, 2023. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

**PUBLIC INPUT**

1. Resident communications and Board member announcements;

**CONSENT ITEMS**

*(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)*

2. Minutes of June 27, 2023 Board meeting;
3. Audit services, including McCall Gibson Swedlund Barfoot PLLC audit engagement letter and fraud questionnaire for fiscal year ending September 30, 2023;

**BUDGET/TAX ITEMS**

4. 2023-2024 budget and 2023 tax rate, including recommendations from District's financial advisor and bookkeeper;

**DISCUSSION/ACTION ITEMS**

5. District financial advisor's report, including analysis of developer reimbursement options and payment for District capital projects through issuance of bonds or surplus funds;
6. District security and public safety and related action items, including:
  - (a) Report from Travis County Sheriff's Office, including crime statistics;
  - (b) Legal/Security Committee report;
7. District operations manager and utility operator's report and related action items, including:
  - (a) Utility operations and repairs, including any proposals;
  - (b) Billing report and write-offs;

8. Landscape maintenance report and related action items, including any proposals;
9. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
  - (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly report;
  - (e) Purchase requests and/or proposals;
10. Facilities Committee report and related action items, including:
  - (a) Status of construction of office and pavilions; including any proposals or invoices for payment;
  - (b) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions and acceptance of project;
  - (c) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
11. District engineer's report and related action items, including:
  - (a) Development matters, including:
    - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including 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;
12. District bookkeeper's report and related action items, including:
  - (a) Payment of bills and invoices;
  - (b) Fund transfers;
  - (c) Investments;
  - (d) Developer escrow report and reconciliation;
13. District website, including hosting, maintenance, and related action items;

- 14. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin;
- 15. Attorney's report and related action items, including Amended and Restated Resolution Authorizing and Setting Limits on the Payment of Fees of Office;
- 16. Future agenda items and meeting schedule.

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



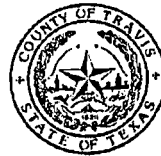
*[Handwritten Signature]*

Attorney for the District

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 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  
18 day of July 2023  
 Dyana Limon-Mercado  
 County Clerk, Travis County, Texas  
 By [Signature] Deputy

**J. GARCIA**



**202380912**

**FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS**

*[Handwritten Signature]*

Dyana Limon-Mercado, County Clerk  
 Travis County, Texas

Jul 18, 2023 09:36 AM

Fee: \$3.00

GALVANJ



**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

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July 25, 2023

Board of Directors  
Northtown Municipal Utility District  
Williamson County, Texas

We are pleased to confirm our understanding of the services we are to provide Northtown Municipal Utility District (the "District") for the year ended September 30, 2023.

**Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –  
Budget and Actual – General Fund

The document we submit to you will include Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* and Other Supplementary Information. This information is presented for purposes of additional analysis and will not be subjected to the auditing procedures applied in our audit of the financial statements. We will apply certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America; however, our report will not provide an opinion or any assurance on this information.

### **Audit Scope and Objectives (Continued)**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

### **Auditor's Responsibilities for the Audit of the Financial Statements (Continued)**

As part of our audit planning we have identified management override of controls and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures – Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

**Responsibilities of Management for the Financial Statements (Continued)**

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

You are responsible for the preparation of the supplementary information and the other supplementary information. You agree to include our report on the supplementary information and the other supplementary information in any document that contains, and indicates that we have reported on, the supplementary information and the other supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information and the other supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information and the other supplementary information; (2) you believe the supplementary information and the other supplementary information, including its form and content, is fairly presented; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information and the other supplementary information.

**Engagement Administration, Fees and Other**

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule. In regards to retaining the documents we produce as part of our audit, we will comply with the Rules of Professional Conduct of the Texas State Board of Public Accountancy and the District's record retention policies.

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Noel Barfoot is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the services included in this engagement letter.

- Fees for the audit of the District's financial statements for the year ended September 30, 2023, will not exceed \$18,500.

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

### **Engagement Administration, Fees and Other (Continued)**

If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The District will be obligated to compensate us for our time expended through the date of withdrawal or termination. You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements, which will also address the supplementary information required by the Commission in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole* and the other supplementary information in accordance with *AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

### **Fossil Fuels Boycott Verification**

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

### **Firearms Discrimination Verification**

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87<sup>th</sup> Texas Legislature, Regular Session, "SB 19"), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

**Israel Boycott Verification**

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

**Anti-Terrorism Representation**

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

*McCall Gibson Swedlund Barfoot PLLC*

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants

This letter correctly sets forth the understanding of the District.

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Engagement Letter	Signature	Title	Date
-------------------	-----------	-------	------

# 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.**  
McCall Gibson Swedlund Barfoot PLLC  
Houston, TX United States

Certificate Number:  
2023-1045568

Date Filed:  
07/13/2023

**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.**  
07252023-3  
Auditing Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Barfoot, Noel	Houston, TX United States	X	
	Ellis, Joseph	Houston, TX United States	X	
	Swedlund, Chris	Houston, TX United States	X	

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

**6 UNSWORN DECLARATION**

My name is Noel W. Barfoot, and my date of birth is 9/11/73.

My address is 13100 Wortham Center Drive, Houston, TX, 77065, USA.  
(street) (city) (state) (zip code) (country)

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

Executed in Harris County, State of Texas, on the 13th day of July, 20 23.  
(month) (year)

*Noel W. Barfoot*

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.**

McCall Gibson Swedlund Barfoot PLLC  
Houston, TX United States

**Certificate Number:**  
2023-1045568

**Date Filed:**  
07/13/2023

**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:**  
07/17/2023

**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.**

07252023-3  
Auditing Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Barfoot, Noel	Houston, TX United States	X	
	Ellis, Joseph	Houston, TX United States	X	
	Swedlund, Chris	Houston, 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)



# McCALL GIBSON SWEDLUND BARFOOT PLLC

*Certified Public Accountants*

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

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Austin, Texas 78755-5126  
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E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

July 25, 2023

Dear Board Member:

We will soon begin the audit field work for the audit of **Northtown Municipal Utility District** for the fiscal year ending **September 30, 2023**.

Auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining reasonable assurance that the financial statements as a whole are free from material misstatement, whether caused by fraud or error. Due to the inherent limitations of an audit, an unavoidable risk exists that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with GAAS. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management. It is important that management, with the oversight of those charged with governance, places a strong emphasis on fraud prevention, which may reduce opportunities for fraud to take place, and fraud deterrence, which could persuade individuals not to commit fraud because of the likelihood of detection and punishment. This involves a commitment to creating a culture of honesty and ethical behavior, which can be reinforced by active oversight by those charged with governance.

In addition, auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining an understanding of related party relationships and transactions as well as sufficient appropriate audit evidence about whether the related party relationships and transactions have been appropriately identified, accounted for, and disclosed in the financial statements. Related parties may include members of the governing body; administrative officials; immediate families of administrative officials, board members and members of the governing body; and component units, joint ventures, and affiliated or related organizations that are not included as part of the financial reporting entity.

The distribution of the attached two questionnaires to you will be documented in our planning process of this audit. Please answer the questions with a **yes** or **no** answer. **In relation to the fraud questionnaire, we are not requiring that your responses be returned to us, however, should your answer to any of the questions warrant a call to the auditor, please contact our offices at the number referred to above. As it relates to the related party questionnaire, if any of the answers are yes, please explain in the space provided and return your questionnaire to the person noted below.** Your responses should include matters that existed up to the fiscal year end and through the date of the auditor's report. Your call and the information provided will be kept confidential.

Sincerely,



Ashlee Martin

AMM:jg

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

**Exhibit C**

## FRAUD QUESTIONNAIRE

Do you understand that there are risks of fraud within the District's Records, as there are within the records of any organization?

---

From your position as a Director of the District are you aware of any fraud or suspected fraud affecting the District? (if yes, call the auditor)

---

From your position as a Director of the District are you aware of any allegations of fraud or suspected fraud affecting the District from sources outside of the District's Management? (if yes, call the auditor)

---

To your knowledge, has the District's Management including consultants expressed an understanding of the risk of fraud in the District, including any specific fraud risks the entity has identified or account balances or classes of transactions for which a risk of fraud may be likely to exist?

---

To your knowledge, has the District's Management including consultants taken steps to mitigate the fraud risk or otherwise helped to prevent, deter, and detect fraud? (if no, call the auditor)

---

To your knowledge, is the District in compliance with the laws and regulations to which it is subject? (if no, call the auditor)

---

Do you from time to time communicate to the other Directors of the District and respective consultants of the District the importance of ethical behavior and the importance of following appropriate business practices? If no, would you agree that it is important for the District to follow ethical behavior in its business practices? (if no to the second question, please call the auditor)

---

## RELATED PARTY QUESTIONNAIRE

Please answer all questions. If the answer to any question is "Yes," please explain.

1. Have you or any related party of yours had any interest, direct or indirect, in any of the following transactions or pending or incomplete transactions during the fiscal year currently being audited to which the District was, or is to be, a party?

	YES	NO
Sale, purchase, exchange, or leasing of property?	_____	_____
Receiving or furnishing of goods, services, or facilities?	_____	_____
Transfer or receipt of income or assets?	_____	_____
Maintenance of bank balances as compensating balances for the benefit of another?	_____	_____
Other transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written)?	_____	_____

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2. Have you or any related party of yours been indebted to or had a receivable from the District at any time during the fiscal year currently being audited? Please exclude amounts due for ordinary travel and expense advances.

\_\_\_ Yes \_\_\_ No

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3. Are you aware of any other related party transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written), involving the District, or its related parties other than yourself?

\_\_\_ Yes \_\_\_ No

---

---

# Northtown MUD Reimbursement Options

**The Finance Committee’s Recommendation:**

The District should use all surplus capital projects funds (approximately \$4,600,884) and small amount of surplus operating funds (approximately \$934,254) to fund the Villages Water Improvements, Villages Harris Ridge Improvements, John Henry Faulk Water and Wastewater Improvements, Villages John Henry Faulk Streets/Drainage – Section 3, and KB Homes Lot 5 Single-Family. **Total Funds Used: \$5,535,138**

The District should issue bonds to cover the costs associated with the Villages, Section 2 – Single-Family, Villages, Section 2 – Residential Condominiums, the District water meter replacement, and the EPA Audit, which could be completed in conjunction with the water meter replacement. Per the Committee, it would be in the District’s best interest to keep an adequate surplus in the District’s General Operating Fund because of the uncertainty of funds potentially needed in the future to potentially fund additional Commercial/Retail facilities (per the District’s Engineer, he estimates it could be up to \$8 million) additional park improvements that cannot be covered with available park funds. Projected Bond Size: \$4,620,000 (doesn’t include the cost of the EPA Audit).

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

Account Balances as of July 25, 2023 for Northtown MUD:	
<i>General Operating Fund</i>	\$ 17,473,118
Park Fund	103,426
Debt Service Fund	3,176,779
<i>Capital Projects Fund</i>	4,600,884

	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>		(757,877)
<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>		(3,843,007)
<i>Less: Surplus O&amp;M Funds:</i>		(934,254)
<b>Total Amount Remaining Due:</b>		<b>\$ (0)</b>

<b><u>Construction Costs to be paid by Bonds:</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	1,790,415	1,790,415
D. EPA Audit (Cost currently unknown)	-	-
<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.*

**Potential Amount of Future Bond Issuance: \$ 4,620,000**

<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 potential future bond amount will increase based upon the estimated costs of the EPA Audit.*

# Northtown MUD Reimbursement Options

## Information to consider for planning purposes:

1. The District will be classified as a Developed District in either 2024 or 2025, depending on when the financing is complete for the utility facilities serving the District's residents.
  - a. Once a Developed District, the District's maximum increase in an average taxpayer's property taxes for the District from the previous year to the current one will be 3.5%.
    - i. Currently, as a Developing District, the District's maximum increase in an average taxpayer's property taxes for the District from the previous year to the current one is 8%.
2. The District's current debt service requirements will end September 1, 2033. The District currently has approximately \$26,325,975 in outstanding debt.
  - a. Once the District's debt service requirements have ceased, the District's total tax rate will only be allocated for operation and maintenance; instead of, the current division of the total tax rate between the debt service tax and the operations & maintenance tax.
  - b. The District's overall tax rate has decreased over the last 5 years from \$0.6250/\$100AV to \$0.5795/\$100AV (a \$0.0455 decrease). During that time the average taxable value of homes has increased from \$207,358 to \$276,485 (a \$69,485 increase).
    - i. Additionally, since the District's debt service portion of its total tax rate has decreased yearly, it has allowed the operations & maintenance portion of the total tax rate to increase. This has resulted in an increase to the District's general operating fund.
      1. It is recommended that the District maintain between a 12-month and 24-month reserve in its general operating fund in case of an economic downturn or unexpected expenses with District facilities.
        - a. Currently, a 12-month reserve, based on the 2023 budget, would be approximately \$8 million, an 18-month reserve would be approximately \$12 million, and a 24-month reserve would be approximately \$16 million.
3. Assuming the District decides to use \$4,393,037 (current amount without EPA Audit) in surplus operating funds for reimbursements, the District, as of July 25, 2023, would have \$13,080,081 remaining in the District's general operating fund. This covers up to an 18-month operating reserve in the District's general operating fund and would result in approximately \$1 million in surplus operating funds remaining.
  - a. While the District could keep a 12-month reserve on-hand, it is recommended to keep an 18-month reserve. Construction within the District began in 1988, and, while there are not any major capital projects currently forecast, there is always the possibility that a need could arise because of either a major weather event or facilities needing rehabilitation, replacement, and/or upgrades.
4. The District's Engineer, has provided a list of current and future development of facilities within the District:
  - a. Multi-Family (Parker, Phase 1) to likely be built out by 2024;
  - b. Muti-Family (Edenbrook) to likely be built out by 2024;
  - c. Villages, Section 2 – Single-Family lots to likely be built out by 2024;
  - d. Villages, Section 2 – Residential Condominium lots to begin construction in 2024 and likely to be built out by 2025;
  - e. Multi-Family (Parker, Phase 2) to likely be built out by 2025;
  - f. Multi-Family (Avalon Bay, Phase 1) to likely be built out by 2025;
  - g. Multi-Family (Avalon Bay, Phase 2) to likely be built out by 2027;
  - h. Commercial/Retail tracks to likely be built out by 2030.

# Crime Stats

Date	Crime	Location	Notes
06/04/2023	Auto Theft	13XXX SPRING HEATH RD	
6/13/2023	BOV	14XXX ALDERMINSTER LN	
6/23/2023	Auto Theft	14XX ST CROIX LN	
6/23/23	BOV	14XXX ENGLISH ROSE DR	3 VEHICLES

EXHIBIT E



## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



July 25, 2023

EXHIBIT F

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

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3081</u>	x 3 =	<u>9243</u>
Vacant Single Family Connections	<u>29</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>22</u>		
Builder New Taps	<u>24</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>2</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>31</u>		
<b>TOTAL CONNECTIONS</b>	<u><u>3219</u></u>		<u><u>11733</u></u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>06/20/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>06/27/23</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s) from	<u>06/01/23</u>	to	<u>6/31/2023</u>	<u>25,098,000</u>	Gallons
Total Gallons Received/Billing Period from	<u>05/02/23</u>	to	<u>05/26/23</u>	<u>18,100,000</u>	Gallons
Total Gallons Billed from	<u>05/02/23</u>	to	<u>05/26/23</u>	<u>17,075,000</u>	Gallons
Flushing	<u>05/02/23</u>	to	<u>05/26/23</u>	<u>56,000</u>	Gallons
Billing Adjustments from	<u>05/02/23</u>	to	<u>05/26/23</u>	<u>0</u>	Gallons
Gallons gain/loss				<u>(969,000)</u>	Gallons
Percentage gain/loss				<u>-5.35%</u>	



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

Current Billing

Basic Service	121,361.69	
Water	90,622.23	
Sewer	95,474.44	
TCEQ	947.01	
Deposit	9,434.91	
Misc	<u>80,462.00</u>	
 Total Current Billing		 \$398,302.28

Aged Receivables

Thirty (30) Days	55,466.32	
Sixty (60) Days	243.53	
Ninety (90) Days	276.42	
One Hundred Twenty (120) Days	<u>3,916.23</u>	
Billed Arrears	59,902.50	
Credit Bal Fwd	<u>-6,211.93</u>	
 Total Aged Receivables		 \$53,690.57

Accounts Receivables

Penalty	9,456.48	
Basic Service	115,971.95	
Water	136,567.43	
Sewer	107,775.23	
TCEQ	1,075.50	
Deposit	-\$9,842.85	
Miscellaneous	<u>80,053.99</u>	
	441,057.73	
 Total Accounts Receivables		 \$441,057.73

Deposit Liability

Balance As Of	05/11/23	\$693,445.38
Collections		9,542.85
Deposits Applied		<u>-8,584.91</u>
 Balance As Of	 06/10/23	 \$694,403.32

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

June 20023

<b>Connections</b>	<b>May</b>	<b>June</b>
Active	3149	3190
Inactive	24	29
<b>Total</b>	<b>3173</b>	<b>3219</b>

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

**Billing Recap**

	<b>May</b>	<b>June</b>
<b>Current Billing</b>	<b>\$385,573.39</b>	<b>\$398,242.28</b>
Water	\$96,430.20	\$90,622.23
Sewer	\$105,415.09	\$95,414.44
State Assessment	\$1,023.09	\$947.01
Basic Service	\$121,497.78	\$121,361.69
Miscellaneous	\$53,820.00	\$80,462.00
Deposit	\$7,387.23	\$9,434.91
<b>Current Payments</b>	<b>\$366,625.46</b>	<b>\$441,057.73</b>
<b>Arrears</b>	<b>May</b>	<b>June</b>
30 Day	\$32,683.80	\$55,466.32
60 Day	\$433.72	\$243.53
90 Day	\$1,571.43	\$276.42
120 Day	\$7,933.50	\$3,916.23
<b>Gross Arrears</b>	<b>\$42,622.45</b>	<b>\$59,902.50</b>

<b>Month</b>	<b>May</b>	<b>June</b>
Total Customers	3173	3219
Letters	358	392
Disconnects	30	27

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Water Report**

June-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	25,098
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>129,045</b>

