



Disclaimer:

This meeting packet is provided for informational purposes only.

The documents and reports contained herein are subject to revision, correction, supplementation, and board approval and may not represent final official products.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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DEBORAH PEDERSON
(512) 435-2352
dpederson@abaustin.com

MEMORANDUM

TO: Felix Amaro, Jr.
Christopher Capers
Brenda Richter

Robin Campbell (*via email*)
R. Lee Hill

FROM: Deborah Pederson, Legal Assistant

DATE: August 18, 2021

RE: Northtown Municipal Utility District
August 24, 2021 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, August 24, 2021, at 5:45 p.m. at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas.**

Please let us know if you will be unable to attend the meeting so that we can determine if a quorum of the Board of Directors will be present.

Carter Dean
Jim Nias *via email**
Scott Foster *via email*
Cheryl Allen *via email*
Carol Polumbo *via email**
Ja-Mar Prince *via email**
Clayton Chandler *via email**
Noel Barfoot *via email**

Robert Anderson *via email*
Crystal Lightfield *via email**
Lupe Serna *via 1st Class US mail**
Allen Douthitt *via email*
Mona Oliver
Richard Fadal *via email**
Oscar Gonzalez *via email**

*Agenda Only

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

August 24, 2021

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, August 24, 2021**. This meeting will be held at the District office located at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas. Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

An electronic agenda packet for the meeting is available at the following link:

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo31e8cc-d58a-42c8-b882-63fo2edc8899>.

The following matters may be considered and acted upon at the meeting:

PUBLIC INPUT

1. Resident communications and Board member announcements;

BUDGET/TAX ITEMS

2. 2021-2022 budget and 2021 tax rate, including:
 - (a) Certified estimate of 2021 appraised values;
 - (b) Financial advisor's recommendation regarding 2021 tax rate;
 - (c) Work session on 2021-2022 budget;
 - (d) Establish and take record vote on proposed tax rate;
 - (e) Schedule public hearing at which adoption of tax rate will be considered;
 - (f) Authorize publication of Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

3. Minutes of July 27, 2021 Board meeting;
4. Capital Area Council of Governments (CAPCOG) membership;
5. District security and public safety and related action items, including:
 - (a) Report from Travis County Sheriff's Department, including crime statistics;
 - (b) Security and Public Safety Subcommittee report, including:
 - (i) District response to COVID-19 and related policies;
 - (ii) District policy regarding threats made against District employees, consultants, or contractors;
 - (iii) Purchase requests;

6. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs, including any proposals;
 - (b) Billing report and write-offs;
 - (c) America's Water Infrastructure Act of 2018 (AWIA), including presentation by CDM Smith regarding the Risk and Resiliency Assessment (executive session);
7. Landscape maintenance report and related action items, including Proposal ID 9892 for ragweed removal;
8. District manager's report and related action items, including:
 - (a) Restrictive Covenant Subcommittee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly report from Texas Disposal Services;
 - (e) Purchase requests and/or proposals;
 - (f) New Facility Construction Subcommittee report, including:
 - (i) Status of construction of office and pavilions;
 - (ii) Approval of any pay applications and/or change orders from STR Constructors, Inc. for construction of office and pavilions;
9. District parks and recreational facilities and related action items, including:
 - (a) Subcommittee report;
 - (b) Monthly expenditure report;
 - (c) Repairs and maintenance;
10. District engineer's report and related action items, including:
 - (a) Development update, including:
 - (i) Village at Northtown, Section 2 (Phase 1 and Phase 2 Single Family);
 - (ii) Village at Northtown, Section 2 (Condominiums);
 - (iii) Harris Ridge Extension Project, including Partial Collateral Assignment of Reimbursement Rights from Village @ Northtown, Ltd.;
 - (iv) Village at Northtown Multifamily (North Wells Branch);
 - (v) Village at Northtown Multifamily (Edenbrook);
 - (vi) Lakes Retail Center;
 - (vii) Heatherwilde Multifamily;
 - (b) MS4 permitting and 2021 pond inspections update;
 - (c) Dessau Road force main replacement project, including approval of any pay applications and/or change orders;
11. 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;

12. Reports from developers' and landowners' representatives and related action items;
13. Wholesale Water and Wastewater Rate Challenge Subcommittee report and related action items;
14. Attorney's report and related action items, including legislative update regarding Senate Bill 3 (executive session);
15. Consultant reviews, including:
 - (a) 360 Professional Services, Inc. (executive session);
 - (b) Public Finance Group LLC (executive session);
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.



Sam Brown O'Hara

Attorney for the District

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

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Deborah Cartwright
Nicole Conley
Anthony Nguyen
Felipe Ulloa
Blanca Zamora-Garcia

July 20, 2021

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

In accordance with Tax Code Section 26.01(a) enclosed is the 2021 Certified Value for your taxing unit. The Certified Value shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Accordingly, it is a conservative estimate.

As of the writing of this letter the Comptroller's office has not published the 2021 tax rate calculation worksheet forms taxing units are required to use pursuant to Tax Code Section 26.04(d-1) for the calculation of the no-new-revenue and voter-approval tax rates. The information page included with your Certified Value is based on the last available worksheet (Tax Year 2020) and has information to assist you in completing the Truth in Taxation calculations and postings. Once published, if the new tax rate calculation worksheets require additional information to be reported by the appraisal district, we will provide a supplemental report with the additional information as soon as possible. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2021.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

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

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

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

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CERTIFIED ESTIMATE OF 2021 APPRAISED VALUES

July 20, 2021

NORTHTOWN MUD

Jurisdiction No. 84

Entity ID: 1123

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2021 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL		PROPERTY UNDER PROTEST	
Number of Accounts	Market Values	Number of Accounts	Market Values
3,010	942,284,509	363	72,586,374
47	192,819,000	5	74,423
3,057	1,135,103,509	368	72,660,797
	REAL PROPERTY		
	PERSONAL PROPERTY		
	TOTAL		
EXEMPTIONS			
Number of Accounts	Exemption Amount	Number of Accounts	Exemption Amount
	875,402		
	24,264,845		1,598,433
			AG HOMESTEAD CAP ABATEMENT CHODO / CLT/ LIH DISABLED PERSON DISABLED VETERAN
63	438,000	2	17,000
26	193,434,452	1	57,453
			DV/FR 100% HS ECONOMIC DEV ENERGY EXEMPT
31	34,520,957	2	8,991
3	461	1	306
			EXEMPT 366 FREEPORT GOODS IN TRANSIT HISTORIC
1,854	21,834,828	94	1,153,598
			HOMESTEAD HOMESTEAD OV65 POLLUTION CONTROL
36	302,799	4	35,818
			SOLAR VEHICLE
	859,431,765		69,789,198
			NET AFTER EXEMPTIONS
			SECTION 26.01 (c) VALUE UNDER PROTEST :
			60,226,013
NET TAXABLE VALUE			

919,657,778

MARYA CRIGLER
CHIEF APPRAISER



2021 CERTIFIED ESTIMATE INFORMATION

July 20, 2021

NORTHTOWN MUD

Juris: **84**

Entity ID: **1123**

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

1. 2020 total taxable value	676,898,532
2. 2020 tax ceiling	
4. 2020 total adopted tax rate	0.6250
5. 2020 taxable value lost because of court appeals of ARB decisions reduced 2020 appraised	
A. Original 2020 ARB Values	
B. 2020 values resulting from final court decisions	
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2020 ARB Certified Value	151,093,162
B. 2020 disputed value	18,131,179
9. 2020 taxable value of property in territory the taxing unit deannexation after Jan 1, 2020	
10. 2020 taxable value lost because a property first qualified for exemption in 2021	
A. Absolute exemptions	2,611
B. Partial exemptions and amount exempt due to an increased exemption	5,819,544
11. 2020 taxable value lost because property first qualified for agricultural appraisal in 2021	
A. 2020 market value	
B. 2021 productivity value	
18. Total 2021 taxable value on certified appraisal roll today	
A. Certified taxable	859,431,765
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2021 taxable value of properties under protest	60,226,013
B. 2021 value of properties not under protest or included on on certified appraisal	
20. 2021 tax ceiling	
22. Total 2021 taxable value of properties in territory annexed after Jan 1, 2020	
23. Total 2021 taxable value of new improvements and new personal property located in new improvements	25,350,498

Notice of Public Hearing - Budget/Tax Rate Information

2020 Average appraised value of properties with a homestead exemption	216,903
2020 Total appraised value of all property	1,043,849,549
2020 Total appraised value of all new property	5,069,589
2020 Average taxable value of properties with a homestead exemption	207,358
2020 Total taxable value of all property	827,991,694
2020 Total taxable value of all new property	5,062,109
2021 Average appraised value of properties with a homestead exemption	251,497
2021 Total appraised value of all property	1,206,888,904
2021 Total appraised value of all new property	25,754,063
2021 Average taxable value of properties with a homestead exemption	226,447
2021 Total taxable value of all property	919,657,778
2021 Total taxable value of all new property	25,350,498
2021 Tax base reduction due to frozen taxes	
2021 Over-65 collectible levy	

For Entity : NORTHTOWN MUD

Year: 2021

State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
1836252	MADISON-MF TECH RIDGE TX LLC	\$56,750,000	\$56,750,000
1620110	BELKORP OAKS LLC	\$43,533,819	\$43,533,819
1694006	LOGISTICS II TECH RIDGE PORTFOLIO LLC	\$24,946,133	\$24,946,133
1720788	LANTOWER TECHRIDGE AUSTIN LP	\$14,560,266	\$14,560,266
1742944	MCN LAKEWOOD LLC	\$14,236,872	\$14,236,872
244407	VILLAGE @ NORTHTOWN LTD	\$7,357,462	\$7,357,462
1771795	YINTAI INVESTMENT NORTHTOWN LLC	\$5,861,434	\$5,861,434
262841	KB HOME LONE STAR INC	\$2,845,834	\$2,845,834
180967	A M PETROLEUM INC	\$2,814,123	\$2,814,123
1830527	NORTHTOWN PHASE 1 LLC	\$2,807,790	\$2,807,790

2021 CERTIFIED TOTALS

84 - NORTHTOWN MUD
ARB Approved Totals

Property Count: 3,057

7/20/2021

8:10:56AM

Land		Value			
Homesite:		138,065,424			
Non Homesite:		57,473,732			
Ag Market:		876,863			
Timber Market:		0	Total Land	(+)	196,416,019
Improvement		Value			
Homesite:		556,765,912			
Non Homesite:		189,102,578	Total Improvements	(+)	745,868,490
Non Real		Count	Value		
Personal Property:	47		192,819,000		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	192,819,000
			Market Value	=	1,135,103,509
Ag		Non Exempt	Exempt		
Total Productivity Market:	876,863		0		
Ag Use:	1,461		0	Productivity Loss	(-) 875,402
Timber Use:	0		0	Appraised Value	= 1,134,228,107
Productivity Loss:	875,402		0	Homestead Cap	(-) 24,264,845
				Assessed Value	= 1,109,963,262
				Total Exemptions Amount (Breakdown on Next Page)	(-) 250,531,497
				Net Taxable	= 859,431,765

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,371,448.53 = 859,431,765 * (0.625000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2021 CERTIFIED TOTALS

Property Count: 3,057

84 - NORTHTOWN MUD
ARB Approved Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	15	0	72,000	72,000
DV1S	1	0	5,000	5,000
DV2	8	0	57,000	57,000
DV3	12	0	112,000	112,000
DV4	27	0	192,000	192,000
DVHS	19	0	4,972,095	4,972,095
DVHSS	2	0	498,975	498,975
EX-XV	31	0	34,520,957	34,520,957
EX366	3	0	461	461
FR	5	187,963,382	0	187,963,382
HS	1,854	21,834,828	0	21,834,828
SO	36	302,799	0	302,799
Totals		210,101,009	40,430,488	250,531,497

2021 CERTIFIED TOTALS

Property Count: 368

84 - NORTHTOWN MUD
Under ARB Review Totals

7/20/2021

8:10:56AM

Land		Value		
Homesite:		11,571,434		
Non Homesite:		7,521,991		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 19,093,425
Improvement		Value		
Homesite:		48,150,736		
Non Homesite:		5,342,213	Total Improvements	(+) 53,492,949
Non Real		Count	Value	
Personal Property:	5	74,423		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 74,423
			Market Value	= 72,660,797
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 72,660,797
Productivity Loss:	0	0		
			Homestead Cap	(-) 1,598,433
			Assessed Value	= 71,062,364
			Total Exemptions Amount (Breakdown on Next Page)	(-) 1,273,166
			Net Taxable	= 69,789,198

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

436,182.49 = 69,789,198 * (0.625000 / 100)

Tax Increment Finance Value:

0

Tax Increment Finance Levy:

0.00

2021 CERTIFIED TOTALS

Property Count: 368

84 - NORTHTOWN MUD
Under ARB Review Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	17,000	17,000
EX-XV	2	0	8,991	8,991
EX366	1	0	306	306
FR	1	57,453	0	57,453
HS	94	1,153,598	0	1,153,598
SO	4	35,818	0	35,818
	Totals	1,246,869	26,297	1,273,166

2021 CERTIFIED TOTALS

Property Count: 3,425

84 - NORTHTOWN MUD
Grand Totals

7/20/2021

8:10:56AM

Land		Value		
Homesite:		149,636,858		
Non Homesite:		64,995,723		
Ag Market:		876,863		
Timber Market:		0	Total Land	(+) 215,509,444
Improvement		Value		
Homesite:		604,916,648		
Non Homesite:		194,444,791	Total Improvements	(+) 799,361,439
Non Real		Count	Value	
Personal Property:	52		192,893,423	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 192,893,423
			Market Value	= 1,207,764,306
Ag		Non Exempt	Exempt	
Total Productivity Market:	876,863		0	
Ag Use:	1,461		0	Productivity Loss (-) 875,402
Timber Use:	0		0	Appraised Value = 1,206,888,904
Productivity Loss:	875,402		0	Homestead Cap (-) 25,863,278
				Assessed Value = 1,181,025,626
				Total Exemptions Amount (Breakdown on Next Page) (-) 251,804,663
				Net Taxable = 929,220,963

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,807,631.02 = 929,220,963 * (0.625000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2021 CERTIFIED TOTALS

Property Count: 3,425

84 - NORTHTOWN MUD
Grand Totals

7/20/2021

8:13:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	17	0	89,000	89,000
DV1S	1	0	5,000	5,000
DV2	8	0	57,000	57,000
DV3	12	0	112,000	112,000
DV4	27	0	192,000	192,000
DVHS	19	0	4,972,095	4,972,095
DVHSS	2	0	498,975	498,975
EX-XV	33	0	34,529,948	34,529,948
EX366	4	0	767	767
FR	6	188,020,835	0	188,020,835
HS	1,948	22,988,426	0	22,988,426
SO	40	338,617	0	338,617
Totals		211,347,878	40,456,785	251,804,663

2021 CERTIFIED TOTALS

Property Count: 3,057

84 - NORTHTOWN MUD
ARB Approved Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,839	424.4937	\$21,662,082	\$709,288,223	\$657,606,876
B	MULTIFAMILY RESIDENCE	44	49.2174	\$0	\$145,768,707	\$145,138,512
C1	VACANT LOTS AND LAND TRACTS	37	53.4733	\$0	\$777,111	\$777,111
D1	QUALIFIED OPEN-SPACE LAND	11	157.2908	\$0	\$876,863	\$17,120
E	RURAL LAND, NON QUALIFIED OPE	11	159.0542	\$0	\$15,147,634	\$15,131,975
F1	COMMERCIAL REAL PROPERTY	4	17.5823	\$0	\$29,508,770	\$29,508,770
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$721,520	\$721,520
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$197,188	\$197,188
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$5,024,471	\$2,624,658
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$186,868,322	\$1,311,791
O	RESIDENTIAL INVENTORY	60	7.4500	\$2,405,803	\$6,396,244	\$6,396,244
X	TOTALLY EXEMPT PROPERTY	34	150.5196	\$0	\$34,528,456	\$0
	Totals		1,019.0813	\$24,067,885	\$1,135,103,509	\$859,431,765

2021 CERTIFIED TOTALS

Property Count: 368

84 - NORTHTOWN MUD
Under ARB Review Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	257	38.0743	\$1,686,178	\$65,458,607	\$62,653,758
B	MULTIFAMILY RESIDENCE	3	0.7070	\$0	\$1,269,778	\$1,269,778
C1	VACANT LOTS AND LAND TRACTS	27	12.1020	\$0	\$1,721,626	\$1,721,626
D1	QUALIFIED OPEN-SPACE LAND	67	37.2289	\$0	\$0	\$4,048
E	RURAL LAND, NON QUALIFIED OPE	74	76.7354	\$0	\$4,082,372	\$4,078,324
L1	COMMERCIAL PERSONAL PROPE	4		\$0	\$16,664	\$16,664
O	RESIDENTIAL INVENTORY	1	0.1100	\$0	\$45,000	\$45,000
X	TOTALLY EXEMPT PROPERTY	3	9.0600	\$0	\$66,750	\$0
Totals			174.0176	\$1,686,178	\$72,660,797	\$69,789,198

2021 CERTIFIED TOTALS

Property Count: 3,425

84 - NORTHTOWN MUD
Grand Totals

7/20/2021 8:13:04AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,096	462.5680	\$23,348,260	\$774,746,830	\$720,260,634
B	MULTIFAMILY RESIDENCE	47	49.9244	\$0	\$147,038,485	\$146,408,290
C1	VACANT LOTS AND LAND TRACTS	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	QUALIFIED OPEN-SPACE LAND	78	194.5197	\$0	\$876,863	\$21,168
E	RURAL LAND, NON QUALIFIED OPE	85	235.7896	\$0	\$19,230,006	\$19,210,299
F1	COMMERCIAL REAL PROPERTY	4	17.5823	\$0	\$29,508,770	\$29,508,770
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$721,520	\$721,520
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$197,188	\$197,188
L1	COMMERCIAL PERSONAL PROPE	41		\$0	\$5,041,135	\$2,641,322
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$186,868,322	\$1,311,791
O	RESIDENTIAL INVENTORY	61	7.5600	\$2,405,803	\$6,441,244	\$6,441,244
X	TOTALLY EXEMPT PROPERTY	37	159.5796	\$0	\$34,595,206	\$0
Totals			1,193.0989	\$25,754,063	\$1,207,764,306	\$929,220,963

2021 CERTIFIED TOTALS

84 - NORTHTOWN MUD
ARB Approved Totals

Property Count: 3,057

7/20/2021 8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,699	405.9667	\$21,662,082	\$682,199,103	\$631,259,790
A3	SINGLE FAMILY RESIDENCE DETAIL	52	2.6022	\$0	\$625,956	\$548,143
A4	CONDOS	139	15.9248	\$0	\$26,457,221	\$25,793,729
A5	CONDOS DETAILS	1		\$0	\$5,943	\$5,214
B1	MULTIFAMILY	4	38.3762	\$0	\$128,781,534	\$128,781,534
B2	DUPLEX	40	10.8412	\$0	\$16,987,173	\$16,356,978
C1	VACANT LOT	37	53.4733	\$0	\$777,111	\$777,111
D1	ACREAGE (AG) 1-D-1	11	157.2908	\$0	\$876,863	\$17,120
E1	FARM AND RANCH IMPR	11	159.0542	\$0	\$15,147,634	\$15,131,975
F1	COMMERCIAL IMPROVED	4	17.5823	\$0	\$29,508,770	\$29,508,770
J3	UTILITY (ELECTRIC)	1		\$0	\$721,520	\$721,520
J4	UTILITY (TELEPHONE)	2		\$0	\$197,188	\$197,188
L1	COMMERCIAL PP	37		\$0	\$5,024,471	\$2,624,658
L2	INDUSTRIAL MAJOR MANUFACTURIN	4		\$0	\$186,868,322	\$1,311,791
O1	RESIDENTIAL INVENTORY	60	7.4500	\$2,405,803	\$6,396,244	\$6,396,244
X	TOTALLY EXEMPT PROPERTY	34	150.5196	\$0	\$34,528,456	\$0
Totals			1,019.0813	\$24,067,885	\$1,135,103,509	\$859,431,765

2021 CERTIFIED TOTALS

Property Count: 368

84 - NORTHTOWN MUD
Under ARB Review Totals

7/20/2021 8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	251	37.3867	\$1,686,178	\$64,231,708	\$61,463,528
A3	SINGLE FAMILY RESIDENCE DETAIL	6		\$0	\$51,648	\$34,323
A4	CONDOS	6	0.6876	\$0	\$1,175,251	\$1,155,907
B2	DUPLEX	3	0.7070	\$0	\$1,269,778	\$1,269,778
C1	VACANT LOT	27	12.1020	\$0	\$1,721,626	\$1,721,626
D1	ACREAGE (AG) 1-D-1	67	37.2289	\$0	\$0	\$4,048
E1	FARM AND RANCH IMPR	74	76.7354	\$0	\$4,082,372	\$4,078,324
L1	COMMERCIAL PP	4		\$0	\$16,664	\$16,664
O1	RESIDENTIAL INVENTORY	1	0.1100	\$0	\$45,000	\$45,000
X	TOTALLY EXEMPT PROPERTY	3	9.0600	\$0	\$66,750	\$0
Totals			174.0176	\$1,686,178	\$72,660,797	\$69,789,198

2021 CERTIFIED TOTALS

84 - NORTHTOWN MUD

Property Count: 3,425

Grand Totals

7/20/2021

8:13:04AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,950	443.3534	\$23,348,260	\$746,430,811	\$692,723,318
A3	SINGLE FAMILY RESIDENCE DETAIL	58	2.6022	\$0	\$677,604	\$582,466
A4	CONDOS	145	16.6124	\$0	\$27,632,472	\$26,949,636
A5	CONDOS DETAILS	1		\$0	\$5,943	\$5,214
B1	MULTIFAMILY	4	38.3762	\$0	\$128,781,534	\$128,781,534
B2	DUPLEX	43	11.5482	\$0	\$18,256,951	\$17,626,756
C1	VACANT LOT	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	ACREAGE (AG) 1-D-1	78	194.5197	\$0	\$876,863	\$21,168
E1	FARM AND RANCH IMPR	85	235.7896	\$0	\$19,230,006	\$19,210,299
F1	COMMERCIAL IMPROVED	4	17.5823	\$0	\$29,508,770	\$29,508,770
J3	UTILITY (ELECTRIC)	1		\$0	\$721,520	\$721,520
J4	UTILITY (TELEPHONE)	2		\$0	\$197,188	\$197,188
L1	COMMERCIAL PP	41		\$0	\$5,041,135	\$2,641,322
L2	INDUSTRIAL MAJOR MANUFACTURIN	4		\$0	\$186,868,322	\$1,311,791
O1	RESIDENTIAL INVENTORY	61	7.5600	\$2,405,803	\$6,441,244	\$6,441,244
X	TOTALLY EXEMPT PROPERTY	37	159.5796	\$0	\$34,595,206	\$0
Totals			1,193.0989	\$25,754,063	\$1,207,764,306	\$929,220,963

2021 CERTIFIED TOTALS

Property Count: 3,425

84 - NORTHTOWN MUD
Effective Rate Assumption

7/20/2021 8:13:04AM

New Value

TOTAL NEW VALUE MARKET: \$25,754,063
TOTAL NEW VALUE TAXABLE: \$25,350,498

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	2	2020 Market Value	\$2,611
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,611

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	2	\$22,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	2	\$473,794
HS	Homestead	72	\$1,022,918
PARTIAL EXEMPTIONS VALUE LOSS			78
NEW EXEMPTIONS VALUE LOSS			\$1,533,323

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
HS	Homestead	1,809	\$4,288,832
INCREASED EXEMPTIONS VALUE LOSS		1,809	\$4,288,832

TOTAL EXEMPTIONS VALUE LOSS \$5,822,155

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,942	\$251,497	\$25,050	\$226,447
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,942	\$251,497	\$25,050	\$226,447

2021 CERTIFIED TOTALS

84 - NORTHTOWN MUD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
368	\$72,660,797.00	\$60,226,013

**Northtown Municipal Utility District
2021 Tax Rate Analysis**

Historical District Assessed Valuations & Tax Rates

	2021 Certified Assessed Valuation						Annual Tax Rate Increase or (Decrease)	Cumulative Tax Rate Increase or (Decrease)
	Assessed Valuation	D/S	M&O	Total				
2021	\$ 919,657,778	\$ 0.2650	\$ 0.3530	\$ 0.6180	\$ (0.0070)	\$ (0.2120)		
2020	827,991,694	0.2475	0.3775	0.6250	-	(0.2050)		
2019	804,649,125	0.2610	0.3640	0.6250	(0.0050)	(0.2050)		
2018	773,957,339	0.2727	0.3573	0.6300	(0.0775)	(0.2000)		
2017	702,615,092	0.3130	0.3945	0.7075	-	(0.1225)		
2016	648,319,836	0.3346	0.3729	0.7075	(0.0145)	(0.1225)		
2015	579,121,476	0.3788	0.3432	0.7220	(0.0140)	(0.1080)		
2014	514,304,255	0.4343	0.3017	0.7360	(0.0140)	(0.0940)		
2013	498,109,997	0.4451	0.3049	0.7500	-	(0.0800)		
2012	424,237,950	0.5271	0.2229	0.7500	-	(0.0800)		
2011	427,743,268	0.4618	0.2882	0.7500	-	(0.0800)		
2010	426,534,832	0.4711	0.2789	0.7500	-	(0.0800)		
2009	434,241,694	0.4468	0.3032	0.7500	-	(0.0800)		
2008	383,023,670	0.3467	0.4033	0.7500	-	(0.0800)		
2007	345,301,707	0.3025	0.4475	0.7500	-	(0.0800)		
2006	311,580,326	0.3540	0.3960	0.7500	-	(0.0800)		
2005	259,326,532	0.3000	0.4500	0.7500	-	(0.0800)		
2004	217,556,869	0.3200	0.4300	0.7500	-	(0.0800)		
2003	176,444,731	0.3455	0.4045	0.7500	0.1000	(0.0800)		
2002	136,081,264	0.3206	0.3294	0.6500	-	(0.1800)		
2001	106,890,553	0.3443	0.3057	0.6500	0.0100	(0.1800)		
2000	85,842,088	0.3352	0.3048	0.6400	-	(0.1900)		
1999	63,111,800	0.3200	0.3200	0.6400	0.0434	(0.1900)		
1998	52,600,963	0.3107	0.2859	0.5966	0.0009	(0.2334)		
1997	39,530,168	0.2971	0.2986	0.5957	(0.1074)	(0.2343)		
1996	34,854,036	0.1708	0.5323	0.7031	0.0845	(0.1269)		
1995	32,003,401	0.1870	0.4316	0.6186	(0.1314)	(0.2114)		
1994	29,934,757	0.3160	0.4340	0.7500	(0.0617)	(0.0800)		
1993	20,642,257	-	0.8117	0.8117	(0.0183)	(0.0183)		
1992	12,596,639	-	0.8300	0.8300	-	-		
1991	10,657,855	-	0.8300	0.8300	-	-		

Classification of Districts included in Senate Bill No. 2

	Special Taxing Units	Developed Districts	Developing Districts
	Special Taxing Units have levied a M&O Tax Rate of \$0.025 or less.	Districts that have financed, completed and <i>issued bonds</i> to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District.	Districts which do not fall under Special Taxing <i>Districts</i> or <i>Developed District</i> .
Rollback Rate	1.080%	1.035%	1.08%
Calculated Rollback Rate			
2020 Tax Rate			\$ 0.6250
2021 Tax Rate			\$ 0.6180
Rollback Rate:			1.080%



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

No Growth

prepared by: Public Finance Group

Year	Projected Assessed Valuation	Tax Rate Per \$100 A.V.	Tax Collections @ 99%	Investment Income @ 1.00%	Total Available for Debt	Outstanding Debt	Cumulative Debt Fund Balance	Percentage of Subsequent Year's Debt
2020	\$ 827,991,694	\$ 0.2475						
2021	\$ 919,657,778	\$ 0.2650	\$ 2,028,787	\$ 6,700	\$ 2,705,443	\$ 2,298,362	\$ 669,957	29.15% (a)
2022	919,657,778	0.2650	2,412,722	7,820	3,202,505	2,366,075	781,964	33.05% (b)
2023	919,657,778	0.2650	2,412,722	8,364	3,257,517	2,419,425	836,430	34.57%
2024	919,657,778	0.2650	2,412,722	8,381	3,259,195	2,444,025	838,092	34.29%
2025	919,657,778	0.2650	2,412,722	8,152	3,236,044	2,413,575	815,170	33.77%
2026	919,657,778	0.2650	2,412,722	8,225	3,243,416	2,451,175	822,469	33.55%
2027	919,657,778	0.2650	2,412,722	7,922	3,212,885	2,444,875	792,241	32.40%
2028	919,657,778	0.2650	2,412,722	7,680	3,188,413	2,444,875	768,010	31.32%
2029	919,657,778	0.2650	2,412,722	7,364	3,156,524	2,451,975	736,438	30.03%
2030	919,657,778	0.2650	2,412,722	7,040	3,123,761	2,452,525	703,999	28.29%
2031	919,657,778	0.2650	2,412,722	6,354	3,054,437	2,488,400	635,361	25.83%
2032	919,657,778	0.2650	2,412,722	5,949	3,013,609	2,459,500	594,937	27.56%
2033	919,657,778		2,412,722	8,551	3,276,382	2,142,000	855,109	39.92%
			\$ 30,981,453	\$ 98,502	\$ 30,990,412	\$ 30,990,412	\$ 1,134,382	

(a) Audited 9/30/2020 Debt Service Fund balance.

(b) Capitalized interest (2 yrs @ 1.874411%) included in the Series 2020 bond proceeds.

\$ 669,957

\$ 374,882

(deposited into the DSF on 11/18/2020)



**WATER DISTRICT
NOTICE OF PUBLIC HEARING ON TAX RATE**

The Northtown Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2021 on Tuesday, September 28, 2021 at 5:45 P.M. The hearing will be conducted in-person at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas 78660. call, the toll-free dial-in number and participant code for the hearing will be specified in the meeting agenda.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:
ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	<u>Last Year</u>	<u>This Year</u>
Total tax rate (per \$100 of value)	\$ 0.6250 /\$100 Adopted	\$ 0.6180 /\$100 Proposed
Difference in rates per \$100 of value		(\$0.0070) /\$100
Percentage increase/decrease in rates (+/-)		-1.12%
Average appraised residence homestead value	\$ 216,903	\$ 251,497
General exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ -	\$ -
Average residence homestead taxable value	\$ 207,358	\$ 226,447
Tax on average residence homestead	\$ 1,296	\$ 1,399
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		\$ 103
and percentage of increase (+/-)		7.98%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 8 percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Instructions

These worksheets will calculate the information water districts will need prior to adopting their tax rate. It will be necessary first to enter the required data on the "Data Entry" sheet. To access that sheet, click on the Data tab located at the bottom of this window. Some data may already have been entered for you.

NOTE: All worksheets are "locked" to protect accidental changes. You may only enter items on the data entry page and only in the blue colored cells. If for some reason you need to otherwise edit any of the worksheets, the password to unlock them is "TAX". It is case sensitive.

If you have debt, when you enter the debt information, your debt rate will be calculated for you on line 12 of the data entry page. It has a provision for you to "back into" a specific debt rate if you wish.

After you have entered the required data, click on the "Notice" tab. This sheet has all the information you need to complete the "Water District Notice of Public Hearing on Tax Rate". This is a notice all water districts must publish prior to adopting their tax rate (Water Code, Section 49.236). The Tax Office cannot publish this for you.

If line 14 on the Notice tab is equal to or less than 8.00%, this paragraph does not apply and you may ignore the "Voter-Approval" tab. If line 14 on the Notice tab is more than 8.00% and you are a Low Tax Rate District, then your district must hold an election to determine whether to approve the maintenance and operation tax rate under Section 49.23601 of the Water Code. If it is more than 8.00% and you are a Developing Water District, the qualified voters of your district, by petition, may require that an election be held to determine whether to reduce the maintenance and operations tax rate to the voter-approval tax rate under Section 49.23603 of the Water Code. You are advised to seek legal counsel in this event. The VOTER-APPROVAL RATE is calculated for you on the "Voter-Approval" tab.

NOTE: Due to an anomaly in the law, it is possible that the calculated voter-approval rate will be higher than the proposed rate which generated the voter-approval rate. Although not likely, if this occurs, you should seek legal counsel. If you are a new jurisdiction or had no levy last year, line 14 of the Notice tab will display "INFINITE %" because you are dividing by zero. Again, this a problem with the wording in the Code and you may wish to seek legal counsel as to what you need to show in your notice.

2021 Water District Worksheet for Low Tax Rate and Developing Districts
 Northtown Municipal Utility District

August 24, 2021

Data Entry Page

1. The Districts PROPOSED 2021 Total Tax Rate	\$	0.6180	/\$100
2. 2021 average appraised value of residence homestead. (TCAD Certification, page 2, Item N).	\$	251,497	
3. 2021 average taxable value of residence homestead. (TCAD Certification, page 2, Item O).	\$	226,447	
4. 2020 average appraised value of residence homestead. (TCAD Certification, page 2, Item P).	\$	216,903	
5. 2020 average taxable value of residence homestead. (TCAD Certification, page 2, Item Q).	\$	207,358	
6. The district's 2020 Total Tax Rate.	\$	0.6250	/\$100
7. The district's 2020 Maintenance & Operation Tax Rate.	\$	0.3775	/\$100

Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.

8. 2021 Net Taxable Value (TCAD Certification, pg 1, bottom)	\$	919,657,778	
9. 2021 Total Qualified Contract Service	\$	0.00	
10. 2021 Total Qualified Debt Service	\$	30,990,412.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2021 tax levy (e.g. from fund reserves).	\$	28,553,318.88	
12. Your Final Calculated Debt Rate is:	\$	0.2650	/\$100

NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.

Use the following ONLY if you wish a specified debt rate.

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

13. 2021 Target Debt Rate	\$	0.2650	/\$100
14. Amount you need to enter into line 11	\$	28,553,318.88	

2021 Water District Worksheet for Low Tax Rate and Developing Districts

Northtown Municipal Utility District

August 24, 2021

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2020 average appraised value of residence homestead	\$	216,903
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	9,545
3. 2020 average taxable value of residence homestead (line 1 minus line 2)	= \$	207,358
4. 2020 adopted TOTAL tax rate (per \$100 of value)	x \$	0.6250 /\$100
5. 2020 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	1,295.99
6. 2021 average appraised value of residence homestead	\$	251,497
7. 2021 general exemptions available for the average homestead (excluding senior citizen's or disabled person's)	- \$	25,050
8. 2021 average taxable value of residence homestead (line 6 minus line 7)	= \$	226,447
9. 2021 proposed TOTAL tax rate (per \$100 of value)	x \$	0.6180 /\$100
10. 2021 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	1,399.44
11. Difference in Rates per \$100 value	\$	(0.0070) /\$100
12. Percentage increase/decrease in rates (+/-)		-1.12%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	103.45
14. percentage of increase		7.98%

2021 Water District Worksheet for Low Tax Rate and Developing Districts

Northtown Municipal Utility District

August 24, 2021

Voter-Approval Tax Rate Worksheet

1.	2020 average appraised value of residence homestead	\$	216,903
2.	2020 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	9,545
3.	2020 average taxable value of residence homestead (line 1 minus line 2)	= \$	207,358
4.	2020 adopted M&O tax rate (per \$100 of value)	x \$	0.3775 /\$100
5.	2020 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	782.78
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.08)	= \$	845.40
7.	2021 average appraised value of residence homestead	\$	251,497
8.	2021 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	25,050
9.	2021 average taxable value of residence homestead (line 7 minus line 8)	= \$	226,447
10.	Highest 2021 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	\$	0.3733 /\$100
11.	2021 Debt Tax Rate	+ \$	0.2650 /\$100
12.	2021 Contract Tax Rate	+ \$	0.0000 /\$100
13.	2021 Voter-Approval Tax Rate (add lines 10, 11, and 12)	= \$	0.6383 /\$100

MEMORANDUM

To: Board of Directors – Northtown Municipal Utility District

From: Armbrust & Brown, PLLC

Re: Schedule for Establishing District Tax Rate for 2021 ***Please note that this schedule is subject to change based on subsequent information and deadlines provided by the Travis County Appraisal District***

Date: August 24, 2021

Before the Board adopts a 2021 tax rate, it is required to give notice of “each meeting at which the adoption of the tax rate will be considered.” The notice must be published at least once in a newspaper of general circulation in the District *at least seven days* before the date of the hearing or the notice may be mailed to each owner of taxable property within the District, at the address for notice shown on the most recently certified tax roll of the District, *at least ten days* before the date of the hearing.

The District’s 2021-2022 budget must be adopted before the 2021 tax rate is set. However, these can be approved at the same meeting if the Resolution Adopting Budget is approved prior to adoption of the tax rate. A timetable for adopting the District’s tax rate, which will require no special meetings and only one publication, follows:

- July 25 Travis County Chief Appraiser expects to have certified tax rolls.
- August 24** **Board Meeting.** Discuss proposal to set tax rate and take record vote on proposed tax rate. Announce the date, time and place of the **September 28, 2021** regular meeting, at which the Board will hold a public hearing, vote on and adopt the 2021 tax rate.
- September 2 Submit Notice of Public Hearing on Tax Rate to *Austin Chronicle*.
- September 17 Deadline for publication in the *Austin Chronicle* (publishes on Friday of each week.) of the Notice of Public Hearing on Tax Rate. (The District will publish its notice **Friday, September 10.**) (must publish at least 7 days prior to hearing)
- September 28** **Board Meeting.** Adopt the District’s 2021-2022 budget. Hold a public hearing on the District’s proposed tax rate. Take a record vote on the District’s tax rate. Adopt an Order Levying Taxes and authorize filing the Order Levying Taxes with Travis County Tax Assessor-Collector.
- September 30 Deadline to submit District’s tax rate to Travis County Tax Assessor-Collector.

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

AGENDA ITEM # 2(e)

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

Northtown Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2021 on September 28, 2021 at 5:45 p.m. The hearing will be conducted in-person at the District's offices at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:
ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This year
Total tax rate (per \$100 of value)	\$0.6250/\$100 Adopted	\$0.____/\$100 Proposed
Difference in rates per \$100 of value		\$0/\$100
Percentage increase/decrease in rates (+/-)		0.00%
Average appraised residence homestead value	\$216,961	\$251,497
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$5,000 4% max	\$5,000 5% max
Average residence homestead taxable value	\$207,390	\$226,447
Tax on average residence homestead	\$1,296	\$____
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$____ ____%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the District by petition may require that an election be held to determine whether to reduce the operation

AGENDA ITEM # 2 (F)

and maintenance tax rate to the voter approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

DRAFT

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

July 27, 2021

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas, and via telephone conference call pursuant to Section 551.125, Texas Government Code, as modified temporarily by Governor Greg Abbott, and pursuant to the related guidance from the office of the Texas Attorney General in connection with the Governor’s COVID-19 Disaster Proclamation. Notice of the meeting was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the notice is attached as **Exhibit “A”**. The meeting was open to the public at the address listed above and via the website link provided in the meeting notice. An electronic agenda packet for the meeting was provided online via the link included in the meeting notice and the meeting was recorded and made available at the same link.

The following members of the Board were present, constituting a quorum:

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

Director Amaro was absent. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“*Bott & Douthitt*”); Scott Foster of 360 Professional Services, Inc. (“*360 PSI*”); Robert Anderson of Crossroads Utility Services LLC (“*Crossroads*”); Richard Fadal of TexaScapes; Deputy Oscar Gonzalez of the Travis County Sheriff’s Office (“*TCSO*”); Lauren Smith of Public Finance Group LLC; and Carter Dean of Armbrust & Brown, PLLC (“*A&B*”).

Director Richter called the meeting to order at 5:47 p.m. and stated that the Board would first receive resident communications and Board member announcements. Director Hill thanked the Security and Public Safety Subcommittee for keeping the District’s park facilities open despite the rising concern regarding the COVID-19 pandemic. He then stated that he wanted the Board to consider replacing the ragweed that grows beside the west pond on the north end of the park with bald cypress. Mr. Fadal stated that he thought this was a good idea. Director Hill also stated that he would like to see additional dog waste stations located along the sidewalk around the park and by the sports fields.

Director Richter next stated that the Board would consider approving the consent items on the agenda, including (i) the minutes of the June 22, 2021 Board meeting; (ii) the updated District registration form; and (iii) the audit engagement letter for fiscal year ending September 30, 2021 attached as **Exhibit “B”**. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve the consent items, as presented.

Director Richter then announced that the Board would consider the budget and tax items on the agenda. Mr. Dean advised the Board that, under the new Texas Water Code provisions enacted during the 2019 legislative session as part of Senate Bill 2, water districts were now

divided into three classifications for tax rate purposes – low tax rate districts, developed districts, and other or “developing” districts under Texas Water Code §49.23603. Mr. Dean explained that the classification was important because it governed the rollback rate rules and procedures that would apply to the District. He stated that he believed the District would be classified as a “developing district” for the current tax year. Mr. Foster and Ms. Smith concurred. After discussion, upon motion by Director Capers and second by Director Hill, the Board voted 4-0 to recognize the District as a “developing district” for the 2021 tax year. Ms. Smith then reviewed the Certified 2021 Value for the District from Travis Central Appraisal District attached as **Exhibit “C”** with the Board. She stated that the net taxable value was approximately \$919,000,000, and that the average appraised home value in the District was approximately \$251,000, whereas it was approximately \$216,000 the prior year. Mr. Douthitt then stated that he would be meeting with the Budget Subcommittee and Parks Subcommittee over the next few weeks to discuss the District’s budget for fiscal year 2021-2022 and would present a budget to the Board at its next meeting. Mr. Dean directed the Board’s attention to the schedule for adopting the 2021-2022 budget and 2021 tax rate attached as **Exhibit “D”**. He stated that the Board would consider its draft budget at its August 24th meeting, as well as propose a tax rate for the 2021 tax year. He then stated that the Board would formally adopt a budget and tax rate at its September 28th meeting, following a public hearing on the tax rate and publication of a notice of the public hearing.

Director Richter then recognized Deputy Gonzalez to provide the security report. Deputy Gonzalez reviewed his report, attached as **Exhibit “E”**, and noted that property crimes had been lower than expected for the month. Ms. Oliver stated that Deputy Gonzalez’s dog had received the vest from the District and Deputy Gonzalez thanked the Board. Director Capers asked the Board whether it would prefer the Security and Public Safety Subcommittee or the Board determine whether the next Board meeting would be held in person, since there had been a recent increase in concern regarding COVID-19 due to increased spread. Mr. Dean stated that, whatever the Board or Subcommittee chose, he believed the next meeting should be either fully in-person or remote, rather than “hybrid”, since the District would be proposing its 2021 tax rate. Director Richter agreed and stated that if the meeting was held remotely, the technology used would need to be sufficient to display the budget and other relevant documents properly and have no significant audio or visual issues. Director Hill stated that the budget and tax meetings should be in-person, given the importance of transparency and public input to the process. He added that he thought meeting in-person was feasible due to the widespread vaccination of the public and the ability to continue to take additional precautions such as masking and social distancing. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 that the Board would determine whether the next meeting was held in-person or remotely, rather than delegating the decision-making authority to the Security and Public Safety Subcommittee. Director Hill then proposed that the next Board meeting be held in-person, but if the Security and Public Safety Subcommittee decided it was appropriate given a change in circumstances, Mr. Dean would poll the Board members to determine who was comfortable meeting in-person. Mr. Dean expressed concern with this plan. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to hold the next Board meeting in-person, but that if a quorum could not be confirmed for in-person attendance prior to the meeting, the meeting would be held using the “hybrid” model. Director Capers stated that he did not know his new work schedule yet, but planned on attending the next Board meeting in-person, along with Directors Richter and Hill, which would establish a quorum.

Director Richter next stated that the Board would receive the operations manager’s report and recognized Mr. Anderson. Mr. Anderson reviewed Crossroads’ report attached as **Exhibit “F”**, noting that all lab results had been satisfactory during the prior reporting period

and the District had a reported water loss of 7.96%. Mr. Anderson reported that there were 3,154 active accounts for the month of June with no new connections. He then reported that he had five write-offs to present. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve the write-offs. Mr. Anderson then stated that the District soon needed to collect copper and lead samples pursuant to rules of the Texas Commission on Environmental Quality, which it did once every three years. He stated that it had historically been very difficult to timely collect the samples and recommended that the District approve a \$30 deduction from a person's water bill who provided a sample to the District. Director Richter stated that she thought \$50 would more likely result in people providing the needed samples. After discussion, upon motion by Director Richter and second by Director Hill, the Board voted 4-0 to approve a \$50 deduction from each customer's water bill who properly collected and provided a water sample to the District to comply with the TCEQ's copper and lead testing program. Mr. Anderson concluded his report by stating that CDM Smith had completed the risk and resiliency assessment required under America's Water Infrastructure Act of 2018, and that it would be ready to present to the Board in executive session at its August Board meeting.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal reviewed the landscape maintenance report attached as **Exhibit "G"** with the Board and stated that the trees had been growing rapidly over the trails; that ragweed had begun to appear, which his crew would mow soon to prevent seeding; that his crew had begun the 2021 poison ivy treatments on the trails; and that the replacement plantings due to the spring freeze were about 90% complete. He then reported that the cleanup of the District's easement at 810 W. Howard Lane was complete, and that he would bring back a proposal to perform periodic maintenance on the area.

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 Subcommittee report and the monthly expenditure report with the Board. She next stated that Texas Disposal Systems ("TDS") was still hiring and training new personnel, which when complete should reduce the number of misses. She then stated that one of the TDS vehicles had leaked on the road, which was reported by a resident, and that TDS returned to clean the leak. She also stated that there had been one reservation of the District's pavilions, which was the first reservation since the COVID-19 pandemic began. Ms. Oliver then presented two proposals from TCB Construction Inc. to install sidewalks in place of trails since they would require less maintenance than the trails. The first proposal, attached as **Exhibit "I"**, was for a section of trail adjacent to the Wildflower Park bridge in the amount of \$15,775, and the second proposal, attached as **Exhibit "J"**, was for an area located within the 50 Acre Park in the amount of \$17,692. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve both proposals. Ms. Oliver next presented a proposal from Advanced Arbor Solutions attached as **Exhibit "K"** to remove the trees located near the trailer park at the District's new office site. She stated that the proposal included a cost of \$1,800 per crew, per day, and recommended that the District's approve the proposal for an amount not to exceed \$12,000. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve the proposal for an amount not to exceed \$12,000. Mr. Foster then presented Pay Application No. 4 from STR Constructors, Inc. for the new office and pavilion project in the amount of \$290,815.47 attached as **Exhibit "L"** and recommended payment. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve Pay Application No. 4. Mr. Foster stated that construction of the new office had been going well, that is on schedule and budget, and that he expected the office building would begin to "go vertical" in September. He then presented Change Order No. 1 in the amount of \$52,417.81 attached as

Exhibit “M”, which included seven proposal requests. He reviewed Change Order No. 1 with the Board and stated that its approval would result in the project contingency allowance to be reduced by \$52,417.81, instead of adding to the total price of the project. He noted that the change order, among other things, would delete the purchase of a water fountains at the pavilions, and that the District would need to purchase one directly from the manufacturer. Upon motion by Director Capers and second by Director Hill, the Board voted 4-0 to approve Change Order No. 1 and to authorize Ms. Oliver to purchase a water fountain for an amount not to exceed \$6,000. Mr. Foster then stated that he had recently received a draft easement form Oncor and that Mr. Dean would review and return comments to Oncor before approval.

Director Richter stated that the Board would next receive the engineering report and recognized Mr. Foster. Mr. Foster reviewed the engineering report attached as **Exhibit “N”** with the Board. Director Richter asked whether the District had accepted the Harris Ridge Pond. Mr. Foster responded that it had only accepted the water and wastewater facilities for the Harris Ridge project. Mr. Dean stated that he and Mr. Foster had been working with the developer to obtain a guaranty for maintenance and repair of the pond in place of a maintenance bond, and some form of collateral to secure performance under the guaranty before acceptance of the pond. Director Richter stated that the pond did not look good and needed to be maintained. Mr. Foster stated that he and Mr. Dean would raise the issue with the developer. Mr. Foster next stated that all of the homes in the KB Homes development should be occupied by the end of the current fiscal year. He then presented two proposals from TexaScapes, attached collectively as **Exhibit “O”**, the need for which arose upon the District’s MS4 pond inspections. The first was for cleanup of the No. 22 East Lift Station Pond in the amount of \$7,732, and the second was for repair of the #15 Gaston Sheldon Pond in the amount of \$14,437.50. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve both proposals. Mr. Foster next stated that the Dessau Road Force Main Replacement Project was on schedule. He presented Pay Application No. 4 in the amount of \$285,001 attached as **Exhibit “P”** and recommended approval. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve Pay Application No. 4. Mr. Foster concluded his report by advising that, based on his preliminary conversations with contractors, the cost to the remove the water pump at 810 West Howard Lane would likely exceed \$100,000. He therefore recommended periodic maintenance of the area, but that the Board not pursue removal at this time, since it was not a pressing matter. Mr. Fadal stated that he would present a proposal to the Board at one of its next meetings for periodic maintenance of the site.

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 “Q”**, and reviewed it with the Board. He recommended approval of the six transfers by check listed on page one of his report. He then stated that the District had eight bond payments due on September first which needed to be paid. Upon motion by Director Hill and second by Director Campbell, the Board voted 4-0 to approve the transfers, the payment of bills and invoices, and the bond payments, as presented.

Director Richter stated that the Board would not receive developers’ or landowners’ reports, as no developer or landowner was present at the meeting.

Director Richter next announced that the Board would consider the wholesale water and wastewater rate challenge and recognized Mr. Dean. Mr. Dean stated that Mr. Wilburn had advised that he would send Mr. Dean a list of questions for the District’s consultants to answer, which would provide Mr. Wilburn with a better understanding of the District’s specific needs and concerns with respect to its eventual wholesale water and wastewater contract negotiations with the City of Austin.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean stated that all attorney directives had been completed and he had nothing additional to report.

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



Christopher Capers, Secretary
Board of Directors

Date: August 24, 2021

Crime Stats

Date	Crime	Location	Notes
07/14/2021	THEFT	4xx Sweet Leaf Ln	
07/14/2021	THEFT	147xx ENGLISH ROSE DR	
07/20/2021	THEFT	137xx CAMBOURNE DR	
07/05/2021	VANDALISM	137xx CAMBOURNE DR	
07/18/2021	VANDALISM	11xx GREY CASTLE DR	



GENERAL MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



August 24, 2021

AGENDA ITEM #6

**Northtown Municipal Utility District
Operations Report
For the Month of July 2021**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3076</u>	x 3 =	<u>9228</u>
Vacant Single Family Connections	<u>20</u>		
Vacant Irrigation Connections	<u>0</u>		
Vacant Fire Hydrant	<u>0</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>2</u>		
Builder Connections	<u>19</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>3</u>		
District Connections	<u>12</u>		
Irrigation Connections	<u>29</u>		
 TOTAL CONNECTIONS	 <u>3169</u>		 <u>11718</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>07/20/21</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>07/27/21</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>06/01/21</u>	to	<u>05/30/21</u>	<u> </u> Gallons
Total Gallons Received/Billing Period				
from	<u>06/29/21</u>	to	<u>07/29/21</u>	<u>24,260,700</u> Gallons
Total Gallons Billed				
from	<u>06/29/21</u>	to	<u>07/29/21</u>	<u>23,850,000</u> Gallons
Flushing	<u>06/29/21</u>	to	<u>07/29/21</u>	<u>75,000</u> Gallons
Billing Adjustments				
from	<u>06/29/21</u>	to	<u>07/29/21</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(335,700)</u> Gallons
Percentage gain/loss				<u>-1.38%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 June 11, 2021 Through July 10, 2021

Current Billing

Basic Service	95,606.36	
Water	128,700.94	
Sewer	125,103.13	
TCEQ	1,277.04	
Misc	<u>3,680.93</u>	
 Total Current Billing		 \$354,368.40

Aged Receivables

Thirty (30) Days	\$1,999.74	
Sixty (60) Days	38,595.93	
Ninety (90) Days	11,465.01	
One Hundred Twenty (120) Days	<u>9,140.90</u>	
Billed Arrears	61,201.58	
Credit Bal Fwd	<u>-----</u>	
 Total Aged Receivables		 \$61,201.58

Accounts Receivables

Penalty		
Basic Service	128,269.26	
Water	134,269.32	
Sewer	130,735.66	
TCEQ	1,907.03	
Deposit	\$16,480.87	
Miscellaneous	<u>3,907.84</u>	
 Total Accounts Receivables		 \$415,569.98

Deposit Liability

Balance As Of	06/11/21	\$664,629.60
Collections		16,330.87
Deposits Applied		<u>-12,100.00</u>
 Balance As Of	 07/10/21	 \$668,860.47

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Jul-21

Connections	June	July
Active	3154	3148
Inactive	14	20
Total	3168	3168

New Connects	0	0
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Billing Recap

	May	July
Current Billing	\$319,069.82	\$354,368.40
Water	\$107,464.21	\$128,700.94
Sewer	\$111,555.63	\$125,103.13
State Assessment	\$1,105.08	\$1,277.04
Basic Service	\$95,751.95	\$95,606.36
Miscellaneous	\$3,192.95	\$3,680.93
Current Payments	\$344,813.62	\$415,569.98
Arrears		
30 Day	\$2,972.22	\$1,999.74
60 Day	\$4,497.55	\$38,595.93
90 Day	\$7,311.58	\$11,465.01
120 Day	\$12,262.83	\$9,140.90
Gross Arrears	\$27,044.18	\$61,201.58

Month	June	July
Total Customers	3168	3168
Letters	402	399
Disconnects	60	32

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
05/01/18	05/31/18	26,570.0	25,274.0	34.0	(61.0)	-1323.0	-4.98%
06/01/18	06/29/18	25,237.0	22,963.0	51.0	-	-2223.0	-8.81%
06/30/18	07/30/18	27,100.1	25,748.0	51.0	(40.0)	-1341.1	-4.95%
07/31/18	08/31/18	29,055.5	26,303.0	51.0	(61.0)	-2650.5	-9.12%
09/01/18	09/28/18	20,325.0	18,982.0	66.0	(84.0)	-1361.0	-6.70%
TOTALS		283,518.4	254,445.0	617.0	(558.0)	(28,912.4)	---
AVERAGE		23,626.5	21,203.8	51.4	(46.5)	(2,409.4)	-10.20%

09/29/18	10/31/18	13,969.7	19,508.0	51.0	(120.0)	5469.3	39.15%
11/01/18	11/30/18	11,181.0	17,176.0	51.0	(57.0)	5989.0	53.56%
12/01/18	01/02/19	8,212.8	14,944.0	66.0	(139.0)	6797.0	82.76%
01/03/19	01/29/19	8,674.0	19,903.0	102.0	(83.0)	11330.9	130.63%
01/30/19	02/28/19	9,368.7	16,227.0	102.0	(282.0)	6960.0	74.29%
03/01/19	03/28/19	18,358.0	17,039.0	51.0	(186.0)	-1454.0	-7.92%
03/29/19	04/29/19	15,168.0	20,695.0	-	(335.0)	5192.0	34.23%
04/30/19	05/30/19	21,202.4	19,901.0	456.0	(61.0)	-906.4	-4.27%
06/01/19	06/28/19	20,633.0	20,172.0	40.8	(248.0)	-668.2	-3.24%
06/29/19	07/29/19	25,257.4	24,186.0	51.0	-	-1020.4	-4.04%
07/30/19	08/28/19	28,640.4	27,570.0	51.0	(61.0)	-1019.4	-3.56%
08/29/19	09/29/19	28,053.3	27,471.0	51.0	(46.0)	-577.3	-2.06%
TOTALS		208,718.7	244,792.0	1,072.8	(1,618.0)	36,092.5	---
AVERAGE		17,393.2	20,399.3	89.4	(134.8)	3,007.7	17.29%

09/30/19	10/28/19	28,465.4	27,596.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%
TOTALS		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
AVERAGE		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%

09/30/20	10/28/20	23,812.0	22,488.0	40.5	-	-1278.5	-5.37%
10/29/20	11/25/20	22,369.0	21,112.0	42.0	-	-1215.0	-5.43%
11/26/20	12/29/20	23,659.0	22,031.0	72.0	(4.0)	-1560.0	-6.59%
12/30/21	01/29/21	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%
TOTALS		204,243.3	211,581.0	456.0	(20,160.0)	(12,361.3)	---
AVERAGE		22,693.7	23,509.0	50.7	(2,240.0)	(1,373.5)	-6.05%

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
July 2021

Total Water Flows

Month	2017	2018	2019	2020	2021
January	20,833	21,876	9,926	22,272	24,544
February	19,090	18,713	8,785	18,548	15,091
March	22,368	22,278	21,734	21,764	22,854
April	23,670	23,185	12,957	22,182	23,806
May	26,528	27,596	22,203	24,751	23,113
June	27,495	26,292	22,308	27,650	24,121
July	29,565	27,286	25,733	30,449	24,990
August	27,153	27,286	19,975	37,691	
September	26,123	21,624	27,539	31,636	
October	25,338	12,482	26,984	31,147	
November	22,996	11,181	23,276	32,200	
December	22,422	7,783	23,114	22,754	
TOTAL	293,581	247,582	244,534	323,044	158,519

Bacteriological Analyses

Samples: satisfactory taken on 6/15/21, 6/22/21

Chlorine Residual

	July
Average	2.0
Maximum (4.0)	2.5
Minimum (0.5)	1.4

Total Wastewater Billed

Month	2017	2018	2019	2020	2021
January	14,605	15,158	13,169	14,553	16,930
February	15,194	15,759	15,529	15,095	16,110
March	14,590	14,826	14,513	14,047	15,732
April	16,262	15,060	14,881	16,608	16,685
May	17,032	15,883	15,597	16,834	17,978
June	16,614	16,651	15,290	17,042	16,190
July	16,317	15,933	14,310	17,187	18,157
August	16,387	16,304	14,947	18,367	
September	16,329	16,386	14,979	18,735	
October	24,020	14,907	14,626	22,891	
November	15,918	15,737	15,138	15,472	
December	15,922	15,003	14,068	21,766	
TOTAL	199,190	187,607	177,047	208,597	117,782

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
July 2021**

DATE	ADDRESS	PROBLEM	COST
10/29/18	IN DISTRICT	PURCHASED SUPPLIES - BOIL WATER AND CANCELLATION SIGNS	\$603.60
11/09/18	IN DISTRICT	REMOVED MUD-EXPOSED METER BOXES THROUGHOUT DISTRICT W/HYDROVAC	\$1,153.24
11/09/18	IN DISTRICT	EXPOSED METERS. BOXES FULL OF DIRT - USED HYDROVAC.	\$3,401.25
12/07/18	IN DISTRICT	ASPHALT AFTER REPAIR AT END OF HARRIS RIDGE	\$941.13
12/20/18	1020-1/2 NORTHTOWN BLVD	WATER SYSTEM WORK COMPLETE. REPLACED 1 1/2 METER THAT WAS NOT READING & GLASS WAS BROKEN.	\$824.64
01/02/18	IN DISTRICT	SPECIAL MAILING	\$2,370.25
02/01/19	13605 CAMBOURNE DR	EXCAVATED TO REPAIR BROKEN HYDRANT INSTALL REPAIR KIT	\$1,156.06
04/15/19	IN DISTRICT	BACKFLOW TESTING	\$1,732.50
05/17/19	IN DISTRICT	REPAIRED BROKEN LINE AT PARK ON HARRIS RIDGE	\$2,288.57
08/19/19	1513 JASMINE TEA LN	ASPHALT AFTER REPAIR.	\$1,947.21
09/05/19	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$2,912.58
10/28/19	14317 1/2 SILVER LACES LANE	INSTALLED METER	\$761.56
10/3/19	13709 GREINERT DR	EXCAVATED DOWN 3' CRIMPED LINE. INSTALLED UBRANCH. FLUSHED, BACKFILL & CLEANED SITE	\$1,068.42
12/18/19	IN DISTRICT	ASSISTED CONTRACTOR W/FINDING HIGH WATER PRESSURE IN AREA.	\$971.79
TOTAL FOR 2019			\$22,132.80
02/17/20	13809 CAMBOURNE DR	REPLACED BROKEN CURB STOP. ANGLE STOP WAS LEAKING.	\$1,020.89
04/29/20	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$4,220.11
05/11/20	IN DISTRICT	WORK ON WATER DISTRIBUTION. COMPLETED DIGGING AT METER BOXES	\$1,576.25
05/15/20	IN DISTRICT	REMOVE DIRT AND SURVEY METER BOXES	\$531.08
05/15/20	IN DISTRICT	WORK ON WATER AND SURVEY REMOVE DIRT FROM BOXES	\$633.08
06/17/20	1100 TUDOR HOUSE RD	EXCAVATION WORK COMPLETED.	\$2,599.36
06/10/20	1106 OLYMPIC DR	REPLACED CONCRETE AFTER TAP REPAIR.	\$1,459.93
TOTAL FOR 2020			\$12,040.70
04/16/21	IN DISTRICT	REPAIRED METER	\$640.43
04/19/21	13806 CAMBOURNE DR	LANDSCAPE AFTER WATER MAIN REPAIR.	\$861.16
04/19/21	15217 VALERIAN TEA DR	REPLACED BROKEN CURBSTOP. HOMEOWNER REPORTED LEAK.	\$1,003.79
05/05/21	1709 DARJEELING DR	HOUSELINE LEAK WORK COMPLETE.	\$829.15
06/10/21	14212 TEA ROOM CV	REPLACED BROKEN CURB STOP. CRIMPED & REPAIRED ANGLE STOP.	\$2,104.65
07/12/21	812 TWISTED FENCE DR	ASPHALT AFTER REPAIR.	\$1,375.38
TOTAL FOR 2021			\$6,814.56

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
July 2021**

DATE	ADDRESS	PROBLEM	COST
04/23/18	1001 PEPPERMINT TRAIL	CONCRETE WORK COMPLETED	\$1,049.27
08/30/18	NTWN LS1 HARRIS RIDGE	SANITARY SYWSTEM WORK COMPLETE	\$969.36
10/12/18	IN DISTRICT	SANITARY SYWSTEM WORK COMPLETE	\$36,270.25
10/12/18	IN DISTRICT	FM TIE INS AT COA MH DETERIORATED. WORK COMMENCED WITH EXPOSING LINE. ONCE EXPOSED FOUND LEAK TEMPORARY MH WAS INSTALLED, TWO ADDITIONAL MHS INSTALLED.	\$78,639.26
11/30/18	13612 #A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. CONTACTED WWTS TO PUMP & CLEAN WET WELL.	\$908.60
11/16/18	NTWN LS2-TUDOR HOUSE	HAUL OFF SPOILS TO OFFICE	\$1,263.95
12/07/18	IN DISTRICT	HAULED OFF DEBRIS AFTER REPAIR	\$992.10
01/14/19	14720 LIPTON LN	BLOCKAGE IN DISTRIC LINE	\$776.13
02/14/19	13805 CEYLON TEA DR	SANITARY SYSTEM WORK COMPLETE	\$937.55
04/12/19	1213 SWEET LEAF LN	LINE CLEARING	\$1,503.30
04/10/19	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE	\$1,105.00
05/06/19	IN DISTRICT	INSPECTED FOR INFLOW & INFILTRATION.	\$2,148.94
07/03/19	IN DISTRICT	RAISED MANHOLE SURVEY IN CREEK	\$3,165.91
07/30/19	IN DISTRICT	COORDINATION OF FM REPAIR AT DESSAU.	\$27,835.49
07/26/19	IN DISTRICT	TRAFFIC CONTROL FOR LANE. SHUT DOWNS NEEDED FOR WATER TRANSPORT	\$6,363.89
04/13/20	1106 OLYMPIC DRIVE	HAND MIXED 40 BAGS OF CONCRETE. PUT ORANGE FENCE AND SIGNS BACK UP. POURED CONCRETE.	\$2,231.81
04/15/20	IN DISTRICT	PERFORMED MANHOLE SURVEY	\$2,231.81
04/29/20	125 SEGOVIA WAY	BLOCKAGE IN DISTRICT LINE - FIXED.	\$2,231.81
05/27/20	14313 TEA CUP LN	EXCAVATED & REPAIRED SANITARY LINE.	\$2,231.81
06/04/20	14313 TEA CUP LN	CONCRETE WORK COMPLETED.	\$1,335.34
09/02/20	13702 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$5,929.54
01/15/21	13805 CEYLON TEA CIR	EXCAVATED & REPAIRED SANITARY LINE.	\$4,606.89
01/14/21	13801 CEYLON TEA CIR	EXCAVATED & REPAIRED SANITARY LINE.	\$3,607.51
02/05/21	13805 CEYLON TEA CIR	CONCRETE WORK COMPLETED	\$2,403.78
03/22/21	125 BLUE FLAX LN	EXCAVATED & REPAIRED SANITARY LINE.	\$2,669.66
03/31/21	13611 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$2,201.82
03/31/21	13611 CAMBOURNE DR	RAKED OUT DIRT AND PUT DOWN GRASS.	\$523.58
04/12/21	13806 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$3,357.11
05/20/21	13927 CONNER DOWNS DR	TELEVISED SEWER LINE.	\$959.39
05/13/21	13801 GREINERT DR	SANITARY SYSTEM WORK COMPLETE.	\$527.07
07/20/21	910 CRIEFF CROSS	DISTRICT LINES CLEARED. TELEVISED LINE AND LOCATED BREAK. CUT OUT SIDE WALK AND DUG DOWN 5FT TO EXPOSE BREAK	\$7,870.38
TOTAL FOR 2021			\$28,727.19
TOTAL FOR 2020			\$16,192.12
TOTAL FOR 2019			\$43,836.21
TOTAL FOR 2018			\$135,182.33

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Jul-21**

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Ashley Alvarez	rent	5/11/2021	\$1,016.82	\$150.00
Jacqueline Arellano	rent	6/29/2021	\$1,307.83	\$150.00
Jonta Nobles	own	6/30/2021	\$414.04	\$150.00
Javiel Menchaca	rent	6/30/2021	\$2,494.54	\$300.00
Cynthia Barnhill	rent	5/28/2021	\$93.38	\$150.00
Laurene Murphy	rent	6/2/2021	\$87.04	\$150.00
			\$5,413.65	

Approved by the Board of Directors at the meeting held on August 24,2021.