**Bacteriological Analyses**

Samples: satisfactory taken on 06/20/23, 06/27/23

**Chlorine Residual**

	<b>June</b>
Average	2.1
Maximum (4.0)	2.9
Minimum (0.5)	1.7

**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	13,857
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>92,456</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%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0	-5.35%
<b>TOTALS</b>		179,016.0	173,948.0	496.0	-	(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	16,535,000	208,000	18,000	26,000	30,000	2,129,000	1,445,000	721,000	-	21,112,000	3,049	5.4	523	0
January 2021	13,551,000	96,000	49,000	21,000	0	5,000,000	1,004,000	1,309,000	1,001,000	22,031,000	3,053	4.4	445	0
February 2021	10,350,000	35,000	54,000	27,000	0	4,414,000	648,000	3,093,000	303,000	18,924,000	3,059	3.4	312	0
March 2021	14,007,000	14,000	44,000	26,000	0	4,594,000	505,000	2,480,000	93,000	21,763,000	3,071	4.6	357	0
April 2021	14,196,000	17,000	40,000	17,000	0	1,293,000	1,067,000	1,486,000	95,000	18,211,000	3,071	4.6	416	0
May 2021	16,955,000	36,000	97,000	23,000	0	1,886,000	1,742,000	2,198,000	124,000	23,061,000	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	545,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	25,000	31,000	83,000	2,141,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
<b>Total</b>	<b>182,934,000</b>	<b>782,000</b>	<b>687,000</b>	<b>291,000</b>	<b>946,000</b>	<b>39,876,000</b>	<b>15,178,000</b>	<b>19,235,000</b>	<b>2,795,000</b>	<b>262,724,000</b>				
October 2021	17,330,000	53,000	107,000	19,000	10,000	5,415,000	2,626,000	2,900,000	407,000	28,867,000	3,167	5.5	420	28
November 2021	17,692,800	18,000	121,000	13,000	8,000	1,054,200	2,845,000	1,382,000	190,000	23,324,000	3,167	5.6	422	31
December 2021	17,297,000	9,000	111,000	1,000	8,000	1,348,000	1,241,000	2,423,000	185,000	22,623,000	3,167	5.5	418	21
January 2022	13,630,000	7,000	84,000	34,000	0	1,136,000	1,340,000	1,614,000	130,000	17,975,000	3,163	4.3	476	9
February 2022	10,442,000	6,000	68,000	17,000	0	4,297,000	994,000	2,899,000	162,000	18,885,000	3,168	3.3	418	26
March 2022	11,130,000	18,000	104,000	1,000	0	4,839,000	224,000	3,438,000	105,000	19,859,000	3,168	3.5	368	31
April 2022	12,743,000	6,000	95,000	1,000	74,000	1,903,000	811,000	2,050,000	127,000	17,810,000	3,168	4.0	368	31
May 2022	12,025,000	6,000	149,000	-	401,000	4,918,000	2,307,000	3,508,000	198,000	23,512,000	3,169	3.8	400	27
June 2022	12,189,000	8,000	100,000	1,000	14,601,000	5,559,000	2,228,000	3,407,000	210,000	38,303,000	3,169	3.8	446	40
July 2022	13,953,000	10,000	44,000	-	0	5,755,000	2,064,000	3,091,000	262,000	25,179,000	3,168	4.4	494	48
August 2022	18,397,015	12,000	31,000	-	0	7,068,000	3,160,000	4,553,000	371,000	33,592,015	3,172	5.8	498	19
September 2022	16,623,015	13,000	80,000	-	6,000	6,011,000	3,015,000	3,990,000	1,905,000	31,643,015	3,179	5.2	463	36
<b>Total</b>	<b>173,451,830</b>	<b>166,000</b>	<b>1,094,000</b>	<b>87,000</b>	<b>15,108,000</b>	<b>49,303,200</b>	<b>22,855,000</b>	<b>35,255,000</b>	<b>4,252,000</b>	<b>301,572,030</b>				
October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	30
May 2023	17,418,082	43,000	135,000	-	2,000	4,280,000	1,968,000	428,000	256,000	24,530,082	3,173	5.5	358	30
June 2023	11,790,050	40,000	97,000	-	1,000	2,855,000	1,776,000	280,000	237,000	17,076,050	3,219	3.7	392	27
<b>Total</b>	<b>121,704,457</b>	<b>1,061,000</b>	<b>968,000</b>	<b>-</b>	<b>998,000</b>	<b>44,716,033</b>	<b>15,615,000</b>	<b>14,251,000</b>	<b>2,428,000</b>	<b>201,741,490</b>				

**Active Residential 3081 Builder 22 School 2 Non-Profit 0 Fire Hydrant 2 Multi-Family 6 Irrigation 31 Commercial 9 District 13 Builer Taps 24 3219**

**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. TELEVISED LINE.	\$13,943.13
01/25/22	IN DISTRICT	NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,238.39
01/25/22	15200 LANTERN DR	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES;CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPALACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVISED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
05/01/23	13701 CAMBOURNE DR	JETTED LINE AT CUSTOMER 4" CLEAN OUT AND TELEVISED.	\$967.99
06/15/23	IN DISTRICT	MANHOLE SURVEY ALONG THE HARRIS BRANCH CREEK FOR MS4 ANNUAL 2023-2024 INSPECTIONS.	\$2,439.00
06/27/23	IN DISTRICT	MET WITH CONTRACTIO AND DISTRICT ENGINEER. DID WALK TROUGH ON WARRANTY WORK FOR FORCE MAIN TIE INS.	\$539.50
<b>TOTAL FOR 2023</b>			<b>\$4,532.48</b>
<b>TOTAL FOR 2022</b>			<b>\$60,984.11</b>

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

DATE	ADDRESS	PROBLEM	COST
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE TOPSOIL.	\$1,018.26
01/24/23	13800 GREINERT DR	ASPHALT AFTER REPAIR - PATCH NEEDED T BE PREPPED. THEN POUED AND SPREAD ASPHALT BEFORE COMPACTINGWITH ROLLER. CLEANED UP SITE.	\$1,339.93
02/24/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. TOOK HYDRANT APART AND REPLACED THE MAIN VALVE GASKET AND FITTINGS ON THE BOTTOM OF HYDRANT. PUT BACK TOGETHER AND REINSTALLED.	\$1,693.79
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT 502 HOWARD AND LAKES MM	\$605.00
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT HOWARD AND LAKES MM	\$644.00
04/10/23	IN DISTRICT	WORK ON WATER DISTRIBUTION SYSTEM ARRIVED TO LOCATEION WHEN AW STATED THEIR WATER SHUT OFF THIS MORNING. THEN LOW WATER PRESSURE WAS BEING CALLED T THE OFFICE PON CHECKING THE FIRE HYDRANTS EVERY WHERE HAD 35/45 PSI.	\$581.88
04/18/23	IN DISTRICT	WATER STSTEM WORK COMPLETE. AUSTIN WATER HAD A TEST SHUT OUT AND WE ENDED UP HAVING HIGH PSI AND LOW PSI AND I WAS IN DISTRICT ADDRESSING CUSTOMERS AND WAS TAKING PRESSURE READING.	\$525.00
05/01/23	1913 WHITTARD OF CHELSEA	REPLACED METER BOX & LID AND ADJUSTED THE METER.	\$1,040.84
05/01/23	13815 LOTHIAN DR	EXCAVATED & REPAIRED WATER MAIN. FOUND A PIN HOLE IN POLY CAUSED BY KINK IN LINE. DUG DOWN TO SERVICE LINE AND MADE OUT REPAIR TO LINE. BACKFILLED WITH GRAVEL.	\$3,743.74
05/08/23	F/H 700 E WELLS BRANCH PKWY	RELOCATE HYDRANT METER- TOOK TO FMS.	\$724.80
06/15/23	NORTHTOWN MUD	PUMPED OUT VAULT AT SAS STATION AT W/HOWARD LN AND MCALLEN PASS. WE CAME BACK OUT TO PUMP OUT VAULT.	\$893.00
<b>TOTAL FOR 2023</b>			<b>\$17,248.81</b>

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

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Esther Hasette	Owner	5/5/2023	\$ 121.09	\$ 150.00
Christopher Decker	Renter	4/24/2023	\$ 46.56	N/A
Dalia Darina De La Rosa Dvila	Renter	6/6/2023	\$ 140.07	\$ 300.00
			\$ 307.72	

Approved by the Board of Directors at the meeting held on July 25, 2023.

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

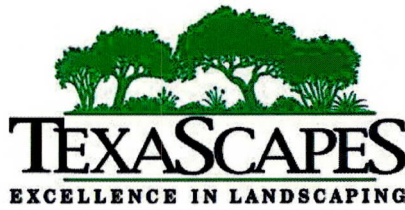
\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ 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	\$ 697.86	\$ 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	\$ 307.72
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	\$ 5,097.12
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -



**MONTHLY REPORT**

**Northtown M.U.D.**

**Report Period: 06/01/2023 - 06/30/2023**

**Parks & Entrance Grounds Maintenance**

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



6/6 – 6/7

6/13 – 6/14

6/20 – 6/21

6/27 – 6/28

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

After completing the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, crews also detailed the District's beds & tree rings, as well as having fertilized the District's irrigated turf areas in all parks & entries. In addition, crews also top-dressed and seeded the District's sports fields too. Finally, crews spot-treated for fire ants in areas where needed throughout the District's boundaries.

**Greenbelt & Drainage Maintenance**

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

06/07/2023

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

After completing the standard maintenance tasks such as mowing & string-trimming of the District's channels & greenbelts, crews also removed approximately 14-cu. ft. of trash/litter from within these same areas located throughout the District's properties.



**Trail System Maintenance**

6/6 – 6/7

6/13 – 6/14

6/20 – 6/21

6/27 – 6/28

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

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



**Irrigation System Maintenance**

6/6 – 6/7

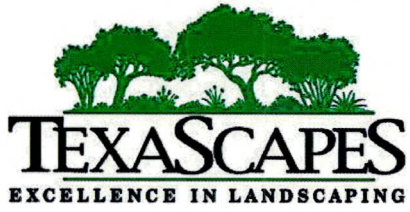
6/13 – 6/14

6/20 – 6/21

6/27 – 6/28

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

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



<b>Status of Proposal Work</b>	
Proposal # 10132 - Landscape/Irrigation: New Office Entry Planters	- Pending/In-progress
Proposal # 10187 – Park Sports Fields Annual Repairs & Topdressing	- Completed 06/13/2023

<b>Notes / Miscellaneous</b>

# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT

June 17, 2023 – July 15, 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 18 bandit signs throughout the district and flyers posted around district.
  - Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
  - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
  - Removed various debris from district creeks and ponds.
  - Cleaned and sharpened all chainsaw chains several times and made required repairs.
  - Performed preventive maintenance on all motorized equipment.
  - Monitored Wildflower well status and entered data in log.
  - Washed all shop rags, Ford F150 and ATV's.
  - Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
  - Made minor granite trail repairs due to rain.
  - Continue raising canopy in various park areas to maintain an open line of sight.
  - Picked up and disposed of dumped debris on various alleys & roadways in the District.
  - Continue cutting down dead trees marked for removal.
  - Closed and opened Dog Park during rainfall.
  - Closed soccer fields at the 50 Acre Park for TexasScapes overseed program. *(open item)*
  - Replaced one picnic table in 50 Acre Park.
  - Painted over graffiti on the Harris Ridge Bridge.
  - Raising tree canopy in open areas at 50 Acre Park.
  - Added granite to various fitness stations.
  - Isolation valves added to tow drinking fountains.
- 
- Wells system need new cable. VFD is overheating *(open item)*
  - Scheduled Facilities Budget meeting with appropriate consultants.
  - Still working with STR for many punch list items. *(open item)*
  - Working on taking district phones out of Director's name and transferring service to Northtown name & to new office. *(closed item)*
  - Scheduled to have power at old office discontinued on June 30, 2023 *(closed item)*
  - Scheduled 30-day inspection walk-through with Stream Realty. *(closed item)*
  - Scheduled HVAC system inspection and report for May 1st, as required per office lease agreement. *(closed item)*
  - Working with TML representative for upcoming Employee Healthcare Renewal. *(closed item)*
  - Purchased mini split for WildFlower pavilion due to contractor markup.  
STR- \$10,000.00 vs NT- \$950.00 NT MUD staff will install. *(closed item)*
  - Alterman identified additional issue with well #1. Well repairs in progress. *(closed item)*
  - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
  - Attend new facility construction meetings on site every 1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the month.
  - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(ongoing)*
  - Working with New Facility Construction subcommittee and various consultants regarding 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
	1104 Battenburg	7/6/2023	N			Bulky; Various debris must be stored out of view
	1108 Battenburg	7/6/2023	N			Lawn is overgrown and in need of maintenance
	13905 Cambourne	7/19/2023	N			Bulky; Various debris must be stored out of view
	1601 Darjeeling	6/26/2023	N			Trailer parked in view of street and residents
monitor	14609 Ginseng	6/19/2023	N			Boat parked in view of street and residents
	13716 Greinert	7/13/2023	N			Bulky; Various debris must be stored out of view
	13722 Greinert	7/13/2023	N			Bulky; Various debris must be stored out of view
	13801 Greinert	7/13/2023	N			Bulky; Various debris must be stored out of view
	13918 Greinert	7/13/2023	N			Bulky; Various debris must be stored out of view
	15300 Lady Elizabeth	7/19/2023	N			Lawn is overgrown and in need of maintenance
	13903 Lampting	7/19/2023	N			Bulky; Various debris must be stored out of view
	14704 Lantern	7/19/2023	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
	14007 Merseyside	7/13/2023	N			Bulky; Various debris must be stored out of view
	15108 Plowshare	7/6/2023	N			Bulky; Various debris must be stored out of view
	13918 Randalstone	7/13/2023	N			Bulky; Various debris must be stored out of view
	303 Segovia	7/19/2023	N			Trailer parked in view of street and residents
	1101 Sweet Leaf	6/26/2023	N			Bulky; Various debris must be stored out of view
	1000 Tayside	7/6/2023	N			Lawn is overgrown and in need of maintenance
black Hyundai LP# JMH6364	1401 Tea Leaf	6/26/2023	N			Derelict vehicle on jacks parked in view
	632 Tudor House	7/19/2023	N			Bulky; Various debris must be stored out of view
	401 Tudor House	7/6/2023	N			Lawn is overgrown and in need of maintenance
white Dodge Ram	417 Tudor House	7/13/2023	N			Derelict vehicle w/flat tire parked in view
monitor	612 Tudor House	5/19/2023	N			Trailer parked in view of street and residents
	15033 Valerian Tea	7/6/2023	N			Bulky; Various debris must be stored out of view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13926 Conner Downs	6/6/2023	Y			Bulky; Various debris must be stored out of view
	805 Crieff Cross	6/2/2023	Y			1. Bulky; Various debris in view 2. Lawn overgrown
	13910 Lampting	6/13/2023	Y			1. Trailer parked in view 2. Various debris in view
	14041 Maricella	6/19/2023	Y			Bulky; Various debris must be stored out of view

## Northtown MUD

	13626 Merseyside	5/30/2023	Y			Lawn is overgrown and in need of maintenance
	15009 Saddlegirth	5/19/2023	Y			Bulky; Various debris must be stored out of view
	1003 Tayside	6/6/2023	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
	13810 Cambourne	5/30/2023	Y	Same	7/14/2023	Lawn is overgrown and in need of maintenance
	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
	15127 Lantern	5/10/2023	Y	Ext 8/8/23	6/22/2023	Lawn is overgrown and in need of maintenance
black Honda Accord LP# CRC 8741	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown 3. Debris in view
	14025 Maricella	1/27/2020	Y	Repeat CV	6/12/2020	Various debris must be stored out of view
	13726 Merseyside	7/29/2021	Y	Same	11/2/2021	Various debris must be stored out of view
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	906 Antique Heritage	6/6/2023	Y			1. Lawn overgrown 2, Debris in view
	716 Battenburg	6/6/2023	N			Derelict vehicle w/flat tires parked in view
	13906 Cambourne	6/26/2023	N			Lawn is overgrown and in need of maintenance
	13907 Cambourne	6/19/2023	N			Bulky; Various debris must be stored out of view
	14004 Cambourne	5/19/2023	Y			Lawn is overgrown and in need of maintenance
	13808 Ceylon Tea	6/13/2023	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
	1808 Darjeeling	5/30/2023	N			Bulky; Various debris must be stored out of view
	15212 Lady Elizabeth	6/6/2023	N			Trailer parked in view of street and residents
	13705 Lampting	6/26/2023	N			Rooster is NOT permitted in district
	15001 Mandarin Crossing	6/26/2023	N			Bulky; Various debris must be stored out of view
	15108 Mandarin Crossing	6/26/2023	N			Bulky; Various debris must be stored out of view
	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

## Northtown MUD

	904 Melted Candle	6/13/2023	N			Lawn is overgrown and in need of maintenance
	13708 Merseyside	5/3/2023	Y	Same	6/15/2023	Bulky; Various debris must be stored out of view
	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
	15108 Plowshare	3/29/2023	Y	Same	5/22/2023	Lawn is overgrown and in need of maintenance
says neighbors	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
	901 Thayer	6/6/2023	N			Trailer parked in view of street and residents
monitor	1209 Tudor House	10/8/2019	Y	Same	11/19/2019	Derelict vehicle w/ exp registration & no plates parked in
	901 Twisted Fence	5/30/2023	N			Lawn is overgrown and in need of maintenance

# WildFlower

<b>VIOLATIONS SENT A COURTESY REMINDER</b>						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	121 Blue Flax	7/14/2023	N			1. Front bulky debris in view 2. Front, boat parked in view
	126 Blue Flax	7/2/2023	N			1. Front fence/gate is in disrepair 2. Mow back
	13704 Golden Flax	7/11/2023	N			Rear bulky debris in view
Toyota Camry LP# JSK 8875	13721 Golden Flax	7/14/2023	N			Derelict vehicle w/unregistered parked in view
	13725 Golden Flax	7/2/2023	N			Front bulky debris in view
	13813 Golden Flax	7/2/2023	N			Front bulky debris in view
silver Toyota Camry	14038 Golden Flax	7/14/2023	N			Vehicle parked on front lawn
	115 Mist Flower	7/14/2023	N			Rear bulky debris in view
	101 Segovia	7/18/2023	N			Rear bulky debris in view
	125 Segovia	7/11/2023	N			Front bulky debris in view
	141 Segovia	7/18/2023	N			1. Lawn overgrown 2. Front bulky debris in view
	165 Segovia	7/18/2023	N			Lawn overgrown and in need of maintenance
	13801 Spring Heath	7/18/2023	N			Lawn overgrown and in need of maintenance
	13804 Spring Heath	7/18/2023	N			Lawn overgrown and in need of maintenance
	13812 Spring Heath	7/2/2023	N			Front bulky debris in view
	13815 Spring Heath	7/18/2023	N			Front fence/gate is in a state of disrepair
	13828 Spring Heath	7/18/2023	N			Lawn overgrown and in need of maintenance
	129 Wild Senna	7/2/2023	N			Rear bulky debris in view
	204 Wild Senna	7/11/2023	N			House disrepair/plywood over window
	228 Wild Senna	7/11/2023	N			Mow back area by parking pad
	110 Wild Senna West	7/18/2023	N			1. Rear fence/gate disrepair 2. Rear bulky debris in view
	200 Wild Senna West	7/18/2023	N			Rear fence/gate is in a state of disrepair
	302 Wild Senna West	7/18/2023	N			Rear trailer parked in view
<b>VIOLATIONS SENT A LETTER</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	6/5/2023	Y			Mow back area by parking pad
	13712 Golden Flax	6/5/2023	Y			Rear boat parked in view
	13805 Golden Flax	6/12/2023	Y			Front bulky debris in view
	14025 Golden Flax	6/23/2023	Y			Rear fence/gate is in a state of disrepair
	13801 Spring Heath	6/17/2023	Y			1. Rear bulky debris in view 2. Trash cans in view
	13809 Spring Heath	6/23/2023	Y			Front various debris in view
	320 Wild Senna	6/17/2023	Y			1. Mow back area 2. Rear bulky debris in view