_____ Date _____

_____ Date _____

_____ Date _____

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

	2018/19	2019/20	2020/21
OCTOBER			
WRITE-OFF	\$ 1,519.24	\$ 276.53	\$ 1,681.38
COLLECTED	\$ -	\$ -	\$ -
NOVEMBER			
WRITE-OFF	\$ 1,126.33	\$ 684.32	\$ 1,810.70
COLLECTED	\$ -	\$ -	\$ -
DECEMBER			
WRITE-OFF	\$ 1,485.30	\$ 1,400.21	\$ 577.34
COLLECTED	\$ -	\$ -	\$ -
JANUARY			
WRITE-OFF	\$ 739.81	\$ 165.18	\$ 1,945.60
COLLECTED	\$ -	\$ -	\$ -
FEBRUARY			
WRITE-OFF	\$ 462.99	\$ 79.55	\$ 898.79
COLLECTED	\$ -	\$ -	\$ -
MARCH			
WRITE-OFF	\$ 1,233.07	\$ 493.52	\$ -
COLLECTED	\$ -	\$ -	\$ -
APRIL			
WRITE-OFF	\$ 91.48	\$ 347.84	\$ -
COLLECTED	\$ -	\$ -	\$ -
MAY			
WRITE-OFF	\$ -	\$ 118.38	\$ 5,502.46
COLLECTED	\$ -	\$ -	\$ -
JUNE			
WRITE-OFF	\$ -	\$ -	\$ 1,130.42
COLLECTED	\$ -	\$ -	\$ -
JULY			
WRITE-OFF	\$ 61.20	\$ 1,534.99	\$ 5,413.65
COLLECTED	\$ -	\$ -	\$ -
AUGUST			
WRITE-OFF	\$ 353.47	\$ 1,534.99	
COLLECTED	\$ -	\$ -	
SEPTEMBER			
WRITE-OFF	\$ 752.53	\$ 837.99	
COLLECTED	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 7,825.42	\$ 7,473.50	\$ 18,960.34
TOTAL COLLECTED:	\$ -	\$ -	\$ -

MONTHLY REPORT

Northtown M.U.D.

Report Period: 07/01/2021 - 07/31/2021

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:



7/6 - 7/7

7/13 - 7/14

7/20 - 7/21

7/27

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as detailing the District's beds & tree rings, and also cutback any low-hanging tree limbs they observed throughout the District. In addition, crews also top-dressed, seeded, and fertilized the District's sports fields. Finally, crews applied *Top Choice* to the District's sports fields as well.

Greenbelt & Drainage Maintenance

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

7/11/21

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

Crews performed the standard maintenance tasks such as mowing and string-trimming of the District's channels and greenbelts, as well as having removed approximately 18-cu. ft. of trash/litter from within these same areas located throughout the District's properties.



Trail System Maintenance

7/6

7/13

7/20

7/27

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

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



Irrigation System Maintenance

7/7

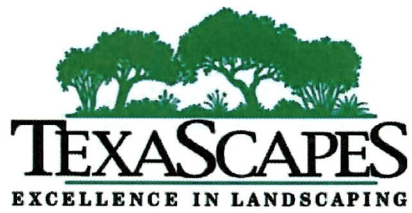
7/14

7/21

7/27

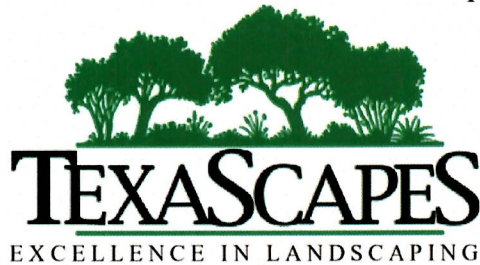
Task/Observation/Area: Additional services/observations pertaining to the irrigation system

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



Status of Proposal Work	
Proposal # 9801 – 2021 Spring Freeze Replacement Plantings	- Completed 07/07/21
Proposal # 9837 – 810 W. Howard Ln. Easement Cleanup - Phase 1	- Completed 07/12/21
Proposal # 9840 – Park Sports Fields Annual Repairs & Topdressing	- Completed 07/02/21
Proposal # 9844 – NT Poison Ivy Treatments 2021	- Pending/In-progress

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

10-Aug-21

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

PROPOSAL ID: 9892
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: RAGWEED REMOVAL - GROW ZONE NATURAL AREAS

Excessive fast growing Giant and Typical Ragweed has emerged within the Grow Zone, Natural, and Non-maintained areas of the District. This proposal includes 5 crew work days to chop, cut, mow, & shred the overgrown ragweed areas. We will take reasonable precautions to leave desirable Grow Zone & Natural Area vegetation as is, although some may get partially cut. Ragweed cuttings will be left on the ground as erosion control, unless in high-use areas. Any materials requiring hauling to an approved disposal facility will be performed at a rate of \$350 per 20 cubic yard haul truck load. If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office.

DESCRIPTION

QTY **UM**

LABOR, LANDSCAPE CREW EQUIPPED

1 LT

SUBTOTAL \$14,030.00
SALES TAX \$0.00
TOTAL \$14,030.00

CONTRACT ADDENDUM

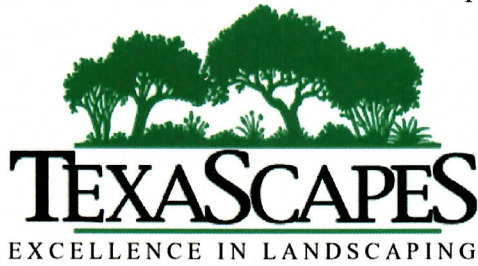
This Contract Addendum ("Addendum") is incorporated into the attached proposal (the "Proposal" between **TexaScapes, Inc.** ("Contractor") and **Northtown Municipal Utility District** (the "District"). If there is any conflict between the terms of the attached "Proposal" and this Addendum, the terms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

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

Phone 512-472-0207 • Fax 512-472-0229
 www.texascapes.com



13740 Research Blvd., Suite J-7
 Austin, Texas 78750



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

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

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

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

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

Respectfully Submitted,
Richard Fadal, President

Accepted By:
Northtown Municipal Utility District

Brenda Richter, President

Date: _____

This proposal expires on: 9-Sep-21



NORTHTOWN MUD

MONTHLY REPORT

July 19, 2021 – August 15, 2021

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by CTWM.
 - Removed 16 bandit signs throughout the district and flyers posted around district.
 - Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
 - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
 - Removed various debris from district creeks and ponds.
 - Cleaned and sharpened all chainsaw chains several times and made required repairs.
 - Performed preventive maintenance on all motorized equipment.
 - Monitored Wildflower well status and entered data in log.
 - Washed all shop rags, Ford F150 and ATV's.
 - Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
 - Made minor granite trail repairs due to rain.
 - Continue raising canopy in various park areas to maintain an open line of sight.
 - Picked up and disposed of dumped debris on various alleys & roadways in the District.
 - Continue cutting down dead trees marked for removal.
 - Closed soccer fields due to TexaScapes overseed project.
 - In the process of grinding off rust and repainting all pavilion trash cans.
 - Closed and opened Dog Park during rain events.
 - Installed some of the new metal Stage 1 Water Restriction signs.
 - Rotated the tires on Kubota's #2 & #3.
 - Continue working on engineer recommendations due to MS4 permit.
-
- TDS contacted the District Manager at 12:30pm on 8/14/21 to notify the district of an incident between a resident and a TDS driver. Service discontinued until Monday when service will be completed. TCSO Case #212260279 was filed for terroristic threat.
 - Working with TCB Construction to perform concrete trail projects in 50 Acre Park & Meadow Pointe Park per BoD approval.
 - Contracted with Advanced Arbor Solutions to perform new office property line tree removal project per BoD approval. NTE \$12,000.
 - Contracted with Davey Tree to remove a huge dead tree by Northtown Park entry. *(closed item)*
 - Attend new facility construction meetings on site every 1st & 3rd Tuesday of the month.
 - Requested the TCSO deputies hired by NT MUD keep an eye out for wheelers using the parks and trails in the evenings and weekends on 3/22/21. *(on going)*
 - Take supplies to restocking staging area in pavilion for workers, to maintain social distancing & limit exposure.
 - Continue working with the Public Safety & Security subcommittee regarding COVID-19 for temporary policy changes and public area closures.
 - Working with New Facility Construction subcommittee and various consultants regarding future office, pavilions and equipment projects. *(in progress)*
 - Working with TexaScapes to solve a burr/goat weed problem in the Dog Park. *(in progress)*

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD					
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK ATTORNEY	VIOLATION
	14924 Antique Finish	8/11/2021	N		Bulky; Various debris must be stored out of view
	15005 Antique Finish	8/11/2021	N		Lawn is overgrown and in need of maintenance
	14000 A Cambourne	8/13/2021	N		Rear, Jet ski parked in view of street
	13908 Ceylon Tea	7/29/2021	N		Lawn is overgrown and in need of maintenance
	805 Crieff Cross	7/20/2021	N		Bulky; Various debris must be stored out of view
	903 Crieff Cross	8/17/2021	N		Bulky; Various debris must be stored out of view
	1421 Darjeeling	8/17/2021	N		Bulky; Various debris must be stored out of view
blue SUV LP#AS9 1075	14605 Ginseng	8/17/2021	N		Derelict vehicle w/flat tire parked in view
	13909 Greinert	7/29/2021	N		Lawn is overgrown and in need of maintenance
	14308 Harcourt	7/29/2021	N		1. Lawn overgrown 2. Bulky debris in view
	13729 Lampting	8/17/2021	N		Lawn is overgrown and in need of maintenance
Hooked to red Titan LP# HYT 5460 monitor	14709 Lantern	5/4/2021	N		Trailer parked in view
	14817 Lantern	7/29/2021	N		Lawn is overgrown and in need of maintenance
	15031 Lantern	7/29/2021	N		Lawn is overgrown and in need of maintenance
	15101 Lantern	7/29/2021	N		Lawn is overgrown and in need of maintenance
	15107 Lantern	7/29/2021	N		Bulky; Various debris must be stored out of view
	15118 Lantern	7/29/2021	N		Bulky; Various debris must be stored out of view
	15200 Lantern	7/29/2021	N		Lawn is overgrown and in need of maintenance
	13924 Maricella	8/11/2021	N		Bulky; Various debris must be stored out of view
	905 Melted Candle	8/11/2021	N		Bulky; Various debris must be stored out of view
	13726 Merseyside	7/29/2021	N		Various debris in view
black LP#659 308k	1308 Peppermint	6/4/2021	N		Trailer parked in view
	904 Rocking Spur	8/17/2021	N		Bulky; Various debris must be stored out of view
	905 Sally Lunn	8/11/2021	N		Bulky; Various debris must be stored out of view
	916 Sally Lunn	7/29/2021	N		Trailer parked in view
	15009 Sassafras	8/17/2021	N		Fence/gate is in a state of disrepair
	1228 Sleepytime	8/11/2021	N		Lawn is overgrown and in need of maintenance
	1328 Sleepytime	8/11/2021	N		1. Window A/C unit in view 2. Bulky debris in view
	1413 Sweet Leaf	8/11/2021	N		Jet ski parked in view of street
	1120 Teapot	7/29/2021	N		Bulky; Various debris must be stored out of view
	1033 Tudor House	7/14/2021	N	Ext 9/14/21	Fence/gate is in a state of disrepair

Northtown MUD

	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	NOTE
932 Twisted Fence		7/29/2021	N			Various debris in view
944 Twisted Fence		7/29/2021	N			1. Fence disrepair 2. Bulky debris in view 3. Trailer in view
15028 Valerian Tea		8/11/2021	N			Bulky; Various debris must be stored out of view
15108 Valerian Tea		7/14/2021	N			RV trailer parked in view of street
monitor						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
13900 Ceylon Tea		7/14/2021	Y			Lawn is overgrown and in need of maintenance
13800 Conner Downs		7/20/2021	Y			Bulky; Various debris must be stored out of view
802 Dawlish		7/9/2021	Y			1. House/pillar disrepair
803 Dawlish		7/9/2021	Y			A/C unit in view from street
801 Friendship Quilt		7/14/2021	Y			Various debris in view
13711 Greinert		7/20/2021	Y			1. Various debris 2. Lawn overgrown 3. Trash cans
13912 Greinert		7/14/2021	Y			Various debris in view
15209 Lantern		2/10/2021	Y	Repeat CV		Truck over 3/4 ton is not permitted
13622 Merseyside		7/3/2021	Y	Ext 9/2/21		1. Fence disrepair
13626 Merseyside		7/3/2021	Y			Lawn is overgrown and in need of maintenance
13708 Merseyside		7/3/2021	Y			Various debris in view
13920 Merseyside		6/25/2021	Y			Lawn is overgrown and in need of maintenance
15020 Saddlegirth		7/9/2021	Y	Repeat CV		1. Lawn overgrown 2. Debris in view
808 Tapestry		5/21/2021	Y	Repeat CV		Camper/Trailer parked in view
monitor						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
says fixed	14920 Antique Finish	6/17/2021	Y	Same	7/29/2021	1. Bulky debris in view
	1017 Antique Heritage	5/25/21	Y	Same	7/23/2021	Various debris must be stored out of view
	1028 Antique Heritage	3/13/2019	Y	Same	4/30/2019	1. Fence/gate disrepair
	809 Burnsall Gates	6/24/2019	Y	Same	8/2/2019	2. Debris in view
	811 Burnsall Gates	1/23/2021	Y	Same	4/20/2021	Bulky; Various debris must be stored out of view
	13810 Cambourne	5/11/2021	Y	Same	6/25/2021	Lawn is overgrown and in need of maintenance
	13800 Conner Downs	12/10/2018	Y	Same	1/28/2019	Bulky; Various debris must be stored out of view
	14008 Conner Downs	6/12/2020	Y	Repeat CV	7/14/2020	2. Bulky debris in view
Ford Explorer LP# CL2 V754	806 Crieff Cross	7/15/2019	Y	Same	8/23/2019	1. Derelict w/exp registration 2. Debris in view

Northtown MUD

monitor	1101 Grey Castle	2/15/2021	Y	Same	7/2/2021	Trailer parked in view
gray Infinity SUV LP# HFZ 9087	13810 Lampting	4/12/2021	Y	says done Same	6/7/2021	Derelict vehicle w/wrecked & unregistered parked in view
	14004 Lampting	6/10/2021	Y	Same	7/29/2021	1. Lawn overgrown 3. Trash cans in view
	15107 Lantern	9/23/2019	Y	Same	11/6/2019	Bulky; Various debris must be stored out of view
	13809 Lothian	5/4/2021	Y	Same	7/2/2021	Various debris must be stored out of view
black Honda Accord LP# CRC 8741	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown 3. Debris in view
	13932 Maricella	3/2/2020	Y	Same	7/14/2020	2. House window in disrepair/boarded
says done	14016 Maricella	6/17/2021	Y	Same	8/10/2021	Bulky; Various debris must be stored out of view
	14025 Maricella	1/27/2020	Y	Repeat CV	6/12/2020	Various debris must be stored out of view
	14041 Maricella	11/11/2020	Y	Same	1/8/2021	1. House front is in a state of disrepair
	13609 Merseyside	5/4/2021	Y	Same	7/8/2021	Bulky; Various debris must be stored out of view
	13722 Merseyside	4/26/2021	Y	Same	6/25/2021	1. Lawn overgrown 2. Debris in view
	303 Segovia	6/10/2021	Y	Same	8/10/2021	1. Lawn overgrown
	1212 Staple Cv	10/21/2019	Y	Same	12/5/2019	1. Basketball goal on sidewalk 2. Lawn overgrown 3. Debris in view 4. Trash cans in view
monitor	817 Tapestry	9/17/2020	Y	Same	10/26/2020	Boat parked in view of street
	1209 Tudor House	10/8/2019	Y	Same	11/19/2019	Derelict vehicle w/ exp registration & no plates parked in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
monitor LP# PVY 7078	14920 Antique Finish	6/17/2021	N			2. Semi in view of street
	805 Burnsall Gates	6/28/2021	Y			Various debris must be stored out of view
	13711 Cambourne	6/17/2021	Y			Various debris must be stored out of view
	13803 Cambourne	7/14/2021	N			Bulky; Various debris must be stored out of view
	13905 Cambourne	5/4/2021	Y	Same	6/25/2021	Lawn is overgrown and in need of maintenance
	801 Dawlish	7/9/2021	N			Lawn is overgrown and in need of maintenance
	802 Dawlish	7/9/2021	Y			2. Debris in view
monitor	14704 Earl Grey	5/25/21	N			Trailer parked in view
	900 Flatters	7/14/2021	N			Storage POD is in view of street
says fine	13709 Greinert	7/20/2021	N			Lawn is overgrown and in need of maintenance
says done	13716 Greinert	5/17/2021	Y	Same	7/2/2021	Bulky; Various debris must be stored out of view
monitor LP# 681 042K	1001 Grey Castle	2/15/2021	Y	Same	5/17/2021	Trailer parked in view

Northtown MUD

14000 Lampting	6/10/2021	Y	Ext 8/2/21	1. Lawn overgrown 2. Trash cans in view Rear fence is in a state of disrepair
14824 Lantern	5/17/2021	Y	Same	1. Bulky debris in view 2. Lawn overgrown
13916 Maricella	8/27/2020	Y	Same	1. Bulky debris in view 2. Parking on the lawn
13928 Maricella	6/17/2021	Y		Lawn is overgrown and in need of maintenance Derelict vehicle w/ unregistered parked in view
901 Melted Candle	7/9/2021	N		2. Bulky debris in view
13618 Merseyside	7/20/2021	N		Lawn is overgrown and in need of maintenance
13622 Merseyside	7/3/2021	Y		Bulky; Various debris must be stored out of view
13624 Merseyside	7/3/2021	N		Bulky; Various debris must be stored out of view
13628 Merseyside	7/3/2021	N		1. Debris in view 2. Derelict vehicle w/flat tires parked in view
13800 Merseyside	5/4/2021	Y	Same	Bulky; Various debris must be stored out of view
13808 Merseyside	6/28/2021	N		Various debris in view
13818 Merseyside	6/28/2021	Y		Lawn is overgrown and in need of maintenance
13908 Merseyside	7/20/2021	N		1. Trailer parked in view
1324 Peppermint	2/15/2021	Y	Ext 6/16/21	Lawn is overgrown and in need of maintenance
15108 Plowshare	5/11/2021	Y	Same	Lawn is overgrown and in need of maintenance
15108 Plowshare	5/11/2021	Y		Various debris in view
13906 Randalstone	7/20/2021	N		Bulky; Various debris must be stored out of view
917 Sally Lunn	5/3/2021	Y	Same	Rear from trail, house roof, eaves in disrepair
14804 Sassafras	3/24/2021	Y	Same	1. Box truck parked in view
14808 Sassafras	7/14/2021	N		Trailer parked in view
303 Segovia	6/10/2021	Y		2. Debris in view
14213 Sumatra	5/25/21	N		Dump truck parked in view
1504 Sweet Leaf	7/9/2021	N		Bulky; Various debris must be stored out of view
1517 Sweet Leaf	5/17/2021	N		Boat parked in view of street
805 Tapestry	9/23/2020	Y	Same	Trailer parked in view
1003 Tayside	5/11/2021	N		Vehicle parked on lawn
1008 Teapot	5/3/2021	Y	Same	2. Various debris must be stored out of view
317 Tudor House	2/9/2021	Y	Ext 6/7/21 Ext 8/1/21	Derelict vehicle w/exp reg. & flat tire parked in view
15109 Valerian Tea	2/9/2021	Y	Same	Derelict vehicle w/flat tire & no plates parked in view
monitor blue & silver sedans				

WildFlower

VIOLATIONS SENT A COURTESY REMINDER					
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK ATTORNEY	VIOLATION
	117 Blue Flax	8/5/2021	N		Front bulky debris in view
	121 Blue Flax	8/5/2021	N		Front bulky debris in view
	13801 Golden Flax	8/5/2021	N		Lawn is overgrown and in need of maintenance
	13812 Golden Flax	8/15/2021	N		Front various debris in view
	13901 Golden Flax	8/5/2021	N		1. Front various debris in view 2. Front debris in view
	115 Mist Flower	8/15/2021	N		Mow back area by parking pad
temp tag	101 Segovia	8/15/2021	N		Rear derelict vehicle missing tire parked in view
	113 Segovia	8/15/2021	N		1. Rear fence/gate disrepair 2. Rear bulky 3. Front fence/gate disrepair 4. Front debris in view
969 Towing -parks up and down Segovia	125 Segovia	8/1/2021	Y		Tow truck parked in District
	217 Segovia	8/5/2021	N		Lawn is overgrown and in need of maintenance
	13809 Spring Heath	7/24/2021	N		Rear fence/gate is in a state of disrepair
	13811 Spring Heath	8/5/2021	N		Lawn is overgrown and in need of maintenance
	13816 Spring Heath	7/24/2021	N		Vehicle parked on front lawn
	141 Wild Senna	8/15/2021	N		Mow back area by parking pad
	110 Wild Senna West	8/15/2021	N		Rear fence/gate is in a state of disrepair
monitor	302 Wild Senna West	7/10/2021	N		3. Trailer parked in view
VIOLATIONS SENT A LETTER					
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK ATTORNEY	VIOLATION
	101 Blue Flax	6/14/2021	Y		1. Front several derelict vehicle w/unregistered and or flat tires in view 2. Various debris in view
	114 Blue Flax	7/24/2021	Y		1. Rear various debris in view 2. Mow back area
	126 Blue Flax	7/24/2021	Y		1. Front various debris in view
hold for more	113 Segovia	7/24/2021	Y		1. Lawn overgrown 2. Rear bulky debris 3. Rear trailer in view
	136 Segovia	7/10/2021	Y		Lawn is overgrown and in need of maintenance
monitor	140 Segovia	8/5/2021	Y	Repeat CV	Orange cone in view in street
monitor	141 Segovia	6/7/2021	Y		Orange cone in view in street
	161 Segovia	7/16/2021	Y		1. Front various debris in view 2. Lawn overgrown
	13801 Spring Heath	7/16/2021	Y		Front bulky debris in view
	13806 Spring Heath	7/16/2021	Y		Rear fence/gate is in a state of disrepair

WildFlower

	223 Wild Senna	7/16/2021	Y		1. Lawn overgrown 2. Mow back area 3. Rear debris in view
	317 Wild Senna	7/10/2021	Y		1. Rear various debris in view
	325 Wild Senna	7/16/2021	Y		2. Rear debris in view
monitor	200 Wild Senna West	8/5/2021	Y	Repeat CV	Front trailer parked in view
says done	302 Wild Senna West	7/10/2021	Y		1. Front various debris in view 2. Lawn overgrown
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY					
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY
monitor	114 Blue Flax 105 Segovia	2/6/2021 6/8/2020	Y Y	Same Same	Window A/C units in view are not permitted 1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
monitor	116 Segovia 125 Segovia 137 Segovia	4/5/2021 11/25/2019 11/5/2018	Y Y Y	Repeat CV Same Same	Orange cone in view in street Front various debris in view 1. Rear fence disrepair 2. Rear debris in view 3. RV/trailer parked in view 4. Trash cans in view
	13730 Spring Heath 114 Star Flower	5/17/2021 9/23/2020	Y Y	Same Same	1. Lawn overgrown 2. Mow back area by parking pad 1. Rear derelict motorcycle w/flat tire 2. Mow back 3. Trash cans in view
	127 Star Flower 223 Wild Senna 320 Wild Senna	9/18/2020 10/5/2020 5/17/2021	Y Y Y	Same Same Same	Garage / shed disrepair 3. Shed in view from alleyway 1. Lawn overgrown 2. Mow back area by parking pad Rear bulky debris in view
blue Dodge Nitro LP# NJX 912	209 Wild Senna West 214 Wild Senna West 214 Wild Senna West	6/26/2021 8/11/2020 11/18/2019	Y Y Y	Same Same Same	1. Front fence/gate disrepair 2. Lawn maintenance 1. Derelict vehicle w/flat tire parked in view
RESOLVED					
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	VIOLATION
	126 Blue Flax 13800 Golden Flax	7/24/2021 8/11/2020	N Y	Same	2. Rear bulky debris in view 1. Rear fence/gate 2. Lawn overgrown 3. Mow back area by parking pad 4. Trash can in view.
monitor	13816 Golden Flax 13820 Golden Flax 13900 Golden Flax	7/3/2021 4/19/2021 7/3/2021	N N N		Lawn is overgrown and in need of maintenance Front trailer parked in view Rear bulky debris in view

WildFlower

101 Segovia	7/10/2021	Y			2. Rear bulky debris
105 Segovia	6/7/2021	Y			Lawn is overgrown and in need of maintenance
129 Segovia	5/3/2021	Y	Same	7/1/2021	Lawn is overgrown and in need of maintenance
157 Segovia	6/26/2021	Y			1. Rear bulky debris in view Trash cans in view
161 Segovia	7/16/2021	N			1. Front various debris in view 2. Lawn overgrown
110 Star Flower	7/3/2021	N			Rear bulky debris in view
308 Wild Senna	4/19/2021	Y	Same	6/2/2021	Rear bulky debris in view
317 Wild Senna	7/10/2021	N			2. Lawn overgrown
325 Wild Senna	7/16/2021	N			1. Lawn overgrown

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Status
13800 Conner Downs	Debris	1/4/2019	1/29/2019	Pending- return receipt	3/1/2019		Deadline for compliance of NOIL is as of 3/16/2019
1028 Antique Heritage Drive	Fence in disrepair	4/4/2019	5/1/2019	6/19/2019	5/21/2019		Deadline for compliance of Special Final Notice is 7/4/2019
809 Burnsall Gates Dr.	Debris in view, lawn in need of maintenance	7/15/2019	8/14/2019	10/31/2019	10/8/2019		Deadline for Special Final Notice is as of 11/15/2019
806 Crieff Cross Dr	Derelict vehicle, debris in view	8/1/2019	8/28/2019	11/5/2019	10/8/2019		Deadline for compliance of Special Final Notice is 11/20/2019
15107 Lantern Drive	Debris in view	10/16/2019	11/8/2019	3/18/2020	2/5/2020		Deadline for Special Final Notice is as of 4/2/2020
1209 Tudor House	Derelict vehicle – unregistered	10/28/2019	11/22/2019		2/3/2020		Deadline for NOIL compliance is as of 2/18/2020
1212 Staple Cove	Debris in view, lawn in need of maintenance	11/12/2019	12/11/2019	3/4/2020	2/3/2020		Deadline for Special Final Notice is 3/19/2020
14025 Maricella Lane	Debris in view	3/6/2020	6/23/2020		1/20/2021		Deadline for NOIL compliance is as of 2/4/2021
14041 Maricella Lane	Exterior Maintenance – House in disrepair	12/7/2020	1/14/2021	5/20/2021	3/23/2021		Deadline for compliance of Special Final Notice is 6/4/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Status
13932 Maricella Lane	Lawn in need of maintenance, exterior maintenance	6/11/2020	7/17/2020	10/1/2020	8/26/2020		Deadline for compliance of Special Final Notice is 10/16/2020
14008 Conner Downs Drive	Debris in view, fence/gate in disrepair	6/12/2020	7/17/2020	10/1/2020	8/26/2020		Deadline for compliance of Special Final Notice is 10/16/2020
817 Tapestry Cove	Boat in view	9/17/2020	2/8/2021	5/20/2021	3/23/2021		Deadline for compliance of Special Final Notice is 6/4/2021 **Monitoring**
13902 Lothian Drive	Derelect vehicle, lawn in need of maintenance	12/14/2020	2/25/2021	5/20/2021	3/23/2021		Deadline for compliance of Special Final Notice is 6/4/2021
811 Burnsall Gates Drive	Debris in view	3/24/2021	5/18/2021	7/13/2021	6/22/2021		Deadline for compliance of Special Notice is 7/28/2021
1324 Peppermint Trail	Trailer in view	4/7/2021	5/24/2021				Deadline for compliance is as of 6/8/2021
13810 Lampting Drive	Derelect and unregistered vehicle	5/7/2021	6/10/2021				Deadline for compliance is as of 6/25/2021
13810 Cambourne Drive	Lawn in need of maintenance	6/7/2021	6/28/2021				Deadline for compliance is as of 7/13/2021 **Mail Returned**
13722 Merseyside Drive	Lawn in need of maintenance; debris in view	5/14/2021	6/28/2021		8/6/2021		Deadline for compliance of NOIL is as of 8/24/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Status
1101 Grey Castle Drive	Trailer in view	3/11/2021	7/9/2021				Deadline for compliance is as of 7/24/2021
13809 Lothian Drive	Debris in view	6/7/2021	7/9/2021				Deadline for compliance is as of 7/24/2021
13609 Merseyside Drive	Debris in view	6/7/2021	7/9/2021		8/6/2021		Deadline for compliance is as of 8/24/2021
1017 Antique Heritage Drive	Debris in view	6/25/2021	7/28/2021				Deadline for compliance is as of 8/12/2021
14920 Antique Finish Drive	Debris in view	7/9/2021	8/3/2021				Deadline for compliance is as of 8/18/2021
14004 Lampting Drive	Lawn in need of maintenance	7/2/2021	8/6/2021				Deadline for compliance is as of 8/24/2021
14016 Maricella Lane	Debris in view	7/12/2021	8/12/2021				Deadline for compliance is as of 8/27/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WILDFLOWER HOME OWNERS ASSOCIATION
RESTRICTIVE COVENANT VIOLATIONS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Contempt Letter	Status
125 Segovia Way	Debris in view	12/17/2019	1/14/2020	3/18/2020	2/12/2020			Deadline for Special Final Notice is as of 4/2/2020 **ON HOLD**
214 Wild Senna	Derelict vehicle – unregistered, flat tire	12/11/2019	1/3/2020	3/18/2020	2/5/2020			Deadline for Special Final Notice is as of 4/2/2020
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	12/10/2020	10/28/2020			Deadline for compliance for Special Final Notice is as of 12/25/2020
114 Star Flower Way	Lawn in need of maintenance, derelict vehicle, trash cans in view	9/27/2019	10/26/2020					Deadline for compliance is as of 11/10/2020
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
223 Wild Senna Drive	Shed in view	10/5/2020	11/9/2020					Deadline for compliance is as of 11/24/2020
114 Blue Flax Lane	Exterior Violation- Wind A/C Unit	3/9/2021	4/26/2021					Deadline for compliance is as of 5/11/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WILDFLOWER HOME OWNERS ASSOCIATION
RESTRICTIVE COVENANT VIOLATIONS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Contempt Letter	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021		6/16/2021			Deadline for compliance of NOIL is as of 7/1/2021
13730 Spring Heath Road	Lawn in need of maintenance	6/24/2021	7/28/2021					Deadline for compliance is as of 8/12/2021
320 Wild Senna Drive	Lawn in need of maintenance	6/24/2021	8/3/2021					Deadline for compliance is as of 8/18/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – AUGUST 2021**