## WildFlower

<b>CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY</b>						
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
	13908 Golden Flax	5/26/2023	Y	Same	7/10/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	8/7/2020	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2, Trash cans in view
	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	11/18/2019	Y	Same	1/3/2020	1. Derelict vehicle w/flat tire parked in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	125 Blue Flax	6/23/2023	N			Front bulky debris in view
	133 Blue Flax	4/1/2023	Y	Same	5/24/2023	Lawn overgrown and in need of maintenance
	13708 Golden Flax	6/5/2023	N			Rear bulky debris in view
	13721 Golden Flax	5/12/2023	Y	Same	6/19/2023	Front bulky debris in view
	13904 Golden Flax	6/5/2023	N			Lawn overgrown and in need of maintenance
	13905 Golden Flax	6/23/2023	N			Rear bulky debris in view
	123 Mist Flower	4/30/2023	Y	Ext 7/1/23		Rear fence/gate is in a state of 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
	148 Segovia	6/17/2023	N			Rear bulky debris in view
	177 Segovia	5/31/2023	Y	Repeat CV		Lawn overgrown and in need of maintenance
	181 Segovia	6/12/2023	N			Front bulky debris in view
	185 Segovia	6/5/2023	N			Lawn overgrown and in need of maintenance
	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
	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
	13812 Spring Heath	6/1/2023	Y	Repeat CV		Mow back area by parking pad
	13815 Spring Heath	6/5/2023	N			Lawn overgrown and in need of maintenance
	13816 Spring Heath	6/17/2023	N			Mow back area by parking pad

# WildFlower

	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
	223 Wild Senna	5/12/2023	Y			1. Rear bulky debris in view 2. Mow back area
	231 Wild Senna	3/9/2023	Y	Same	4/29/2023	Rear bulky debris in view

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – JULY 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>
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 – JULY 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
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
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – JULY 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>
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
15127 Lantern Drive	Lawn in need of maintenance	6/2/2023	6/23/2023					Deadline for compliance is as of 8/8/2023
13908 Golden Flax Trail	Fence in disrepair	6/14/2023	7/11/2023					Deadline for compliance is as of 7/26/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – JULY 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

<b>OFFICE PURCHASES</b>			
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
6/9/23	US MAIL decals	Label new mail box cluster	\$29.70
6/15/23	Land line phone batteries	Replace	\$31.96
6/23/23	Toilet paper (2cases), small trash bags. plates, napkins	Restock	\$111.90
6/30/23	Table. Sponge holder	Restock	\$134.35
	Subtotal		<u>\$494.43</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
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
6/22/23	Granite	Refill washed out fitness stations	\$89.85
6/23/23	Diesel fuel	ATV's	\$94.00
6/23/23	Cleanser, hand soap refills (2), air freshener, bug spray, wasp spray (2), lg trash bags (5 bxs)	Restock	\$208.21
6/23/23	Kubota front seat #3	Replace	\$329.28
6/29/23	Door stops (2), First Aid Kits (3), Clip boards (3), protective pads (3), adhesive spray	Replace and restock	\$201.56
6/30/23	Boot scraper	Restock	\$27.99
	Subtotal		<u>\$1,218.96</u>
	<b>Grand Total for the Month</b>		<b><u>\$1,713.39</u></b>

## District Manager Monthly Expense Approvals

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

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

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
7/12/23	Appreciation plaque & card	Robles retirement	\$194.59
	Subtotal		<u>\$194.59</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
7/10/23	Double sided tape (2), zip ties	Restock	\$59.34
7/12/23	HEB Gift card	Fuel	\$50.00
7/12/23	Label tape (4), HP Ink (3), Mutt mitts (6400),	Restock	\$199.98
7/12/23	Commercial broom (2), trash bags (4bxs), gloves (2), scrub brush (2), plunger, hand soap, wall hanger (6), gas can, insulation, (4), cleaner, hose, nozzle, hooks (2)	Stock new pavilions & restock	\$346.38
	Subtotal		<u>\$655.70</u>
	<b>Grand Total for the Month</b>		<u><b>\$850.29</b></u>







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**Northtown MUD  
 2023 - Quarterly Operations Reports**

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

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

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

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

<b>2023</b>						
<b>TOTALS</b>	<b>397</b>	<b>67</b>	<b>89</b>	<b>134</b>	<b>147</b>	<b>65</b>

**Northtown- 2023 Operations Report**  
**June**

**Courtesy Pick-ups**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
61252	HARTLEY	908	TWISTED FENCE	6/9/2023	96G TRASH CLEANUP	7304225
61840	MARTINEZ	13717	CAMBOURNE	6/9/2023	96G RECY CLEANUP	7289157
70647	IBARRA	13721	GOLDEN FLAX	6/9/2023	96G RECY CLEANUP	7294311
70715	BRAVO	14413	HARCOURT HOUSE	6/16/2023	96G TRASH CLEANUP	7311139
70739	FLORES	13736	LAMPTING	6/30/2023	96G TRASH CLEANUP	7330144
70771	ALVAREZ	13914	LAMPTING	6/16/2023	96G TRASH CLEANUP	7310314
70864	DAILEY	14805	LANTERN	6/23/2023	96G TRASH CLEANUP	7322232
71151	GREENHALGH	13921	MARICELLA	6/23/2023	96G TRASH CLEANUP	7322295
71338	NGUYEN	123	MIST FLOWER	6/23/2023	96G TRASH CLEANUP	7321233
71839	FLORES	303	WILD SENNA	6/16/2023	96G TRASH CLEANUP	7314654
72113	HAMMONDS	13811	GREINERT	6/23/2023	96G TRASH CLEANUP	7313210
80914	FARELAS	15112	HYSON	6/30/2023	96G RECY CLEANUP	7322360
86926	BENAVIDES	1717	LADY GREY	6/30/2023	96G TRASH CLEANUP	7334381
87023	GOMEZ	1604	DARJEELING	6/9/2023	96G TRASH CLEANUP	7303100
93355	ALCALA	14704	BRUNO	6/23/2023	96G TRASH CLEANUP	7320283
123424	BARNETT	808	WATSON	6/16/2023	96G TRASH CLEANUP	7311127
249722	SOHN	14101	HONEY GEM	6/16/2023	96G TRASH CLEANUP	7310854

**Bulky Waste**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
61826	RAGAN	13911	CAMBOURNE	6/9/2023	BULKY WASTE SRVC	7307184
68317	MOFFATT	13741	LAMPTING	6/2/2023	BULKY WASTE SRVC	7288159
68658	GOMEZ	1205	BATTENBURG	6/30/2023	BULKY WASTE SRVC	7331110
68706	ROMAN	1016	BATTENBURG	6/2/2023	BULKY WASTE SRVC	7289381
68856	VALENQUELA	13731	SPRING HEATH	6/9/2023	BULKY WASTE SRVC	7303014
70001	AGUINAGA	124	WILD SENNA	6/2/2023	BULKY WASTE SRVC	7293174
70714	CONTRERAS	14412	HARCOURT HOUSE	6/30/2023	BULKY WASTE SRVC	7332414
70727	MITCHELL	13715	LAMPTING	6/2/2023	BULKY WASTE SRVC 6CY	7293929
70739	FLORES	13736	LAMPTING	6/30/2023	BULKY WASTE SRVC	7330125
70884	BURNS	15017	LANTERN	6/23/2023	BULKY WASTE SRVC	7320344
70932	GRANILLO	14417	LEMONGRASS	6/2/2023	BULKY WASTE SRVC	7292086
71089	VARGAS	529	TUDOR HOUSE	6/30/2023	BULKY WASTE SRVC	7332824
71376	FLORES	15004	PLOWSHARE	6/9/2023	BULKY WASTE SRVC	7297431
71415	SIMMONS	13808	RANDALSTONE	6/30/2023	BULKY WASTE SRVC	7329604
71461	UGWU	15009	SADDLEGIRTH	6/16/2023	BULKY WASTE SRVC	7312655
71461	UGWU	15009	SADDLEGIRTH	6/23/2023	BULKY WASTE SRVC	7323145
71499	ZABALETA	181	SEGOVIA	6/23/2023	BULKY WASTE SRVC	7315175
71603	JAIMES	13800	SPRING HEATH	6/30/2023	BULKY WASTE SRVC	7330152
71627	HO TEXAS LLC	1213	STAPLE	6/23/2023	BULKY WASTE SRVC	7319549
71727	GONZALEZ	1313	TUDOR HOUSE	6/9/2023	BULKY WASTE SRVC	7303527
71727	GONZALEZ	1313	TUDOR HOUSE	6/30/2023	BULKY WASTE SRVC	7332739

71752	HUNT	913	TWISTED FENCE	6/23/2023	BULKY WASTE SRVC	7304350
71779	COLEMAN	111	WILD SENNA	6/16/2023	BULKY WASTE SRVC	7308326
72031	BROWN	13904	CONNER DOWNS	6/30/2023	BULKY WASTE SRVC	7330427
72085	WRIGHT	1317	DARJEELING	6/23/2023	BULKY WASTE SRVC	7317076
72539	BOHLEE	1020	TUDOR HOUSE	6/9/2023	BULKY WASTE SRVC	7295146
73367	SHAW	605	TUDOR HOUSE	6/30/2023	BULKY WASTE SRVC	7330740
73654	ALCAUTER	600	TUDOR HOUSE	6/16/2023	BULKY WASTE SRVC	7317119
75585	CICERO	15204	MANDARIN	6/9/2023	BULKY WASTE SRVC	7294816
75904	DENNIS	14813	HYSON	6/9/2023	BULKY WASTE SRVC	7304317
77466	BROUSSARD	15108	MANDARIN	6/16/2023	BULKY WASTE SRVC	7308367
77466	BROUSSARD	15108	MANDARIN	6/20/2023	BULKY WASTE SRVC	7321598
77869	BENI	1401	SWEET LEAF	6/9/2023	BULKY WASTE SRVC	7308404
80967	ROSS	14717	ENGLISH ROSE	6/2/2023	BULKY WASTE SRVC	7293999
84111	ECHVERRIA	14913	CHAMOMILE	6/23/2023	BULKY WASTE SRVC	7321621
84636	MANGAHAS	14508	SPEARMINT TEA	6/30/2023	BULKY WASTE SRVC	7334342
85421	RIVAS	14724	ENGLISH ROSE	6/9/2023	BULKY WASTE SRVC	7304726
85421	RIVAS	14724	ENGLISH ROSE	6/27/2023	BULKY WASTE SRVC	7329799
86926	BENAVIDES	1717	LADY GREY	6/30/2023	BULKY WASTE SRVC	7328892
89319	WESTOVER	14401	SPEARMINT TEA	6/2/2023	BULKY WASTE SRVC	7273261
91447	PHAN	1509	LADY GREY	6/23/2023	BULKY WASTE SRVC 5 TRAS	7322316
96713	AMG AUSTIN GF	1309	GINGER SPICE	6/23/2023	BULKY WASTE SRVC 6CY	7325500
97077	HUTCHINSON	14200	TEA ROOM	6/23/2023	BULKY WASTE SRVC	7324373
97077	HUTCHINSON	14200	TEA ROOM	6/27/2023	BULKY WASTE SRVC	7329052
97820	HANCOCK	804	FLATTERS	6/23/2023	BULKY WASTE SRVC	7319314
102030	PHAM	425	SWEET LEAF	6/30/2023	BULKY WASTE SRVC 6CY	7333832
102098	OFFERPAD, LLC	14816	LIPTON	6/9/2023	BULKY WASTE SRVC	7291995
106433	RATCLIFFE	1517	TEA LEAF	6/9/2023	BULKY WASTE SRVC	7297268
106433	RATCLIFFE	1517	TEA LEAF	6/9/2023	BULKY WASTE SRVC	7310336
106715	NGUYEN	14901	LIPTON	6/30/2023	BULKY WASTE SRVC	7328433
108559	WEAVER	14804	EVENING MIST	6/16/2023	BULKY WASTE SRVC	7307207
110275	WELCH	1701	TEA LEAF	6/9/2023	BULKY WASTE SRVC	7307117
112388	SHEIKH	14529	HARRIS RIDGE	6/30/2023	BULKY WASTE SRVC	7327912
114707	HARVIN	14836	FALLING STONE	6/9/2023	BULKY WASTE SRVC	7302380
120745	GOGATES	14509	CHARLES DICKENS	6/16/2023	BULKY WASTE SRVC	7316823
120745	GOGATES	14509	CHARLES DICKENS	6/23/2023	BULKY WASTE SRVC	7316829
123043	WINDOM	14417	CHARLES DICKENS	6/9/2023	BULKY WASTE SRVC	7308166
123608	ELIZONDO	14512	CHARLES DICKENS	6/23/2023	BULKY WASTE SRVC	7319667
129516	DICKSON	14529	HARRIS RIDGE	6/9/2023	BULKY WASTE SRVC	7297383
139525	ROSALES	917	BETHEL	6/2/2023	BULKY WASTE SRVC	7294112
143195	SUTTON	929	BETHEL	6/16/2023	BULKY WASTE SRVC	7310594
148599	AMG AUSTIN GF	14428	LAKE VICTOR	6/16/2023	BULKY WASTE SRVC	7310799
155123	SOLE	1101	STRICKLING	6/16/2023	BULKY WASTE SRVC	7315802
267493	SHEIKH	14213	SILVER LACE	6/2/2023	BULKY WASTE SRVC	7288016
14470	NORTHTOWN M		VARIOUS LOCATIONS	6/23/2023	BULKY WASTE SRVC	7321280

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
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61272	MOJICA	14916	ANTIQUE FINISH	6/20/2023	96G TRASH MISS	7321386
61669	GONZALEZ	14701	LANTERN	6/20/2023	96G TRASH MISS	7321308
61717	DEMARS	14928	ANTIQUE FINISH	6/20/2023	96G TRASH MISS ***STREE	7320963
61783	MATIN	905	BURNSALL GATES	6/13/2023	96G RECY MISS	7311722
70679	BAUTISTA	13903	GREINERT	6/30/2023	96G TRASH MISS	7348927
70859	ALVAREZ	14717	LANTERN	6/20/2023	96G TRASH MISS	7320996
70866	SEVIER	14809	LANTERN	6/20/2023	96G TRASH MISS **STREET	7320999
71106	GASPAR	13804	LOTHIAN	6/27/2023	96G TRASH MISS	7329303
71839	FLORES	303	WILD SENNA	6/13/2023	96G TRASH MISS	7311311
71839	FLORES	303	WILD SENNA	6/13/2023	96G RECY MISS	7311314
71839	FLORES	303	WILD SENNA	6/27/2023	96G RECY MISS	7328839
72146	720	MAYS	GREY CASTLE	6/20/2023	96G TRASH MISS	7320843
73307	LE	14817	LANTERN	6/20/2023	96G TRASH MISS **STREET	7321040
75726	GAYNOR PROPE	525	TUDOR HOUSE	6/20/2023	96G TRASH MISS	7320636
87900	PETERMANN	1316	GINGER SPICE	6/16/2023	96G RECY MISS	7304369
95479	DEJESUS	14113	MERSEYSIDE	6/13/2023	96G TRASH MISS	7311131
100393	BOSKOVIC	13913	HARRIS RIDGE	6/27/2023	96G RECY MISS	7327909

**Cart Deliveries**

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#	
61800	LE	141	BLUE FLAX	6/27/2023	96G RES TRASH CART DLVR	7328388
68662	CASTELAN	13804	CONNER DOWNS	6/21/2023	96G RES TRASH CART DLVR	7320702
68662	CASTELAN	13804	CONNER DOWNS	6/21/2023	96G RES TRASH CART DLVR	7321210
68856	VALENQUELA	13731	SPRING HEATH	6/6/2023	96G RES TRASH CART DLVR	7303008
70162	DORSEY	13902	CAMBOURNE	6/28/2023	96G RES TRASH CART DLVR	7328859
70176	SOTELO	13908	GOLDEN FLAX	6/27/2023	96G RES TRASH CART DLVR	7328581
70647	IBARRA	13721	GOLDEN FLAX	6/2/2023	96G RES RECY CART DLVR	7294307
70735	HAMMONTREE	13729	LAMPTING	6/21/2023	96G RES TRASH CART DLVR	7322549
71066	FRUNKS	13713	LETTI	6/1/2023	96G RES TRASH CART DLVR	7289656
71235	TRUC HUYEN	14012	MARICELLA	6/6/2023	96G RES TRASH CART DLVR	7303866
71276	HENRY	13813	MERSEYSIDE	6/6/2023	96G RES TRASH CART DLVR	7303209
71314	SANDOVAL	14017	MERSEYSIDE	6/13/2023	96G RES TRASH CART DLVR	7311350
72025	GARCIA	13809	CONNER DOWNS	6/28/2023	96G RES TRASH CART DLVR	7328330
72113	HAMMONDS	13811	GREINERT	6/15/2023	96G RES TRASH CART DLVR	7313193
77789	LAMBOTT	1409	DARJEELING	6/13/2023	96G RES RECY CART DLVR	7310264
87023	GOMEZ	1604	DARJEELING	6/5/2023	96G RES TRASH CART DLVR	7296876
99752	BRENEPP LLC	13608	HARRIS RIDGE	6/13/2023	96G RES TRASH CART DLVR	7310845
126117	MILLS	14501	CHARLES DICKENS	6/30/2023	96G RES TRASH CART DLVR	7333644
126188	TIMBERLAKE	837	WATSON	6/1/2023	96G RES RECY CART DLVR	7290298
249601	THI MY LIEN	406	LYNWOOD GOLD	6/28/2023	96G RES TRASH CART DLVR	7331316
265206	REDDY-SOKKUL	209	LEMON LIGHT	6/28/2023	96G RES TRASH CART DLVR	7329131
302158	CHONG	14507	JEFFERSON CRAIG	6/15/2023	96G RES TRASH CART DLVR	7311328
302158	CHONG	14507	JEFFERSON CRAIG	6/15/2023	96G RES RECY CART DLVR	7311328
302713	HO	14504	JACKSON BROWNING	6/23/2023	96G RES TRASH CART DLVR	7326596
302713	HO	14504	JACKSON BROWNING	6/23/2023	96G RES RECY CART DLVR	7326596
302729	SHELADIA	14507	JACKSON BROWNING	6/28/2023	96G RES TRASH CART DLVR	7327921

302729	SHELADIA	14507	JACKSON BROWNING	6/28/2023	96G RES RECY CART DLVR	7327921
302730	ANCHULA	14503	JEFFERSON CRAIG	6/28/2023	96G RES TRASH CART DLVR	7327930
302730	ANCHULA	14503	JEFFERSON CRAIG	6/28/2023	96G RES RECY CART DLVR	7327930

**Cart Swaps**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
61606	ARNOLD	903	TAYSIDE	6/23/2023	SWAP 9T CART FOR SAME	7319943
61669	GONZALEZ	14701	LANTERN	6/23/2023	SWAP 9T CART FOR SAME	7321312
61669	GONZALEZ	14701	LANTERN	6/23/2023	SWAP 9Y CART FOR SAME	7321312
70858	NGUYEN	14716	LANTERN	6/30/2023	SWAP 9T CART FOR SAME	7328532
70911	PEREA	14308	LEMONGRASS	6/16/2023	SWAP 9T CART FOR SAME	7316758
70911	PEREA	14308	LEMONGRASS	6/16/2023	SWAP 9Y CART FOR SAME	7316758
71839	FLORES	303	WILD SENNA	6/15/2023	SWAP 9Y CART FOR SAME	7314652
72064	HELMERS	14013	CONNER DOWNS	6/9/2023	SWAP 9Y CART FOR SAME	7288671
72111	MANARIHON SI	13808	GREINERT	6/16/2023	SWAP 9T CART FOR SAME	7311695
73654	ALCAUTER	600	TUDOR HOUSE	6/16/2023	SWAP 9Y CART FOR SAME	7317161
75252	WELCH	13628	MERSEYSIDE	6/9/2023	SWAP 9T CART FOR SAME	7303129
80914	FARELAS	15112	HYSON	6/30/2023	SWAP 9T CART FOR SAME	7328418
96789	HARRIS	13612	HARRIS RIDGE	6/2/2023	SWAP 9T CART FOR SAME	7287649
96789	HARRIS	13612	HARRIS RIDGE	6/9/2023	SWAP 9T CART FOR SAME	7303637
99752	BRENEPP LLC	13608	HARRIS RIDGE	6/9/2023	SWAP 9T CART FOR SAME	7308671
120776	AWADEH	14505	CHARLES DICKENS	6/2/2023	SWAP 9T CART FOR SAME	7288233
123424	BARNETT	808	WATSON	6/16/2023	SWAP 9T CART FOR SAME	7311129
125498	DAVIDSON	301	SWEET LEAF	6/9/2023	SWAP 9T CART FOR SAME	7297133
302713	HO	14504	JACKSON BROWNING	6/30/2023	SWAP 9T CART FOR SAME	7329834

**Cart Terms**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
70858	NGUYEN	14716	LANTERN	6/23/2023	CART 9T TERM	7319685
71292	SWIFT	13913	MERSEYSIDE	6/9/2023	CART 9Y TERM	7287764
80914	FARELAS	15112	HYSON	6/23/2023	CART 9T TERM	7322363
81113	NGOC DO	14700	ENGLISH ROSE	6/30/2023	CART 9Y TERM	7319826
143832	MCCORMICK	14400	CHARLES DICKENS	6/9/2023	CART 9Y TERM	7287925
61797	MINDIETA	126	BLUE FLAX	6/2/2023	CART 9T TERM	7288239
61797	MINDIETA	126	BLUE FLAX	6/2/2023	CART 9Y TERM	7288239



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**Northtown MUD Trash and Recycle Weight Report  
 2023**

**1st Quarter 2023**

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

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

**2nd Quarter 2023**

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

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

**3rd Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

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

**4th Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

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

## Northtown MUD - June 2023

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
6/2/2023	41125	A429	3110056	10.52
6/2/2023	44086	A431	3110138	9.86
6/2/2023	41129	A430	3110201	15.21
6/2/2023	41128	A428	3110202	11.64
6/2/2023	41125	A429	3110444	12.36
6/2/2023	41129	A430	3110482	8.18
6/2/2023	44086	A431	3110484	15.6
6/2/2023	41128	A428	3110500	8.86
6/9/2023	41125	A429	3114287	10.5
6/9/2023	44081	A428	3114373	10.61
6/9/2023	41120	A431	3114458	19.86
6/9/2023	41131	A430	3114508	13.82
6/9/2023	41125	A429	3114649	12.11
6/9/2023	44081	A428	3114694	8.25
6/9/2023	41131	A430	3114702	4.85
6/9/2023	41120	A431	3114704	15.55
6/9/2023	44080	A428	3114708	9.06
6/16/2023	41125	A429	3118600	9.63
6/16/2023	44080	A431	3118719	11.25
6/16/2023	41128	A428	3118745	11.61
6/16/2023	41131	A431	3118978	13.47
6/16/2023	41128	A428	3118992	7.25
6/16/2023	41125	A429	3118995	12.78
6/16/2023	44080	A430	3119009	15.21
6/23/2023	41125	A429	3122707	9.77
6/23/2023	41131	A430	3122808	12.48
6/23/2023	41128	A428	3122881	12.49
6/23/2023	41125	A429	3123073	10.72
6/23/2023	44064	A431	3123084	8.11
6/23/2023	41131	A430	3123092	5.86
6/23/2023	41126	A431	3123102	6.98
6/23/2023	41128	A428	3123135	6.43
6/30/2023	41125	A429	3127110	11.02
6/30/2023	44084	A431	3127176	10.06
6/30/2023	41128	A428	3127269	11.96
6/30/2023	44081	A430	3127274	14.66
6/30/2023	44084	A431	3127412	9.97
6/30/2023	41131	A430	3127445	10.82

Total Northtown Containers	3279
/Total containers on all routes	4441
<hr/>	
% of Northtown containers in routes	73.83%
Total Tonnage	436.78
X % of Northtown containers in routes	73.83%
<b>Estimated trash tonnage</b>	<b>322.50</b>
<hr/>	







# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:  
 Northtown Municipal Utility District  
 1421 Wells Branch Pkwy, Bldg 1, Suite 106  
 Pflugerville, TX 78660

PROJECT: Northtown Municipal Utility District Development of Lot 4C & 5E

APPLICATION NO: 21  
 PERIOD TO: 11-Jul-22

PROJECT NOS.

FROM CONTRACTOR: STR Constructors LLC.

VIA ARCHITECT: Fatter & Evans Architects, Inc.

CONTRACT DATE: 3/11/2021

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made below for payment, as shown below, in connection with the contract.

1 ORIGINAL CONTRACT SUM.....		\$4,876,700.00
2 Net change by Change Orders.....		\$137,891.95
3 CONTRACT SUM TO DATE.....		\$5,014,591.95
4 TOTAL COMPLETED & STORED TO DATE:.		\$5,014,591.95
5 RETAINAGE:		
a. 10 %	\$501,459.20	
	\$0.00	
Total Retainage		\$501,459.20
6 TOTAL EARNED LESS RETAINAGE		\$4,513,132.76
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$4,472,052.30
8 CURRENT PAYMENT DUE		\$41,080.46
9 BALANCE TO FINISH, INCLUDING RETAINAGE		\$501,459.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes Approved in previous months	9498.57	
Total approved this month	45644.95	
<b>TOTALS</b>	<b>137891.95</b>	
Net Changes by Change Order	137891.95	

The undersigned Contractor certifies that to the best of the Contractors Knowledge, information and belief the Work covered by this agreement has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates For Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Gilbert Bolden Date: 7/12/2023

State of Texas

County of Williamson:

Subscribed and sworn to before me this

12th day of July 2023

Notary Public:

My Commission expires: 4/2/26

## ARCHITECTS CERTIFICATION FOR PAYMENT

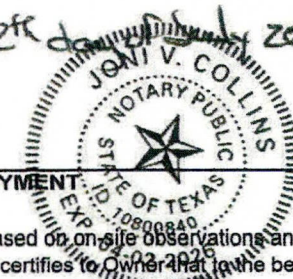
In accordance with the Contract Document, based on on-site observations and the data comprising this application, the Architect certifies to Owner that in the best of the Architects knowledge, information and belief the Work has progressed as indicated and the Contractor is entitled to the AMOUNT CERTIFIED

AMOUNT CERTIFIED:.....\$ 41,080.46

ARCHITECT:

by: [Signature] Date: 07/12/23

EXHIBIT I



## SCHEDULE OF VALUES

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAGE 1  
 PAY PERIOD: 10/31/2022 to 7/11/2023

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
1	BOND	\$57,166.00	\$57,166.00			\$57,166.00	100%	\$0.00	\$5,716.60
2	INSURANCE	\$44,582.00	\$44,582.00			\$44,582.00	100%	\$0.00	\$4,458.20
3	GC MOBILIZATION	\$25,000.00	\$25,000.00			\$25,000.00	100%	\$0.00	\$2,500.00
4	GENERAL CONDITIONS	\$135,000.00	\$135,000.00			\$135,000.00	100%	\$0.00	\$13,500.00
5	SWPP INSPECTIONS	\$10,000.00	\$10,000.00			\$10,000.00	100%	\$0.00	\$1,000.00
6	SURVEYING	\$14,175.00	\$14,175.00			\$14,175.00	100%	\$0.00	\$1,417.50
7	INT SIGNAGE ALLOWANCE	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00
8	APPLIANCE ALLOWANCE	\$7,000.00	\$7,000.00			\$7,000.00	100%	\$0.00	\$700.00
9	TELEVISION ALLOWANCE	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
10	TELEPHONE ALLOWANCE	\$2,500.00	\$2,500.00			\$2,500.00	100%	\$0.00	\$250.00
11	TESTING LAB ALLOWANCE	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
12	PROJECT CONTINGENCY	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
13						\$0.00	#####	\$0.00	\$0.00
14	<b>CHANGE ORDERS</b>					\$0.00	#####	\$0.00	\$0.00
15	CO #1	\$43,242.01	\$43,242.01			\$43,242.01	100%	\$0.00	\$4,324.20
16	CO #2	\$7,047.61	\$7,047.61			\$7,047.61	100%	\$0.00	\$704.76
17	CO #3	\$18,314.07	\$18,314.07			\$18,314.07	100%	\$0.00	\$1,831.41
18	CO#4	\$17,079.74	\$17,079.74			\$17,079.74	100%	\$0.00	\$1,707.97
19	CO#5					\$0.00	#####	\$0.00	\$0.00
20	PR #17 bollards	\$6,044.21	\$6,044.21			\$6,044.21	100%	\$0.00	\$604.42
21	PR #18 EV Stations	\$11,114.18	\$11,114.18			\$11,114.18	100%	\$0.00	\$1,111.42
22	PR #19 Duplex	\$1,340.00	\$1,340.00			\$1,340.00	100%	\$0.00	\$134.00
23	PR #20 cameras @ Office	\$32,058.81	\$32,058.81			\$32,058.81	100%	\$0.00	\$3,205.88
24	PR #21 light @ Parking	\$11,083.25	\$11,083.25			\$11,083.25	100%	\$0.00	\$1,108.33
25	PR #22 Sod @ Ponds	\$4,452.44	\$4,452.44			\$4,452.44	100%	\$0.00	\$445.24
26	PR #23 Duplex @ Vehicle Storage	\$412.40	\$412.40			\$412.40	100%	\$0.00	\$41.24
27	PR#24 replace Lav's ADA	\$7,395.36	\$7,395.36			\$7,395.36	100%	\$0.00	\$739.54
28	PR #25 Ice Machine Drain	\$3,180.64	\$3,180.64			\$3,180.64	100%	\$0.00	\$318.06
29	PR # 26 Generac System	\$12,114.25	\$12,114.25			\$12,114.25	100%	\$0.00	\$1,211.43
30	PR # 27 Additional Fencing	\$4,619.62	\$4,619.62			\$4,619.62	100%	\$0.00	\$461.96
31						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E

OWNER: NORTHOWN MUNICIPAL UTILITY DISTRICT

CONTRACTOR: STR CONSTRUCTORS, LLC.

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PAY PERIOD: 10/31/2022 to 7/11/2023

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Stored	Total Completed & Stored to Date	Comp. %	Balance To Finish	Retainage 10%
			Previous Applications	This Period					
32	CO#6 PR #29 revision to planter	\$567.05	\$567.05			\$0.00	#####	\$0.00	\$0.00
33	PR#30 Delete Trees @ JHF	(\$4,871.48)	(\$4,871.48)			(\$567.05)	100%	\$0.00	\$56.71
34	PR#31 Install Pavement drop box	\$1,919.27	\$1,919.27			\$1,919.27	100%	\$0.00	(\$191.93)
35	PR #32 New Cemeas @ Harris	\$55,209.15	\$55,209.15			\$55,209.15	100%	\$0.00	\$5,520.92
36	PR#33 Extend Data Conduit	\$5,382.21	\$5,382.21			\$5,382.21	100%	\$0.00	\$538.22
37	PR#35 Solor Panel Mods	\$510.35	\$510.35			\$510.35	100%	\$0.00	\$51.04
38	PR#36 Stone Wrap @ Columns	\$3,206.75	\$3,206.75			\$3,206.75	100%	\$0.00	\$320.68
39	PR#37 Cage @ Mini split	\$1,659.03	\$1,659.03			\$1,659.03	100%	\$0.00	\$165.90
40	PR#38 Flag pole base redesign	\$13,274.64	\$13,274.64			\$13,274.64	100%	\$0.00	\$1,327.46
41	CO#7 PR#39 additional sidewal	\$963.99	\$963.99			\$963.99	100%	\$0.00	\$96.40
42	PR#40 Genrac Equip.	\$8,786.85	\$8,786.85			\$8,786.85	100%	\$0.00	\$878.69
43	PR#41 additional days	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
44	PR#42 mini split	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$800.00
45	PR#43 Add. Sidewalk	\$900.00	\$900.00			\$900.00	100%	\$0.00	\$90.00
46	PR#44 NVR Cameras	\$2,000.00	\$2,000.00			\$2,000.00	100%	\$0.00	\$200.00
47	PR#45 Shelf	\$500.00	\$500.00			\$500.00	100%	\$0.00	\$50.00
48	CO#8 INT SIGNAGE ALLOWANCE	(\$1,500.00)	(\$1,500.00)			(\$1,500.00)	100%	\$0.00	(\$150.00)
49	APPLIANCE ALLOWANCE	(\$7,000.00)	(\$7,000.00)			(\$7,000.00)	100%	\$0.00	(\$700.00)
50	TELEVISION ALLOWANCE	(\$3,000.00)	(\$3,000.00)			(\$3,000.00)	100%	\$0.00	(\$300.00)
51	TELEPHONE ALLOWANCE	(\$2,500.00)	(\$2,500.00)			(\$2,500.00)	100%	\$0.00	(\$250.00)
52	PR#44 NVR Cameras	\$9,240.62	\$9,240.62			\$9,240.62	100%	\$0.00	\$924.06
53	Final Cost NVR Cameras	(\$8,000.00)	(\$8,000.00)			(\$8,000.00)	100%	\$0.00	(\$800.00)
54	PR#42 mini split	(\$500.00)	(\$500.00)			(\$500.00)	100%	\$0.00	(\$50.00)
55	PR#45 Shelf	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
56		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
57		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
58		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
59		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
60		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
61		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
62		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
63		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
64		\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: 10/31/2022 to 7/11/2023

A Item No.	B Description of Work	C Scheduled Value	D Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period	Stored Materials				
57	<b>SUBMITTALS</b>					\$0.00	#####	\$0.00	\$0.00
58						\$0.00	#####	\$0.00	\$0.00
59	UTILITIES	\$4,000.00	\$4,000.00			\$4,000.00	100%	\$0.00	\$400.00
60	CONCRETE	\$3,500.00	\$3,500.00			\$3,500.00	100%	\$0.00	\$350.00
61	MASONRY	\$2,800.00	\$2,800.00			\$2,800.00	100%	\$0.00	\$280.00
62	METAL FABRICATIONS	\$8,200.00	\$8,200.00			\$8,200.00	100%	\$0.00	\$820.00
63	WOOD FRAMING	\$2,100.00	\$2,100.00			\$2,100.00	100%	\$0.00	\$210.00
64	MILLWORK	\$3,200.00	\$3,200.00			\$3,200.00	100%	\$0.00	\$320.00
65	SPRAY INSULATION	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00
66	METAL ROOFING	\$3,700.00	\$3,700.00			\$3,700.00	100%	\$0.00	\$370.00
67	WATERPROOFING	\$1,800.00	\$1,800.00			\$1,800.00	100%	\$0.00	\$180.00
68	OVERHEAD COILING DOOR	\$900.00	\$900.00			\$900.00	100%	\$0.00	\$90.00
69	DOORS, FRAMES, & HDWR	\$3,900.00	\$3,900.00			\$3,900.00	100%	\$0.00	\$390.00
70	ALUMINUM STORE FRONTS	\$5,200.00	\$5,200.00			\$5,200.00	100%	\$0.00	\$520.00
71	PLASTER	\$500.00	\$500.00			\$500.00	100%	\$0.00	\$50.00
72	FLOORING & TILING	\$1,800.00	\$1,800.00			\$1,800.00	100%	\$0.00	\$180.00
73	METAL FRAMING & DRYWALL	\$2,700.00	\$2,700.00			\$2,700.00	100%	\$0.00	\$270.00
74	PAINTING	\$700.00	\$700.00			\$700.00	100%	\$0.00	\$70.00
75	OPERABLE PARTITION	\$1,000.00	\$1,000.00			\$1,000.00	100%	\$0.00	\$100.00
76	TOILET ACCESSORIES	\$600.00	\$600.00			\$600.00	100%	\$0.00	\$60.00
77	FIRE SPRINKLER	\$5,900.00	\$5,900.00			\$5,900.00	100%	\$0.00	\$590.00
78	PLUMBING	\$6,500.00	\$6,500.00			\$6,500.00	100%	\$0.00	\$650.00
79	HVAC	\$7,700.00	\$7,700.00			\$7,700.00	100%	\$0.00	\$770.00
80	ELECTRICAL	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$500.00
81	NETWORK CABLING	\$2,300.00	\$2,300.00			\$2,300.00	100%	\$0.00	\$230.00
82	CONCRETE FENCE	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
83	LANDSCAPE/IRRIGATION	\$15,000.00	\$15,000.00			\$15,000.00	100%	\$0.00	\$1,500.00
84	SOLAR ENERGY	\$1,100.00	\$1,100.00			\$1,100.00	100%	\$0.00	\$110.00
85	PLAYGROUND EQUIPMENT	\$3,800.00	\$3,800.00			\$3,800.00	100%	\$0.00	\$380.00
86						\$0.00	#####	\$0.00	\$0.00
87						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: 10/31/2022 to 7/11/2023

A Item No.	B Description of Work	C Scheduled Value	E Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	E This Period					
88	700 WELLS BRANCH PARKWAY SITE					\$0.00	#####	\$0.00	\$0.00
89						\$0.00	#####	\$0.00	\$0.00
90							\$0.00	#####	\$0.00
91	RIBBON CURB	\$3,175.00	\$3,175.00			\$3,175.00	100%	\$0.00	\$317.50
92	CURB AND GUTTER	\$42,848.00	\$42,848.00			\$42,848.00	100%	\$0.00	\$4,284.80
93	SIDEWALK	\$119,560.00	\$119,560.00			\$119,560.00	100%	\$0.00	\$11,956.00
94	CONCRETE FIRE TURN LN	\$4,455.00	\$4,455.00			\$4,455.00	100%	\$0.00	\$445.50
95	TRANSFORMER PAD	\$3,452.00	\$3,452.00			\$3,452.00	100%	\$0.00	\$345.20
96	CONCRETE APPROACH	\$9,240.00	\$9,240.00			\$9,240.00	100%	\$0.00	\$924.00
97	CONCRETE PAVEMENT	\$18,940.00	\$18,940.00			\$18,940.00	100%	\$0.00	\$1,894.00
98	SPLITTER BOX	\$7,985.00	\$7,985.00			\$7,985.00	100%	\$0.00	\$798.50
99	DRIVEWAY	\$8,305.00	\$8,305.00			\$8,305.00	100%	\$0.00	\$830.50
100	PAD @ GABION	\$6,468.00	\$6,468.00			\$6,468.00	100%	\$0.00	\$646.80
101	LEVEL SPREADER	\$6,135.00	\$6,135.00			\$6,135.00	100%	\$0.00	\$613.50
102	DETENTION POND CONCRETE	\$9,574.00	\$9,574.00			\$9,574.00	100%	\$0.00	\$957.40
103	LIGHT POLE BASES	\$16,875.00	\$16,875.00			\$16,875.00	100%	\$0.00	\$1,687.50
104	CONCRETE FENCE	\$77,811.00	\$77,811.00			\$77,811.00	100%	\$0.00	\$7,781.10
105	PAVEMENT MARKINGS	\$3,800.00	\$3,800.00			\$3,800.00	100%	\$0.00	\$380.00
106	EROSION CONTROL/PONDS	\$72,764.00	\$72,764.00			\$72,764.00	100%	\$0.00	\$7,276.40
107	LANDSCAPE/IRRIGATION	\$420,028.00	\$420,028.00			\$420,028.00	100%	\$0.00	\$42,002.80
108	CISTERN	\$26,802.00	\$26,802.00			\$26,802.00	100%	\$0.00	\$2,680.20
109	WATER WELL	\$29,858.19	\$29,858.19			\$29,858.19	100%	\$0.00	\$2,985.82
110	PLAYGROUND EQUIPMENT	\$128,425.00	\$128,425.00			\$128,425.00	100%	\$0.00	\$12,842.50
111	ELECTRICAL SITE	\$205,100.00	\$205,100.00			\$205,100.00	100%	\$0.00	\$20,510.00
112	FLAG POLES	\$9,000.00	\$9,000.00			\$9,000.00	100%	\$0.00	\$900.00
113	CLEAR & GRUB	\$53,929.00	\$53,929.00			\$53,929.00	100%	\$0.00	\$5,392.90
114	DEMO	\$11,349.00	\$11,349.00			\$11,349.00	100%	\$0.00	\$1,134.90
115	MASS EXCAVATION	\$62,188.00	\$62,188.00			\$62,188.00	100%	\$0.00	\$6,218.80
116	BUILDING PADS	\$68,707.00	\$68,707.00			\$68,707.00	100%	\$0.00	\$6,870.70
117	SUBGRADE PREP	\$56,747.00	\$56,747.00			\$56,747.00	100%	\$0.00	\$5,674.70
118	BASE & ASPHALT	\$118,897.00	\$118,897.00			\$118,897.00	100%	\$0.00	\$11,889.70
119	BACKFILL	\$10,182.00	\$10,182.00			\$10,182.00	100%	\$0.00	\$1,018.20
120						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: 10/31/2022 to 7/11/2023