Address	Violation	NT First Notice Letter	A & B Final Notice	Repeat Violation Letter	Notice of Impending Litigation	Suit Filed	Status
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There are no pending litigation actions

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

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
7/22/2021	Anker Power Conference Bluetooth Speaker	Attorney recommendation for con call Bboard meeting	\$105.00
7/30/2021	Laminator, iPhone cable, HP ink (2)		\$129.76
	Subtotal		<u>\$234.76</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
7/1/2021	HEB Gift Card	Fuel for truck and power tools	\$50.00
7/1/2021	Trash bags, (4), mortar (10), t-posts (6), roundup, wasp spray (2), trash grabber, spray bottles (2), 2 cycle oil (3), bar chain oil (2), pruner, chainsaw chains (2)	Restock	\$372.79
7/8/2021	Diesel fuel	ATV's	\$60.00
7/13/2021	Mutt mitts (6400 ct), game camera steel case (2), ATV tie down rings (10), t-post caps (10)	Restock	\$321.09
7/13/2021	Trash bags (4), rake, cultivator	Restock	\$147.84
7/13/2021	Paper towels (15 ct), batteries (48 ct), cleaner, mop, mop head, dish soap	Restock	\$72.64
7/15/2021	Trailer tire and mount	Replace flat tire on Magnum	\$95.34
7/16/2021	Bushings for Kubota #3	Replace worn out parts	\$49.44
7/26/2021	Stage 1 Water Restriction signs - 20 aluminum	Restock and replace corrugated plastic with metal	\$497.28
7/27/2021	Diesel fuel	ATV's	\$60.05
7/30/2021	Charger	Replace broken	\$13.97
	Subtotal		<u>\$1,740.44</u>
Grand Total for the Month			\$1,975.20

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

DATE	OFFICE PURCHASES ITEM	PURPOSE	AMOUNT
8/13/2021			
	Subtotal		\$0.00
DATE	PARKS & MAINTENANCE PURCHASES ITEM	PURPOSE	AMOUNT
8/13/2021			
	Subtotal		\$0.00
	Grand Total for the Month		\$0.00



P.O. Box 17126
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 (512) 421-1340 Office

texasdisposal.com

**Northtown MUD
 Completed 2021 Quarterly Operations Reports**

First Quarter 2021						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	51	21	9	31	13	1
February	27	6	3	16	2	0
March	78	20	8	26	16	6
Totals	156	47	20	73	31	7

Second Quarter 2021						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	61	17	7	28	18	4
May	70	10	7	29	32	7
June	70	13	13	20	7	1
Totals	201	40	27	77	57	12

Third Quarter 2021						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	93	19	8	50	33	3
August						
September						
Totals	93	19	8	50	33	3

Fourth Quarter 2021						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

Northtown- 2021 Operations Report
July

Courtesy Pick-ups

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
68317	MOFFATT	13741	LAMPTING	7/17/2021	96G TRASH	6072663
71053	LOPEZ	13618	LETTI	7/24/2021	96G TRASH	6076572
71091	MARTINEZ	13703	LOTHIAN	7/10/2021	96G TRASH	6064581
71360	GALZA	1102	OLYMPIC	7/31/2021	96G TRASH	6083758
74860	ABELAR	15325	HYSON	7/3/2021	96G TRASH	6038193
91491	DAVIS	1632	TARD OF CH	7/31/2021	96G TRASH	6082408
100139	MORRISON	1701	OLDEN SUNRI	7/24/2021	96G TRASH	6077729
116298	ADKISON	808	SWEET LEAF	7/17/2021	96G TRASH	6068884

Bulky Waste

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
61364	ASSASA	13705	CAMBOURNE	7/17/2021	BULKY WA	6068075
61610	MOFFETT	14800	HYSON	7/24/2021	BULKY WA	6073415
61713	CEREMONA	14920	NTIQUE FINIS	7/31/2021	BULKY WA	6078485
61731	HP TEXAS	15017	NTIQUE FINIS	7/24/2021	BULKY WA	6073993
61764	LOPEZ-MA	908	TIQUE HERITA	7/24/2021	BULKY WA	6077585
61817	PATRICK	805	JRNSALL GAT	7/10/2021	BULKY WA	6051751
61826	RAGAN	13911	CAMBOURNE	7/17/2021	BULKY WA	6071391
68707	LUCAS	223	WILD SENNA	7/31/2021	2 COUCHES	6085333
69463	MCKAY	13917	DNNER DOWI	7/24/2021	BULKY WA	6075029
69840	MCKINLEY	604	BATTENBURG	7/3/2021	BULKY WA	6036076
69870	HUYSMANS	13813	CAMBOURNE	7/24/2021	BULKY WA	6077232
70070	POWERS	13625	MERSEYSIDE	7/24/2021	BULKY WA	6076170
70637	CASTELLAV	921	ENDSHIP QU	7/3/2021	BULKY WA	6034949
70640	MENDEZ	928	ENDSHIP QU	7/10/2021	BULKY WA	6052844
70644	BUREK	13713	GOLDEN FLAY	7/10/2021	BULKY WA	6054408
70879	SURY	15005	LANTERN	7/3/2021	BULKY WA	6038304
70899	KALLO	15123	LANTERN	7/24/2021	BULKY WA	6079234
70903	BERNAL	15201	LANTERN	7/17/2021	BULKY WA	6071915
70903	BERNAL	15201	LANTERN	7/24/2021	BULKY WA	6079584
70908	NGUYEN	14304	LEMONGRASS	7/24/2021	BULKY WA	6073529
71107	GREGORY	13805	LOTHIAN	7/3/2021	BULKY WA	6050051
71117	AREVALO	13815	LOTHIAN	7/31/2021	BULKY WA	6086757
71237	KARIMI	14016	MARICELLA	7/3/2021	BULKY WA	6032621
71255	REYNOLDS	909	ELTED CAND	7/10/2021	BULKY WA	6059444
71268	PATNODE	13609	MERSEYSIDE	7/31/2021	BULKY WA	6083780
71286	THOMAS	13908	MERSEYSIDE	7/17/2021	BULKY WA	6069107
71292	SWIFT	13913	MERSEYSIDE	7/10/2021	BULKY WA	6051345
71318	PRISSINGE	14022	MERSEYSIDE	7/24/2021	BULKY WA	6073585
71368	MORRA	1208	OLYMPIC	7/3/2021	BULKY WA	6037202
71454	HYUNH	910	LOCKING SPU	7/3/2021	BULKY WA	6036920

71514	BAKER	205	SEGOVIA	7/3/2021	BULKY WA	6036663
71575	GREELY	904	OOOTHING IR	7/10/2021	BULKY WA	6053320
71576	POWERS	908	OOOTHING IR	7/24/2021	BULKY WA	6077497
71583	CLARK	924	OOOTHING IR	7/17/2021	BULKY WA	6065853
71609	HUANG	13809	PRING HEAT	7/3/2021	BULKY WA	6038357
71624	DOHERTY	1205	STAPLE	7/31/2021	BULKY WA	6083231
71629	JERKINS	107	STAR FLOWE	7/3/2021	BULKY WA	6032156
71671	CROOKS	14325	TEACUP	7/17/2021	BULKY WA	6067824
71765	ENGEL	936	WISTED FENC	7/3/2021	BULKY WA	6049507
71922	MCLAURIN	15317	HYSON	7/24/2021	BULKY WA	6077297
72001	NEVELS	13916	CEYLON TEA	7/24/2021	BULKY WA	6079102
72010	SAN MIGUEL	14024	CEYLON TEA	7/17/2021	BULKY WA	6064595
72037	EVANS	13910	DNNER DOW	7/3/2021	BULKY WA	6052238
72042	JACKSON	13915	DNNER DOW	7/24/2021	BULKY WA	6072265
72106	OUELLETTE	13803	GREINERT	7/24/2021	BULKY WA	6066076
72430	SINCLAIR	14616	DREAMTIME	7/17/2021	BULKY WA	6067811
73367	SHAW	605	UDOR HOUS	7/31/2021	BULKY WA	6082882
73650	RUIZ	1921	TARD OF CHI	7/3/2021	BULKY WA	6034777
74342	ROBERTS	405	UDOR HOUS	7/17/2021	BULKY WA	6067789
74620	FARRELL	909	DERBERRY T	7/10/2021	BULKY WA	6061808
75252	WELCH	13628	MERSEYSIDE	7/10/2021	BULKY WA	6062850
75876	PACHECO	14616	RCOURT HO	7/3/2021	BULKY WA	6029209
75904	DENNIS	14813	HYSON	7/24/2021	BULKY WA	6079105
76135	ABRAHAM	1504	SWEET LEAF	7/3/2021	BULKY WA	6051107
77997	OCAMPO	13618	MERSEYSIDE	7/10/2021	BULKY WA	6052598
82848	VIEAU	15209	MANDARIN	7/31/2021	BULKY WA	6088606
86110	CISNEROS	1800	DARJEELING	7/24/2021	BULKY WA	6077806
86189	HERNANDE	1804	DARJEELING	7/24/2021	BULKY WA	6076667
88054	TIPTON	1116	UDOR HOUS	7/17/2021	BULKY WA	6069431
88065	MANNING	1529	LADY GREY	7/24/2021	BULKY WA	6076943
89497	MILLER	1516	TARD OF CHI	7/3/2021	BULKY WA	6036690
92343	BARTA	1328	CORONATION	7/24/2021	BULKY WA	6081826
92352	RAINES	1312	GINGER SPIC	7/17/2021	BULKY WA	6065987
92353	THURLOW	14717	RCOURT HO	7/24/2021	BULKY WA	6074429
93527	NGO-HATC	1032	UDOR HOUS	7/31/2021	BULKY WA	6083046
94922	CRENSHAW	1325	UDOR HOUS	7/24/2021	BULKY WA	6078938
95676	KHERIBI	15101	VALERIAN TE	7/10/2021	BULKY WA	6059105
97627	DUNCAN	13929	CAMBOURNE	7/3/2021	BULKY WA	6052966
97820	HANCOCK	804	FLATTERS	7/24/2021	BULKY WA	6076795
98632	HOOTEN	13908	HARRIS RIDG	7/3/2021	BULKY WA	6037116
98632	HOOTEN	13908	HARRIS RIDG	7/17/2021	BULKY WA	6069356
99897	MARION	14708	LIPTON	7/10/2021	BULKY WA	6060907
100952	ANDERSON	14820	LIPTON	7/31/2021	BULKY WA	6083777
105502	BRIDGLE	14208	TEA ROOM	7/10/2021	BULKY WA	6060434
106442	ELLISON	1901	OLDEN SUNR	7/3/2021	BULKY WA	6049854
106450	WEI	14801	ALLING STON	7/24/2021	BULKY WA	6076709
110446	TACDERAS	14813	ALLING STON	7/31/2021	BULKY WA	6082796

114959	RIZVI MOH	14313	NARUNA	7/3/2021	BULKY WA	6037993
116298	ADKISON	808	SWEET LEAF	7/3/2021	BULKY WA	6051405
116381	HIGGINS	801	JANE AUSTEN	7/17/2021	BULKY WA	6069469
117245	PICKENS	824	MAHOMET	7/10/2021	BULKY WA	6059503
117796	GUERRERO	700	JANE AUSTEN	7/3/2021	BULKY WA	6050224
118528	ALBRECHT	14309	NARUNA	7/24/2021	BULKY WA	6077356
123850	FINDLEY	14412	ARLES DICKE	7/24/2021	BULKY WA	6076023
124232	MASIEL	520	SWEET LEAF	7/10/2021	BULKY WA	6060521
127001	TAYLOR	920	WATSON	7/3/2021	BULKY WA	6032704
128841	LEWIS	809	UDOR HOUS	7/31/2021	BULKY WA	6083429
128905	HOWARD	1109	UDOR HOUS	7/17/2021	BULKY WA	6066252
128908	JIMENEZ	1412	JASMINE TEA	7/10/2021	BULKY WA	6053405
142783	DEMPS	908	OATMEAL	7/31/2021	BULKY WA	6082511
150067	KASPER	14320	LAKE VICTOR	7/24/2021	BULKY WA	6080260
152085	LASH	1008	STRICKLING	7/17/2021	BULKY WA	6066517
14470	NORTHTOV		IOUS LOCATI	7/27/2021	BULKY WA	6076411

Missed Pick-ups

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
61669	GONZALEZ	14701	LANTERN	7/20/2021	96G TRASH	6074888
61669	GONZALEZ	14701	LANTERN	7/20/2021	96G RECY M	6074891
70814	SALINAS	524	UDOR HOUS	7/27/2021	96G TRASH	6082948
71078	NASON	13698	LOTHIAN	7/13/2021	96G TRASH	6066796
71095	AQUITANIA	13708	LOTHIAN	7/13/2021	96G TRASH	6067950
71102	WIDIGER	13801	LOTHIAN	7/13/2021	96G TRASH	6066850
71240	ROBINSON	14022	MARICELLA	7/13/2021	96G TRASH	6066570
71247	FONTENET	14037	MARICELLA	7/13/2021	96G TRASH	6066500
73367	SHAW	605	UDOR HOUS	7/27/2021	96G TRASH	6082897
73831	LOPEZ	912	GREY CASTLE	7/20/2021	96G RECY M	6076076
74752	DAS	521	UDOR HOUS	7/27/2021	96G TRASH	6083672
75726	GAYNOR P	525	UDOR HOUS	7/27/2021	96G TRASH	6082638
85774	FURTADO	1713	LADY GREY	7/8/2021	96G TRASH	6059888
86926	BENAVIDES	1717	LADY GREY	7/6/2021	96G TRASH	6059359
88598	NAJAH	1105	UDOR HOUS	7/27/2021	96G TRASH	6082928
101212	THOMAS	14001	CAMBOURNE	7/27/2021	96G TRASH	6082996
116914	PHelps	14208	NARUNA	7/27/2021	96G RECY M	6082546
125812	DAWLEY	1101	UDOR HOUS	7/27/2021	96G TRASH	6082975
128905	HOWARD	1109	UDOR HOUS	7/27/2021	96G TRASH	6082799

Cart Deliveries

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
62179	CRUZ	13707	LOTHIAN	7/10/2021	96G RES TR	6061547
62180	NAVA	13709	LOTHIAN	7/10/2021	96G RES TR	6059639
69873	LOERA	13816	CAMBOURNE	7/10/2021	96G RES TR	6059976

69873	LOERA	13816	CAMBOURNE	7/17/2021	96G RES TR	6067609
70166	KORPI	13906	CAMBOURNE	7/10/2021	96G RES TR	6066236
70894	ORTUNO	15114	LANTERN	7/6/2021	96G RES TR	6032271
71091	MARTINEZ	13703	LOTHIAN	7/10/2021	96G RES TR	6060646
71109	KHALIQ	13807	LOTHIAN	7/17/2021	96G RES TR	6073579
71109	KHALIQ	13807	LOTHIAN	7/17/2021	96G RES TR	6073579
71266	HENSHAW	13605	MERSEYSIDE	7/17/2021	96G RES TR	6067279
71266	HENSHAW	13605	MERSEYSIDE	7/31/2021	96G RES RE	6086729
71286	THOMAS	13908	MERSEYSIDE	7/17/2021	96G RES TR	6066528
71368	MORRA	1208	OLYMPIC	7/10/2021	96G RES TR	6037222
71405	SHELBE	911	OLISHED STO	7/19/2021	96G RES RE	6069720
71406	GREEN	913	OLISHED STO	7/6/2021	96G RES TR	6028829
72033	MCDONALD	13906	ONNER DOW	7/10/2021	96G RES TR	6060449
72077	SUMRALL	905	CRIEFF CROSS	7/31/2021	96G RES RE	6088964
72172	MILES	13727	MERSEYSIDE	7/3/2021	96G RES TR	6033439
75280	DESAI	13732	MERSEYSIDE	7/31/2021	96G RES TR	6084045
82848	VIEAU	15209	MANDARIN	7/31/2021	96G RES RE	6087689
87675	TRAN	1321	DNEY BLOSSO	7/17/2021	96G RES RE	6067819
101104	PHAM	809	FLATTERS	7/10/2021	96G RES TR	6059465
113115	CADALLER	2012	OLDEN SUNRI	7/6/2021	96G RES RE	6035268
126188	NEWKIRK	837	WATSON	7/3/2021	96G RES TR	6027069
127479	RIZVI	801	MAHOMET	7/10/2021	96G RES TR	6064269
130748	PURI	925	MAHOMET	7/3/2021	96G RES TR	6027467
267118	EGAN	14320	SILVER LACE	7/6/2021	96G RES TR	6027896
267118	EGAN	14320	SILVER LACE	7/6/2021	96G RES RE	6027896
267149	BHATTARA	14224	SILVER LACE	7/3/2021	96G RES TR	6028411
267149	BHATTARA	14224	SILVER LACE	7/3/2021	96G RES RE	6028411
267369	FIREHOT	205	EMON LIGHT	7/3/2021	96G RES TR	6035029
267369	FIREHOT	205	EMON LIGHT	7/3/2021	96G RES RE	6035029
267492	RAJANI	228	EMON LIGHT	7/3/2021	96G RES TR	6037880
267492	RAJANI	228	EMON LIGHT	7/3/2021	96G RES RE	6037880
267493	SHEIKH	14213	SILVER LACE	7/6/2021	96G RES TR	6037886
267493	SHEIKH	14213	SILVER LACE	7/6/2021	96G RES RE	6037886
267666	VAN LUU	14306	HONEY GEM	7/3/2021	96G RES TR	6052615
267666	VAN LUU	14306	HONEY GEM	7/3/2021	96G RES RE	6052615
267684	SRIDASYAN	14316	SILVER LACE	7/6/2021	96G RES TR	6053066
267684	SRIDASYAN	14316	SILVER LACE	7/6/2021	96G RES RE	6053066
267691	MASRESHA	316	EMON LIGHT	7/3/2021	96G RES TR	6053235
267691	MASRESHA	316	EMON LIGHT	7/3/2021	96G RES RE	6053235
268034	SHAKEEL	208	ARL BUTTERF	7/10/2021	96G RES TR	6066354
268034	SHAKEEL	208	ARL BUTTERF	7/10/2021	96G RES RE	6066354
268206	GUEVARA	14300	SILVER LACE	7/17/2021	96G RES TR	6070609
268206	GUEVARA	14300	SILVER LACE	7/17/2021	96G RES RE	6070609
268405	JARUS	14312	SILVER LACE	7/24/2021	96G RES TR	6075887
268405	JARUS	14312	SILVER LACE	7/24/2021	96G RES RE	6075887
268519	KUVA	14313	SILVER LACE	7/24/2021	96G RES TR	6079156
268519	KUVA	14313	SILVER LACE	7/24/2021	96G RES RE	6079156

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Cart Swaps

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
61836	MARTINEZ	13712	CAMBOURNE	7/17/2021	SWAP 9T C	6067383
62223	JUAREZ	901	CRIEFF CROSS	7/10/2021	SWAP 9T C	6063077
69823	BARENJI	14022	GOLDEN FLA	7/17/2021	SWAP 9T C	6071700
70680	HARRISON	13904	GREINERT	7/17/2021	SWAP 9T C	6073552
70680	HARRISON	13904	GREINERT	7/24/2021	SWAP 9T C	6074344
70686	ZARATE	13910	GREINERT	7/17/2021	SWAP 9T C	6069881
70785	MENCHACA	14007	LAMPTING	7/17/2021	SWAP 9T C	6067469
71054	FLORES	13619	LETTI	7/31/2021	SWAP 9T C	6082246
71092	NGUYEN	13704	LOTHIAN	7/17/2021	SWAP 9T C	6066495
71101	XIE	13800	LOTHIAN	7/3/2021	SWAP 9T C	6028362
71155	TAPIA	13928	MARICELLA	7/31/2021	SWAP 9T C	6082404
71387	QUINTANIL	15124	PLOWSHARE	7/10/2021	SWAP 9T C	6065785
71419	FUENTES	13812	ANDALSTON	7/10/2021	SWAP 9T C	6060697
71498	CORNEJO	177	SEGOVIA	7/3/2021	SWAP 9T C	6035170
71583	CLARK	924	LOOTHING IR	7/10/2021	SWAP 9T C	6065865
73036	MYROW	1601	VANILLA BEA	7/17/2021	SWAP 9T C	6071448
75711	DIXON	1108	GREY CASTLE	7/24/2021	SWAP 9T C	6078833
77599	RODRIGUE	1501	SWEET LEAF	7/10/2021	SWAP 9T C	6037821
77599	RODRIGUE	1501	SWEET LEAF	7/17/2021	SWAP 9T C	6067939
80541	CLAY	920	CORONATION	7/31/2021	SWAP 9T C	6088153
84300	MORRISON	1121	DARJEELING	7/24/2021	SWAP 9T C	6075232
95737	SMITH	13604	HARRIS RIDGE	7/10/2021	SWAP 9T C	6059798
99757	CEDILLO	14301	LEMONGRASS	7/10/2021	SWAP 9T C	6027072
110446	TACDERAS	14813	ALLING STON	7/31/2021	SWAP 9Y C	6082802
121197	SANDESAR	536	SWEET LEAF	7/10/2021	SWAP 9T C	6036486
121197	SANDESAR	536	SWEET LEAF	7/24/2021	SWAP 9T C	6074677
121197	SANDESAR	536	SWEET LEAF	7/31/2021	SWAP 9Y C	6074679
123483	SCHULZ	14121	NARUNA	7/24/2021	SWAP 9T C	6075155
125158	KIRK	800	WATSON	7/3/2021	SWAP 9T C	6027874
125158	KIRK	800	WATSON	7/24/2021	SWAP 9T C	6074589
137948	TURESON	1004	BETHEL	7/3/2021	SWAP 9T C	6027065
137948	TURESON	1004	BETHEL	7/3/2021	SWAP 9Y C	6027065
262845	CASTELAN	104	ARL BUTTERF	7/24/2021	SWAP 9T C	6074393

Cart Terms

CUST #	CUSTOMER	ADDRESS		DATE	ACTION	W/O#
71368	MORRA	1208	OLYMPIC	7/10/2021	CART 9Y TE	6037222
112507	RODRIGUE	1516	FERN RIDGE	7/24/2021	CART 9T TE	6074363
139211	HERNANDE	809	BETHEL	7/3/2021	CART 9Y TE	6034755

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Northtown MUD July 2021

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
7/3/2021	44076	A406	2632242	13.26
7/3/2021	41065	A403	2632408	3.64
7/3/2021	41081	A405	2632411	8.76
7/10/2021	41078	A404	2636608	9.53
7/10/2021	44060	A406	2636718	14.74
7/10/2021	44068	A404	2636783	13.71
7/10/2021	44066	A405	2636928	9.56
7/17/2021	80007	A403	2641653	12.95
7/17/2021	41103	A403	2641673	9.62
7/17/2021	80007	A403	2641837	11.37
7/17/2021	44065	A404	2641860	11.6
7/17/2021	44076	A406	2641880	15.44
7/17/2021	44072	A402	2641882	11.19
7/17/2021	44074	A401	2641895	7.67
7/17/2021	44070	A405	2641896	10.86
7/24/2021	80007	A406	2647057	14.34
7/24/2021	41077	A401	2647105	8.27
7/24/2021	41106	A403	2647118	10.33
7/24/2021	44060	A405	2647137	9.71
7/24/2021	41086	A404	2647140	9.36
7/24/2021	44062	A402	2647170	12.25
7/31/2021	44062	A405	2652033	12.81
7/31/2021	41084	A401	2652227	7.3
7/31/2021	80007	A403	2652267	12.68
7/31/2021	44076	A406	2652273	14.89
7/31/2021	44062	A402	2652286	12.73

Total Northtown Containers	3261
/Total containers on all routes	3337
% of Northtown containers in routes	97.72%
Total Tonnage	306.41
X % of Northtown containers in routes	97.72%
Estimated trash tonnage	299.43

7/31/2021	44066	A404	2652294	11.27
7/31/2021	41087	A405	2652415	6.57
Total Trash Tonnage				306.41

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
7/3/2021	41080	A501	212128	5.59
7/3/2021	80021	A501	212131	5.55
7/3/2021	44074	A501	212133	4.81
7/10/2021	41080	A504	212682	5.6
7/10/2021	80021	A504	212683	5.84
7/17/2021	44060	A501	213384	4.07
7/17/2021	80021	A501	213392	4.05
7/17/2021	41080	A501	213393	5.31
7/17/2021	44068	A501	213395	2.19
7/24/2021	41060	A504	214056	6.04
7/31/2021	41103	A501	214717	3.33
7/31/2021	41080	A501	214718	5.52
Total Recycle Tonnage				57.90

Total Northtown Containers 3239

/Total containers on all routes 3618

% of Northtown containers in routes 89.52%

Total Tonnage 57.90

X % of Northtown containers in routes 89.52%

Estimated recycle tonnage 51.83

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: 5
 PERIOD TO: 31-Jul-21
FROM CONTRACTOR: STR Constructors LLC.
VIA ARCHITECT: Fatter & Evans Architects, Inc.
PROJECT NOS.
CONTRACT FOR:
CONTRACT DATE: 3/11/2021

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.....	\$0.00
3 CONTRACT SUM TO DATE.....	\$4,876,700.00
4 TOTAL COMPLETED & STORED TO DATE..	\$1,374,873.49
5 RETAINAGE:	
a. 10 %	\$137,487.35
Total Retainage	\$0.00
6 TOTAL EARNED LESS RETAINAGE	\$137,487.35
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$1,237,386.14
8 CURRENT PAYMENT DUE	\$943,123.77
9 BALANCE TO FINISH, INCLUDING RETAINAGE	\$294,262.37
	\$3,639,313.86

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes Approved in previous months		
Total approved this month		
TOTALS		
Net Changes by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's 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: [Signature] Date: 8/10/21
 State of Texas

County of Williamson:
 Subscribed and sworn to before me this 10th day of August 2021

Notary Public: [Signature]
 My Commission Expires: 4/2/22
ARCHITECTS CERTIFICATION FOR PAYMENT
 NOTARY PUBLIC
 JONI V. COLLINS
 Notary Public, State of Texas
 Comm. Expires 04-02-2022
 NOTARY ID 10800840

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 Architect's knowledge, information and belief the Work has progressed as indicated and the Contractor is entitled to the AMOUNT CERTIFIED

AMOUNT CERTIFIED:.....\$ 294,262.37

ARCHITECT: [Signature]
 by: [Signature] Date: 8/10/21

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: July 31, 2021

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: \$ 294,262.37
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: 8/10/2021

SCHEDULE OF VALUES

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E		PAY APPLICATION # 5							
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT		PAGE 1							
CONTRACTOR: STR CONSTRUCTORS, LLC.		PAY PERIOD: 7/1/2021 to 7/31/2021							
A	B	C	D	E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Previous Applications	Work Completed This Period	Stored Materials	Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%
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	\$60,000.00	\$15,000.00		\$75,000.00	56%	\$60,000.00	\$7,500.00
5	SWPP INSPECTIONS	\$10,000.00	\$3,000.00	\$1,000.00		\$4,000.00	40%	\$6,000.00	\$400.00
6	SURVEYING	\$14,175.00	\$7,000.00	\$2,000.00		\$9,000.00	63%	\$5,175.00	\$900.00
7	INT SIGNAGE ALLOWANCE	\$1,500.00				\$0.00	0%	\$1,500.00	\$0.00
8	APPLIANCE ALLOWANCE	\$7,000.00				\$0.00	0%	\$7,000.00	\$0.00
9	TELEVISION ALLOWANCE	\$3,000.00				\$0.00	0%	\$3,000.00	\$0.00
10	TELEPHONE ALLOWANCE	\$2,500.00				\$0.00	0%	\$2,500.00	\$0.00
11	TESTING LAB ALLOWANCE	\$20,000.00				\$0.00	0%	\$20,000.00	\$0.00
12	PROJECT CONTINGENCY	\$150,000.00				\$0.00	0%	\$150,000.00	\$0.00
13						\$0.00	#####	\$0.00	\$0.00
14						\$0.00	#####	\$0.00	\$0.00
15						\$0.00	#####	\$0.00	\$0.00
16						\$0.00	#####	\$0.00	\$0.00
17						\$0.00	#####	\$0.00	\$0.00
18						\$0.00	#####	\$0.00	\$0.00
19						\$0.00	#####	\$0.00	\$0.00
20						\$0.00	#####	\$0.00	\$0.00
21						\$0.00	#####	\$0.00	\$0.00
22						\$0.00	#####	\$0.00	\$0.00
23						\$0.00	#####	\$0.00	\$0.00
24						\$0.00	#####	\$0.00	\$0.00
25						\$0.00	#####	\$0.00	\$0.00
26						\$0.00	#####	\$0.00	\$0.00
27						\$0.00	#####	\$0.00	\$0.00
28						\$0.00	#####	\$0.00	\$0.00
29						\$0.00	#####	\$0.00	\$0.00
30						\$0.00	#####	\$0.00	\$0.00
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.										PAY APPLICATION # 5 PAGE 2 PAY PERIOD: 7/1/2021 to 7/31/2021	
A Item No.	B Description of Work	C Scheduled Value	D Previous Applications	E Work Completed This Period	F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%		
										32	
33						\$0.00	#####	\$0.00	\$0.00		
34						\$0.00	#####	\$0.00	\$0.00		
35						\$0.00	#####	\$0.00	\$0.00		
36						\$0.00	#####	\$0.00	\$0.00		
37						\$0.00	#####	\$0.00	\$0.00		
38						\$0.00	#####	\$0.00	\$0.00		
39						\$0.00	#####	\$0.00	\$0.00		
40						\$0.00	#####	\$0.00	\$0.00		
41						\$0.00	#####	\$0.00	\$0.00		
42						\$0.00	#####	\$0.00	\$0.00		
43						\$0.00	#####	\$0.00	\$0.00		
44						\$0.00	#####	\$0.00	\$0.00		
45						\$0.00	#####	\$0.00	\$0.00		
46						\$0.00	#####	\$0.00	\$0.00		
47						\$0.00	#####	\$0.00	\$0.00		
48						\$0.00	#####	\$0.00	\$0.00		
49						\$0.00	#####	\$0.00	\$0.00		
50						\$0.00	#####	\$0.00	\$0.00		
51						\$0.00	#####	\$0.00	\$0.00		
52						\$0.00	#####	\$0.00	\$0.00		
53						\$0.00	#####	\$0.00	\$0.00		
54						\$0.00	#####	\$0.00	\$0.00		
55						\$0.00	#####	\$0.00	\$0.00		
56						\$0.00	#####	\$0.00	\$0.00		
57						\$0.00	#####	\$0.00	\$0.00		
58						\$0.00	#####	\$0.00	\$0.00		
59						\$0.00	#####	\$0.00	\$0.00		
60						\$0.00	#####	\$0.00	\$0.00		
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.