A Item No.	B Description of Work	C Scheduled Value	D Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period	Stored Materials				
121						\$0.00	#####	\$0.00	\$0.00
122	SEWER IMPROVEMENTS	\$39,850.00	\$39,850.00			\$39,850.00	100%	\$0.00	\$3,985.00
123	WATER IMPROVEMENT	\$164,742.00	\$164,742.00			\$164,742.00	100%	\$0.00	\$16,474.20
124	STORM WATER	\$284,765.00	\$284,765.00			\$284,765.00	100%	\$0.00	\$28,476.50
125	TRENCH SAFETY	\$48,500.00	\$48,500.00			\$48,500.00	100%	\$0.00	\$4,850.00
126						\$0.00	#####	\$0.00	\$0.00
127						\$0.00	#####	\$0.00	\$0.00
128						\$0.00	#####	\$0.00	\$0.00
129						\$0.00	#####	\$0.00	\$0.00
130						\$0.00	#####	\$0.00	\$0.00
131						\$0.00	#####	\$0.00	\$0.00
132						\$0.00	#####	\$0.00	\$0.00
133						\$0.00	#####	\$0.00	\$0.00
134						\$0.00	#####	\$0.00	\$0.00
135						\$0.00	#####	\$0.00	\$0.00
136						\$0.00	#####	\$0.00	\$0.00
137						\$0.00	#####	\$0.00	\$0.00
138						\$0.00	#####	\$0.00	\$0.00
139						\$0.00	#####	\$0.00	\$0.00
140						\$0.00	#####	\$0.00	\$0.00
141						\$0.00	#####	\$0.00	\$0.00
142						\$0.00	#####	\$0.00	\$0.00
143						\$0.00	#####	\$0.00	\$0.00
144						\$0.00	#####	\$0.00	\$0.00
145						\$0.00	#####	\$0.00	\$0.00
146						\$0.00	#####	\$0.00	\$0.00
147						\$0.00	#####	\$0.00	\$0.00
148						\$0.00	#####	\$0.00	\$0.00
149						\$0.00	#####	\$0.00	\$0.00
150						\$0.00	#####	\$0.00	\$0.00
151						\$0.00	#####	\$0.00	\$0.00
152						\$0.00	#####	\$0.00	\$0.00



<b>PROJECT NAME:</b> Northtown Municipal Utility District Development of Lot 4C & Lot 5E	<b>21</b>
<b>OWNER:</b> NORTHTOWN MUNICIPAL UTILITY DISTRICT	<b>PAGE 6</b>
<b>CONTRACTOR:</b> STR CONSTRUCTORS, LLC.	<b>PAY PERIOD: 10/31/2022 to 7/11/2023</b>

A Item No.	B Description of Work	C Scheduled Value	E Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	This Period	F Stored Materials				
153	<b>700 WELLS BRANCH PARKWAY</b>					\$0.00	#####	\$0.00	\$0.00
154	<b>OFFICE BUILDING</b>					\$0.00	#####	\$0.00	\$0.00
155						\$0.00	#####	\$0.00	\$0.00
156	CONCRETE BUILDING PAD	\$63,550.00	\$63,550.00			\$63,550.00	100%	\$0.00	\$6,355.00
157	MASONRY	\$21,666.00	\$21,666.00			\$21,666.00	100%	\$0.00	\$2,166.60
158	METAL FABRICATIONS	\$29,605.00	\$29,605.00			\$29,605.00	100%	\$0.00	\$2,960.50
159	WOOD FRAMING	\$166,470.00	\$166,470.00			\$166,470.00	100%	\$0.00	\$16,647.00
160	MILLWORK	\$31,728.00	\$31,728.00			\$31,728.00	100%	\$0.00	\$3,172.80
161	SPRAY INSULATION	\$38,996.00	\$38,996.00			\$38,996.00	100%	\$0.00	\$3,899.60
162	METAL ROOFING	\$75,297.00	\$75,297.00			\$75,297.00	100%	\$0.00	\$7,529.70
163	WATERPROOFING	\$25,078.00	\$25,078.00			\$25,078.00	100%	\$0.00	\$2,507.80
164	DOORS, FRAMES, & HDWR	\$23,213.00	\$23,213.00			\$23,213.00	100%	\$0.00	\$2,321.30
165	ALUMINUM STORE FRONTS	\$63,313.00	\$63,313.00			\$63,313.00	100%	\$0.00	\$6,331.30
166	PLASTER	\$5,680.00	\$5,680.00			\$5,680.00	100%	\$0.00	\$568.00
167	FLOORING & TILING	\$39,745.00	\$39,745.00			\$39,745.00	100%	\$0.00	\$3,974.50
168	METAL FRAMING & DRYWALL	\$50,000.00	\$50,000.00			\$50,000.00	100%	\$0.00	\$5,000.00
169	PAINTING	\$24,386.00	\$24,386.00			\$24,386.00	100%	\$0.00	\$2,438.60
170	OPERABLE PARTITION	\$15,630.00	\$15,630.00			\$15,630.00	100%	\$0.00	\$1,563.00
171	WINDOW BLINDS	\$1,357.00	\$1,357.00			\$1,357.00	100%	\$0.00	\$135.70
172	FIRE SPRINKLER	\$18,520.00	\$18,520.00			\$18,520.00	100%	\$0.00	\$1,852.00
173	PLUMBING	\$73,500.00	\$73,500.00			\$73,500.00	100%	\$0.00	\$7,350.00
174	HVAC	\$77,615.00	\$77,615.00			\$77,615.00	100%	\$0.00	\$7,761.50
175	FIRE ALARM	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$500.00
176	NETWORK CABLING	\$14,000.00	\$14,000.00			\$14,000.00	100%	\$0.00	\$1,400.00
177	SOLAR ENERGY	\$47,957.00	\$47,957.00			\$47,957.00	100%	\$0.00	\$4,795.70
178	ELECTRICAL	\$120,000.00	\$120,000.00			\$120,000.00	100%	\$0.00	\$12,000.00
179	EXTERIOR SIGNAGE	\$17,000.00	\$17,000.00			\$17,000.00	100%	\$0.00	\$1,700.00
180	LOCKERS	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
181	FIRE EXTINGUISHERS & FEC'S	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00
182	KNOX BOX	\$700.00	\$700.00			\$700.00	100%	\$0.00	\$70.00
183	MAIL BOX	\$1,752.00	\$1,752.00			\$1,752.00	100%	\$0.00	\$175.20
184	VIDEO SURVEILLANCE	\$50,963.00	\$50,963.00			\$50,963.00	100%	\$0.00	\$5,096.30

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: 10/31/2022 to 7/11/2023

A Item No.	B Description of Work	C Scheduled Value	E Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	This Period					
185	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00
186						\$0.00	#####	\$0.00	\$0.00
187	SECURITY	\$14,625.00	\$14,625.00			\$14,625.00	100%	\$0.00	\$1,462.50
188	FASCIA & SOFFIT	\$14,788.00	\$14,788.00			\$14,788.00	100%	\$0.00	\$1,478.80
189						\$0.00	#####	\$0.00	\$0.00
190						\$0.00	#####	\$0.00	\$0.00
191						\$0.00	#####	\$0.00	\$0.00
192						\$0.00	#####	\$0.00	\$0.00
193						\$0.00	#####	\$0.00	\$0.00
194						\$0.00	#####	\$0.00	\$0.00
195						\$0.00	#####	\$0.00	\$0.00
196						\$0.00	#####	\$0.00	\$0.00
197						\$0.00	#####	\$0.00	\$0.00
198						\$0.00	#####	\$0.00	\$0.00
199						\$0.00	#####	\$0.00	\$0.00
200						\$0.00	#####	\$0.00	\$0.00
201						\$0.00	#####	\$0.00	\$0.00
202						\$0.00	#####	\$0.00	\$0.00
203						\$0.00	#####	\$0.00	\$0.00
204						\$0.00	#####	\$0.00	\$0.00
205						\$0.00	#####	\$0.00	\$0.00
206						\$0.00	#####	\$0.00	\$0.00
207						\$0.00	#####	\$0.00	\$0.00
208						\$0.00	#####	\$0.00	\$0.00
209						\$0.00	#####	\$0.00	\$0.00
210						\$0.00	#####	\$0.00	\$0.00
211						\$0.00	#####	\$0.00	\$0.00
212						\$0.00	#####	\$0.00	\$0.00
213						\$0.00	#####	\$0.00	\$0.00
214						\$0.00	#####	\$0.00	\$0.00
215						\$0.00	#####	\$0.00	\$0.00
216						\$0.00	#####	\$0.00	\$0.00
217						\$0.00	#####	\$0.00	\$0.00
218						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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A Item No.	B Description of Work	C Scheduled Value	E Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	E This Period	F Stored Materials				
219	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00
220	LARGE PAVILION					\$0.00	#####	\$0.00	\$0.00
221						\$0.00	#####	\$0.00	\$0.00
222	CONCRETE BUILDING PAD	\$38,940.81	\$38,940.81			\$38,940.81	100%	\$0.00	\$3,894.08
223	MASONRY	\$32,771.00	\$32,771.00			\$32,771.00	100%	\$0.00	\$3,277.10
224	METAL FABRICATIONS	\$82,800.00	\$82,800.00			\$82,800.00	100%	\$0.00	\$8,280.00
225	METAL ROOFING	\$40,451.00	\$40,451.00			\$40,451.00	100%	\$0.00	\$4,045.10
226	DOORS, FRAMES, & HDWR	\$4,453.00	\$4,453.00			\$4,453.00	100%	\$0.00	\$445.30
227	METAL FRAMING & DRYWALL	\$43,000.00	\$43,000.00			\$43,000.00	100%	\$0.00	\$4,300.00
228	PAINTING	\$8,362.00	\$8,362.00			\$8,362.00	100%	\$0.00	\$836.20
229	TOILET ACCESSORIES	\$4,090.00	\$4,090.00			\$4,090.00	100%	\$0.00	\$409.00
230	PLUMBING	\$36,900.00	\$36,900.00			\$36,900.00	100%	\$0.00	\$3,690.00
231	HVAC	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
232	ELECTRICAL	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
233						\$0.00	#####	\$0.00	\$0.00
234						\$0.00	#####	\$0.00	\$0.00
235						\$0.00	#####	\$0.00	\$0.00
236						\$0.00	#####	\$0.00	\$0.00
237						\$0.00	#####	\$0.00	\$0.00
238						\$0.00	#####	\$0.00	\$0.00
239						\$0.00	#####	\$0.00	\$0.00
240						\$0.00	#####	\$0.00	\$0.00
241						\$0.00	#####	\$0.00	\$0.00
242						\$0.00	#####	\$0.00	\$0.00
243						\$0.00	#####	\$0.00	\$0.00
244						\$0.00	#####	\$0.00	\$0.00
245						\$0.00	#####	\$0.00	\$0.00
246						\$0.00	#####	\$0.00	\$0.00
247						\$0.00	#####	\$0.00	\$0.00
248						\$0.00	#####	\$0.00	\$0.00
249						\$0.00	#####	\$0.00	\$0.00
250						\$0.00	#####	\$0.00	\$0.00

**PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E**  
**OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**CONTRACTOR: STR CONSTRUCTORS, LLC.**

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**PAY PERIOD: 10/31/2022 to 7/11/2023**

A Item No.	B Description of Work	C Scheduled Value	E Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	This Period					
251	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00
252	VEHICLE STORAGE					\$0.00	#####	\$0.00	\$0.00
253						\$0.00	#####	\$0.00	\$0.00
254	CONCRETE BUILDING PAD	\$10,625.00	\$10,625.00			\$10,625.00	100%	\$0.00	\$1,062.50
255	MASONRY	\$3,192.00	\$3,192.00			\$3,192.00	100%	\$0.00	\$319.20
256	METAL BUILDING	\$21,000.00	\$21,000.00			\$21,000.00	100%	\$0.00	\$2,100.00
257	ERECTION	\$10,000.00	\$10,000.00			\$10,000.00	100%	\$0.00	\$1,000.00
258	OVERHEAD COILING DOOR	\$7,704.00	\$7,704.00			\$7,704.00	100%	\$0.00	\$770.40
259	DOORS, FRAMES, & HDWR	\$2,349.00	\$2,349.00			\$2,349.00	100%	\$0.00	\$234.90
260	PAINTING	\$2,091.00	\$2,091.00			\$2,091.00	100%	\$0.00	\$209.10
261	NETWORK CABLING	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
262	ELECTRICAL	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
263	VIDEO SURVEILLANCE	\$14,625.00	\$14,625.00			\$14,625.00	100%	\$0.00	\$1,462.50
264	SECURITY	\$6,000.00	\$6,000.00			\$6,000.00	100%	\$0.00	\$600.00
265						\$0.00	#####	\$0.00	\$0.00
266						\$0.00	#####	\$0.00	\$0.00
267						\$0.00	#####	\$0.00	\$0.00
268						\$0.00	#####	\$0.00	\$0.00
269						\$0.00	#####	\$0.00	\$0.00
270						\$0.00	#####	\$0.00	\$0.00
271						\$0.00	#####	\$0.00	\$0.00
272						\$0.00	#####	\$0.00	\$0.00
273						\$0.00	#####	\$0.00	\$0.00
274						\$0.00	#####	\$0.00	\$0.00
275						\$0.00	#####	\$0.00	\$0.00
276						\$0.00	#####	\$0.00	\$0.00
277						\$0.00	#####	\$0.00	\$0.00
278						\$0.00	#####	\$0.00	\$0.00
279						\$0.00	#####	\$0.00	\$0.00
280						\$0.00	#####	\$0.00	\$0.00
281						\$0.00	#####	\$0.00	\$0.00
282						\$0.00	#####	\$0.00	\$0.00
283						\$0.00	#####	\$0.00	\$0.00
284						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E						21			
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT						PAGE 10			
CONTRACTOR: STR CONSTRUCTORS, LLC.						PAY PERIOD: 10/31/2022 to 7/11/2023			
A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
285	13921 JOHN HENRY FAULK					\$0.00	#####	\$0.00	\$0.00
286	SITE					\$0.00	#####	\$0.00	\$0.00
287						\$0.00	#####	\$0.00	\$0.00
288	SIDEWALK	\$4,929.00	\$4,929.00			\$4,929.00	100%	\$0.00	\$492.90
289	DUMPSTER PAD	\$3,784.00	\$3,784.00			\$3,784.00	100%	\$0.00	\$378.40
290	LIGHT POLE BASES	\$4,500.00	\$4,500.00			\$4,500.00	100%	\$0.00	\$450.00
291	RIBBON CURB	\$1,875.00	\$1,875.00			\$1,875.00	100%	\$0.00	\$187.50
292	TRANSFORMER PAD	\$3,452.00	\$3,452.00			\$3,452.00	100%	\$0.00	\$345.20
293	PAVEMENT MARKINGS	\$1,850.00	\$1,850.00			\$1,850.00	100%	\$0.00	\$185.00
294	EROSION CONTROL/PONDS	\$68,143.00	\$68,143.00			\$68,143.00	100%	\$0.00	\$6,814.30
295	LANDSCAPE/IRRIGATION	\$26,100.00	\$26,100.00			\$26,100.00	100%	\$0.00	\$2,610.00
296	PLAYGROUND EQUIPMENT	\$78,980.00	\$78,980.00			\$78,980.00	100%	\$0.00	\$7,898.00
297	ELECTRICAL SITE	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
298	STRIP	\$8,425.00	\$8,425.00			\$8,425.00	100%	\$0.00	\$842.50
299	DEMO	\$1,349.00	\$1,349.00			\$1,349.00	100%	\$0.00	\$134.90
300	MASS EXCAVATION	\$24,862.00	\$24,862.00			\$24,862.00	100%	\$0.00	\$2,486.20
301	BUILDING PAD	\$7,809.00	\$7,809.00			\$7,809.00	100%	\$0.00	\$780.90
302	SUBGRADE PREP	\$9,583.00	\$9,583.00			\$9,583.00	100%	\$0.00	\$958.30
303	BACKFILL	\$2,972.00	\$2,972.00			\$2,972.00	100%	\$0.00	\$297.20
304	SEWER IMPROVEMENTS	\$20,750.00	\$20,750.00			\$20,750.00	100%	\$0.00	\$2,075.00
305	WATER IMPROVEMENTS	\$21,500.00	\$21,500.00			\$21,500.00	100%	\$0.00	\$2,150.00
306						\$0.00	#####	\$0.00	\$0.00
307						\$0.00	#####	\$0.00	\$0.00
308						\$0.00	#####	\$0.00	\$0.00
309						\$0.00	#####	\$0.00	\$0.00
310						\$0.00	#####	\$0.00	\$0.00
311						\$0.00	#####	\$0.00	\$0.00
312						\$0.00	#####	\$0.00	\$0.00
313						\$0.00	#####	\$0.00	\$0.00
314						\$0.00	#####	\$0.00	\$0.00
315						\$0.00	#####	\$0.00	\$0.00
316						\$0.00	#####	\$0.00	\$0.00
317						\$0.00	#####	\$0.00	\$0.00
318						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: 10/31/2022 to 7/11/2023