PAY APPLICATION # 5
PAGE 3
PAY PERIOD: 7/1/2021 to 7/31/2021

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	Previous Applications	This Period					
57	SUBMITTALS						\$0.00	#####	\$0.00	\$0.00
58	UTILITIES	\$4,000.00		\$4,000.00			\$0.00	#####	\$0.00	\$0.00
59	CONCRETE	\$3,500.00		\$3,500.00			\$4,000.00	100%	\$0.00	\$400.00
60	MASONRY	\$2,800.00		\$1,500.00			\$3,500.00	100%	\$0.00	\$350.00
61	METAL FABRICATIONS	\$8,200.00		\$1,000.00			\$1,500.00	54%	\$1,300.00	\$150.00
62	WOOD FRAMING	\$2,100.00		\$2,100.00			\$1,000.00	12%	\$7,200.00	\$100.00
63	MILLWORK	\$3,200.00		\$3,200.00			\$2,100.00	100%	\$0.00	\$210.00
64	SPRAY INSULATION	\$1,500.00					\$3,200.00	100%	\$0.00	\$320.00
65	METAL ROOFING	\$3,700.00					\$0.00	0%	\$1,500.00	\$0.00
66	WATERPROOFING	\$1,800.00					\$0.00	0%	\$3,700.00	\$0.00
67	OVERHEAD COILING DOOR	\$900.00		\$900.00			\$0.00	0%	\$1,800.00	\$0.00
68	DOORS, FRAMES, & HDWR	\$3,900.00					\$900.00	100%	\$0.00	\$90.00
69	ALUMINUM STORE FRONTS	\$5,200.00			\$5,200.00		\$0.00	0%	\$3,900.00	\$0.00
70	PLASTER	\$500.00		\$500.00			\$5,200.00	100%	\$0.00	\$520.00
71	FLOORING & TILING	\$1,800.00		\$1,800.00			\$500.00	100%	\$0.00	\$50.00
72	METAL FRAMING & DRYWALL	\$2,700.00					\$1,800.00	100%	\$0.00	\$180.00
73	PAINTING	\$700.00					\$0.00	0%	\$2,700.00	\$0.00
74	OPERABLE PARTITION	\$1,000.00					\$0.00	0%	\$700.00	\$0.00
75	TOILET ACCESSORIES	\$600.00					\$0.00	0%	\$1,000.00	\$0.00
76	FIRE SPRINKLER	\$5,900.00		\$1,000.00			\$0.00	0%	\$600.00	\$0.00
77	PLUMBING	\$6,500.00		\$3,000.00			\$1,000.00	17%	\$4,900.00	\$100.00
78	HVAC	\$7,700.00		\$3,000.00			\$3,000.00	46%	\$3,500.00	\$300.00
79	ELECTRICAL	\$5,000.00		\$3,000.00			\$3,000.00	39%	\$4,700.00	\$300.00
80	NETWORK CABLING	\$2,300.00			\$4,000.00		\$4,000.00	80%	\$1,000.00	\$0.00
81	CONCRETE FENCE	\$3,000.00					\$0.00	0%	\$2,300.00	\$0.00
82	LANDSCAPE/IRRIGATION	\$15,000.00		\$5,000.00			\$0.00	0%	\$3,000.00	\$0.00
83	SOLAR ENERGY	\$1,100.00		\$1,100.00			\$5,000.00	33%	\$10,000.00	\$500.00
84	PLAYGROUND EQUIPMENT	\$3,800.00		\$3,800.00			\$1,100.00	100%	\$0.00	\$110.00
85							\$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 PAY APPLICATION # 5 PAGE 4 PAY PERIOD: 7/1/2021 to 7/31/2021												
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT CONTRACTOR: STR CONSTRUCTORS, LLC.												
A Item No.	B Description of Work	C Scheduled Value		D Work Completed		E This Period	F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%	
		Previous Applications	Work Completed This Period	Previous Applications	Stored Materials							
88	700 WELLS BRANCH PARKWAY SITE							\$0.00	#####	\$0.00	\$0.00	
89								\$0.00	#####	\$0.00	\$0.00	
90								\$0.00	#####	\$0.00	\$0.00	
91	RIBBON CURB	\$3,175.00	\$300.00					\$300.00	8%	\$2,875.00	\$30.00	
92	CURB AND GUTTER	\$42,848.00	\$3,250.00					\$3,250.00	9%	\$39,598.00	\$325.00	
93	SIDEWALK	\$119,560.00	\$24,000.00					\$24,000.00	20%	\$95,560.00	\$2,400.00	
94	CONCRETE FIRE TURN LN	\$4,455.00	\$400.00					\$400.00	9%	\$4,055.00	\$40.00	
95	TRANSFORMER PAD	\$3,452.00	\$350.00					\$350.00	10%	\$3,102.00	\$35.00	
96	CONCRETE APPROACH	\$9,240.00	\$1,100.00					\$1,100.00	12%	\$8,140.00	\$110.00	
97	CONCRETE PAVEMENT	\$18,940.00	\$2,700.00					\$2,700.00	14%	\$16,240.00	\$270.00	
98	SPLITTER BOX	\$7,985.00	\$300.00					\$300.00	4%	\$7,685.00	\$30.00	
99	DRIVEWAY	\$8,305.00	\$1,000.00					\$1,000.00	12%	\$7,305.00	\$100.00	
100	PAD @ GABION	\$6,468.00	\$300.00					\$300.00	5%	\$6,168.00	\$30.00	
101	LEVEL SPREADER	\$6,135.00	\$450.00					\$450.00	7%	\$5,685.00	\$45.00	
102	DETENTION POND CONCRETE	\$9,574.00	\$700.00					\$700.00	7%	\$8,874.00	\$70.00	
103	LIGHT POLE BASES	\$16,875.00	\$3,250.00					\$3,250.00	19%	\$13,625.00	\$325.00	
104	CONCRETE FENCE	\$77,811.00						\$0.00	0%	\$77,811.00	\$0.00	
105	PAVEMENT MARKINGS	\$3,800.00						\$0.00	0%	\$3,800.00	\$0.00	
106	EROSION CONTROL/PONDS	\$72,764.00	\$5,000.00					\$5,000.00	7%	\$67,764.00	\$500.00	
107	LANDSCAPE/IRRIGATION	\$420,028.00						\$0.00	0%	\$420,028.00	\$0.00	
108	CISTERN	\$26,802.00						\$0.00	0%	\$26,802.00	\$0.00	
109	WATER WELL	\$29,858.19				\$29,858.19		\$29,858.19	100%	\$0.00	\$2,985.82	
110	PLAYGROUND EQUIPMENT	\$128,425.00						\$0.00	0%	\$128,425.00	\$0.00	
111	ELECTRICAL SITE	\$205,100.00	\$8,000.00					\$8,000.00	4%	\$197,100.00	\$800.00	
112	FLAG POLES	\$9,000.00						\$0.00	0%	\$9,000.00	\$0.00	
113	CLEAR & GRUB	\$53,929.00	\$53,929.00					\$53,929.00	100%	\$0.00	\$5,392.90	
114	DEMO	\$11,349.00						\$0.00	0%	\$11,349.00	\$0.00	
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						\$0.00	0%	\$56,747.00	\$0.00	
118	BASE & ASPHALT	\$118,897.00						\$0.00	0%	\$118,897.00	\$0.00	
119		\$10,182.00						\$0.00	0%	\$10,182.00	\$0.00	
120	BACKFILL	\$10,182.00						\$0.00	#####	\$0.00	\$0.00	

PAY APPLICATION # 5 PAGE 5 PAY PERIOD: 7/1/2021 to 7/31/2021												
PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E OWNER: NORTHOWN MUNICIPAL UTILITY DISTRICT CONTRACTOR: STR CONSTRUCTORS, LLC.												
A Item No.	B Description of Work	C Scheduled Value		D Previous Applications		E Work Completed This Period		F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
121	SEWER IMPROVEMENTS WATER IMPROVEMENT STORM WATER TRENCH SAFETY								\$0.00	#####	\$0.00	\$0.00
122		\$39,850.00	\$31,000.00					\$31,000.00	\$31,000.00	78%	\$8,850.00	\$3,100.00
123		\$164,742.00	\$164,742.00	\$164,742.00				\$164,742.00	\$164,742.00	100%	\$0.00	\$16,474.20
124		\$284,765.00	\$120,000.00	\$120,000.00				\$190,000.00	\$190,000.00	67%	\$94,765.00	\$19,000.00
125		\$48,500.00	\$37,000.00	\$37,000.00				\$37,000.00	\$37,000.00	76%	\$11,500.00	\$3,700.00
126								\$0.00	\$0.00	#####	\$0.00	\$0.00
127								\$0.00	\$0.00	#####	\$0.00	\$0.00
128								\$0.00	\$0.00	#####	\$0.00	\$0.00
129								\$0.00	\$0.00	#####	\$0.00	\$0.00
130								\$0.00	\$0.00	#####	\$0.00	\$0.00
131								\$0.00	\$0.00	#####	\$0.00	\$0.00
132								\$0.00	\$0.00	#####	\$0.00	\$0.00
133								\$0.00	\$0.00	#####	\$0.00	\$0.00
134								\$0.00	\$0.00	#####	\$0.00	\$0.00
135								\$0.00	\$0.00	#####	\$0.00	\$0.00
136							\$0.00	\$0.00	#####	\$0.00	\$0.00	
137							\$0.00	\$0.00	#####	\$0.00	\$0.00	
138							\$0.00	\$0.00	#####	\$0.00	\$0.00	
139							\$0.00	\$0.00	#####	\$0.00	\$0.00	
140							\$0.00	\$0.00	#####	\$0.00	\$0.00	
141							\$0.00	\$0.00	#####	\$0.00	\$0.00	
142							\$0.00	\$0.00	#####	\$0.00	\$0.00	
143							\$0.00	\$0.00	#####	\$0.00	\$0.00	
144							\$0.00	\$0.00	#####	\$0.00	\$0.00	
145							\$0.00	\$0.00	#####	\$0.00	\$0.00	
146							\$0.00	\$0.00	#####	\$0.00	\$0.00	
147							\$0.00	\$0.00	#####	\$0.00	\$0.00	
148							\$0.00	\$0.00	#####	\$0.00	\$0.00	
149							\$0.00	\$0.00	#####	\$0.00	\$0.00	
150							\$0.00	\$0.00	#####	\$0.00	\$0.00	
151							\$0.00	\$0.00	#####	\$0.00	\$0.00	
152							\$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.										
PAY APPLICATION # 5										
PAGE 6										
PAY PERIOD: 7/1/2021 to 7/31/2021										
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	Previous Applications	This Period					
153	700 WELLS BRANCH PARKWAY						\$0.00	#####	\$0.00	\$0.00
154	OFFICE BUILDING						\$0.00	#####	\$0.00	\$0.00
155							\$0.00	#####	\$0.00	\$0.00
156	CONCRETE BUILDING PAD	\$63,550.00	\$39,550.00	\$24,000.00			\$63,550.00	100%	\$0.00	\$6,355.00
157	MASONRY	\$21,666.00					\$0.00	0%	\$21,666.00	\$0.00
158	METAL FABRICATIONS	\$29,605.00		\$9,000.00			\$9,000.00	30%	\$20,605.00	\$900.00
159	WOOD FRAMING	\$166,470.00		\$100,000.00			\$100,000.00	60%	\$66,470.00	\$10,000.00
160	MILLWORK	\$31,728.00					\$0.00	0%	\$31,728.00	\$0.00
161	SPRAY INSULATION	\$38,996.00					\$0.00	0%	\$38,996.00	\$0.00
162	METAL ROOFING	\$75,297.00					\$0.00	0%	\$75,297.00	\$0.00
163	WATERPROOFING	\$25,078.00					\$0.00	0%	\$25,078.00	\$0.00
164	DOORS, FRAMES, & HDWR	\$23,213.00					\$0.00	0%	\$23,213.00	\$0.00
165	ALUMINUM STORE FRONTS	\$63,313.00				\$20,000.00	\$20,000.00	32%	\$43,313.00	\$2,000.00
166	PLASTER	\$5,680.00					\$0.00	0%	\$5,680.00	\$0.00
167	FLOORING & TILING	\$39,745.00					\$0.00	0%	\$39,745.00	\$0.00
168	METAL FRAMING & DRYWALL	\$50,000.00					\$0.00	0%	\$50,000.00	\$0.00
169	PAINTING	\$24,386.00					\$0.00	0%	\$24,386.00	\$0.00
170	OPERABLE PARTITION	\$15,630.00					\$0.00	0%	\$15,630.00	\$0.00
171	WINDOW BLINDS	\$1,357.00					\$0.00	0%	\$1,357.00	\$0.00
172	FIRE SPRINKLER	\$18,520.00					\$0.00	0%	\$18,520.00	\$0.00
173	PLUMBING	\$73,500.00					\$0.00	0%	\$73,500.00	\$0.00
174	HVAC	\$77,615.00		\$15,000.00			\$15,000.00	20%	\$58,500.00	\$1,500.00
175	FIRE ALARM	\$5,000.00					\$0.00	0%	\$77,615.00	\$0.00
176	NETWORK CABLING	\$14,000.00					\$0.00	0%	\$5,000.00	\$0.00
177	SOLAR ENERGY	\$47,957.00					\$0.00	0%	\$14,000.00	\$0.00
178	ELECTRICAL	\$120,000.00					\$0.00	0%	\$47,957.00	\$0.00
179	INTERIOR SIGNAGE	\$17,000.00					\$15,000.00	13%	\$105,000.00	\$1,500.00
180	LOCKERS	\$3,000.00					\$0.00	0%	\$17,000.00	\$0.00
181	FIRE EXTINGUISHERS & FEC'S	\$1,500.00					\$0.00	0%	\$3,000.00	\$0.00
182	KNOX BOX	\$700.00					\$0.00	0%	\$1,500.00	\$0.00
183	MAIL BOX	\$1,752.00					\$0.00	0%	\$700.00	\$0.00
184	VIDEO SURVEILLANCE	\$50,963.00					\$0.00	0%	\$1,752.00	\$0.00
							\$0.00	0%	\$50,963.00	\$0.00

PAY APPLICATION # 5 PAGE 7 PAY PERIOD: 7/1/2021 to 7/31/2021											
PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT CONTRACTOR: STR CONSTRUCTORS, LLC.											
A	B	C	D		E	F	G	H	I	J	
Item No.	Description of Work	Scheduled Value	Previous Applications	Work Completed This Period	Stored Materials	Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%		
185	700 WELLS BRANCH PARKWAY					\$0.00	#####	\$0.00	\$0.00		
186						\$0.00	#####	\$0.00	\$0.00		
187		\$14,625.00				\$0.00	0%	\$14,625.00	\$0.00		
188	SECURITY	\$14,788.00				\$0.00	0%	\$14,788.00	\$0.00		
189	FASCIA & SOFFIT					\$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										PAY APPLICATION # 5	
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT										PAGE 8	
CONTRACTOR: STR CONSTRUCTORS, LLC.										PAY PERIOD: 7/1/2021 to 7/31/2021	
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%	
		Scheduled Value	Work Completed This Period	Previous Applications	Work Completed 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					\$0.00	0%	\$32,771.00	\$0.00	
224	METAL FABRICATIONS	\$82,800.00					\$28,000.00	34%	\$54,800.00	\$2,800.00	
225	METAL ROOFING	\$40,451.00					\$0.00	0%	\$40,451.00	\$0.00	
226	DOORS, FRAMES, & HDWR	\$4,453.00					\$0.00	0%	\$4,453.00	\$0.00	
227	METAL FRAMING & DRYWALL	\$43,000.00					\$0.00	0%	\$43,000.00	\$0.00	
228	PAINTING	\$8,362.00					\$0.00	0%	\$8,362.00	\$0.00	
229	TOILET ACCESSORIES	\$4,090.00					\$0.00	0%	\$4,090.00	\$0.00	
230	PLUMBING	\$36,900.00		\$10,000.00			\$10,000.00	27%	\$26,900.00	\$1,000.00	
231	HVAC	\$3,000.00					\$0.00	0%	\$3,000.00	\$0.00	
232	ELECTRICAL	\$40,000.00		\$3,000.00			\$3,000.00	8%	\$37,000.00	\$300.00	
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 PAY APPLICATION # 5 PAGE 9 PAY PERIOD: 7/1/2021 to 7/31/2021											
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT CONTRACTOR: STR CONSTRUCTORS, LLC.											
A	B	C		D		E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Previous Applications	Work Completed This Period	Stored Materials	Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%		
251	700 WELLS BRANCH PARKWAY										
252	VEHICLE STORAGE										
253											
254	CONCRETE BUILDING PAD	\$10,625.00	\$10,625.00			\$10,625.00	100%	\$3,192.00	\$0.00	\$0.00	\$0.00
255	MASONRY	\$3,192.00					0%	\$21,000.00	\$0.00	\$0.00	\$0.00
256	METAL BUILDING	\$21,000.00					0%	\$10,000.00	\$0.00	\$0.00	\$0.00
257	ERECTION	\$10,000.00					0%	\$7,704.00	\$0.00	\$0.00	\$0.00
258	OVERHEAD COILING DOOR	\$7,704.00					0%	\$2,349.00	\$0.00	\$0.00	\$0.00
259	DOORS, FRAMES, & HDWR	\$2,349.00					0%	\$2,091.00	\$0.00	\$0.00	\$0.00
260	PAINTING	\$2,091.00					0%	\$3,000.00	\$0.00	\$0.00	\$0.00
261	NETWORK CABLING	\$3,000.00					0%	\$37,000.00	\$300.00	\$0.00	\$0.00
262	ELECTRICAL	\$40,000.00	\$3,000.00			\$3,000.00	8%	\$14,625.00	\$0.00	\$0.00	\$0.00
263	VIDEO SURVEILLANCE	\$14,625.00					0%	\$6,000.00	\$0.00	\$0.00	\$0.00
264	SECURITY	\$6,000.00					0%	\$0.00	\$0.00	\$0.00	\$0.00
265							#####	\$0.00	\$0.00	\$0.00	\$0.00
266							#####	\$0.00	\$0.00	\$0.00	\$0.00
267							#####	\$0.00	\$0.00	\$0.00	\$0.00
268							#####	\$0.00	\$0.00	\$0.00	\$0.00
269							#####	\$0.00	\$0.00	\$0.00	\$0.00
270							#####	\$0.00	\$0.00	\$0.00	\$0.00
271							#####	\$0.00	\$0.00	\$0.00	\$0.00
272							#####	\$0.00	\$0.00	\$0.00	\$0.00
273							#####	\$0.00	\$0.00	\$0.00	\$0.00
274							#####	\$0.00	\$0.00	\$0.00	\$0.00
275							#####	\$0.00	\$0.00	\$0.00	\$0.00
276							#####	\$0.00	\$0.00	\$0.00	\$0.00
277							#####	\$0.00	\$0.00	\$0.00	\$0.00
278							#####	\$0.00	\$0.00	\$0.00	\$0.00
279							#####	\$0.00	\$0.00	\$0.00	\$0.00
280							#####	\$0.00	\$0.00	\$0.00	\$0.00
281							#####	\$0.00	\$0.00	\$0.00	\$0.00
282							#####	\$0.00	\$0.00	\$0.00	\$0.00
283							#####	\$0.00	\$0.00	\$0.00	\$0.00
284							#####	\$0.00	\$0.00	\$0.00	\$0.00

PAY APPLICATION # 5 PAGE 10 PAY PERIOD: 7/1/2021 to 7/31/2021											
PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT CONTRACTOR: STR CONSTRUCTORS, LLC.											
A Item No.	B Description of Work	C Scheduled Value		D Work Completed This Period		E Previous Applications	F Stored Materials	G Total Completed & Stored to Date	H % Comp.	I Balance To Finish	J Retainage 10%
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	\$400.00			\$400.00		\$400.00	8%	\$4,529.00	\$40.00
289	DUMPSTER PAD	\$3,784.00	\$400.00			\$400.00		\$400.00	11%	\$3,384.00	\$40.00
290	LIGHT POLE BASES	\$4,500.00	\$390.00			\$390.00		\$390.00	9%	\$4,110.00	\$39.00
291	RIBBON CURB	\$1,875.00	\$350.00			\$350.00		\$350.00	19%	\$1,525.00	\$35.00
292	TRANSFORMER PAD	\$3,452.00	\$350.00			\$350.00		\$350.00	10%	\$3,102.00	\$35.00
293	PAVEMENT MARKINGS	\$1,850.00				\$0.00		\$0.00	0%	\$1,850.00	\$0.00
294	EROSION CONTROL/PONDS	\$68,143.00	\$2,000.00			\$2,000.00		\$2,000.00	3%	\$66,143.00	\$200.00
295	LANDSCAPE/IRRIGATION	\$26,100.00				\$0.00		\$0.00	0%	\$26,100.00	\$0.00
296	PLAYGROUND EQUIPMENT	\$78,980.00				\$0.00		\$0.00	0%	\$78,980.00	\$0.00
297	ELECTRICAL SITE	\$40,000.00				\$0.00		\$0.00	0%	\$40,000.00	\$0.00
298	STRIP	\$8,425.00	\$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		\$1,349.00	100%	\$0.00	\$134.90
300	MASS EXCAVATION	\$24,862.00	\$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		\$7,809.00	100%	(\$0.49)	\$780.95
302	SUBGRADE PREP	\$9,583.00				\$0.00		\$0.00	0%	\$9,583.00	\$0.00
303	BACKFILL	\$2,972.00				\$0.00		\$0.00	0%	\$2,972.00	\$0.00
304	SEWER IMPROVEMENTS	\$20,750.00		\$10,750.00		\$0.00		\$10,750.00	52%	\$10,000.00	\$1,075.00
305	WATER IMPROVEMENTS	\$21,500.00		\$21,500.00		\$0.00		\$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.											
PAY APPLICATION # 5											
PAGE 11											
PAY PERIOD: 7/1/2021 to 7/31/2021											
A	B	C		D		E	F	G	H	I	J
Item No.	Description of Work	Scheduled Value	Previous Applications	Work Completed This Period	Stored Materials	Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%		
319	13921 JOHN HENRY FAULK						#####	\$0.00	\$0.00	\$0.00	\$0.00
320	SMALL PAVILION						#####	\$0.00	\$0.00	\$0.00	\$0.00
321							#####	\$0.00	\$0.00	\$0.00	\$0.00
322	CONCRETE BUILDING PAD	\$16,575.00	\$4,300.00			\$4,300.00	26%	\$12,275.00	\$430.00	\$0.00	\$430.00
323	MASONRY	\$31,207.00					0%	\$31,207.00	\$0.00	\$0.00	\$0.00
324	METAL FABRICATIONS	\$36,405.00			\$18,000.00	\$18,000.00	49%	\$18,405.00	\$1,800.00	\$0.00	\$1,800.00
325	METAL ROOFING	\$20,389.00				\$0.00	0%	\$20,389.00	\$0.00	\$0.00	\$0.00
326	DOORS, FRAMES, & HDWR	\$4,453.00				\$0.00	0%	\$4,453.00	\$0.00	\$0.00	\$0.00
327	METAL FRAMING & DRYWALL	\$29,000.00				\$0.00	0%	\$29,000.00	\$0.00	\$0.00	\$0.00
328	PAINTING	\$6,271.00				\$0.00	0%	\$6,271.00	\$0.00	\$0.00	\$0.00
329	TOILET ACCESSORIES	\$1,870.00		\$10,000.00		\$0.00	0%	\$1,870.00	\$0.00	\$0.00	\$0.00
330	PLUMBING	\$35,900.00				\$10,000.00	28%	\$25,900.00	\$1,000.00	\$0.00	\$1,000.00
331	HVAC	\$3,000.00				\$0.00	0%	\$3,000.00	\$0.00	\$0.00	\$0.00
332	ELECTRICAL	\$50,000.00				\$0.00	0%	\$50,000.00	\$0.00	\$0.00	\$0.00
333						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
334						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
335						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
336						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
337						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
338						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
339						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
340						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
341						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
342						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
343						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
344						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
345						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
346						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
347						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
348						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
349						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00
350						\$0.00	#####	\$0.00	\$0.00	\$0.00	\$0.00

PROJECT NAME: Northtown Municipal Utility District Development of Lot 4C & Lot 5E										PAY APPLICATION # 5			
OWNER: NORTHTOWN MUNICIPAL UTILITY DISTRICT										PAGE 43			
CONTRACTOR: STR CONSTRUCTORS, LLC.										PAY PERIOD: 7/1/2021 to 7/31/2021			
A	B	C	D	E	F	G	H	I	J				
Item No.	Description of Work	Scheduled Value	Previous Applications	Work Completed This Period	Stored Materials	Total Completed & Stored to Date	% Comp.	Balance To Finish	Retainage 10%				
1343						\$0.00	#####	\$0.00	\$0.00				
1344						\$0.00	#####	\$0.00	\$0.00				
1345						\$0.00	#####	\$0.00	\$0.00				
1346						\$0.00	#####	\$0.00	\$0.00				
1347						\$0.00	#####	\$0.00	\$0.00				
1348						\$0.00	#####	\$0.00	\$0.00				
1349						\$0.00	#####	\$0.00	\$0.00				
1350						\$0.00	#####	\$0.00	\$0.00				
1351						\$0.00	#####	\$0.00	\$0.00				
1352						\$0.00	#####	\$0.00	\$0.00				
1353						\$0.00	#####	\$0.00	\$0.00				
1354						\$0.00	#####	\$0.00	\$0.00				
1355						\$0.00	#####	\$0.00	\$0.00				
1356						\$0.00	#####	\$0.00	\$0.00				
TOTAL						\$4,876,700.00	\$1,047,915.30	\$260,958.19	\$66,000.00	\$1,374,873.49	28%	\$3,501,826.51	\$137,487.35



CDUNCAN

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
7/20/2021

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Ward & Moore Insurance Services PO Box 179 Gatesville, TX 76528		PHONE (A/C, No, Ext): (254) 865-8411		COMPANY Cincinnati Insurance Company P.O. Box 145496 Cincinnati, OH 45250	
FAX (A/C, No): (254) 865-8414		E-MAIL ADDRESS:			
CODE: 42049		SUB CODE:			
AGENCY CUSTOMER ID #: SOUTSTA-06					
INSURED Southern Star Steel Services, LLC 2102 S. Old Temple Road Lorena, TX 76655		LOAN NUMBER		POLICY NUMBER ENP 0468280	
		EFFECTIVE DATE 12/15/2020		EXPIRATION DATE 12/1/2021	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, Bldg # 1, 500 S Valley Mills Dr, Building D, Waco, TX 76711-1176, Contractors-Office

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	SPECIAL			
Loc # 1, Bldg # 1 Business Personal Property, Special (Including theft), Replacement Cost				\$150,000	1,000	

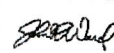
REMARKS (Including Special Conditions)

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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS For Information Purposes Only	ADDITIONAL INSURED MORTGAGEE	LENDER'S LOSS PAYABLE	LOSS PAYEE
	LOAN #		
	AUTHORIZED REPRESENTATIVE 		





Marjorie McClure

From: Laurie Gambetti <laurie@russellglass.com>
Sent: Tuesday, July 27, 2021 12:14 PM
To: Marjorie McClure
Subject: Russell Glass
Attachments: Northtown Mud Bailee Coverage & Invoices.pdf

Marjorie,

Attached please find Bailee Coverage for stored material and Invoices for material from Tubelite.

Thank you

Laurie

Invoice No.	633808
Invoice Date	07/13/2021
Client ID	10273

Sold To: RUSSELL GLASS COMPANY
2611 SOUTH AUSTIN AVENUE
GEORGETOWN TX 78626

Ship To: RUSSELL GLASS COMPANY
2101 BRUSHY STREET
AFTER 3/22
GEORGETOWN TX 78625

Phone: (512) 930-4295 Fax: (512) 869-1335

Order Date 6/3/21	Order Taken By BEIGHLEY, COLLIN	Territory 306	Salesperson Todd Joubert	Carrier Midwest Direct Transport Inc	Net Due Date 08/12/2021
Sales Order No. 465114	Client PO Number RUS3727	Job Name NORTHTOWN MUD	FOB	Freight Pre-pay and Add	Terms Net 30 Days

Line	Ship Qty	U/M	Part No.	Description	Length	Unit Price	Extended
1	1.00	EA	MS72108	CUSTOM MS PAIR 72 X 108 Y <i>Opening # 101 - Finish - C1 - C1 CLEAR CLASS1 - Width - 72 - Height - 96 - 1" Glass Stops - Hinge Gap .125 - Std. Adjustable Astragal - Bottom Gap .6875 - STD TOP RAIL - 10" BOT RAIL (PAIR) - Qty. of Mid Rails - 0 - Prop per Template - NS Built Hinge 4.5 X 4.5 Prop - Rim Panic Prep - Cylinder Only Prep - VD EPT-10 PT Prep Pr - Rim Pan Trim (Sgl/Active) - Glass Size Width = 26.750 - #1 Glass Size Ht = 80.188 - Tie Rod Length STD</i>			
3	1.00	EA	DFG	DFG CHARGE Y			

Sub Total
Tax Rate
Tax Amount
Invoice Total
Currency **USD**

PLEASE REMIT TO:	Tubelite Inc. NW 5568 PO Box 1450 Minneapolis, MN 55485-5568	WE APPRECIATE YOUR BUSINESS!
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PAST DUE INVOICES WILL BE SUBJECT TO SERVICE CHARGE. WE HEREBY CERTIFY THAT THESE GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6,7, AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES.
ALL TUBELITE SALES ARE GOVERNED SOLELY BY THE TERMS AND CONDITIONS OF SALE, AS WELL AS THE STANDARD WARRANTY TERMS, IN TUBELITE'S PRICE BOOK IN EFFECT ON THE DATE OF THIS ORDER AND ON TUBELITE'S CLIENT PORTAL. THOSE TERMS AND CONDITIONS, AS WELL AS WARRANTY TERMS AND COVERAGES, ARE THE ONLY ONES UPON WHICH TUBELITE WILL ACCEPT ORDERS FOR CLIENT. ALL SALES ARE EXPRESSLY CONDITIONED ON TUBELITE'S TERMS AND CONDITIONS, INCLUDING WARRANTY TERMS AND COVERAGES, AND ALL SALES ARE EXPRESSLY LIMITED THERETO. IF CLIENT DOES NOT HAVE A CURRENT CLIENT PRICE BOOK, TUBELITE WILL PROVIDE ONE UPON REQUEST.