A Item No.	B Description of Work	C Scheduled Value	E Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	E This Period	F Stored Materials				
319	13921 JOHN HENRY FAULK					\$0.00	#####	\$0.00	\$0.00
320	SMALL PAVILION					\$0.00	#####	\$0.00	\$0.00
321						\$0.00	#####	\$0.00	\$0.00
322	CONCRETE BUILDING PAD	\$16,575.00	\$16,575.00			\$16,575.00	100%	\$0.00	\$1,657.50
323	MASONRY	\$31,207.00	\$31,207.00			\$31,207.00	100%	\$0.00	\$3,120.70
324	METAL FABRICATIONS	\$36,405.00	\$36,405.00			\$36,405.00	100%	\$0.00	\$3,640.50
325	METAL ROOFING	\$20,388.98	\$20,388.98			\$20,388.98	100%	\$0.00	\$2,038.90
326	DOORS, FRAMES, & HDWR	\$4,453.00	\$4,453.00			\$4,453.00	100%	\$0.00	\$445.30
327	METAL FRAMING & DRYWALL	\$29,000.00	\$29,000.00			\$29,000.00	100%	\$0.00	\$2,900.00
328	PAINTING	\$6,271.00	\$6,271.00			\$6,271.00	100%	\$0.00	\$627.10
329	TOILET ACCESSORIES	\$1,870.00	\$1,870.00			\$1,870.00	100%	\$0.00	\$187.00
330	PLUMBING	\$35,900.00	\$35,900.00			\$35,900.00	100%	\$0.00	\$3,590.00
331	HVAC	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
332	ELECTRICAL	\$50,000.00	\$50,000.00			\$50,000.00	100%	\$0.00	\$5,000.00
333						\$0.00	#####	\$0.00	\$0.00
334						\$0.00	#####	\$0.00	\$0.00
335						\$0.00	#####	\$0.00	\$0.00
336						\$0.00	#####	\$0.00	\$0.00
337						\$0.00	#####	\$0.00	\$0.00
338						\$0.00	#####	\$0.00	\$0.00
339						\$0.00	#####	\$0.00	\$0.00
340						\$0.00	#####	\$0.00	\$0.00
341						\$0.00	#####	\$0.00	\$0.00
342						\$0.00	#####	\$0.00	\$0.00
343						\$0.00	#####	\$0.00	\$0.00
344						\$0.00	#####	\$0.00	\$0.00
345						\$0.00	#####	\$0.00	\$0.00
346						\$0.00	#####	\$0.00	\$0.00
347						\$0.00	#####	\$0.00	\$0.00
348						\$0.00	#####	\$0.00	\$0.00
349						\$0.00	#####	\$0.00	\$0.00
350						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E						0			
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT						PAGE 12			
CONTRACTOR: STR CONSTRUCTORS, LLC.						PAY PERIOD: 10/31/2022 to 7/11/2023			
A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
351	Chagne Order #9	\$45,644.95		\$45,644.95		\$0.00	#####	\$0.00	\$0.00
352						\$45,644.95	100%	\$0.00	\$4,564.50
353						\$0.00	#####	\$0.00	\$0.00
354						\$0.00	#####	\$0.00	\$0.00
355						\$0.00	#####	\$0.00	\$0.00
356						\$0.00	#####	\$0.00	\$0.00
357						\$0.00	#####	\$0.00	\$0.00
358						\$0.00	#####	\$0.00	\$0.00
359						\$0.00	#####	\$0.00	\$0.00
360						\$0.00	#####	\$0.00	\$0.00
361						\$0.00	#####	\$0.00	\$0.00
362						\$0.00	#####	\$0.00	\$0.00
363						\$0.00	#####	\$0.00	\$0.00
364						\$0.00	#####	\$0.00	\$0.00
TOTAL						\$5,014,591.95	\$4,968,947.00	\$45,644.95	\$0.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: STR Constructors, LLC  
Name of Customer: STR Constructors, LLC  
Job Location: Northtown MUD Development at Lot 4C+5E  
Owner: Northtown MUD  
Through Date: 7/11/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Northtown MUD  
Amount of Check: \$ 41,080.46  
Check Payable To: STR Constructors, LLC.

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment.  
Date(s) of waiver and release: \_\_\_\_\_  
Amount(s) of unpaid progress payment(s): \$ \_\_\_\_\_
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: Marjorie McClure  
Claimant's Title: Controller  
Date of Signature: 7/13/2023



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:  
 Northtown Municipal Utility District  
 1421 Wells Branch Pkwy, Bldg 1, Suite 106  
 Pflugerville, TX 78660

PROJECT:  
 Northtown Municipal Utility District Development of Lot 4C & 5E

APPLICATION NO: 22  
 PERIOD TO: Partital Retainage

PROJECT NOS.

FROM CONTRACTOR: STR Constructors LLC.

VIA ARCHITECT: Fatter & Evans Architects, Inc.

CONTRACT DATE: 3/11/2021

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made below for payment, as shown below, in connection with the contract.

1 ORIGINAL CONTRACT SUM.....		\$4,876,700.00
2 Net change by Change Orders.....		\$137,891.95
3 CONTRACT SUM TO DATE.....		\$5,014,591.95
4 TOTAL COMPLETED & STORED TO DATE..		\$5,014,591.95
5 RETAINAGE:		
a. 10 %	\$200,000.00	
	\$0.00	
Total Retainage		\$200,000.00
6 TOTAL EARNED LESS RETAINAGE		\$4,814,591.95
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$4,513,132.76
8 CURRENT PAYMENT DUE		\$301,459.19
9 BALANCE TO FINISH, INCLUDING RETAINAGE		\$200,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes Approved in previous months	9498.57	
Total approved this month	45644.95	
<b>TOTALS</b>	<b>137891.95</b>	
Net Changes by Change Order	137891.95	

The undersigned Contractor certifies that to the best of the Contractors Knowledge, information and belief the Work covered by this agreement has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates For Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

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

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

State of Texas

County of Williamson:

Subscribed and sworn to before me this

12<sup>th</sup> day of July 2023

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

## ARCHITECTS CERTIFICATION FOR PAYMENT

In accordance with the Contract Document, based on on-site observations and the data comprising this application, the Architect certifies to Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated and the Contractor is entitled to the AMOUNT CERTIFIED

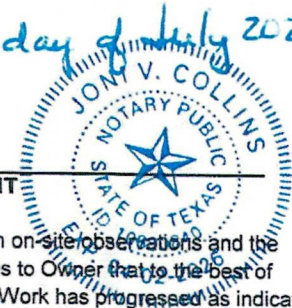
AMOUNT CERTIFIED:.....

\$ 301,459.19

ARCHITECT: \_\_\_\_\_

by: \_\_\_\_\_

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



## SCHEDULE OF VALUES

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAGE 1  
 PAY PERIOD: Partial Retainage

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period					
1	BOND	\$57,166.00	\$57,166.00			\$57,166.00	100%	\$0.00	\$5,716.60
2	INSURANCE	\$44,582.00	\$44,582.00			\$44,582.00	100%	\$0.00	\$4,458.20
3	GC MOBILIZATION	\$25,000.00	\$25,000.00			\$25,000.00	100%	\$0.00	\$2,500.00
4	GENERAL CONDITIONS	\$135,000.00	\$135,000.00			\$135,000.00	100%	\$0.00	\$13,500.00
5	SWPP INSPECTIONS	\$10,000.00	\$10,000.00			\$10,000.00	100%	\$0.00	\$1,000.00
6	SURVEYING	\$14,175.00	\$14,175.00			\$14,175.00	100%	\$0.00	\$1,417.50
7	INT SIGNAGE ALLOWANCE	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00
8	APPLIANCE ALLOWANCE	\$7,000.00	\$7,000.00			\$7,000.00	100%	\$0.00	\$700.00
9	TELEVISION ALLOWANCE	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
10	TELEPHONE ALLOWANCE	\$2,500.00	\$2,500.00			\$2,500.00	100%	\$0.00	\$250.00
11	TESTING LAB ALLOWANCE	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
12	PROJECT CONTINGENCY	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
13						\$0.00	#####	\$0.00	\$0.00
14	<b>CHANGE ORDERS</b>					\$0.00	#####	\$0.00	\$0.00
15	CO #1	\$43,242.01	\$43,242.01			\$43,242.01	100%	\$0.00	\$4,324.20
16	CO #2	\$7,047.61	\$7,047.61			\$7,047.61	100%	\$0.00	\$704.76
17	CO #3	\$18,314.07	\$18,314.07			\$18,314.07	100%	\$0.00	\$1,831.41
18	CO #4	\$17,079.74	\$17,079.74			\$17,079.74	100%	\$0.00	\$1,707.97
19	CO #5					\$0.00	#####	\$0.00	\$0.00
20	PR #17 bollards	\$6,044.21	\$6,044.21			\$6,044.21	100%	\$0.00	\$604.42
21	PR #18 EV Stations	\$11,114.18	\$11,114.18			\$11,114.18	100%	\$0.00	\$1,111.42
22	PR #19 Duplex	\$1,340.00	\$1,340.00			\$1,340.00	100%	\$0.00	\$134.00
23	PR #20 cameras @ Office	\$32,058.81	\$32,058.81			\$32,058.81	100%	\$0.00	\$3,205.88
24	PR #21 light @ Parking	\$11,083.25	\$11,083.25			\$11,083.25	100%	\$0.00	\$1,108.33
25	PR #22 Sod @ Ponds	\$4,452.44	\$4,452.44			\$4,452.44	100%	\$0.00	\$445.24
26	PR #23 Duplex @ Vehicle Storage	\$412.40	\$412.40			\$412.40	100%	\$0.00	\$41.24
27	PR#24 replace Lav's ADA	\$7,395.36	\$7,395.36			\$7,395.36	100%	\$0.00	\$739.54
28	PR #25 Ice Machine Drain	\$3,180.64	\$3,180.64			\$3,180.64	100%	\$0.00	\$318.06
29	PR # 26 Generac System	\$12,114.25	\$12,114.25			\$12,114.25	100%	\$0.00	\$1,211.43
30	PR # 27 Additional Fencing	\$4,619.62	\$4,619.62			\$4,619.62	100%	\$0.00	\$461.96
31						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAGE 2  
 PAY PERIOD: Partial Retainage

A Item No.	B Description of Work	C Scheduled Value	D Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period	Stored Materials				
32	CO#6					\$0.00	#####	\$0.00	\$0.00
33	PR #29 revision to planter	\$567.05	\$567.05			\$567.05	100%	\$0.00	\$56.71
34	PR#30 Delete Trees @ JHF	(\$4,871.48)	(\$4,871.48)			(\$4,871.48)	100%	\$0.00	(\$487.15)
35	PR#31 Install Pavement drop box	\$1,919.27	\$1,919.27			\$1,919.27	100%	\$0.00	\$191.93
36	PR #32 New Cameas @ Harris	\$55,209.15	\$55,209.15			\$55,209.15	100%	\$0.00	\$5,520.92
37	PR#33 Extend Data Conduit	\$5,382.21	\$5,382.21			\$5,382.21	100%	\$0.00	\$538.22
38	PR#35 Solor Panel Mods	\$510.35	\$510.35			\$510.35	100%	\$0.00	\$51.04
39	PR#36 Stone Wrap @ Columns	\$3,206.75	\$3,206.75			\$3,206.75	100%	\$0.00	\$320.68
40	PR#37 Cage @ Mini split	\$1,659.03	\$1,659.03			\$1,659.03	100%	\$0.00	\$165.90
41	PR#38 Flag pole base redesign	\$13,274.64	\$13,274.64			\$13,274.64	100%	\$0.00	\$1,327.46
42						\$0.00	#####	\$0.00	\$0.00
43	CO#7					\$0.00	#####	\$0.00	\$0.00
44	PR#39 additional sidewal	\$963.99	\$963.99			\$963.99	100%	\$0.00	\$96.40
45	PR#40 Genrac Equip.	\$8,786.85	\$8,786.85			\$8,786.85	100%	\$0.00	\$878.69
46	PR#41 additional days	\$0.00	\$0.00			\$0.00	#####	\$0.00	\$0.00
47	PR#42 mini split	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$800.00
48	PR#43 Add. Sidewalk	\$900.00	\$900.00			\$900.00	100%	\$0.00	\$90.00
49	PR#44 NVR Cameras	\$2,000.00	\$2,000.00			\$2,000.00	100%	\$0.00	\$200.00
50	PR#45 Shelf	\$500.00	\$500.00			\$500.00	100%	\$0.00	\$50.00
51						\$0.00	#####	\$0.00	\$0.00
52	CO#8					\$0.00	#####	\$0.00	\$0.00
53	INT SIGNAGE ALLOWANCE	(\$1,500.00)	(\$1,500.00)			(\$1,500.00)	100%	\$0.00	(\$150.00)
54	APPLIANCE ALLOWANCE	(\$7,000.00)	(\$7,000.00)			(\$7,000.00)	100%	\$0.00	(\$700.00)
55	TELEVISION ALLOWANCE	(\$3,000.00)	(\$3,000.00)			(\$3,000.00)	100%	\$0.00	(\$300.00)
56	TELEPHONE ALLOWANCE	(\$2,500.00)	(\$2,500.00)			(\$2,500.00)	100%	\$0.00	(\$250.00)
57	PR#44 NVR Cameras	(\$2,000.00)	(\$2,000.00)			(\$2,000.00)	100%	\$0.00	(\$200.00)
58	Final Cost NVR Cameras	\$9,240.62	\$9,240.62			\$9,240.62	100%	\$0.00	\$924.06
59	PR#42 mini split	(\$8,000.00)	(\$8,000.00)			(\$8,000.00)	100%	\$0.00	(\$800.00)
60	PR#45 Shelf	(\$500.00)	(\$500.00)			(\$500.00)	100%	\$0.00	(\$50.00)
61						\$0.00	#####	\$0.00	\$0.00
62						\$0.00	#####	\$0.00	\$0.00
63						\$0.00	#####	\$0.00	\$0.00
56						\$0.00	#####	\$0.00	\$0.00

**PROJECT NAME:** Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
**OWNER:** NORTHTOWN MUNICIPAL UTILITY DISTRICT  
**CONTRACTOR:** STR CONSTRUCTORS, LLC.

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 PAY PERIOD: Partial Retainage

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
57	<b>SUBMITTALS</b>					\$0.00	#####	\$0.00	\$0.00
58						\$0.00	#####	\$0.00	\$0.00
59	UTILITIES	\$4,000.00	\$4,000.00			\$4,000.00	100%	\$0.00	\$400.00
60	CONCRETE	\$3,500.00	\$3,500.00			\$3,500.00	100%	\$0.00	\$350.00
61	MASONRY	\$2,800.00	\$2,800.00			\$2,800.00	100%	\$0.00	\$280.00
62	METAL FABRICATIONS	\$8,200.00	\$8,200.00			\$8,200.00	100%	\$0.00	\$820.00
63	WOOD FRAMING	\$2,100.00	\$2,100.00			\$2,100.00	100%	\$0.00	\$210.00
64	MILLWORK	\$3,200.00	\$3,200.00			\$3,200.00	100%	\$0.00	\$320.00
65	SPRAY INSULATION	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00
66	METAL ROOFING	\$3,700.00	\$3,700.00			\$3,700.00	100%	\$0.00	\$370.00
67	WATERPROOFING	\$1,800.00	\$1,800.00			\$1,800.00	100%	\$0.00	\$180.00
68	OVERHEAD COILING DOOR	\$900.00	\$900.00			\$900.00	100%	\$0.00	\$90.00
69	DOORS, FRAMES, & HDWR	\$3,900.00	\$3,900.00			\$3,900.00	100%	\$0.00	\$390.00
70	ALUMINUM STORE FRONTS	\$5,200.00	\$5,200.00			\$5,200.00	100%	\$0.00	\$520.00
71	PLASTER	\$500.00	\$500.00			\$500.00	100%	\$0.00	\$50.00
72	FLOORING & TILING	\$1,800.00	\$1,800.00			\$1,800.00	100%	\$0.00	\$180.00
73	METAL FRAMING & DRYWALL	\$2,700.00	\$2,700.00			\$2,700.00	100%	\$0.00	\$270.00
74	PAINTING	\$700.00	\$700.00			\$700.00	100%	\$0.00	\$70.00
75	OPERABLE PARTITION	\$1,000.00	\$1,000.00			\$1,000.00	100%	\$0.00	\$100.00
76	TOILET ACCESSORIES	\$600.00	\$600.00			\$600.00	100%	\$0.00	\$60.00
77	FIRE SPRINKLER	\$5,900.00	\$5,900.00			\$5,900.00	100%	\$0.00	\$590.00
78	PLUMBING	\$6,500.00	\$6,500.00			\$6,500.00	100%	\$0.00	\$650.00
79	HVAC	\$7,700.00	\$7,700.00			\$7,700.00	100%	\$0.00	\$770.00
80	ELECTRICAL	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$500.00
81	NETWORK CABLING	\$2,300.00	\$2,300.00			\$2,300.00	100%	\$0.00	\$230.00
82	CONCRETE FENCE	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
83	LANDSCAPE/IRRIGATION	\$15,000.00	\$15,000.00			\$15,000.00	100%	\$0.00	\$1,500.00
84	SOLAR ENERGY	\$1,100.00	\$1,100.00			\$1,100.00	100%	\$0.00	\$110.00
85	PLAYGROUND EQUIPMENT	\$3,800.00	\$3,800.00			\$3,800.00	100%	\$0.00	\$380.00
86						\$0.00	#####	\$0.00	\$0.00
87						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E						22			
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT						PAGE 4			
CONTRACTOR: STR CONSTRUCTORS, LLC.						PAY PERIOD: Partial Retainage			
A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
88	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00
89	SITE					\$0.00	#####	\$0.00	\$0.00
90						\$0.00	#####	\$0.00	\$0.00
91	RIBBON CURB	\$3,175.00	\$3,175.00			\$3,175.00	100%	\$0.00	\$317.50
92	CURB AND GUTTER	\$42,848.00	\$42,848.00			\$42,848.00	100%	\$0.00	\$4,284.80
93	SIDEWALK	\$119,560.00	\$119,560.00			\$119,560.00	100%	\$0.00	\$11,956.00
94	CONCRETE FIRE TURN LN	\$4,455.00	\$4,455.00			\$4,455.00	100%	\$0.00	\$445.50
95	TRANSFORMER PAD	\$3,452.00	\$3,452.00			\$3,452.00	100%	\$0.00	\$345.20
96	CONCRETE APPROACH	\$9,240.00	\$9,240.00			\$9,240.00	100%	\$0.00	\$924.00
97	CONCRETE PAVEMENT	\$18,940.00	\$18,940.00			\$18,940.00	100%	\$0.00	\$1,894.00
98	SPLITTER BOX	\$7,985.00	\$7,985.00			\$7,985.00	100%	\$0.00	\$798.50
99	DRIVEWAY	\$8,305.00	\$8,305.00			\$8,305.00	100%	\$0.00	\$830.50
100	PAD @ GABION	\$6,468.00	\$6,468.00			\$6,468.00	100%	\$0.00	\$646.80
101	LEVEL SPREADER	\$6,135.00	\$6,135.00			\$6,135.00	100%	\$0.00	\$613.50
102	DETENTION POND CONCRETE	\$9,574.00	\$9,574.00			\$9,574.00	100%	\$0.00	\$957.40
103	LIGHT POLE BASES	\$16,875.00	\$16,875.00			\$16,875.00	100%	\$0.00	\$1,687.50
104	CONCRETE FENCE	\$77,811.00	\$77,811.00			\$77,811.00	100%	\$0.00	\$7,781.10
105	PAVEMENT MARKINGS	\$3,800.00	\$3,800.00			\$3,800.00	100%	\$0.00	\$380.00
106	EROSION CONTROL/PONDS	\$72,764.00	\$72,764.00			\$72,764.00	100%	\$0.00	\$7,276.40
107	LANDSCAPE/IRRIGATION	\$420,028.00	\$420,028.00			\$420,028.00	100%	\$0.00	\$42,002.80
108	CISTERN	\$26,802.00	\$26,802.00			\$26,802.00	100%	\$0.00	\$2,680.20
109	WATER WELL	\$29,858.19	\$29,858.19			\$29,858.19	100%	\$0.00	\$2,985.82
110	PLAYGROUND EQUIPMENT	\$128,425.00	\$128,425.00			\$128,425.00	100%	\$0.00	\$12,842.50
111	ELECTRICAL SITE	\$205,100.00	\$205,100.00			\$205,100.00	100%	\$0.00	\$20,510.00
112	FLAG POLES	\$9,000.00	\$9,000.00			\$9,000.00	100%	\$0.00	\$900.00
113	CLEAR & GRUB	\$53,929.00	\$53,929.00			\$53,929.00	100%	\$0.00	\$5,392.90
114	DEMO	\$11,349.00	\$11,349.00			\$11,349.00	100%	\$0.00	\$1,134.90
115	MASS EXCAVATION	\$62,188.00	\$62,188.00			\$62,188.00	100%	\$0.00	\$6,218.80
116	BUILDING PADS	\$68,707.00	\$68,707.00			\$68,707.00	100%	\$0.00	\$6,870.70
117	SUBGRADE PREP	\$56,747.00	\$56,747.00			\$56,747.00	100%	\$0.00	\$5,674.70
118	BASE & ASPHALT	\$118,897.00	\$118,897.00			\$118,897.00	100%	\$0.00	\$11,889.70
119	BACKFILL	\$10,182.00	\$10,182.00			\$10,182.00	100%	\$0.00	\$1,018.20
120						\$0.00	#####	\$0.00	\$0.00

**PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E**  
**OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**CONTRACTOR: STR CONSTRUCTORS, LLC.**

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**PAGE 5**  
**PAY PERIOD: Partial Retainage**

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
121						\$0.00	#####	\$0.00	\$0.00
122	SEWER IMPROVEMENTS	\$39,850.00	\$39,850.00			\$39,850.00	100%	\$0.00	\$3,985.00
123	WATER IMPROVEMENT	\$164,742.00	\$164,742.00			\$164,742.00	100%	\$0.00	\$16,474.20
124	STORM WATER	\$284,765.00	\$284,765.00			\$284,765.00	100%	\$0.00	\$28,476.50
125	TRENCH SAFETY	\$48,500.00	\$48,500.00			\$48,500.00	100%	\$0.00	\$4,850.00
126						\$0.00	#####	\$0.00	\$0.00
127						\$0.00	#####	\$0.00	\$0.00
128						\$0.00	#####	\$0.00	\$0.00
129						\$0.00	#####	\$0.00	\$0.00
130						\$0.00	#####	\$0.00	\$0.00
131						\$0.00	#####	\$0.00	\$0.00
132						\$0.00	#####	\$0.00	\$0.00
133						\$0.00	#####	\$0.00	\$0.00
134						\$0.00	#####	\$0.00	\$0.00
135						\$0.00	#####	\$0.00	\$0.00
136						\$0.00	#####	\$0.00	\$0.00
137						\$0.00	#####	\$0.00	\$0.00
138						\$0.00	#####	\$0.00	\$0.00
139						\$0.00	#####	\$0.00	\$0.00
140						\$0.00	#####	\$0.00	\$0.00
141						\$0.00	#####	\$0.00	\$0.00
142						\$0.00	#####	\$0.00	\$0.00
143						\$0.00	#####	\$0.00	\$0.00
144						\$0.00	#####	\$0.00	\$0.00
145						\$0.00	#####	\$0.00	\$0.00
146						\$0.00	#####	\$0.00	\$0.00
147						\$0.00	#####	\$0.00	\$0.00
148						\$0.00	#####	\$0.00	\$0.00
149						\$0.00	#####	\$0.00	\$0.00
150						\$0.00	#####	\$0.00	\$0.00
151						\$0.00	#####	\$0.00	\$0.00
152						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: Partial Retainage

A Item No.	B Description of Work	C Scheduled Value	D Work Completed			F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period						
153	700 WELLS BRANCH PARKWAY OFFICE BUILDING					\$0.00	#####	\$0.00	\$0.00	
154						\$0.00	#####	\$0.00	\$0.00	
155							\$0.00	#####	\$0.00	\$0.00
156	CONCRETE BUILDING PAD	\$63,550.00	\$63,550.00			\$63,550.00	100%	\$0.00	\$6,355.00	
157	MASONRY	\$21,666.00	\$21,666.00			\$21,666.00	100%	\$0.00	\$2,166.60	
158	METAL FABRICATIONS	\$29,605.00	\$29,605.00			\$29,605.00	100%	\$0.00	\$2,960.50	
159	WOOD FRAMING	\$166,470.00	\$166,470.00			\$166,470.00	100%	\$0.00	\$16,647.00	
160	MILLWORK	\$31,728.00	\$31,728.00			\$31,728.00	100%	\$0.00	\$3,172.80	
161	SPRAY INSULATION	\$38,996.00	\$38,996.00			\$38,996.00	100%	\$0.00	\$3,899.60	
162	METAL ROOFING	\$75,297.00	\$75,297.00			\$75,297.00	100%	\$0.00	\$7,529.70	
163	WATERPROOFING	\$25,078.00	\$25,078.00			\$25,078.00	100%	\$0.00	\$2,507.80	
164	DOORS, FRAMES, & HDWR	\$23,213.00	\$23,213.00			\$23,213.00	100%	\$0.00	\$2,321.30	
165	ALUMINUM STORE FRONTS	\$63,313.00	\$63,313.00			\$63,313.00	100%	\$0.00	\$6,331.30	
166	PLASTER	\$5,680.00	\$5,680.00			\$5,680.00	100%	\$0.00	\$568.00	
167	FLOORING & TILING	\$39,745.00	\$39,745.00			\$39,745.00	100%	\$0.00	\$3,974.50	
168	METAL FRAMING & DRYWALL	\$50,000.00	\$50,000.00			\$50,000.00	100%	\$0.00	\$5,000.00	
169	PAINTING	\$24,386.00	\$24,386.00			\$24,386.00	100%	\$0.00	\$2,438.60	
170	OPERABLE PARTITION	\$15,630.00	\$15,630.00			\$15,630.00	100%	\$0.00	\$1,563.00	
171	WINDOW BLINDS	\$1,357.00	\$1,357.00			\$1,357.00	100%	\$0.00	\$135.70	
172	FIRE SPRINKLER	\$18,520.00	\$18,520.00			\$18,520.00	100%	\$0.00	\$1,852.00	
173	PLUMBING	\$73,500.00	\$73,500.00			\$73,500.00	100%	\$0.00	\$7,350.00	
174	HVAC	\$77,615.00	\$77,615.00			\$77,615.00	100%	\$0.00	\$7,761.50	
175	FIRE ALARM	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$500.00	
176	NETWORK CABLING	\$14,000.00	\$14,000.00			\$14,000.00	100%	\$0.00	\$1,400.00	
177	SOLAR ENERGY	\$47,957.00	\$47,957.00			\$47,957.00	100%	\$0.00	\$4,795.70	
178	ELECTRICAL	\$120,000.00	\$120,000.00			\$120,000.00	100%	\$0.00	\$12,000.00	
179	EXTERIOR SIGNAGE	\$17,000.00	\$17,000.00			\$17,000.00	100%	\$0.00	\$1,700.00	
180	LOCKERS	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00	
181	FIRE EXTINGUISHERS & FEC'S	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$150.00	
182	KNOX BOX	\$700.00	\$700.00			\$700.00	100%	\$0.00	\$70.00	
183	MAIL BOX	\$1,752.00	\$1,752.00			\$1,752.00	100%	\$0.00	\$175.20	
184	VIDEO SURVEILLANCE	\$50,963.00	\$50,963.00			\$50,963.00	100%	\$0.00	\$5,096.30	

<b>PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C &amp; Lot 5E</b> <b>OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT</b> <b>CONTRACTOR: STR CONSTRUCTORS, LLC.</b>	<b>22</b> <b>PAGE 7</b> <b>PAY PERIOD: Partial Retainage</b>
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A	B	C	D			E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	%	Balance To Finish	Retainage 10%		
			Previous Applications	This Period	Stored Materials						
185	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00		
186						\$0.00	#####	\$0.00	\$0.00		
187	SECURITY	\$14,625.00	\$14,625.00			\$14,625.00	100%	\$0.00	\$1,462.50		
188	FASCIA & SOFFIT	\$14,788.00	\$14,788.00			\$14,788.00	100%	\$0.00	\$1,478.80		
189						\$0.00	#####	\$0.00	\$0.00		
190						\$0.00	#####	\$0.00	\$0.00		
191						\$0.00	#####	\$0.00	\$0.00		
192						\$0.00	#####	\$0.00	\$0.00		
193						\$0.00	#####	\$0.00	\$0.00		
194						\$0.00	#####	\$0.00	\$0.00		
195						\$0.00	#####	\$0.00	\$0.00		
196						\$0.00	#####	\$0.00	\$0.00		
197						\$0.00	#####	\$0.00	\$0.00		
198						\$0.00	#####	\$0.00	\$0.00		
199						\$0.00	#####	\$0.00	\$0.00		
200						\$0.00	#####	\$0.00	\$0.00		
201						\$0.00	#####	\$0.00	\$0.00		
202						\$0.00	#####	\$0.00	\$0.00		
203						\$0.00	#####	\$0.00	\$0.00		
204						\$0.00	#####	\$0.00	\$0.00		
205						\$0.00	#####	\$0.00	\$0.00		
206						\$0.00	#####	\$0.00	\$0.00		
207						\$0.00	#####	\$0.00	\$0.00		
208						\$0.00	#####	\$0.00	\$0.00		
209						\$0.00	#####	\$0.00	\$0.00		
210						\$0.00	#####	\$0.00	\$0.00		
211						\$0.00	#####	\$0.00	\$0.00		
212						\$0.00	#####	\$0.00	\$0.00		
213						\$0.00	#####	\$0.00	\$0.00		
214						\$0.00	#####	\$0.00	\$0.00		
215						\$0.00	#####	\$0.00	\$0.00		
216						\$0.00	#####	\$0.00	\$0.00		
217						\$0.00	#####	\$0.00	\$0.00		
218						\$0.00	#####	\$0.00	\$0.00		



PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: Partial Retainage

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period					
219	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00
220	LARGE PAVILION					\$0.00	#####	\$0.00	\$0.00
221						\$0.00	#####	\$0.00	\$0.00
222	CONCRETE BUILDING PAD	\$38,940.81	\$38,940.81			\$38,940.81	100%	\$0.00	\$3,894.08
223	MASONRY	\$32,771.00	\$32,771.00			\$32,771.00	100%	\$0.00	\$3,277.10
224	METAL FABRICATIONS	\$82,800.00	\$82,800.00			\$82,800.00	100%	\$0.00	\$8,280.00
225	METAL ROOFING	\$40,451.00	\$40,451.00			\$40,451.00	100%	\$0.00	\$4,045.10
226	DOORS, FRAMES, & HDWR	\$4,453.00	\$4,453.00			\$4,453.00	100%	\$0.00	\$445.30
227	METAL FRAMING & DRYWALL	\$43,000.00	\$43,000.00			\$43,000.00	100%	\$0.00	\$4,300.00
228	PAINTING	\$8,362.00	\$8,362.00			\$8,362.00	100%	\$0.00	\$836.20
229	TOILET ACCESSORIES	\$4,090.00	\$4,090.00			\$4,090.00	100%	\$0.00	\$409.00
230	PLUMBING	\$36,900.00	\$36,900.00			\$36,900.00	100%	\$0.00	\$3,690.00
231	HVAC	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
232	ELECTRICAL	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
233						\$0.00	#####	\$0.00	\$0.00
234						\$0.00	#####	\$0.00	\$0.00
235						\$0.00	#####	\$0.00	\$0.00
236						\$0.00	#####	\$0.00	\$0.00
237						\$0.00	#####	\$0.00	\$0.00
238						\$0.00	#####	\$0.00	\$0.00
239						\$0.00	#####	\$0.00	\$0.00
240						\$0.00	#####	\$0.00	\$0.00
241						\$0.00	#####	\$0.00	\$0.00
242						\$0.00	#####	\$0.00	\$0.00
243						\$0.00	#####	\$0.00	\$0.00
244						\$0.00	#####	\$0.00	\$0.00
245						\$0.00	#####	\$0.00	\$0.00
246						\$0.00	#####	\$0.00	\$0.00
247						\$0.00	#####	\$0.00	\$0.00
248						\$0.00	#####	\$0.00	\$0.00
249						\$0.00	#####	\$0.00	\$0.00
250						\$0.00	#####	\$0.00	\$0.00

**PROJECT NAME:** Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
**OWNER:** NORTHTOWN MUNICIPAL UTILITY DISTRICT  
**CONTRACTOR:** STR CONSTRUCTORS, LLC.

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**PAY PERIOD: Partial Retainage**

A Item No.	B Description of Work	C Scheduled Value	E Work Completed			G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			D Previous Applications	E This Period	F Stored Materials				
251	<b>700 WELLS BRANCH PARKWAY</b>					\$0.00	#####	\$0.00	\$0.00
252	<b>VEHICLE STORAGE</b>					\$0.00	#####	\$0.00	\$0.00
253						\$0.00	#####	\$0.00	\$0.00
254	CONCRETE BUILDING PAD	\$10,625.00	\$10,625.00			\$10,625.00	100%	\$0.00	\$1,062.50
255	MASONRY	\$3,192.00	\$3,192.00			\$3,192.00	100%	\$0.00	\$319.20
256	METAL BUILDING	\$21,000.00	\$21,000.00			\$21,000.00	100%	\$0.00	\$2,100.00
257	ERECTION	\$10,000.00	\$10,000.00			\$10,000.00	100%	\$0.00	\$1,000.00
258	OVERHEAD COILING DOOR	\$7,704.00	\$7,704.00			\$7,704.00	100%	\$0.00	\$770.40
259	DOORS, FRAMES, & HDWR	\$2,349.00	\$2,349.00			\$2,349.00	100%	\$0.00	\$234.90
260	PAINTING	\$2,091.00	\$2,091.00			\$2,091.00	100%	\$0.00	\$209.10
261	NETWORK CABLING	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
262	ELECTRICAL	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
263	VIDEO SURVEILLANCE	\$14,625.00	\$14,625.00			\$14,625.00	100%	\$0.00	\$1,462.50
264	SECURITY	\$6,000.00	\$6,000.00			\$6,000.00	100%	\$0.00	\$600.00
265						\$0.00	#####	\$0.00	\$0.00
266						\$0.00	#####	\$0.00	\$0.00
267						\$0.00	#####	\$0.00	\$0.00
268						\$0.00	#####	\$0.00	\$0.00
269						\$0.00	#####	\$0.00	\$0.00
270						\$0.00	#####	\$0.00	\$0.00
271						\$0.00	#####	\$0.00	\$0.00
272						\$0.00	#####	\$0.00	\$0.00
273						\$0.00	#####	\$0.00	\$0.00
274						\$0.00	#####	\$0.00	\$0.00
275						\$0.00	#####	\$0.00	\$0.00
276						\$0.00	#####	\$0.00	\$0.00
277						\$0.00	#####	\$0.00	\$0.00
278						\$0.00	#####	\$0.00	\$0.00
279						\$0.00	#####	\$0.00	\$0.00
280						\$0.00	#####	\$0.00	\$0.00
281						\$0.00	#####	\$0.00	\$0.00
282						\$0.00	#####	\$0.00	\$0.00
283						\$0.00	#####	\$0.00	\$0.00
284						\$0.00	#####	\$0.00	\$0.00

**PROJECT NAME:** Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
**OWNER:** NORTHTOWN MUNICIPAL UTILITY DISTRICT  
**CONTRACTOR:** STR CONSTRUCTORS, LLC.

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**PAGE 10**  
**PAY PERIOD:** Partial Retainage

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
285	13921 JOHN HENRY FAULK SITE					\$0.00	#####	\$0.00	\$0.00
286						\$0.00	#####	\$0.00	\$0.00
287						\$0.00	#####	\$0.00	\$0.00
288	SIDEWALK	\$4,929.00	\$4,929.00			\$4,929.00	100%	\$0.00	\$492.90
289	DUMPSTER PAD	\$3,784.00	\$3,784.00			\$3,784.00	100%	\$0.00	\$378.40
290	LIGHT POLE BASES	\$4,500.00	\$4,500.00			\$4,500.00	100%	\$0.00	\$450.00
291	RIBBON CURB	\$1,875.00	\$1,875.00			\$1,875.00	100%	\$0.00	\$187.50
292	TRANSFORMER PAD	\$3,452.00	\$3,452.00			\$3,452.00	100%	\$0.00	\$345.20
293	PAVEMENT MARKINGS	\$1,850.00	\$1,850.00			\$1,850.00	100%	\$0.00	\$185.00
294	EROSION CONTROL/PONDS	\$68,143.00	\$68,143.00			\$68,143.00	100%	\$0.00	\$6,814.30
295	LANDSCAPE/IRRIGATION	\$26,100.00	\$26,100.00			\$26,100.00	100%	\$0.00	\$2,610.00
296	PLAYGROUND EQUIPMENT	\$78,980.00	\$78,980.00			\$78,980.00	100%	\$0.00	\$7,898.00
297	ELECTRICAL SITE	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$4,000.00
298	STRIP	\$8,425.00	\$8,425.00			\$8,425.00	100%	\$0.00	\$842.50
299	DEMO	\$1,349.00	\$1,349.00			\$1,349.00	100%	\$0.00	\$134.90
300	MASS EXCAVATION	\$24,862.00	\$24,862.00			\$24,862.00	100%	\$0.00	\$2,486.20
301	BUILDING PAD	\$7,809.00	\$7,809.00			\$7,809.00	100%	\$0.00	\$780.90
302	SUBGRADE PREP	\$9,583.00	\$9,583.00			\$9,583.00	100%	\$0.00	\$958.30
303	BACKFILL	\$2,972.00	\$2,972.00			\$2,972.00	100%	\$0.00	\$297.20
304	SEWER IMPROVEMENTS	\$20,750.00	\$20,750.00			\$20,750.00	100%	\$0.00	\$2,075.00
305	WATER IMPROVEMENTS	\$21,500.00	\$21,500.00			\$21,500.00	100%	\$0.00	\$2,150.00
306						\$0.00	#####	\$0.00	\$0.00
307						\$0.00	#####	\$0.00	\$0.00
308						\$0.00	#####	\$0.00	\$0.00
309						\$0.00	#####	\$0.00	\$0.00
310						\$0.00	#####	\$0.00	\$0.00
311						\$0.00	#####	\$0.00	\$0.00
312						\$0.00	#####	\$0.00	\$0.00
313						\$0.00	#####	\$0.00	\$0.00
314						\$0.00	#####	\$0.00	\$0.00
315						\$0.00	#####	\$0.00	\$0.00
316						\$0.00	#####	\$0.00	\$0.00
317						\$0.00	#####	\$0.00	\$0.00
318						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E  
 OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 CONTRACTOR: STR CONSTRUCTORS, LLC.