Invoice No. **635225**

Invoice Date 07/20/2021

Client ID 10273

Sold To: RUSSELL GLASS COMPANY
2611 SOUTH AUSTIN AVENUE
GEORGETOWN TX 78626

Ship To: RUSSELL GLASS COMPANY
2101 BRUSHY STREET
AFTER 3/22
GEORGETOWN TX 78625

Phone: (512) 930-4295 Fax: (512) 869-1335

Order Date 6/8/21	Order Taken By WENDY FOOKES	Territory 306	Salesperson Todd Joubert	Carrier Midwest Direct Transport Inc	Net Due Date 08/19/2021
Sales Order No. 465703	Client PO Number RUS3727	Job Name NORTHTOWN M.U.D	FOB	Freight Pre-pay and Add	Terms Net 30 Days

Line	Shlp Qty	U/M	Part No.	Description	Length	Unit Price	Extended
1	8.00	EA	E14104	1" GLASS STOP Y FINISH C1 CLEAR CLASS1 ANO - .LENGTH 290 ALLOY 6063 .T6 Temper			
2	9.00	EA	A244040	24000 CLOSURE POCKET Y FINISH C1 CLEAR CLASS1 ANO -ASSEMBLY I419400 .LENGTH 290 ALLOY 6063 .ParentFINISH C1 CLEAR CLASS1 ANO - LENGTH 290 .ALLOY 6063 .T6 TemperComponentFINISH C1 CLEAR CLASS1 ANO - LENGTH 290 .ALLOY 6063 .T6 TemperComponent			
3	4.00	EA	TU24143	24000 INT HORIZONTAL Y FINISH C1 CLEAR CLASS1 ANO - .LENGTH 290 ALLOY 6063 T6 Temper			
4	4.00	EA	TU24240	24000 OB SILL Y FINISH C1 CLEAR CLASS1 ANO - .LENGTH 290 ALLOY 6063 T6 Temper			
5	4.00	EA	TU24259	24000 THERMAL FLASHING Y FINISH C1 CLEAR CLASS1 ANO - .LENGTH 290 ALLOY 6063 T6 Temper			
6	17.00	EA	TU24441	24000 OB HEAD/JAMB Y FINISH C1 CLEAR CLASS1 ANO - .LENGTH 290 ALLOY 6063 T6 Temper			
7	6.00	RL	P2728-250-0R	ROLL IN GLAZING GASKET 250'/RL Y			
8	2.00	PK	P1135-0R	14000 WATER DIVERTER Y			
9	1.00	PK	S196-0R	8 X 3/8" PH PAN HEAD, TYPE A Y			



INVOICE
Page 2 of 2

Invoice No. **635225**

Invoice Date 07/20/2021
Client ID 10273

Sold To: RUSSELL GLASS COMPANY
2611 SOUTH AUSTIN AVENUE
GEORGETOWN TX 78626

Ship To: RUSSELL GLASS COMPANY
2101 BRUSHY STREET
AFTER 3/22
GEORGETOWN TX 78625

Phone: (512) 930-4295 Fax: (512) 869-1335

Order Date 6/8/21	Order Taken By WENDY FOOKES	Territory 306	Salesperson Todd Joubert	Carrier Midwest Direct Transport Inc	Net Due Date 08/19/2021
Sales Order No. 465703	Client PO Number RUS3727	Job Name NORTHTOWN M.U.D	FOB Freight Pre-pay and Add	Terms Net 30 Days	

Line	Shp Qty	U/M	Part No.	Description	Length	Unit Price	Extended
10	2.00	PK	P2455-0R	SCREW APPLIED END DAM Y			
11	4.00	PK	P1180-0R	EPDM SETTING BLOCK FOR SF Y			
12	4.00	PK	S449-0R	10-24 X 1 HEX IND TYPE F SCREW Y			
13	30.00	EA	P4543A-0R	PVC FLAT FILLER W/ LEG X 10'0" Y			
14	1.00	EA	DFG	DFG CHARGE Y			

Sub Total
Tax Rate
Tax Amount
Invoice Total
Currency **USD**

PLEASE REMIT TO: Tubelite Inc.
NW 5568
PO Box 1450
Minneapolis, MN 55485-5568

**WE APPRECIATE
YOUR BUSINESS!**

PAST DUE INVOICES WILL BE SUBJECT TO SERVICE CHARGE. WE HEREBY CERTIFY THAT THESE GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7, AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES. ALL TUBELITE SALES ARE GOVERNED SOLELY BY THE TERMS AND CONDITIONS OF SALE, AS WELL AS THE STANDARD WARRANTY TERMS, IN TUBELITE'S PRICE BOOK IN EFFECT ON THE DATE OF THIS ORDER AND PROVIDED TO THIS CLIENT AND ON TUBELITE'S CLIENT PORTAL. THOSE TERMS AND CONDITIONS, AS WELL AS WARRANTY TERMS AND COVERAGES, ARE THE ONLY ONES UPON WHICH TUBELITE WILL ACCEPT ORDERS FOR CLIENT. ALL SALES ARE EXPRESSLY CONDITIONED ON TUBELITE'S TERMS AND CONDITIONS, INCLUDING WARRANTY TERMS AND COVERAGES, AND ALL SALES ARE EXPRESSLY LIMITED THERETO. IF CLIENT DOES NOT HAVE A CURRENT CLIENT PRICE BOOK, TUBELITE WILL PROVIDE ONE UPON REQUEST.



TRUSINC-01

STRAVIS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners of TX, LLC DBA Capitol City Insurance
8030 N Mopac
Austin, TX 78759

CONTACT NAME: Sandy Travis
PHONE (A/C, No., Ext): (512) 343-0280 146 **FAX (A/C, No.):** (512) 343-0352
E-MAIL ADDRESS: sandy.travis@assuredpartners.com

INSURED
Trusco, Inc. dba Russell Glass
2611 S. Austin Avenue
Georgetown, TX 78626

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	West American Insurance Company	44393
INSURER B:	Ohio Casualty Insurance Co	24074
INSURER C:	Texas Mutual Insurance Company	22945
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PER-SUBJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			BKW56320280	12/30/2020	12/30/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BAW56320280	12/30/2020	12/30/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			USO56320280	12/30/2020	12/30/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In RI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0001262717	12/30/2020	12/30/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
A	Ballees Coverage			BKW56320280	12/30/2020	12/30/2021	E.L. DISEASE - POLICY LIMIT \$ 1,000,000 Ballees Coverage 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
WC Officer Exclusion: Tracey Rutledge

Project Name: Northtown Municipal Utility District Development of Lot 4C & Lot 5E
Blanket additional insured, Blanket waiver of subrogation, and Primary Noncontributory Wording per CG88100413 and Blanket Additional Insured for completed operations per CG88111016 on the General Liability. Blanket additional Insured and Blanket waiver of subrogation per AC 85010618 on the Auto Policy. Blanket waiver of subrogation per WC420304B on the Workers Comp.
Additional Certificate Holders: Owner (Northtown Municipal Utility District)

CERTIFICATE HOLDER

STR Constructors, Ltd.
15500 Highway 29 West
Liberty Hill, TX 78642

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury And Property Damage Liability, exclusion g. Aircraft, Auto Or Watercraft does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury And Property Damage Liability, Subparagraph (2) of exclusion g. Aircraft, Auto Or Watercraft is replaced by the following:

This exclusion does not apply to:

- (2) A watercraft you do not own that is:
 - (a) Less than 52 feet long; and
 - (b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY - ELEVATORS

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury And Property Damage Liability, Subparagraphs (3), (4) and (6) of exclusion j. Damage To Property do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.
2. The following is added to Section IV - Commercial General Liability Conditions, Condition 4. Other Insurance, Paragraph b. Excess Insurance:

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:
 - a. The fourth from the last paragraph of exclusion j. Damage To Property is replaced by the following:

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

- (i) Premises rented to you for a period of 7 or fewer consecutive days; or
- (ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in Section III - Limits of Insurance.

- b. The last paragraph of subsection 2. Exclusions is replaced by the following:

Exclusions c. through n. do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III - Limits Of Insurance.

2. Paragraph 6. under Section III - Limits Of Insurance is replaced by the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to:

- a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

- b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) - Paragraph 9.a. of Definitions is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If Coverage C Medical Payments is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph 1. Insuring Agreement of Section I - Coverage C - Medical Payments, Subparagraph (b) of Paragraph a. is replaced by the following:

- (b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS - COVERAGES A AND B

1. Under Supplementary Payments - Coverages A and B, Paragraph 1.b. is replaced by the following:

b. Up to \$3,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph 1.d. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph 2. under Section II - Who Is An Insured is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:

- a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

- b. Premises or facilities rented by you or used by you; or
- c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or
- d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:
 - (1) This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of the operations performed for the state or political subdivision;
 - (2) This insurance does not apply to "bodily injury" or "property damage" included within the "completed operations hazard".
 - (3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:
 - (a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
 - (b) The construction, erection, or removal of elevators; or
 - (c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph 1.a. above, a person's or organization's status as an additional insured under this endorsement ends when:

- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph 1.b. above, a person's or organization's status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph 1.c. above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured as required in Paragraph b. of Condition 2. **Duties In the Event Of Occurrence, Offense, Claim Or Suit under Section IV - Commercial General Liability Conditions.**

2. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2. Exclusions under Section I - Coverage A - Bodily Injury And Property Damage Liability:

This insurance does not apply to:

- a. "Bodily injury" or "property damage" arising from the sole negligence of the additional insured.
- b. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.
- c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

- d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED -OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition 4. Other Insurance of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

- a. The following is added to Paragraph a. Primary Insurance:

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

b. The following is added to Paragraph b. **Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. **ADDITIONAL INSURED - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"**

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition 2. **Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

- a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;
- b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and
- c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.
- d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III - Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. **WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE**
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph 2.a.(1) of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

- (a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;
- (b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph (1) (a) above;
- (c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1) (a) or (b) above; or
- (d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph (d)) does not apply.

Paragraphs (a) and (b) above do not apply to "bodily injury" or "personal and advertising injury" caused by an "employee" who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the "employee's" job responsibilities assigned by you, includes the direct supervision of other "employees" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and

advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury", or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision J. is excess over any other valid and collectable insurance available to your "employee".

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph 3. of Section II - Who Is An Insured is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
 - a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;
 - b. Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
 - c. Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
 - d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under Section IV - Commercial General Liability Conditions, the following is added to Condition 6. Representations:

Your failure to disclose all hazards or prior "occurrences" existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under Section IV - Commercial General Liability Conditions, the following is added to Condition 2. Duties In The Event of Occurrence, Offense, Claim Or Suit:

Knowledge of an "occurrence", offense, claim or "suit" by an agent, servant or "employee" of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph 1. of Section II - Who Is An Insured or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or "employee".

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under Section V - Definitions, Definition 3. is replaced by the following:

3. "Bodily Injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV - Commercial General Liability Conditions**, the following is added to **Condition 8. Transfer Of Rights Of Recovery Against Others To Us**:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and
2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. Specific Waiver

Name of person or organization

Blanket Waiver

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: ALL TEXAS OPERATIONS

3. Premium:

The premium charge for this endorsement shall be 2.00 percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: Included, see Information Page

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)
This endorsement, effective on 12/30/20 at 12:01 a.m. standard time, forms a part of:

Policy no. 0001262717 of Texas Mutual Insurance Company effective on 12/30/20

Issued to: TRUSCO INC

DBA: RUSSELL GLASS

This is not a bill

NCCI Carrier Code: 29939



Authorized representative

12/9/20

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - AUTOMATIC STATUS WHEN
REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU -
CONTRACTORS - COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Paragraph 2. of Section II - **Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract or written agreement. Such person or organization is an additional insured but only with respect to liability for "bodily injury" or "property damage":

1. Caused by "your work" performed for that additional insured that is the subject of the written contract or written agreement; and
2. Included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a claim or "suit" by the additional insured as required in Paragraph b. of Condition 2. **Duties In The Event Of Occurrence, Offense, Claim Or Suit** under Section IV - **Commercial General Liability Conditions**.

- B. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2. **Exclusions of Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

1. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.
2. "Bodily injury" or "property damage" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services including:
 - a. The preparing, approving or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawing and specifications; and
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services.

C. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations.
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

D. With respect to the insurance afforded by this endorsement, Section IV - Commercial General Liability Conditions is amended as follows:

1. The following is added to Paragraph 2. Duties In The Event Of Occurrence, Offense, Claims Or Suit:

An additional insured under this endorsement will as soon as practicable:

- a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;
- b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and
- c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.
- d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. Paragraph 4. of Section IV - Commercial General Liability Conditions is amended as follows:

a. The following is added to Paragraph a. Primary Insurance:

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

b. The following is added to Paragraph b. Excess Insurance:

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.



P.O. Box 3639
Cedar Park, Texas 78630

DATE: August 16, 2021
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the August 2021 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Phase 1 and Phase 2 Single Family);

The plans are technically complete and are pending the receipt of administrative items including a reimbursement agreement.

ii) Village at Northtown Section 2 (Condominiums);

The plans are technically complete and are pending the receipt of administrative items including a reimbursement agreement.

The developer is working on the easement that was approved to be released at the February 2021 meeting. The recordation of the revised easement is pending.

iii) Harris Ridge Extension Project, including status of detention pond improvements;

The District approved the acceptance of the water and wastewater improvements at the May 2021 Board Meeting. The developer is working with the District’s attorney on acceptance of the drainage facilities.

iv) Village at Northtown Multifamily (North Wells Branch), including easements and construction agreements;

Construction started on the project in March 2021 and is anticipated to be completed in Summer 2023. The developer and their contractor are both willing to work with the District to minimize conflicts with the adjacent District office project.

v) The Lakes Retail Center;

The developer and their engineer previously contacted 360 PSI about the construction of a possible retail/convenience store that will be located near the intersection of The Lakes Blvd. and Northtown Blvd. Only a small portion of the proposed project is located in the District. Construction plans were approved in July 2020, and the status of construction is unknown.

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

Final Plan approval is pending receipt of the recorded easements and restrictive covenants. Construction is expected to start in late 2021.

vii) Heatherwilde Multifamily;

A developer has requested the District evaluate service to the tract located along Heatherwilde Blvd. This tract is not part of the Villages of Northtown, and there do not appear to be any other agreements or District restrictive covenants on the tract. As of August 2021, the project appears to dormant.

b) MS4 Permitting Update and 2021 Pond Inspections;

TCEQ has published the requirements and guidance for the MS4 renewal. The renewal was due by July 23, 2019, and 360 PSI submitted on May 22, 2019. 360 PSI received comment from the TCEQ on August 6, 2021 and we are in the process of responding.

The District's annual report for 2019 was submitted to the TCEQ on March 12, 2020. As of March 2021, the report was still under review.

The District's annual report for 2020 was submitted to the TCEQ on March 1, 2021.

The pond inspections were completed in May 2021. A training session and pond review were held with TexaScapes and District Staff on June 24, 2021.

c) Dessau Road Force Main Replacement Project;

Construction started in April 2021 and is expected to last through the remainder of the year. Attached for approval and payment is the contractor's pay estimate for July.

PARTIAL COLLATERAL ASSIGNMENT OF REIMBURSEMENT RIGHTS

THIS PARTIAL COLLATERAL ASSIGNMENT OF REIMBURSEMENT RIGHTS (this "Assignment") is made as of _____, 2021, by Village @ Northtown, Ltd., a Texas limited partnership ("Assignor" or "Developer"), to and in favor of Northtown Municipal Utility District, a governmental agency of the State of Texas organized under the provisions of Article XVI, Section 59 of the Texas Constitution ("Assignee" or "District").

RECITALS:

A. Assignor has been the Developer of certain land located within the District, including Lot 2, Block D, Village at Northtown Section Three, Final Plat, according to the plat thereof recorded in Document No. 201700273 of the Official Public Records of Travis County, Texas (the "Property"). A water quality and storm water detention pond (the "Pond Project") has been constructed and installed by Developer on the Property.

B. The Property has been conveyed to the Village at Northtown Pond Maintenance Master Owners Association, Inc., a Texas nonprofit corporation ("Association"), by the Special Warranty Deed recorded in Document No. 2021159414 of the Official Public Records of Travis County, Texas, and the responsibility for the long term maintenance and repair of the Pond Project has been assumed by the Association pursuant to the Declaration of Maintenance Covenants for Stormwater Structural Controls recorded in Document No. 2021159493 of the Official Public Records of Travis County, Texas.

C. However, the District has requested the Developer to guarantee the maintenance and repair of the Pond Project until March 22, 2023 and the Developer has done so by that certain Maintenance and Repair Guaranty of even date herewith (the "Guaranty"). The District has also requested that the Guaranty be secured by a partial assignment of future reimbursement proceeds under that certain Utility Construction Agreement Between Northtown Municipal Utility District and Village @ Northtown, Ltd. (Harris Ridge Boulevard Improvements) effective February 22, 2011 (the "Reimbursement Agreement"). The purpose of this Assignment is to provide such security. It is understood that this Assignment is a partial assignment of reimbursement proceeds under the Reimbursement Agreement, which is limited in amount to \$125,000.00 and limited to the duration of the Guaranty.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignors and Assignee agree as follows:

1. Assignment of Rights. As security for the performance of the Guaranty, Assignor hereby partially transfers and assigns to Assignee the Assignor's rights, whether current or future, to receive proceeds, reimbursements or payments under the Reimbursement Agreement (the "Reimbursement Rights"). The Reimbursement Rights hereby assigned are limited to an amount not to exceed \$125,000.00 and limited to the duration of the Guaranty. If and only if the Reimbursement Rights are reasonably determined by the District to be insufficient in amount, this Assignment shall also apply to other reimbursement agreements between the Developer and the District.

AGENDA ITEM # 10(a).iii)

2. Representations, Warranties, Terms and Conditions. This collateral Assignment is subject to the following representations, warranties, terms and conditions:

(a) Assignor represents and warrants that the Reimbursement Rights and rights under any other reimbursement agreements between the Developer and the District (i) have not been previously pledged or assigned, except to Henry B. Tippie whose consent and subordination to this Assignment is attached hereto and incorporated herein, and (ii) are not subject to any other claims, setoffs or encumbrances.

(b) Neither this Assignment nor any action by Assignee will constitute an assumption by Assignee of any obligations of Assignor under the Reimbursement Agreement or any other reimbursement agreements between the Developer and the District and Assignor will continue to be responsible for all its obligations thereunder. Assignor agrees to perform all of its obligations under the Reimbursement Agreement and any other reimbursement agreements between the Developer and the District.

(c) Assignor hereby irrevocably constitutes and appoints Assignee as its attorney-in-fact, in Assignor's or in Assignee's name, to enforce the rights of Assignor to receive reimbursements hereunder, to the extent expressly provided herein. This appointment is coupled with an interest and is therefore irrevocable for the duration of the Guaranty.

(d) Assignor may not take or cause to be taken any action that would impair the security created by this Assignment without the prior written consent of Assignee.

(e) If during the duration of the Guaranty and this Assignment, bonds are sold and reimbursement proceeds are available under the Reimbursement Agreement, Assignee may place up to \$125,000.00 of such proceeds in a segregated bank account and such account will be subject to substantially the same terms and conditions as this Assignment. Assignee agrees to release the balance of such account to Assignor on expiration of the Term of the Guaranty.

(f) This Assignment will be binding upon Assignor and its successors and assigns and will inure to the benefit of Assignee and its successors and assigns.

3. Further Assurances. Until such time as the Guaranty has expired, Assignor will, from time to time promptly upon Assignee's request, obtain and/or execute and will deliver to Assignee such further documents or instruments as Assignee may reasonably deem necessary or desirable to carry out the purposes and intent of this Assignment, or to enable Assignee to enforce any of its rights hereunder.

4. No Waiver. The failure of Assignee to enforce any of the terms, covenants or conditions of this Assignment will not constitute a waiver of any rights or remedies hereunder. Assignee will have the full right, power and authority to enforce this Assignment, or any of its terms, covenants or conditions, at any time or times that Assignee deems appropriate.

5. Notices. All notices given under this Assignment will be deemed to have been duly given if given in accordance with the applicable notice provisions of the Guaranty.

6. Counterparts. This instrument may be executed in as many counterparts as may be

convenient or required, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

EXECUTED to be effective as of the date first written above.

ASSIGNOR:

Village @ Northtown, Ltd.,
a Texas limited partnership

By: Village @ Northtown General
Partner, Inc., a Texas corporation, its
General Partner

By: _____
Clifton E. Lind, President

ASSIGNEE:

Northtown Municipal Utility District,
a political subdivision of the State of
Texas

By: _____
Brenda Richter
President, Board of Directors

ATTEST:

Christopher Capers
Secretary, Board of Directors

Consent and Subordination of Henry B. Tippie

The undersigned, Henry B. Tippie, being the secured party under that certain Collateral Assignment and Security Agreement dated on or about December 12, 2013, and that certain Amended and Restated Collateral Assignment and Security Agreement dated on or about January 22, 2019 (collectively, the "Tippie Security Agreements"), both of which instruments granted a security interest in the Reimbursement Rights under the Reimbursement Agreement as described in the foregoing partial Assignment, and other reimbursement agreements between the Developer and the District, does hereby consent to said partial Assignment and subordinate all his rights under the Tippie Security Agreements to the rights of the Northtown Municipal Utility District under said partial Assignment, to the extent described in the partial Assignment and for the duration of the Guaranty described in the partial Assignment.

Signed _____, 2021.

Henry B. Tippie

APPLICATION AND CERTIFICATE FOR PAYMENT

TO Owner/Client: PROJECT: 2028 APPLICATION # : 5 DISTRIBUTION TO: ENGINEER
 Northtown MUD Forcemain Replacement
 Dessau Rd. PERIOD TO: 7/31/2021
 Austin Texas PROJECT START: 3/22/2021

FROM CONTRACTOR: Engineer
 360 Professional Services, Inc.
 Scott J. Foster P.E.
 PO Box 3639
 Cedar Park, Texas 78630

APPLICATION I 7/28/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM \$4,734,865.00

2. NET CHANGE BY CHANGE ORDERS \$-00

3. CONTRACT SUM TO DATE (Line 1 ± 2) \$4,734,865.00

4. TOTAL COMPLETED & STORED TO DATE (Column G) \$1,796,048.60

5. RETAINAGE: a. 10 % of Completed Work \$179,604.86
 b. 0 % of Stored Material \$-00
 TOTAL RETAINAGE (Lines 5a + 5b OR Total in Column I) \$179,604.86


6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$1,616,443.74

7. LESS PREVIOUS PAYMENTS \$1,284,019.04

8. CURRENT PAYMENT DUE \$332,424.70

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$3,118,421.26

CONTRACTOR:
 The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment 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.

Signature:  Todd Kaitgen
 Contractor/Company Name: Patin Construction LLC
 Title: Project Manager Date: 7/28/2021

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS	ADDED DAYS
Total changes approved in previous months by Owner		\$-00	
Total approved this Month		\$-00	
TOTALS		\$-00	
NET CHANGES by Change Order			

ENGINEER'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$332,424.70

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: Scott J. Foster, P.E.
 By: 8/4/2021 Electronic Signature for Approvals-Only
 Date: 8/4/2021

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

CONTINUATION SHEET

Application No: APPLICATION #: 5
 Application Date: 7/18/2021
 Period To: 7/17/2021

In tabulations below, amounts are stated to the nearest dollar.
 Use Column 1 on Contracts where variable retainage for line items may apply.

ITEM NO.	DESCRIPTION OF WORK	C			D		E		G		H		RETAINAGE (IF VARIABLE RATE)
		SCHEDULED VALUE			FROM PREVIOUS APPLICATION (D+E)		THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH		
		UNITS	NUMBER UNITS	VALUE / EACH	LINE VALUE	NUMBER UNITS	VALUE	NUMBER UNITS	VALUE	VALUE (D+E+G)	PERCENT (% OF C)	VALUE (D+E+H)	
Northtown Mud Foremain Replacement													
1A	SWPPP PLAN INCLUDING THIRD PARTY INSPECTIONS	LS	1	\$ 2,800.00	\$2,800.00	1	\$2,800.00		\$-0.00	\$2,800.00	100%	\$-0.00	0.00 %
1B	EROSION CONTROL - SILT FENCE / MULCH SOCKS / ETC.	LF	3,700	\$ 2.50	\$9,250.00	925	\$2,312.50		\$-0.00	\$2,312.50	25%	\$6,937.50	75.00 %
1C	EROSION CONTROL - INLET PROTECTION	EA	5	\$100.00	\$500.00		\$-0.00		\$-0.00	\$500.00	0%	\$500.00	100.00 %
1D	TREE PROTECTION	LS	1	\$3,600.00	\$3,600.00	0.1	\$360.00		\$-0.00	\$3,960.00	10%	\$3,240.00	90.00 %
1E	REVEGETATION HYDROMULCH SEEDING (COA 6945)	SY	35,945	\$ 1.00	\$35,945.00		\$-0.00		\$-0.00	\$35,945.00	0%	\$35,945.00	100.00 %
1F	REVEGETATION NATIVE GRASS (COA 6995)	SY	4,995	\$ 2.00	\$9,990.00		\$-0.00		\$-0.00	\$9,990.00	0%	\$9,990.00	100.00 %
1G	PREPARATION OF ROW / LIMITS OF CONSTRUCTION	LS	1	\$25,000.00	\$25,000.00	0.4	\$10,000.00		\$-0.00	\$10,000.00	40%	\$15,000.00	60.00 %
2	TRAFFIC CONTROL INCLUDING ADVANCED DMS SIGNAGE AND DESIGN / PERMITTING (ALLOWANCE)	LS	1	\$93,000.00	\$93,000.00	1	\$93,000.00		\$-0.00	\$93,000.00	100%	\$-0.00	0.00 %
3	12" HDPE DR9 AND 16" HDPE DR9 PARALLEL FORCE MAIN IN JOINT TRENCH, INCLUDING ALL FITTINGS	LF	4,783	\$155.00	\$741,365.00	4,783	\$741,365.00		\$-0.00	\$741,365.00	100%	\$-0.00	0.00 %
4	16" HDPE DR9 FORCE MAIN IN TRENCH, INCLUDING ALL FITTINGS	LF	1,859	\$115.00	\$213,765.00	800	\$92,000.00		\$-0.00	\$92,000.00	43%	\$121,765.00	56.97 %
5	12" HDPE DR9 FORCE MAIN IN TRENCH, INCLUDING ALL FITTINGS	LF	3,123	\$110.00	\$343,530.00	1,242	\$136,620.00		\$-0.00	\$136,620.00	40%	\$206,910.00	60.23 %
6	BORE AND ENCASE 12" FORCE MAIN IN 24" STEEL ENCASMENT AND 16" FORCE MAIN IN 30" STEEL ENCASMENT AT DISSAURD	LF	715	\$95.00	\$681,375.00		\$-0.00		\$-0.00	\$681,375.00	0%	\$-0.00	0.00 %
7	BORE AND ENCASE 12" FORCE MAIN IN 24" STEEL ENCASMENT AND 16" FORCE MAIN IN 30" STEEL ENCASMENT UNDER BOX	LF	370	\$95.00	\$342,250.00	370	\$342,250.00		\$-0.00	\$342,250.00	100%	\$-0.00	0.00 %
8	BORE AND ENCASE 16" FORCE MAIN IN 30" STEEL ENCASMENT INCLUDING ALL PIPE AND FITTINGS	LF	1,678	\$200.00	\$335,600.00		\$-0.00	280	\$175,600.00	\$175,600.00	17%	\$886,760.00	83.31 %
9	BORE AND ENCASE 12" FORCE MAIN IN 24" STEEL ENCASMENT INCLUDING ALL PIPE AND FITTINGS	LF	748	\$240.00	\$179,520.00		\$-0.00	300	\$150,000.00	\$150,000.00	46%	\$274,000.00	59.89 %
10	2-INCH VENTED ARV WITH VAULT - COMPLETE IN PLACE	EA	4	\$40,000.00	\$160,000.00		\$-0.00		\$-0.00	\$160,000.00	0%	\$40,000.00	100.00 %
11	JOINT LINE TRENCH SAFETY	LF	4,783	\$2.00	\$9,566.00	4,782	\$9,564.00	1	\$2.00	\$9,566.00	100%	\$-0.00	0.00 %
12	INDIVIDUAL LINE TRENCH SAFETY	LF	4,982	\$2.00	\$9,964.00		\$-0.00	60	\$120.00	\$10,184.00	1%	\$9,844.00	98.80 %
13	DISSAURD ROAD STREET RESURFACING (OPEN CUT TRENCHES) INCLUDING CURB AND GUTTER - COMPLETE IN PLACE	LF	12,015	\$7.00	\$84,105.00		\$-0.00	4,000	\$28,000.00	\$36,105.00	33%	\$56,105.00	68.71 %
14	FISH LANE STREET RESURFACING (OPEN CUT TRENCHES) INCLUDING CURB AND GUTTER - COMPLETE IN PLACE	SF	4,000	\$7.00	\$28,000.00		\$-0.00		\$-0.00	\$28,000.00	0%	\$-0.00	100.00 %
15	FISH LANE STREET RESURFACING (BORE PTH) INCLUDING CURB AND GUTTER - COMPLETE IN PLACE	SF	840	\$7.00	\$5,880.00		\$-0.00		\$-0.00	\$5,880.00	0%	\$-0.00	100.00 %
16	HMAC / CONCRETE DRIVEWAY REPAIRS INCLUDING CURB AND GUTTER - COMPLETE IN PLACE	SF	1	\$6,500.00	\$6,500.00		\$-0.00		\$-0.00	\$6,500.00	0%	\$-0.00	100.00 %
17	SIDEWALK REPLACEMENT	LS	16,220	\$10.00	\$162,200.00		\$-0.00		\$-0.00	\$162,200.00	0%	\$-0.00	100.00 %
18	CONNECT TO EXISTING 12" FORCE MAIN	SF	2	\$6,500.00	\$13,000.00		\$-0.00		\$-0.00	\$13,000.00	0%	\$-0.00	100.00 %
19	CONNECT TO EXISTING 16" FORCE MAIN	LS	1	\$6,500.00	\$6,500.00		\$-0.00		\$-0.00	\$6,500.00	0%	\$-0.00	100.00 %
20	CONNECT TO EXISTING EAST LIFT STATION FLOW METER VAULT	LS	1	\$6,500.00	\$6,500.00		\$-0.00		\$-0.00	\$6,500.00	0%	\$-0.00	100.00 %
21	PLUG AND GROUT ABANDONED PORTIONS OF EXISTING FORCE MAINS - COMPLETE IN PLACE	LS	1	\$12,500.00	\$12,500.00		\$-0.00		\$-0.00	\$12,500.00	0%	\$-0.00	100.00 %

Use Column I on Contracts where variable retainage for line items may apply.