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 PAY PERIOD: Partial Retainage

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
			Previous Applications	This Period					
319	<b>13921 JOHN HENRY FAULK</b>					\$0.00	#####	\$0.00	\$0.00
320	<b>SMALL PAVILION</b>					\$0.00	#####	\$0.00	\$0.00
321						\$0.00	#####	\$0.00	\$0.00
322	CONCRETE BUILDING PAD	\$16,575.00	\$16,575.00			\$16,575.00	100%	\$0.00	\$1,657.50
323	MASONRY	\$31,207.00	\$31,207.00			\$31,207.00	100%	\$0.00	\$3,120.70
324	METAL FABRICATIONS	\$36,405.00	\$36,405.00			\$36,405.00	100%	\$0.00	\$3,640.50
325	METAL ROOFING	\$20,388.98	\$20,388.98			\$20,388.98	100%	\$0.00	\$2,038.90
326	DOORS, FRAMES, & HDWR	\$4,453.00	\$4,453.00			\$4,453.00	100%	\$0.00	\$445.30
327	METAL FRAMING & DRYWALL	\$29,000.00	\$29,000.00			\$29,000.00	100%	\$0.00	\$2,900.00
328	PAINTING	\$6,271.00	\$6,271.00			\$6,271.00	100%	\$0.00	\$627.10
329	TOILET ACCESSORIES	\$1,870.00	\$1,870.00			\$1,870.00	100%	\$0.00	\$187.00
330	PLUMBING	\$35,900.00	\$35,900.00			\$35,900.00	100%	\$0.00	\$3,590.00
331	HVAC	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$300.00
332	ELECTRICAL	\$50,000.00	\$50,000.00			\$50,000.00	100%	\$0.00	\$5,000.00
333						\$0.00	#####	\$0.00	\$0.00
334						\$0.00	#####	\$0.00	\$0.00
335						\$0.00	#####	\$0.00	\$0.00
336						\$0.00	#####	\$0.00	\$0.00
337						\$0.00	#####	\$0.00	\$0.00
338						\$0.00	#####	\$0.00	\$0.00
339						\$0.00	#####	\$0.00	\$0.00
340						\$0.00	#####	\$0.00	\$0.00
341						\$0.00	#####	\$0.00	\$0.00
342						\$0.00	#####	\$0.00	\$0.00
343						\$0.00	#####	\$0.00	\$0.00
344						\$0.00	#####	\$0.00	\$0.00
345						\$0.00	#####	\$0.00	\$0.00
346						\$0.00	#####	\$0.00	\$0.00
347						\$0.00	#####	\$0.00	\$0.00
348						\$0.00	#####	\$0.00	\$0.00
349						\$0.00	#####	\$0.00	\$0.00
350						\$0.00	#####	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E						22			
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT						PAGE 12			
CONTRACTOR: STR CONSTRUCTORS, LLC.						PAY PERIOD: Partial Retainage			
A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Work Completed			Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
			Previous Applications	This Period	Stored Materials				
351	Chagne Order #9	\$45,644.95	\$45,644.95			\$0.00	#####	\$0.00	\$0.00
352						\$45,644.95	100%	\$0.00	\$4,564.50
353						\$0.00	#####	\$0.00	\$0.00
354						\$0.00	#####	\$0.00	\$0.00
355						\$0.00	#####	\$0.00	\$0.00
356						\$0.00	#####	\$0.00	\$0.00
357						\$0.00	#####	\$0.00	\$0.00
358						\$0.00	#####	\$0.00	\$0.00
359						\$0.00	#####	\$0.00	\$0.00
360						\$0.00	#####	\$0.00	\$0.00
361						\$0.00	#####	\$0.00	\$0.00
362						\$0.00	#####	\$0.00	\$0.00
363						\$0.00	#####	\$0.00	\$0.00
364	\$0.00	#####	\$0.00	\$0.00					
TOTAL		\$5,014,591.95	\$5,014,591.95	\$0.00	\$0.00	\$5,014,591.95	100%	\$0.00	\$501,459.20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: STR Constructors, LLC  
Name of Customer: STR Constructors, LLC  
Job Location: Northtown MUD Development of Lot 4C + 5E  
Owner: Northtown MUD  
Through Date: 7/12/2023 (Partial Retainage)

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Northtown MUD  
Amount of Check: \$ 301,459.19  
Check Payable To: STR Constructors, LLC.

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment.  
Date(s) of waiver and release: \_\_\_\_\_  
Amount(s) of unpaid progress payment(s): \$ \_\_\_\_\_
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: Margaret McClure  
Claimant's Title: Controller  
Date of Signature: 7/13/2023

**Fatter & Evans Architects, Inc.**

7509 Menchaca Rd, Suite 100  
Austin, TX 78745  
www.fatterelevans.com

**Invoice**

DATE:	7/12/2023
INVOICE NO:	4598

PROGRESS BILLING TO:

**Mona Oliver, District Manager  
Northtown Municipal Utility District  
Wells Branch Tech Center  
Building One, Suite 106  
Pflugerville, TX 78660**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>QTY, HRS or % COMPLETED:</u>	<u>RATE:</u>	<u>AMOUNT:</u>
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Invoicing for Reimbursable Expenses:

AIA Documents - Change Order Form		23.98	23.98
AIA Documents - Change Order Form		14.06	14.06
AIA Docs - Change Order Form		43.29	43.29
AIA Docs - Change Order Form		43.29	43.29
SubTotal Reimbursable Expenses			124.62
Markup		10.00%	12.46
SubTotal Reimbursable Expenses			137.08

**Total Amount Due Upon Receipt:**

**\$137.08**

**EXHIBIT J**

**Fatter & Evans Architects, Inc.**

7509 Menchaca Rd, Suite 100  
Austin, TX 78745  
www.fatterevans.com

**Invoice**

DATE:	7/12/2023
INVOICE NO:	4597

PROGRESS BILLING TO:

**Northtown MUD**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>QTY, HRS or % COMPLETED:</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Architectural Design Services per Agreement Dated Nov 20, 2019 for projects at Settlers Meadow Park and the Wildflower Park Extension (Contract Amount \$224,000):			
Schematic Design Phase	1	22,400.00	22,400.00
Design Development Phase	1	33,600.00	33,600.00
Construction Documents Phase	1	100,800.00	100,800.00
Procurement Phase	1	11,200.00	11,200.00
Construction Phase	1	56,000.00	56,000.00
Less Amount Previously Billed		-215,600.00	-215,600.00

**Total Amount Due Upon Receipt:**

**\$8,400.00**





P.O. Box 3639  
Cedar Park, Texas 78630

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**DATE:** July 17, 2023  
**TO:** Northtown Municipal Utility District  
Board of Directors  
**FROM:** Scott J. Foster, P.E.  
**RE:** Northtown MUD – Engineer’s Report for the July 2023 Board Meeting

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**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. Attached is a summary of the refund being requested.

The Board approved the award of the contract at the May 2023 meeting. Construction started in July 2023 and is expected to be completed by early 2024.

***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 was completed in June 2023.

Phase 2 of the project is expected to start construction mid 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 recordation of easements and the restrictive covenant submittal which are pending execution.

EXHIBIT     K

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 requested, 360 PSI contacted TCEQ in July 2023. TCEQ is still processing applications, but it appears that NTMUD will received a temporary waiver to allow for additional future discussion with the City of Austin. The supplemental modeling study has been completed. The updated report was discussed and accepted by the District at the April 2023 meeting.

# Northtown Municipal Utility District

July 25, 2023

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- Review Cash Activity Report, including Receipts and Expenditures

- Action Items:

- Approval of director and vendor payments
- Approve funds transfers:
  - Logic Operating Account to ABC Bank Manager's Account: \$779,130.38
  - Logic Operating Account to ABC Bank Manager's Account: \$51,000.00
  - TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00
- Approve bond payments:
  - SR 2015 \$447,700
  - SR 2017R 488,900
  - SR 2019R 301,875
  - SR 2020 287,438
  - SR 2021 568,800

Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
June 30, 2023 - July 25, 2023

	General Fund Operating Account
Cash Balance - June 30, 2023	35,514.03
Projected Balance as of July 25, 2023	\$ 35,514.03

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**May 31, 2023 - July 25, 2023**

		<b>General Fund Manager's Account</b>
<b>Cash Balance - May 31, 2023</b>		<b>\$ 286,701.30</b>
<b>Subsequent Activity</b>		<b>(5,833.37)</b>
Transfers approved at the June 27, 2023 Meeting		459,038.82
Expenditures Approved at the June 27, 2023 Meeting (Cks #10924 - 10961)		(413,514.72)
Payroll Expenses		(31,722.04)
Ramona Oliver	11010	(1,095.20)
Texas State Comptroller	11011	(5,335.24)
Austin Landscape Supplies	11012	(13,204.99)
		Payroll and Payroll Taxes
		Replace checks #6802 & 7148
		Escheat Unclaimed Property 2023
		Mulch - 14401 Harris Ridge Blvd
<b>Total Subsequent Activity</b>		<b>(5,833.37)</b>
<b>Cash Balance - June 30, 2023</b>		<b>\$ 280,867.93</b>
<b>Subsequent Expenditures</b>		<b>(32,195.02)</b>
Payroll Expenses		(16,229.04)
Alterman, Inc.	11013	(526.00)
AT&T	11014	(1,126.74)
City of Austin	11015	(2,229.71)
Optimum Business	11016	(400.00)
Ramirez, Eduardo	11017	(100.00)
TML Health	11018	(3,646.37)
TXU Energy	11019	(1,736.47)
Charter Communications	11020	(145.10)
City of Austin	11021	(4,643.32)
Ramona Oliver	11022	(1,263.08)
Robles, Ernest	11023	(149.19)
		Payroll and Payroll Taxes
		Water Well Maintenance
		Telephone - June 2023
		Utilities - June 2023
		Park Utilities - July 2023
		Facility Rental Deposit Refund
		Employee Benefits - July 2023
		Utilities - June 2023
		Park Internet - June 2023
		Utilities - June 2023
		Expense Reimbursement
		Expense Reimbursement
<b>Total Subsequent Activity</b>		<b>(32,195.02)</b>
<b>Expenditures to be Approved at July 25, 2023 Meeting</b>		<b>(779,130.68)</b>
360 Professional Services, Inc.	11024	(7,650.00)
Alterman, Inc.	11025	(21,270.00)
Armbrust & Brown, P.L.L.C.	11026	(9,173.67)
Bott & Douthitt, P.L.L.C.	11027	(6,000.00)
Brenntag Southwest	11028	(6,028.85)
City of Austin	11029	(188,188.03)
Crossroads Utility Services	11030	(55,438.52)
Employee Incentive Plans, Inc.	11031	(701.89)
Fatter & Evans Architects, Inc.	11032	(8,400.00)
Ramona Oliver	11033	(379.95)
Roadrunner Inspection Services	11034	(2,125.00)
STR Constructors, LLC	11035	(342,539.65)
Texas Disposal Systems, Inc.	11036	(75,715.92)
TexaScapes	11037	(50,701.59)
Travis County Sheriff's Department	11038	(1,000.00)
Williams Mapping & Consulting	11039	(1,600.00)
Amaro, Felix	11040	(138.53)
Capers, Christopher	11041	(138.53)
Whirlix Design, Inc.	11042	(1,940.55)
		Engineering Fees - June 2023
		Water Well Maintenance
		Legal Fees - June 2023
		Accounting Services - June 2023
		Chemicals
		W/WW Purchases - June 2023
		Operations - June 2023
		401(k) Administration Fee
		NT MUD Office & Pavillions
		Expense Reimbursement
		Inspection Fees
		Pay Estimate #21/22
		Garbage Fees - June 2023
		Landscape/Irrigation Maintenance
		Security Patrol Vehicle
		Monthly MS4 Inspections
		Director Fees
		Director Fees
		Dynacushion
<b>(779,130.68)</b>		
<b>Subtotal</b>		<b>(530,457.77)</b>
<b>Transfers to be approved</b>		<b>830,130.68</b>
Transfer for expenditures approved 7/25/2023	Transfer from Logic Operating Account	779,130.68
Transfer Funds	Transfer from Logic Operating Account	51,000.00
<b>Projected Balance as of July 25, 2023</b>		<b>\$ 299,672.91</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**June 30, 2023 - July 25, 2023**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - June 30, 2023</b>		<b>\$ 3,862.84</b>
<b>Expenditures to be Approved at July 25, 2023 Meeting</b>		<b>(5,041.71)</b>
Alqaysi, Ahmed	13404 Customer Refund	(98.50)
Be Sub, Inc.	13405 Customer Refund	(103.13)
Bigelow, Julie	13406 Customer Refund	(111.77)
Birchall, Charmagne	13407 Customer Refund	(286.89)
Boddupalli, Revathi	13408 Customer Refund	(6.79)
Bourg, Lauren	13409 Customer Refund	(135.32)
Camarillo, Norma	13410 Customer Refund	(97.15)
Cantrell, Yolanda	13411 Customer Refund	(149.19)
Clinton, Darrick	13412 Customer Refund	(73.13)
Flores, Nina	13413 Customer Refund	(64.88)
Goodwin Management	13414 Customer Refund	(157.81)
Heard, Hayden	13415 Customer Refund	(84.94)
Into, Kerry	13416 Customer Refund	(111.77)
Jarrell, Requel	13417 Customer Refund	(2,447.54)
Kulikowski Paxilar, Matthew	13418 Customer Refund	(177.33)
Lopez, Hellen	13419 Customer Refund	(58.90)
Lopez, Jennifer	13420 Customer Refund	(132.73)
MBM Property Management	13421 Customer Refund	(100.04)
Opendoor Labs	13422 Customer Refund	(274.10)
Ortiz, Selena	13423 Customer Refund	(133.12)
Siddharthan, Venkataramani	13424 Customer Refund	(76.91)
Tas, Sait	13425 Customer Refund	(99.74)
Toney, Kelly	13426 Customer Refund	(23.63)
Yunus Sattar, Atik	13427 Customer Refund	(36.40)
<b>Total Expenditures</b>		<b>(5,041.71)</b>
<b>Subtotal</b>		<b>(1,178.87)</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>5,000.00</b>
<b>Projected Balance as of July 25, 2023</b>		<b>\$ 3,821.13</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**June 30, 2023 - July 25, 2023**

	<u>ABC Bank Park Account</u>
<b>Cash Balance - June 30, 2023</b>	<b>\$ 49,950.00</b>
<b>Projected Balance as of July 25, 2023</b>	<b>\$ 49,950.00</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
June 30, 2023 - July 25, 2023**

	Interest Rate	Maturity Date	Balance 6/30/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 7/25/2023	Projected Balance 7/25/2023
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 35,514.03	\$ -	\$ -	\$ 35,514.03	\$ -	\$ 35,514.03
ABC Bank - Manager's Account	0.0000%	N/A	280,867.93	-	(811,325.70)	(530,457.77)	830,130.68 (1)(2)	299,672.91
ABC Bank - Customer Refunds	0.0000%	N/A	3,862.84	-	(5,041.71)	(1,178.87)	5,000.00 (3)	3,821.13
PNC Bank Lockbox	0.0000%	N/A	80,867.63	11,618.11	(8,557.61)	83,928.13	-	83,928.13
Logic Operating - 01	5.2741%	N/A	17,100,373.39	-	-	17,100,373.39	(830,130.68) (1)(2)	16,270,242.71
TexPool Operating	5.0917%	N/A	674,943.49	-	-	674,943.49	(5,000.00) (3)	669,943.49
TexPool Fiscal Surety Trail Easement	5.0917%	N/A	107,778.21	-	-	107,778.21	-	107,778.21
<b>Total - General Fund</b>			<b>18,284,207.52</b>	<b>11,618.11</b>	<b>(824,925.02)</b>	<b>17,470,900.61</b>	<b>-</b>	<b>17,470,900.61</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	5.2741%	N/A	48,742.92	-	-	48,742.92	-	48,742.92
TexPool Park	5.0917%	N/A	4,733.49	-	-	4,733.49	-	4,733.49
<b>Total - Park Fund</b>			<b>103,426.41</b>	<b>-</b>	<b>-</b>	<b>103,426.41</b>	<b>-</b>	<b>103,426.41</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.2741%	N/A	9,874.36	-	-	9,874.36	-	9,874.36
Logic - Debt Service	5.2741%	N/A	3,000,455.41	-	-	3,000,455.41	-	3,000,455.41
TexPool - SR 2020 Cap Int	5.0917%	N/A	166,449.33	-	-	166,449.33	-	166,449.33
<b>Total - Debt Service Fund</b>			<b>3,176,779.10</b>	<b>-</b>	<b>-</b>	<b>3,176,779.10</b>	<b>-</b>	<b>3,176,779.10</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.2741%	N/A	2,585.61	-	-	2,585.61	-	2,585.61
TexPool - SR 2020 CPF	5.0917%	N/A	4,598,298.55	-	-	4,598,298.55	-	4,598,298.55
<b>Total - Capital Project Fund</b>			<b>4,600,884.16</b>	<b>-</b>	<b>-</b>	<b>4,600,884.16</b>	<b>-</b>	<b>4,600,884.16</b>
<b>Total - All Funds</b>			<b>\$ 26,165,297.19</b>	<b>\$ 11,618.11</b>	<b>\$ (824,925.02)</b>	<b>\$ 25,351,990.28</b>	<b>\$ -</b>	<b>\$ 25,351,990.28</b>

(1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$779,130.68

(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$51,000.00

(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00



**AMENDED AND RESTATED RESOLUTION  
AUTHORIZING AND SETTING LIMITS ON THE PAYMENT OF FEES OF OFFICE**

THE STATE OF TEXAS       §  
COUNTY OF TRAVIS       §

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

**WHEREAS**, Section 49.060 of the Texas Water Code, as amended, provides that a director is entitled to receive fees of office for each day the director actually spends performing the duties of a director and requires the Board of Directors of the District (the "Board") to adopt a resolution (a) setting the fees of office, which may not exceed an amount greater than the amount of the per diem set by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution; and (b) setting a limit on the fees of office that a director may receive in a year, which fees may not exceed \$7,200 per year;

**NOW, THEREFORE, IT IS RESOLVED BY THE BOARD** as follows:

Section 1.       A director may receive fees of office per day in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution, not to exceed an annual limit of \$7,200. A director is also entitled to receive reimbursement of actual expenses reasonably and necessarily incurred while engaging in activities on behalf of the District.

Section 2.       Fees of office will only be paid for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. For purposes of this Resolution, "performing the duties of a director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

Section 3.       Any director desiring to receive fees of office for meetings other than called meetings of the Board must submit a verified statement of attendance to the Board.

Section 4.       This Resolution supersedes all prior resolutions and policies of the Board relating to the subject matter hereof.

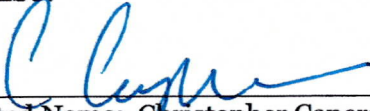
Section 5.       This Resolution may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. An electronic signature, a facsimile or other electronic copy of an original signature, and a counterpart transmitted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

**PASSED AND APPROVED** this 25th day of July, 2023.



Printed Name: Brenda Richter  
President, Board of Directors

ATTEST:



Printed Name: Christopher Capers  
Secretary, Board of Directors