ITEM NO.	DESCRIPTION OF WORK	C SCHEDULED VALUE				D FROM PREVIOUS APPLICATION (D+E)		E THIS PERIOD		G TOTAL COMPLETED AND STORED TO DATE		H BALANCE TO FINISH (C-G)		RETAINAGE (IF VARIABLE RATE)
		UNITS	NUMBER / EACH	LINE VALUE	NUMBER UNITS	VALUE	NUMBER UNITS	VALUE	VALUE (D+E+G)	PERCENT (% OF C)	VALUE (D+E+H)	PERCENT (% OF C)		
													UNITS	
22	Northtown MUD Forcemain Replacement	LS	1	\$ 50,000.00		\$50,000.00		\$-00		\$-00	0%	\$50,000.00	100.00 %	
23	CONSTRUCTION MATERIAL TESTING, FOR IMPROVEMENTS UNDER THIS CONTACT (ALLOWANCE)	LS	1	\$ 13,000.00	0.5	\$6,500.00		\$-00		\$6,500.00	50%	\$6,500.00	50.00 %	
24	CONSTRUCTION STAKING	LS	1	\$ 30,000.00	1	\$30,000.00		\$-00		\$30,000.00	100%	\$-00	0.00 %	
25	PERFORMANCE AND PAYMENT BONDS	LS	1	\$ 30,000.00		\$30,000.00		\$-00		\$30,000.00	0%	\$30,000.00	100.00 %	
26	MAINTENANCE BONDS	LS	1	\$ 30,000.00		\$30,000.00		\$-00		\$-00	0%	\$30,000.00	93.56 %	
27	MISCELLANEOUS PROJECT CONTINGENCY ALLOWANCE (DISTRICT USE ONLY)	LS	1	\$ 200,000.00	0.064375	\$12,875.00		\$-00		\$12,875.00	6%	\$187,125.00	100.00 %	
28	LANDSCAPE RESTORATION/REPAIR ALLOWANCE (DISTRICT USE ONLY)	LS	1	\$ 40,000.00		\$40,000.00		\$-00		\$-00	0%	\$40,000.00	100.00 %	
	ALLOWANCE FOR 1 WORKING DAY OF TEMPORARY PUMP AND HAUL INCLUDING ALL COORDINATION - COMPLETE IN PLACE	LS	2	\$ 45,000.00		\$90,000.00		\$-00		\$-00	0%	\$90,000.00	100.00 %	
TOTAL						\$4,734,865.00		\$351,722.00		\$1,831,388.50		\$2,803,496.50		

Line Item Sheet

CO.#1	DESCRIPTION OF WORK	UNITS	NUMBER / EACH	LINE VALUE	NUMBER UNITS	VALUE	NUMBER UNITS	VALUE	NUMBER UNITS	VALUE	PERCENT (% OF C)	PERCENT (% OF C)
1	TRAFFIC CONTROL INCLUDING ADVANCED DAS SIGNAGE AND DESIGN / PERMITTING (ALLOWANCE)	LS	1	\$105,875.00	0.4998	\$52,818.33		\$17,638.78		70,555.10	67%	\$70,555.77
2	DEDUCT ORIGINAL TCP ALLOWANCE	LS	1	\$93,000.00	1	\$93,000.00		\$-00		(93,000.00)	100%	\$62,999.00
3	REDUCE PROJECT CONTINGENCY	LS	1	\$12,875.00	1	\$12,875.00		\$-00		(12,875.00)	100%	\$12,874.00
TOTAL						\$0.00		\$17,638.78		(35,319.90)		-\$35,319.90

TOTAL				\$4,734,865.00		\$1,466,771.50		\$369,360.78		\$1,796,048.60		\$2,866,176.60
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Northtown Municipal Utility District

Accounting Report

August 24, 2021

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers.
- Review July 31, 2021 Financial Statements.

AGENDA ITEM # //

Cash Activity Reports

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
July 31, 2021 - August 24, 2021**

	General Fund Operating Account
Cash Balance - July 31, 2021	106,098.00
Subsequent Activity	-
Projected Balance as of August 24, 2021	\$ 106,098.00

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
June 30, 2021 - August 24, 2021

		General Fund Manager's Account
Cash Balance - June 30, 2021		\$ 261,092.26
Subsequent Activity		29,590.66
Transfers approved at the July 27, 2021 Meeting		1,040,885.96
Transfers approved at the July 27, 2021 Meeting		79,000.00
Payroll Expenses	Payroll and Payroll Taxes	(34,928.03)
Expenditures Approved at the July 27, 2021 Meeting (Cks #9926 - 9969)		(1,048,203.32)
Atmos Energy	9970 Utilities - July 2021	(71.56)
City of Austin	9971 14906 1/2 Dessau Rd - 7/2021	(152.93)
Elite Systems	9972 Security System Camera	(20.00)
Ramona Oliver	9973 Expense Reimbursement	(602.28)
Robles, Ernest.	9974 Expense Reimbursement	(215.39)
TML Health	9975 Employee Benefits - August 2021	(3,569.57)
TXU Energy	9976 Office Electric - July 2021	(351.00)
City of Austin	9977 14210 1/2 Dessau Rd - 7/2021	(1,482.24)
TXU Energy	9978 Street Lights - July 2021	(698.98)
	Total Subsequent Activity	<u>29,590.66</u>
Cash Balance - July 31, 2021		\$ 290,682.92
Subsequent Expenditures		(21,166.77)
Payroll Expenses	Payroll and Payroll Taxes	(16,805.49)
Child Support Services Division	9979 Utilities - June 2021	(121.38)
AT&T	9980 Utilities - June 2021	(387.37)
AT&T	9981 Street Lights - June 2021	(224.94)
Cattron North America, Inc.	9982 Child Support Payment	(588.00)
City of Austin	9983 Utilities - June 2021	(2,468.44)
Petty Cash	9984 Security System Camera	(430.00)
Time Warner Cable	9985 Expense Reimbursement	(141.15)
	Total Subsequent Activity	<u>(21,166.77)</u>
Expenditures to be Approved at August 24, 2021 Meeting		(748,745.09)
Amaro, Felix T	9986 Director Fees - August 24, 2021	(138.53)
Campbell, Robin	9987 Director Fees - August 24, 2021	(138.52)
Capers, Christopher B.	9988 Director Fees - August 24, 2021	(138.53)
Capers, Christopher B.	9989 CASE Conference Expense Reimbursement	(1,838.94)
Ranger A-TX, LP	9990 Rent - October 2021	(4,913.00)
360 Professional Services, Inc.	9991 Engineering Fees - July 2021	(10,965.00)
Armbrust & Brown, P.L.L.C.	9992 Legal Fees - July 2021	(11,742.43)
ATS	9993 Inspection Fees - July 2021	(350.00)
Bott & Douthitt, P.L.L.C.	9994 Accounting Fees - July 2021 / Check Printing Charges	(5,675.91)
CDM Smith, Inc.	9995 AWIA Risk & Resilience Assessment	(11,991.00)
City of Austin	9996 W/WW Purchases - July 2021	(181,671.31)
City of Austin - CRF	9997 Site Visit - Permit	(570.85)
Crossroads Utility Services	9998 Operations - July 2021	(49,523.04)
Davey Tree Expert Company	9999 Tree Removal	(2,725.00)
DSHS Central Lab MC2004	10000 Laboratory Fees 7/13/21	(320.88)
Employee Incentive Plans, Inc.	10001 401(k) Administration Fee	(640.37)
Hitchcock Design, Inc.	10002 Office Park / Pavilion	(1,517.25)
Patin Construction, LLC	10003 Force Main Replacement - Pay App 5	(332,424.70)
Ramona Oliver	10004 Expense Reimbursement	(332.86)
Roadrunner Inspection Services	10005 Inspection Fees - July 2021	(2,700.00)
Roy Lee Hill	10006 CASE Conference Expense Reimbursement	(2,182.95)
Texas Disposal Systems, Inc.	10007 Garbage Fees - July 2021	(64,889.52)
TexaScapes	10008 Landscape Maintenance - July 2021	(58,824.50)
Travis County Sheriff's Department	10009 Security Patrol Vehicle	(2,380.00)
Wells Branch Municipal Utility District	10010 Wholesale Rate Appeal	(150.00)
		<u>(748,745.09)</u>
Subtotal		(479,228.94)
Transfers to be approved		778,745.09
Transfer for expenditures approved 8/24/2021	Transfer from TexPool Operating Account	748,745.09
Transfer Funds	Transfer from TexPool Operating Account	30,000.00
Projected Balance as of August 24, 2021		\$ 299,516.15

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
July 31, 2021 - August 24, 2021

			<u>General Fund</u>
			<u>Customer Refund</u>
			<u>Account</u>
Cash Balance - July 31, 2021			\$ 4,935.38
Subsequent Activity			(4,897.04)
Almeida, Edward	12698	Customer Refund	(66.36)
AM Petroleum	12699	Customer Refund	(540.46)
Berard, Nicole	12700	Customer Refund	(79.38)
Burris, Brian	12701	Customer Refund	(52.68)
Cain, Thomas	12702	Customer Refund	(49.51)
Crenshaw, Robert	12703	Customer Refund	(60.85)
Dangi, Top	12704	Customer Refund	(76.61)
Davis, Adam	12705	Customer Refund	(64.06)
Emede, Gonzalez	12706	Customer Refund	(5.49)
Engel, Olivia	12707	Customer Refund	(5.12)
Garcia, Norma	12708	Customer Refund	(62.00)
Gonzalez, Delfino	12709	Customer Refund	(105.41)
Gross, Jason	12710	Customer Refund	(73.65)
Hendrick, David	12711	Customer Refund	(34.60)
Hsu, Wei	12712	Customer Refund	(114.29)
KB Homes	12713	Customer Refund	(288.06)
King, Montero	12714	Customer Refund	(5.14)
Lerum, Derrick	12715	Customer Refund	(132.24)
Luna, Edy Ivan Torres	12716	Customer Refund	(46.44)
Mayes, Philip	12717	Customer Refund	(77.42)
Moredock, Chris	12718	Customer Refund	(7.27)
Nguyen, Lien	12719	Customer Refund	(115.28)
Ortega, Jacqueline	12720	Customer Refund	(189.88)
Ravichandran, Prabhu	12721	Customer Refund	(96.53)
Reynolds, William	12722	Customer Refund	(68.90)
Roacha, Jonathan	12723	Customer Refund	(104.42)
Rodriguez, Jose	12724	Customer Refund	(129.28)
Saxon, Charles	12725	Customer Refund	(110.46)
Shaw, Natasha	12726	Customer Refund	(1,134.41)
Tabrizi, Masih	12727	Customer Refund	(129.28)
Taylor, Erin	12728	Customer Refund	(156.73)
Thai, Michael	12729	Customer Refund	(81.35)
Tran, Dieuhoa	12730	Customer Refund	(206.30)
Tran, Giao	12731	Customer Refund	(149.01)
Valdez, Dakota	12732	Customer Refund	(176.55)
Wilson, Lakeesha	12733	Customer Refund	(4.10)
Zaki, Saleem	12734	Customer Refund	(97.52)
Total Subsequent Activity			(4,897.04)
Subtotal			38.34
Transfers to be approved - from TexPool Operating Account			4,900.00
Projected Balance as of August 24, 2021			\$ 4,938.34

**Northtown Municipal Utility District
Cash Activity Report - Chase Bank Operating Account
July 31, 2021 - August 24, 2021**

	General Fund Operating Account
Cash Balance - July 31, 2021	\$ 204.26
Projected Balance as of August 24, 2021	\$ 204.26

Northtown Municipal Utility District
Cash Activity Report - Chase Bank Manager's Account
July 31, 2021 - August 24, 2021

	General Fund Manager's Account
Cash Balance - July 31, 2021	\$ 221.30
Projected Balance as of August 24, 2021	\$ 221.30

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
July 31, 2021 - August 24, 2021**

	<u>ABC Bank Park Account</u>
Cash Balance - July 31, 2021	\$ 49,950.00
Projected Balance as of August 24, 2021	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
July 31, 2021 - August 24, 2021**

	Interest Rate	Maturity Date	Balance 7/31/2021	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 8/24/2021	Projected Balance 8/24/2021
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 106,098.00	\$ -	\$ -	\$ 106,098.00	\$ -	\$ 106,098.00
ABC Bank - Manager's Account	0.0000%	N/A	290,682.92	-	(769,911.86)	(479,228.94)	778,745.09	299,516.15
ABC Bank - Customer Refunds	0.0000%	N/A	4,935.38	(4,897.04)	-	38.34	4,900.00	4,938.34
JP Morgan Chase (Operating)	0.0100%	N/A	204.26	-	-	204.26	-	204.26
JP Morgan Chase (Manager's)	0.0100%	N/A	221.30	-	-	221.30	-	221.30
Compass Bank Lockbox	0.1000%	N/A	341,450.07	-	(7,186.65)	334,263.42	(308,000.00)	26,263.42
Logic Operating - 01	0.0534%	N/A	10,137,350.43	-	-	10,137,350.43	-	10,137,350.43
TexPool Operating	0.0217%	N/A	4,119,507.40	-	-	4,119,507.40	(475,645.09)	3,643,862.31
TexPool Fiscal Surety Trail Easement	0.0217%	N/A	103,639.55	-	-	103,639.55	-	103,639.55
Total - General Fund			15,104,089.31	(4,897.04)	(777,098.51)	14,322,093.76	-	14,322,093.76
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	0.0534%	N/A	46,750.06	-	-	46,750.06	-	46,750.06
TexPool Park	0.0217%	N/A	4,552.08	-	-	4,552.08	-	4,552.08
Total - Park Fund			101,252.14	-	-	101,252.14	-	101,252.14
Debt Service Fund -								
Logic - Tax Account	0.0534%	N/A	32,890.20	-	-	32,890.20	-	32,890.20
Logic - Debt Service	0.0534%	N/A	2,395,466.10	-	-	2,395,466.10	-	2,395,466.10
TexPool - SR 2020 Cap Int	0.0217%	N/A	374,986.58	-	-	374,986.58	-	374,986.58
Total - Debt Service Fund			2,803,342.88	-	-	2,803,342.88	-	2,803,342.88
Capital Project Fund -								
Logic - SR 2011 CPF	0.0534%	N/A	2,479.87	-	-	2,479.87	-	2,479.87
TexPool - SR 2020 CPF	0.0217%	N/A	7,662,746.56	-	-	7,662,746.56	-	7,662,746.56
Total - Capital Project Fund			7,665,226.43	-	-	7,665,226.43	-	7,665,226.43
Total - All Funds			\$ 25,673,910.76	\$ (4,897.04)	\$ (777,098.51)	\$ 24,891,915.21	\$ -	\$ 24,891,915.21

(1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$748,749.05
(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$30,000.00
(3) To transfer funds from Compass Bank Lockbox Account to TexPool Operating: \$308,000.00
(4) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$4,900.00

Norhtown M.U.D. Collateral Analysis Schedule - ABC Bank 7/31/2021
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	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 98,098.00		
Manager's Account (General Fund)	1,342,182.00		
Customer Deposit Account (General Fund)	18,857.03		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	1,509,087.03		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,646,776.95	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	\$ 1,509,087.03	\$ 1,896,776.95	\$ 387,689.92

Pledges By Pledgee And Maturity



Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 7/31/2021

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Receipt# Safeguarding Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,222,001.08	1,300,195.00
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 1.50%	75,000.00	74,081.37	79,980.45
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 5.00%	250,000.00	246,937.91	266,601.50
3 Securities Pledged To: NORTH - NORTHTOWN MUD							1,575,000.00	1,543,020.36	1,646,776.95

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00	590.15	.00	.00	.00	.00	.00
1999	638.84	4.80-	.00	.00	.00	.00	634.04	.00	.00	.00	.00	.00
2000	702.23	.00	.00	.00	.00	.00	702.23	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00	916.16	.00	.00	.00	.00	.00
2006	945.57	49.63-	.00	.00	.00	.00	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00	925.73	.00	.00	.00	.00	.00
2009	964.22	26.48-	.00	.00	.00	.00	937.74	.00	.00	.00	.00	.00
2010	2308.45	.00	.00	.00	.00	.00	2308.45	.00	.00	.00	.00	.00
2011	5625.74	.00	8.27	.00	8.27	.15	5617.47	9.92	.00	1.73	.00	19.92
2012	2081.60	.00	8.24	.00	8.24	.40	2073.36	8.90	.00	1.62	.00	18.76
2013	2018.10	.00	8.24	.00	8.24	.41	2009.86	7.91	.00	1.53	.00	17.68
2014	2177.65	.00	8.08	.00	8.08	.37	2169.57	6.79	.00	1.42	.00	16.29
2015	2370.00	.00	7.93	.00	7.93	.33	2362.07	5.71	.00	1.29	.00	14.93
2016	2785.62	150.58	252.63	.00	252.63	8.60	2683.57	7.02	.00	.00	.00	259.65
2017	6591.90	320.52	594.14	35.37	558.77	8.08	6353.65	107.26-	.00	.00	.00	451.51
2018	9330.39	237.68	984.73	136.75	847.98	8.86	8720.09	261.18	.00	1.12	.00	1110.28
2019	26423.56	66.33-	11772.86	291.44	11481.42	43.56	14875.81	2604.41	.00	1.26	.00	14087.09
TOTL	72120.92	561.54	13645.12	463.56	13181.56	18.14	59500.90	2804.58	.00	9.97	.00	15996.11
2020	5179190.10	4239.18-	5150887.70	721.68	5150166.02	99.52	24784.90	8166.02	.00	83.47	.00	5158415.51

ENTITY	TOTL	5251311.02	3677.64-	5164532.82	1185.24	5163347.58	98.39	84285.80	10970.60	.00	93.44	.00	5174411.62
TOTL	5251311.02	3677.64-	5164532.82	1185.24	5163347.58	98.39	84285.80	10970.60	.00	93.44	.00	5174411.62	

Northtown M.U.D.
Analysis of Taxes Collected FY 2019-2020
July 2021

TAX YEAR	2020			2019			1997-2018			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3775	\$ 0.2475	\$ 0.6250	\$ 0.3640	\$ 0.2610	\$ 0.6250			\$ -			
	60.40%	39.60%	100.00%	58.24%	41.76%	100.00%						
COLLECTIONS:												
OCT												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	1,615.49	1,158.36	2,773.85	0.00	0.00	0.00	1,615.49	1,158.36	2,773.85
PENALTY	0.00	0.00	0.00	309.25	221.74	530.99	(156.27)	(126.91)	(283.18)	152.97	94.84	247.81
NOV												
TAX ADJUSTMENTS	(1,262.82)	(827.94)	(2,090.76)	39.03	27.99	67.02	134.67	104.75	239.42	(1,089.12)	(695.20)	(1,784.32)
BASE TAX REV	0.00	0.00	0.00	(27.11)	(19.44)	(46.55)	(61.55)	(47.57)	(109.12)	(88.66)	(67.01)	(155.67)
TAXES	35,193.47	23,073.87	58,267.34	950.18	681.31	1,631.49	0.00	0.00	0.00	36,143.65	23,755.18	59,898.83
PENALTY	0.00	0.00	0.00	158.75	113.83	272.58	0.00	0.00	0.00	158.75	113.83	272.58
DEC												
TAX ADJUSTMENTS	(3,889.53)	(2,550.09)	(6,439.62)	(0.49)	(0.35)	(0.84)	0.00	0.00	0.00	(3,890.02)	(2,550.44)	(6,440.46)
BASE TAX REV	(52.24)	(34.25)	(86.49)	(0.49)	(0.35)	(0.84)	0.00	0.00	0.00	(52.73)	(34.60)	(87.33)
TAXES	1,804,781.29	1,183,267.20	2,988,048.49	1,020.89	732.02	1,752.91	182.54	149.99	332.53	1,805,984.72	1,184,149.21	2,990,133.93
PENALTY	34.43	22.57	57.00	234.81	168.36	403.17	91.76	75.85	167.61	360.99	266.79	627.78
JAN												
TAX ADJUSTMENTS	3,047.57	1,998.08	5,045.65	(25.48)	(18.27)	(43.75)	0.00	0.00	0.00	3,022.09	1,979.81	5,001.90
BASE TAX REV	(73.85)	(48.41)	(122.26)	(25.48)	(18.27)	(43.75)	0.00	0.00	0.00	(99.33)	(66.68)	(166.01)
TAXES	1,115,641.36	731,446.98	1,847,088.34	1,543.78	1,106.94	2,650.72	221.27	184.44	405.71	1,117,406.41	732,738.36	1,850,144.77
PENALTY	3.09	2.03	5.12	356.17	255.38	611.55	36.73	43.38	80.11	395.98	300.80	696.78
FEB												
TAX ADJUSTMENTS	93.15	61.07	154.22	(27.59)	(19.79)	(47.38)	(17.87)	(13.64)	(31.50)	47.69	27.65	75.34
BASE TAX REV	(99.07)	(64.95)	(164.02)	(27.59)	(19.79)	(47.38)	(17.87)	(13.64)	(31.50)	(144.53)	(98.37)	(242.90)
TAXES	111,965.40	73,407.78	185,373.18	145.01	103.98	248.99	0.00	0.00	0.00	112,110.41	73,511.76	185,622.17
PENALTY	998.74	654.80	1,653.54	34.80	24.96	59.76	0.00	0.00	0.00	1,033.54	679.76	1,713.30
MAR												
TAX ADJUSTMENTS	(400.36)	(262.48)	(662.84)	(33.36)	(23.92)	(57.28)	(17.87)	(13.64)	(31.50)	(451.58)	(300.04)	(751.62)
BASE TAX REV	(65.30)	(42.81)	(108.11)	(33.36)	(23.92)	(57.28)	(17.87)	(13.64)	(31.50)	(116.52)	(80.37)	(196.89)
TAXES	30,932.25	20,280.08	51,212.33	157.10	112.64	269.74	0.00	0.00	0.00	31,089.34	20,392.73	51,482.07
PENALTY	2,698.29	1,769.07	4,467.36	40.84	29.29	70.13	0.00	0.00	0.00	2,739.13	1,798.36	4,537.49
APR												
TAX ADJUSTMENTS	(147.69)	(96.83)	(244.52)	(46.45)	(33.30)	(79.75)	0.00	0.00	0.00	(194.14)	(130.13)	(324.27)
BASE TAX REV	(113.75)	(74.57)	(188.32)	(55.70)	(39.94)	(95.64)	0.00	0.00	0.00	(169.45)	(114.51)	(283.96)
TAXES	4,538.96	2,975.87	7,514.83	175.61	125.91	301.52	0.00	0.00	0.00	4,714.56	3,101.79	7,816.35
PENALTY	422.94	277.29	700.23	44.91	32.20	77.11	0.00	0.00	0.00	467.85	309.49	777.34
MAY												
TAX ADJUSTMENTS	(31.70)	(20.78)	(52.48)	0.00	0.00	0.00	0.00	0.00	0.00	(31.70)	(20.78)	(52.48)
BASE TAX REV	(31.70)	(20.78)	(52.48)	0.00	0.00	0.00	0.00	0.00	0.00	(31.70)	(20.78)	(52.48)
TAXES	3,543.37	2,323.14	5,866.51	164.63	118.04	282.67	138.17	105.45	243.62	3,846.17	2,546.63	6,392.80
PENALTY	339.60	222.65	562.25	46.09	33.04	79.13	55.27	42.18	97.45	440.95	297.88	738.83
JUN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,636.24	1,072.77	2,709.01	922.46	661.43	1,583.89	147.34	112.45	259.79	2,706.04	1,846.65	4,552.69
PENALTY	157.57	103.30	260.87	260.23	186.59	446.82	59.91	45.72	105.63	477.70	335.62	813.32
JUL												
TAX ADJUSTMENTS	30.91	20.26	51.17	55.71	39.94	95.65	254.64	196.81	451.45	341.25	257.02	598.27
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	2,903.83	1,903.84	4,807.67	161.37	115.71	277.08	349.67	280.94	630.61	3,414.87	2,300.49	5,715.36
PENALTY	328.04	215.08	543.12	31.70	22.73	54.43	23.40	17.86	41.26	383.14	255.67	638.81
AUG												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												
BASE TAX REV	(435.89)	(285.79)	(721.68)	(169.73)	(121.71)	(291.44)	(97.28)	(74.84)	(172.12)	(702.91)	(482.33)	(1,185.24)
TAXES	3,111,136.17	2,039,751.53	5,150,887.70	6,856.51	4,916.35	11,772.86	1,038.98	833.28	1,872.26	3,119,031.67	2,045,501.15	5,164,532.82
PENALTY	4,982.69	3,266.80	8,249.49	1,517.54	1,088.13	2,605.67	110.79	98.09	208.88	6,611.02	4,453.02	11,064.04
TOTAL DISTRIBUTION	3,115,682.97	2,042,732.54	5,158,415.51	8,204.32	5,882.77	14,087.09	1,052.49	856.53	1,909.02	3,124,939.78	2,049,471.84	5,174,411.62
BEGINNING												
TAXES RECEIVABLE	3,128,230.82	2,050,959.28	5,179,190.10	15,389.08	11,034.48	26,423.56	22,222.15	23,475.21	45,697.36	3,165,842.05	2,085,468.97	5,251,311.02
TAX ADJUSTMENTS	(2,560.46)	(1,678.72)	(4,239.18)	(38.63)	(27.70)	(66.33)	353.58	274.29	627.87	(2,245.52)	(1,432.12)	(3,677.64)
BASE TAX REV	435.89	285.79	721.68	169.73	121.71	291.44	97.28	74.84	172.12	702.91	482.33	1,185.24
LESS: COLLECTIONS	(3,111,136.17)	(2,039,751.53)	(5,150,887.70)	(6,856.51)	(4,916.35)	(11,772.86)	(1,038.98)	(833.28)	(1,872.26)	(3,119,031.67)	(2,045,501.15)	(5,164,532.82)
TAX REC @ END OF PERIOD	14,970.08	9,814.82	24,784.90	8,663.67	6,212.14	14,875.81	21,634.02	22,991.07	44,625.09	45,267.77	39,018.03	84,285.80
	60.40%	39.60%	100.00%	58.24%	41.76%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

July 31, 2021

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the ten months ended July 31, 2021, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Supplementary Information

The supplementary information contained in the schedules described in the Supplementary Information Index is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to Northtown M.U.D.



BOTT & DOUTHITT, P.L.L.C.

August 16, 2021
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
July 31, 2021**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 743,591.93	\$ 49,950.00	\$ -	\$ -	\$ 793,541.93
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	14,360,497.38	51,302.14	2,803,342.88	7,665,226.43	24,880,368.83
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	316,954.11	-	-	-	316,954.11
Accrued Service Revenue	362,769.00	-	-	-	362,769.00
Property Taxes	45,267.78	-	39,018.02	-	84,285.80
Prepaid Bond Expenses	-	-	-	65,626.15	65,626.15
Other	341,839.09	-	-	-	341,839.09
Interfund	708,502.76	-	-	-	708,502.76
Total Assets	\$ 16,879,922.05	\$ 101,252.14	\$ 2,842,360.90	\$ 7,730,852.58	\$ 27,554,387.67
Liabilities					
Accounts Payable	\$ 680,222.45	\$ -	\$ -	\$ -	\$ 680,222.45
Accrued Expenses	33,018.79	-	-	-	33,018.79
Retainage Payable	286,160.28	-	-	-	286,160.28
Payroll Taxes Payable	108.80	-	-	-	108.80
TCEQ Assessment	7,855.87	-	-	-	7,855.87
Customer Meter Deposits	668,860.47	-	-	-	668,860.47
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	59,232.65	-	-	-	59,232.65
Capital Recovery Fees Payable	14,400.00	-	-	-	14,400.00
Unclaimed Property	9,086.17	-	-	-	9,086.17
Fiscal Surety Village Park Improvements	103,639.55	-	-	-	103,639.55
Interfund	275,692.00	(275,692.00)	17,374.20	691,128.56	708,502.76
Total Liabilities	2,156,077.03	(275,692.00)	17,374.20	691,128.56	2,588,887.79
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	45,267.78	-	39,018.02	-	84,285.80
Total Deferred Inflows of Resources	45,267.78	-	39,018.02	-	84,285.80
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	2,785,968.68	-	2,785,968.68
Capital Projects	-	-	-	7,039,724.02	7,039,724.02
Unassigned	14,678,577.24	376,944.14	-	-	15,055,521.38
Total Fund Balances	14,678,577.24	376,944.14	2,785,968.68	7,039,724.02	24,881,214.08
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 16,879,922.05	\$ 101,252.14	\$ 2,842,360.90	\$ 7,730,852.58	\$ 27,554,387.67

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2020 - July 31, 2021**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 3,124,939.74	\$ -	\$ 2,049,471.88	\$ -	\$ 5,174,411.62
Service Accounts, including penalties	3,375,135.64	-	-	-	3,375,135.64
Other Income	20,328.50	294,300.00	-	-	314,628.50
Interest Income	12,030.82	44.59	1,858.09	2,489.36	16,422.86
Total Revenues	6,532,434.70	294,344.59	2,051,329.97	2,489.36	8,880,598.62
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	762,647.79	-	-	-	762,647.79
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	39,619.67	-	-	-	39,619.67
Meter Purchases	9,393.06	-	-	-	9,393.06
Water Tap Inspections	21,825.00	-	-	-	21,825.00
WASTEWATER					
Bulk Wastewater Purchases	993,017.92	-	-	-	993,017.92
Wastewater System Maintenance	38,531.08	-	-	-	38,531.08
Lift Station Maintenance	152,156.43	-	-	-	152,156.43
Chemicals	49,771.64	-	-	-	49,771.64
ADMINISTRATIVE					
Director Fees	12,150.00	-	-	-	12,150.00
Payroll Taxes	28,665.48	-	-	-	28,665.48
Legal Fees - General	71,928.99	-	-	-	71,928.99
Legal Fees - Covenants	31,280.19	-	-	-	31,280.19
Management Services	311,274.58	-	-	-	311,274.58
Accounting Fees	55,750.00	-	-	-	55,750.00
Financial Advisor Fees	1,443.56	-	1,196.44	-	2,640.00
Audit Fees	16,250.00	-	-	-	16,250.00
Engineering Fees - General	65,983.42	-	-	-	65,983.42
Professional Fees	8,219.62	-	-	-	8,219.62
Tax Collector/Appraisal Fees	13,123.38	-	8,604.05	-	21,727.43
Permits & Membership Dues	715.00	-	-	-	715.00
Insurance	995.00	-	-	-	995.00
Credit Card Fees	65,166.19	-	-	-	65,166.19
Bank Service Charges	4,423.91	-	-	-	4,423.91
Conference/Training	1,025.00	-	-	-	1,025.00
PARKS					
Park Landscape Maintenance	368,625.00	-	-	-	368,625.00
Landscape Contingency	57,810.80	-	-	-	57,810.80
Park Facility Maintenance	25,279.96	-	-	-	25,279.96
Security	90,120.00	-	-	-	90,120.00
Well Repairs	13,178.03	-	-	-	13,178.03
Irrigation Repairs	3,561.27	-	-	-	3,561.27
Park Utilities	5,347.66	-	-	-	5,347.66
Fence Repairs	4,750.00	-	-	-	4,750.00
Trail Maintenance	21,512.00	-	-	-	21,512.00
OTHER					
Nightwatchman Lights	14,533.00	-	-	-	14,533.00
Miscellaneous	621.52	-	-	-	621.52
Garbage Collection	643,254.90	-	-	-	643,254.90
Office Staff Expenses	288,399.66	-	-	-	288,399.66
Office Expenses	59,811.23	-	-	-	59,811.23
Telephone	2,880.24	-	-	-	2,880.24
Debt Service -					
Bond Interest Expense	-	-	301,149.23	-	301,149.23
Paying Agent Fees	-	-	400.00	-	400.00
Capital Outlay	1,553,780.40	-	-	1,931,857.93	3,485,638.33
Bond Issue Costs	-	-	-	500,977.98	500,977.98
Bond Insurance Premium	-	-	-	44,700.00	44,700.00
Total Expenditures	5,916,480.83	-	311,349.72	2,477,535.91	8,705,366.46
Excess/(Deficiency) of Revenues over Expenditures	615,953.87	294,344.59	1,739,980.25	(2,475,046.55)	175,232.16
Other Financing Sources (Uses) -					
Proceeds from Bond Refunding	-	-	2,685,000.00	-	2,685,000.00
Bond Proceeds	-	-	374,882.20	9,625,117.80	10,000,000.00
Bond Premium	-	-	381,266.35	140,648.00	521,914.35
Bond Discount	-	-	(26,810.90)	(129,581.25)	(156,392.15)
Bond Refunding Expenses	-	-	(114,526.52)	-	(114,526.52)
OFU Payment to Refunding Agent	-	-	(2,923,779.00)	-	(2,923,779.00)
Total Other Financing Sources (Uses)	-	-	376,032.13	9,636,184.55	10,012,216.68
Excess (Deficiency) of revenues and other financing sources over expenditures and other financing uses	615,953.87	294,344.59	2,116,012.38	7,161,138.00	10,187,448.84
Fund Balance, October 1, 2020	14,062,623.37	82,599.55	669,956.30	(121,413.98)	14,693,765.24
Fund Balance, July 31, 2021	\$ 14,678,577.24	\$ 376,944.14	\$ 2,785,968.68	\$ 7,039,724.02	\$ 24,881,214.08

See Accountants' Report.

Supplementary Information

Index

General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses
- Cash Accounts Reconciliations
- A/P Aging Summary
- Other Deposits Summary
- Write Off Summary
- Credit Card Transaction History
- Payroll Summary

General Fund

**Northtown Municipal Utility District
Budget Comparison Schedule
July 31, 2021**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 127,537	\$ 135,220	\$ (7,683)	\$ 1,112,631	\$ 1,161,541	\$ (48,910)
Water Tap Fees	-	-	-	35,336	14,400	20,936
Wastewater Service Fees	124,797	107,941	16,856	1,153,407	1,079,410	73,997
Wastewater Tap Fees	-	-	-	23,000	14,400	8,600
Basic Services	94,467	93,813	654	950,780	938,130	12,650
Application Fees	3,081	1,333	1,748	12,203	13,330	(1,127)
Service Penalties	7,880	6,667	1,213	13,878	26,668	(12,790)
Water and W/W Inspections	-	-	-	73,900	7,200	66,700
Total Operating	357,761	344,974	12,787	3,375,136	3,255,079	120,057
OTHER OPERATING						
Property Tax	3,415	-	3,415	3,118,329	3,044,283	74,046
Property Tax Penalty	383	-	383	6,611	-	6,611
Total Other Operating	3,798	-	3,798	3,124,940	3,044,283	80,657
NON-OPERATING						
Miscellaneous Revenue	2,300	2,500	(200)	20,329	25,000	(4,672)
Investment Interest	524	6,000	(5,476)	12,031	60,000	(47,969)
Total Non-Operating	2,824	8,500	(5,676)	32,359	85,000	(52,641)
Total Operating Revenues	364,383	353,474	10,909	6,532,435	6,384,362	148,073
OTHER						
Park Fees	-	-	-	294,300	-	294,300
Park Interest Revenue	2	25	(23)	45	250	(205)
Total Other	2	25	(23)	294,345	250	294,095
Total Revenues	364,385	353,499	10,886	6,826,779	6,384,612	442,167
Expenditures:						
OFFICE						
Office Rent	4,913	5,142	229	49,305	50,079	774
Employee Benefits	5,535	5,017	(518)	54,106	50,170	(3,936)
Mileage Reimbursement	253	300	47	2,480	3,000	520
Office Utilities	1,152	1,250	98	7,891	12,500	4,609
Wages	26,659	23,443	(3,216)	231,814	234,430	2,616
Office Expenses	105	634	529	2,615	6,340	3,725
Total Office Expenditures	38,615	35,786	(2,829)	348,211	356,519	8,308

**Northtown Municipal Utility District
Budget Comparison Schedule
July 31, 2021**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	73,270	139,627	66,357	762,648	1,199,396	436,748
Bulk Water Purchases (Fixed)	-	-	-	-	-	-
TCEQ System Fee	-	-	-	7,658	10,000	2,342
Water System Maintenance	4,048	6,250	2,202	39,620	62,500	22,880
Water Meters	-	-	-	9,393	-	(9,393)
Total Water	79,243	145,877	66,634	836,544	1,278,896	442,352
WASTEWATER						
Bulk W/W Purchases	108,401	108,964	563	993,018	1,089,640	96,622
W/W System Maintenance	8,320	33,333	25,013	38,531	333,330	294,799
Lift Station Maintenance	9,406	10,000	594	152,156	130,000	(22,156)
Chemicals	-	6,250	6,250	49,772	62,500	12,728
Total Wastewater	126,127	158,547	32,420	1,238,077	1,620,470	382,393
ADMINISTRATIVE						
Director Fees	900	2,700	1,800	12,150	15,850	3,700
Payroll Taxes	3,378	2,724	(654)	28,665	27,240	(1,425)
Legal Fees-General	7,172	7,667	495	71,929	76,670	4,741
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	3,970	3,000	(970)	31,280	30,000	(1,280)
Management Services	30,826	30,030	(796)	311,275	300,298	(10,976)
Bookkeeping Services	5,500	5,500	-	55,750	55,750	-
Financial Advisor Services	-	-	-	1,444	1,500	56
Audit Fees	-	-	-	16,250	16,250	-
Engineering Fees	1,734	1,817	83	17,340	18,170	830
Engineering Fees-Special	12,705	4,167	(8,538)	52,639	41,670	(10,969)
Professional Fees	3,380	4,333	953	4,224	43,330	39,106
Tax Assess/Collector Fees	-	-	-	13,123	15,500	2,377
Permits/MemberDues/Lic.	-	-	-	715	1,000	285
Insurance	-	-	-	995	-	(995)
Credit Card Fees	7,187	7,000	(187)	65,166	70,000	4,834
Conference/Training	-	-	-	1,025	6,000	4,975
Total Administrative	76,751	68,938	(7,814)	683,970	719,228	35,258

**Northtown Municipal Utility District
Budget Comparison Schedule
July 31, 2021**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	36,655	38,327	1,672	368,625	383,270	14,645
Landscape-Contingency	29,003	13,500	(15,503)	57,811	135,000	77,189
Park Maintenance	3,458	5,000	1,542	25,280	50,000	24,720
Well Maintenance	-	4,167	4,167	13,178	41,670	28,492
Park Utilities	685	1,500	815	5,348	15,000	9,652
Security	8,310	10,500	2,190	90,120	105,000	14,880
Irrigation Repairs	141	1,773	1,632	3,561	17,730	14,169
Pond Restoration	-	2,917	2,917	-	29,170	29,170
Trail Maintenance	21,512	-	(21,512)	21,512	-	(21,512)
Fence Repair	-	-	-	4,750	4,750	-
Total Parks	99,764	77,684	(22,080)	590,185	781,590	191,405
OTHER						
Meeting Expenses	-	14	14	-	122	122
Nightwatchman	1,385	1,500	115	14,533	15,000	467
Miscellaneous	775	593	(182)	5,045	5,930	885
Garbage Collection	64,890	64,729	(161)	643,255	647,290	4,035
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	2,080	2,080
Signage	-	-	-	-	-	-
Telephone	225	350	125	2,880	3,500	620
Total Other	67,274	67,394	120	665,714	673,922	8,208
Total Expenditures	487,775	554,226	66,451	4,362,700	5,430,625	1,067,925
Operating Excess/(Deficiency)	(123,392)	(200,752)	77,360	2,169,735	953,737	1,215,998
CAPITAL OUTLAY						
Capital Outlay (L/S Pump)	-	-	-	124,049	-	(124,049)
Design & Planning (SM & Wildflower Pc	-	-	-	-	-	-
Settlers Meadow Park/Admin Bldg (50	6,353	6,353	(0)	778,871	778,871	(0)
Wildflower Park Pavillion (70%)	2,227	-	(2,227)	650,860	630,000	(20,860)
Tree Program	-	-	-	-	-	-
Total Capital Outlay	8,580	6,353	(2,227)	1,553,780	1,408,871	(144,909)
Total Expenses & Park CIP	496,355	560,579	64,224	5,916,480	6,839,496	923,016
Total Excess/(Deficiency)	\$ (131,970)	\$ (207,080)	\$ 75,110	\$ 910,299	\$ (454,884)	\$ 1,365,183

**Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2020-2021**

FY 2021 Budget	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Actual Apr-21	Actual May-21	Actual Jun-21	Actual Jul-21	Budget Aug-21	Budget Sep-21	FY-2021 Actual + Budget	Variance
Revenues:														
OPERATING														
Water Service Fees	\$ 125,871	\$ 119,513	\$ 111,240	\$ 104,071	\$ 97,640	\$ 98,589	\$ 95,303	\$ 124,085	\$ 108,762	\$ 127,537	\$ 136,563	\$ 136,572	\$ 1,385,766	\$ (48,910)
Water Tap Fees	14,400	6,600	0	5,400	0	20,936	1,200	0	0	0	0	0	35,336	20,936
Wastewater Service Fees	1,295,294	1,117,415	1,115,126	1,116,620	1,111,173	1,083,399	1,114,424	1,233,688	1,111,556	1,244,797	1,071,941	1,071,943	1,369,291	73,997
Wastewater Tap Fees	14,400	6,600	0	5,400	0	9,800	1,200	0	0	0	0	0	23,000	8,600
Basic Services	1,125,756	94,288	94,428	94,398	93,695	96,660	96,403	96,235	95,752	94,467	93,813	93,813	1,138,406	12,650
Application Fees	16,000	1,828	1,188	1,583	1,077	60	0	0	1,853	3,081	1,333	1,337	14,873	(1,127)
Service Penalties	40,000	50	50	100	25	50	25	0	5,337	7,880	6,667	6,665	27,210	(12,790)
Water and W/W Inspections	7,200	3,300	0	2,700	0	66,700	600	0	0	0	0	0	73,900	66,700
Total Operating	3,947,726	3,355,953	3,300,306	3,310,331	3,316,702	3,305,455	3,309,130	3,344,370	3,323,259	3,357,761	3,346,317	3,346,330	4,067,783	120,057
OTHER OPERATING														
Property Tax	3,044,283	1,615	36,055	1,805,932	1,117,307	1,111,966	30,973	4,545	3,814	2,706	3,415	-	3,118,329	74,046
Property Tax Penalty	0	153	159	361	396	1,034	2,739	468	441	478	383	-	6,611	6,611
Total Other Operating	3,044,283	1,768	36,214	1,806,293	1,117,703	1,112,999	33,712	5,013	4,255	3,184	3,798	-	3,124,940	80,657
NON-OPERATING														
Miscellaneous Revenue	30,000	2,000	2,000	2,000	2,000	2,000	2,000	2,029	2,000	2,300	2,500	2,500	25,329	(4,672)
Investment Interest	72,000	2,145	1,751	1,641	1,429	1,117	1,157	752	541	524	6,000	6,000	24,031	(47,989)
Total Non-Operating	102,000	4,145	3,751	3,641	3,429	3,117	3,157	2,780	2,541	2,824	8,500	8,500	49,360	(52,641)
Total Operating Revenues	7,094,009	3,618,666	3,702,271	2,140,965	4,215,711	4,380,338	3,171,117	3,514,405	3,289,984	3,643,383	3,548,817	3,548,830	7,242,082	148,073
OTHER														
Park Fees	0	151,200	-	101,400	-	41,700	-	-	-	-	-	-	294,300	294,300
Park Interest Revenue	300	8	7	6	5	4	3	3	2	2	25	25	95	(205)
Total Other	300	151,208	7	101,406	5	41,704	3	3	2	2	25	25	294,395	294,095
Total Revenues	7,094,309	5,130,744	3,702,277	2,242,371	4,215,715	4,380,987	3,171,120	3,514,408	3,289,987	3,643,385	3,548,842	3,548,855	7,536,476	442,167
Expenditures:														
Office Rent	60,365	4,993	4,993	4,806	4,806	4,806	5,384	4,806	4,806	4,913	5,143	5,143	59,591	774
Employee Benefits	60,198	5,933	5,349	5,376	5,379	5,213	5,991	4,158	5,913	5,535	5,017	5,011	64,134	(3,936)
Mileage Reimb.	3,600	254	258	237	231	279	270	215	264	253	300	300	3,080	520
Office Utilities	15,000	580	1,032	723	729	755	701	789	792	1,152	1,250	1,250	10,391	4,609
Wages	281,316	22,598	20,665	25,726	20,698	20,873	24,040	23,052	22,411	25,092	23,443	23,443	278,700	2,616
Office Expenses	7,818	493	425	645	219	336	-	-	391	105	634	644	3,893	3,725
Total Water	428,097	34,831	32,724	37,701	32,130	35,335	35,397	32,378	37,258	38,615	35,787	35,791	419,789	8,308

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2020-2021

FY 2021 Budget	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Actual Apr-21	Actual May-21	Actual Jun-21	Actual Jul-21	Budget Aug-21	Budget Sep-21	FY-2021 Actual + Budget	Variance
WATER														
1,481,433	98,061	85,907	90,911	66,155	63,195	75,600	71,043	66,634	71,871	73,270	141,014	141,023	1,044,685	436,748
Bulk Water Purchases (Var)														
10,000	-	7,598	100	-	-	-	-	-	-	-	-	-	7,658	2,342
TCEQ System Fee														
75,000	1,947	2,603	871	1,187	609	2,364	12,359	8,049	5,582	4,048	6,250	6,250	52,120	22,880
Water System Maintenance														
7,000	1,600	500	950	2,050	1,150	2,150	1,650	2,250	3,000	1,925	-	-	17,225	(10,225)
Water Tap Inspection														
25,000	-	-	-	-	-	8,921	-	472	-	-	-	25,000	34,393	(9,393)
Water Meters														
1,598,433	101,607	94,548	92,833	69,392	64,954	89,035	85,053	77,406	80,454	79,243	147,264	172,273	1,156,081	442,352
Total Water														
WASTEWATER														
1,307,571	94,046	94,775	94,046	94,046	90,562	110,109	104,458	96,652	105,924	108,401	108,964	108,967	1,210,949	96,622
Bulk W/W Purchases														
400,000	340	665	293	9,193	2,425	4,009	11,083	1,744	460	8,320	33,333	33,337	105,201	294,799
W/W System Maintenance														
5,000	625	250	250	1,000	850	1,125	125	375	-	-	-	-	4,600	400
W/W Tap Inspections														
180,000	3,780	8,741	15,681	20,233	10,573	34,327	22,281	9,399	17,736	9,406	10,000	40,000	202,156	(22,156)
Lift Station Maintenance														
75,000	9,126	-	8,794	4,520	-	8,911	-	8,987	9,434	-	6,250	6,250	62,272	12,728
Chemicals														
1,967,571	107,916	104,431	119,045	128,992	104,409	158,480	137,947	117,156	133,554	126,127	158,547	188,554	1,585,176	382,393
Total Wastewater														
ADMINISTRATIVE														
20,000	1,200	750	1,200	1,350	1,050	1,800	1,200	1,500	1,200	900	2,000	2,150	16,300	3,700
Director Fees														
32,690	2,639	2,466	2,650	3,541	2,589	3,425	2,563	2,495	2,919	3,378	2,724	2,726	34,115	(1,425)
Payroll Taxes														
92,000	8,163	8,100	6,313	7,000	4,482	9,729	7,667	5,909	7,415	7,172	7,667	7,663	87,259	4,741
Legal Fees-General														
36,000	3,291	2,487	1,936	2,000	3,059	2,714	3,000	4,510	4,313	3,970	3,000	3,000	37,280	(1,280)
Legal Fees-Covenants														
360,358	30,619	30,704	30,489	30,708	30,678	34,128	31,058	31,004	30,863	30,826	30,030	30,030	371,334	(10,976)
Management Services														
66,750	5,500	5,500	5,500	6,250	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,750	-
Bookkeeping Services														
1,500	1,444	-	-	-	-	-	-	-	-	-	-	-	1,444	56
Financial Advisor Services														
16,250	-	-	-	13,000	3,250	-	-	-	-	-	-	-	16,250	-
Audit Fees														
21,800	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,817	1,813	20,970	830
Engineering Fees														
50,000	-	2,141	1,855	-	6,273	2,494	2,035	9,496	15,440	12,705	4,167	4,163	60,969	(10,969)
Engineering Fees-Special														
52,000	-	-	-	375	94	-	-	-	375	3,380	4,333	4,337	12,894	39,106
Professional Fees														
20,000	-	3,087	3,862	-	3,087	-	-	3,087	-	-	-	4,500	17,623	2,377
Tax Assess/Collector Fees														
1,000	715	-	-	-	-	-	-	-	-	-	-	-	715	285
Permits/MemberDues/lic.														
25,000	995	-	-	-	-	-	-	-	-	-	-	25,000	25,995	(995)
Insurance														
84,000	6,795	6,252	6,415	6,162	5,820	5,630	6,191	6,000	8,714	7,187	7,000	7,000	79,166	4,834
Credit Card Fees														
6,000	-	-	-	350	225	-	450	-	-	-	-	-	1,025	4,975
Conference/Training														
885,348	63,093	63,221	62,154	72,470	67,821	67,154	61,398	71,235	78,673	76,751	66,238	97,882	850,090	35,258
Total Administrative														

**Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2020-2021**

FY 2021 Budget	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Actual Apr-21	Actual May-21	Actual Jun-21	Actual Jul-21	Budget Aug-21	Budget Sep-21	FY-2021 Actual + Budget	Variance
PARKS														
Landscape-Parks	459,920	36,655	38,155	36,655	36,655	36,655	36,655	37,230	36,655	36,655	38,327	38,323	445,275	14,645
Landscape-Contingency	162,000	-	28,808	-	-	-	-	-	29,003	-	13,500	13,500	84,811	77,189
Park Maintenance	60,000	5,518	1,317	350	510	1,379	1,115	6,105	3,561	3,458	5,000	5,000	35,280	24,720
Well Maintenance	50,000	577	-	-	-	-	-	984	9,850	-	4,167	4,163	21,508	28,492
Park Utilities	18,000	1,841	394	232	200	371	318	296	420	685	1,500	1,500	8,348	9,652
Security	126,000	10,120	6,980	7,725	10,040	7,990	8,850	9,195	10,230	8,310	10,500	10,500	111,120	14,880
Irrigation Repairs	21,270	494	229	-	287	231	80	417	422	141	1,773	1,767	7,101	14,169
Pond Restoration	35,000	-	-	-	-	-	-	-	-	-	2,917	2,913	5,830	29,170
Trail Maintenance	7,000	-	-	-	-	-	-	-	-	21,512	-	7,000	28,512	(21,512)
Fence Repair	20,000	-	-	-	-	-	4,750	-	-	-	-	15,250	20,000	-
Total Parks	959,190	55,205	75,882	44,962	46,626	49,700	54,989	54,227	61,138	99,764	77,684	99,916	767,785	191,405
OTHER														
Meeting Expenses	150	-	-	-	-	-	-	-	-	-	14	14	28	122
Nightwatchman	18,000	2,073	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,500	1,500	17,533	467
Miscellaneous	7,121	182	685	485	828	648	573	552	(253)	775	593	598	6,236	885
Garbage Collection	776,750	63,787	63,883	63,999	64,208	64,268	64,514	64,549	64,709	64,890	64,729	64,731	772,715	4,035
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	-	-	-	-	208	212	420	2,080
Signage	2,000	-	-	-	-	-	-	-	-	-	-	2,000	2,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	4,200	225	221	221	847	61	400	227	227	225	350	350	3,580	620
Total Other	817,721	66,266	66,175	66,089	67,268	66,362	66,872	66,712	66,066	67,274	67,394	76,405	809,513	8,208
Total Expenditures	6,656,340	428,920	439,001	422,803	417,656	382,302	466,575	441,413	457,143	487,775	554,914	670,821	5,688,435	1,067,925
Operating Excess/(Deficiency)	437,949	(67,053)	(68,730)	1,718,161	1,020,178	39,270	(28,537)	(67,707)	(128,159)	(123,392)	(200,097)	(315,991)	1,948,042	1,510,093
CAPITAL OUTLAY														
Capital Outlay (L/S Pump)	-	-	-	-	-	-	97,546	23,844	-	-	-	-	124,049	(124,049)
Design & Planning (SM & Wildflowe)	40,000	-	-	-	-	-	-	-	-	-	-	40,000	40,000	-
Settlers Meadow Park/Admin Bldg	2,725,000	15,648	3,544	53,276	5,366	1,836	173,673	192,118	144,983	182,074	-	1,946,129	2,725,000	(0)
Wildflower Park Pavillion (70%)	630,000	13,643	3,876	46,563	5,527	1,836	105,078	134,810	166,982	2,227	-	-	650,860	(20,860)
Tree Program	60,000	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Total Capital Outlay	3,455,000	29,291	7,420	99,839	10,893	3,672	376,277	365,095	349,056	8,580	-	2,046,129	3,599,909	(144,909)
Total Expenses & Park CIP	10,111,340	458,210	446,420	522,643	428,550	385,974	842,872	722,750	806,199	486,355	554,914	2,716,950	9,188,344	923,016
Net Revenues/(Deficit)	(3,017,051)	54,864	(76,143)	1,719,728	1,009,290	35,602	(363,130)	(371,342)	(477,213)	(131,970)	(200,072)	(2,362,095)	(1,451,848)	1,365,183

**Northtown Municipal Utility District
Cash Accounts Reconciliation
July 31, 2021**

	ABC Operating	Chase Operating	ABC Manager's	Chase Manager's	ABC Customer Refunds	Compass Lockbox	Total
Beginning Bank Balance 7/1/2021	\$ 95,797.12	\$ 14,289.16	\$ 358,597.87	\$ 8,221.23	\$ 18,007.05	\$ 381,221.83	\$ 876,134.26
Cleared Transactions							
Checks and Payments	-	(14,085.00)	(136,301.83)	-	(1,650.02)	(386,984.09)	(539,020.94)
Deposits and Credits	2,300.88	0.10	1,119,885.96	0.07	2,500.00	347,212.33	1,471,899.34
Total Cleared Transactions	2,300.88	(14,084.90)	983,584.13	0.07	849.98	(39,771.76)	932,878.40
Ending Bank Balance 7/31/2021	98,098.00	204.26	1,342,182.00	8,221.30	18,857.03	341,450.07	1,809,012.66
Total Uncleared Transactions							
Various Outstanding Checks	-	-	(1,051,499.08)	(8,000.00)	(13,921.65)	-	(1,073,420.73)
Various Deposit in Transit	8,000.00	-	-	-	-	-	8,000.00
Register Balance as of 7/31/2021	\$ 106,098.00	\$ 204.26	\$ 290,682.92	\$ 221.30	\$ 4,935.38	\$ 341,450.07	\$ 743,591.93

Northtown M.U.D.
A/P Aging Summary
As of July 31, 2021

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	10,965.00	0.00	0.00	0.00	0.00	10,965.00
Armbrust & Brown, P.L.L.C.	11,742.43	0.00	0.00	0.00	0.00	11,742.43
AT&T	612.31	0.00	0.00	0.00	0.00	612.31
ATS	350.00	0.00	0.00	0.00	0.00	350.00
Bott & Douthitt, P.L.L.C.	5,675.91	0.00	0.00	0.00	0.00	5,675.91
CDM Smith, Inc.	11,991.00	0.00	0.00	0.00	0.00	11,991.00
City of Austin	184,139.75	0.00	0.00	0.00	0.00	184,139.75
City of Austin - CRF	570.85	0.00	0.00	0.00	0.00	570.85
Crossroads Utility Services	49,523.04	0.00	0.00	0.00	0.00	49,523.04
Davey Tree Expert Company	2,725.00	0.00	0.00	0.00	0.00	2,725.00
DSHS Central Lab MC2004	320.88	0.00	0.00	0.00	0.00	320.88
Employee Incentive Plans, Inc.	640.37	0.00	0.00	0.00	0.00	640.37
Hitchcock Design, Inc.	1,517.25	0.00	0.00	0.00	0.00	1,517.25
Patin Construction, LLC	332,424.70	0.00	0.00	0.00	0.00	332,424.70
Ramona Oliver	332.86	0.00	0.00	0.00	0.00	332.86
Roadrunner Inspection Services	2,700.00	0.00	0.00	0.00	0.00	2,700.00
Texas Disposal Systems, Inc.	64,889.52	0.00	0.00	0.00	0.00	64,889.52
Time Warner Cable	141.15	0.00	0.00	0.00	0.00	141.15
TML Health	0.00	(3,569.57)	0.00	0.00	0.00	(3,569.57)
Travis County Sheriff's Department	2,380.00	0.00	0.00	0.00	0.00	2,380.00
Wells Branch Municipal Utility District	150.00	0.00	0.00	0.00	0.00	150.00
TOTAL	683,792.02	(3,569.57)	0.00	0.00	0.00	680,222.45

See Accountants' Report.

**Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
July 31, 2021**

Description	Amount
VILLAGE AT NORTHTOWN	\$ 12,342.26
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	4,739.90
HEATHERWILDE RETAIL CENTER	750.90
HPI REAL ESTATE PLAN REVIEW	1,300.00
DESSAU FOUNTAIN ESTATES	3,881.00
THE LAKES BLVD - ST. CROIX	1,352.50
PACT VENTURES - LAKES/GAS	1,862.60
KB HOMES - VILLAGES AT NORTHTOWN	1,223.20
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	1,170.30
VILLAGES - MULTI-FAMILY WB PKWY	2,239.90
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
Total Other Deposits	<u>\$ 59,232.65</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
July 31, 2021

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304	VILLAGE AT NTWN	17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
		Escrow Balance	<u>\$ 12,342.26</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
July 31, 2021**

DATE	VENDOR/INVOICE #	DESCRIPTION	AMOUNT
12/16/05		ADDITIONAL DEPOSIT REC'D	2,500.00
03/06/08	SAM JONES / 2230	02/08 RIVERSIDE RESOURCES	(80.00)
10/31/09	JONES-HEROY / 3091	10/09 RIVERSIDE RESOURCES	(160.00)
11/30/09	JONES-HEROY / 3126	11/09 RIVERSIDE RESOURCES	(280.00)
		TOTAL DEPOSIT	<u>\$ 1,980.00</u>

See Accountants' Report.

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/19/06		INITIAL DEPOSIT	\$ 2,500.00
04/18/06	SAM JONES / 1213	04/06 BROOKFIELD ELEM SCHOOL	(703.75)
05/31/06	SAM JONES / 1292	05/06 BROOKFIELD ELEM SCHOOL	(560.00)
06/01/06	SAM JONES / 1344	06/06 BROOKFIELD ELEM SCHOOL	(80.00)
08/07/06	SAM JONES / 1432	08/06 BROOKFIELD ELEM SCHOOL	(120.00)
09/26/07	PAYMENT / CHECK # 22565 - BAIRD/WILLIAMS CONSTRUCTION		1,463.75
11/09/07	ARMBRUST & BROWN / 66755	10/07 INDUSTRIAL WASTE	(199.00)
01/09/08	ARMBRUST & BROWN / 68201	12/07 INDUSTRIAL WASTE	(68.00)
08/05/11	PAYMENT		2,767.00
09/30/11	Kimley-Horn & Associates, Inc./68534011-0911	Pflugerville ISD	(460.00)
02/29/12	Kimley-Horn & Associates, Inc./68534016-0212	Pflugerville ISD	(430.00)
06/30/12	360 Professional Services / 90	Pflugerville ISD	(418.20)
07/31/12	360 Professional Services / 105	Pflugerville ISD	(418.20)
09/30/12	360 Professional Services / 143	Pflugerville ISD	(1,254.60)
05/31/19	360 Professional Services / 2143	Pflugerville ISD	(499.80)
07/31/19	360 Professional Services / 2206	Pflugerville ISD	(249.90)
04/30/21	360 Professional Services / 2745	Pflugerville ISD	(260.10)
05/31/21	360 Professional Services / 2770	Pflugerville ISD	(260.10)
		TOTAL DEPOSIT	<u>\$ 749.10</u>

See Accountants' Report.

**Northtown Municipal Utility District
LAKES AT TECH RIDGE
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
11/21/06		INITIAL DEPOSIT	\$ 2,500.00
10/31/09	ARMBRUST & BROWN / 82169	10/09 SPEC PROJ-LAKE AT TECH RIDGE	(82.50)
11/30/09	ARMBRUST & BROWN / 82627	11/09 SPEC PROJ-LAKE AT TECH RIDGE	<u>(660.00)</u>
		TOTAL DEPOSIT	<u>\$ 1,757.50</u>

See Accountants' Report.

**Northtown Municipal Utility District
 FAUST DRAINAGE ON HOWARD LN DEPOSITS
 July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/14/08		INITIAL DEPOSIT	\$ 1,000.00
03/06/08	SAM JONES / 2202	02/08 B FAUST DRAINAGE EASEMENT	(240.00)
		TOTAL DEPOSIT	<u>\$ 760.00</u>

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/10/08	MB HARRIS RIDGE - DEPOSIT		2,500.00
10/31/09	ARMBRUST / 82052	HARRIS RIDGE COMMERCIAL	(71.00)
12/31/09	ARMBRUST / 83347	HARRIS RIDGE COMMERCIAL	(142.00)
		TOTAL DEPOSIT	<u>\$ 2,287.00</u>

**Northtown Municipal Utility District
Dessau Retail Deposit
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/05/09	DEPOSIT		2,500.00
04/30/09	DEPOSIT - INDUSTRIAL WASTE PERMIT		1,500.00
04/30/09	SAM JONES / 2846	DESSAU RETAIL	(480.00)
08/31/09	CITY OF AUSTIN	INDUSTRIAL WASTE PERMIT	(64.94)
10/31/09	JONES - HERDY / 3095	DESSAU RETAIL	(100.00)
11/30/09	JONES - HERDY / 3129	DESSAU RETAIL	(480.00)
		TOTAL DEPOSIT	<u>\$ 2,875.06</u>

**Northtown Municipal Utility District
Tech Ridge Multifamily
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/04/11	Deposit	Escrow	5,000.00
09/30/11	Kimley-Horn & Associates / 68534011-0911	9/11 Engineering Fees - Tech Ridge Apartments	(460.00)
10/31/11	Kimley-Horn & Associates / 68534011-1011	10/11 Engineering Fees - Tech Ridge Apartments	(230.00)
10/31/11	Bank Fees associated with international check		(225.00)
11/30/11	ARMBRUST & BROWN / 98978	11/11 Legal Fees - Tech Ridge Apartments	(1,029.50)
11/30/11	Kimley-Horn & Associates / 68534011-1111	11/11 Engineering Fees - Tech Ridge Apartments	(460.00)
12/31/11	ARMBRUST & BROWN / 99596	12/11 Legal Fees - Tech Ridge Apartments	(2,201.00)
12/31/11	Kimley-Horn & Associates / 68534011-1211	12/11 Engineering Fees - Tech Ridge Apartments	(690.00)
01/31/12	ARMBRUST & BROWN / 100048	01/12 Legal Fees - Tech Ridge Apartments	(1,228.50)
02/29/12	ARMBRUST & BROWN / 100618	02/12 Legal Fees - Tech Ridge Apartments	(895.50)
02/29/12	Invoiced #1082 - Paid		5,295.50
03/31/12	ARMBRUST & BROWN / 101078	03/12 Legal Fees - Tech Ridge Apartments	(842.00)
03/31/12	ARMBRUST & BROWN / 101195	03/12 Legal Fees - Tech Ridge Apartments	(759.57)
04/30/12	360 Professional Services / 58	4/12 Engineering Fees - Tech Ridge Apartments	(418.20)
04/30/12	Armburst & Brown, P.L.L.C. / 101562	4/12 Legal Fees - Tech Ridge Apartments	(205.25)
04/30/12	Armburst & Brown, P.L.L.C. / 101570	4/12 Legal Fees - Tech Ridge Apartments	(1,015.00)
05/31/12	Invoiced #1096		5,364.02
05/31/12	Armburst & Brown, P.L.L.C. / 102125	5/12 Legal Fees - Tech Ridge Apartments	(840.00)
05/31/12	Armburst & Brown, P.L.L.C. / 102118	5/12 Legal Fees - Tech Ridge Apartments	(287.00)
05/31/12	360 Professional Services / 74	5/12 Engineering Fees - Tech Ridge Apartments	(638.50)
06/30/12	Armburst & Brown, P.L.L.C. / 102709	6/12 Legal Fees - Tech Ridge Apartments	(287.00)
06/30/12	Armburst & Brown, P.L.L.C. / 102716	6/12 Legal Fees - Tech Ridge Apartments	(52.50)
07/31/12	360 Professional Services / 106	7/12 Engineering Fees - Tech Ridge Apartments	(836.40)
07/31/12	Armburst & Brown, P.L.L.C. / 103169	7/12 Legal Fees - Tech Ridge Apartments	(1,055.00)
07/31/12	Armburst & Brown, P.L.L.C. / 103161	7/12 Legal Fees - Tech Ridge Apartments	(300.73)
08/31/12	Armburst & Brown, P.L.L.C. / 103602	8/12 Legal Fees - Tech Ridge Apartments	(233.54)
08/31/12	Armburst & Brown, P.L.L.C. / 103729	8/12 Legal Fees - Tech Ridge Apartments	(1,937.50)
08/31/12	Invoiced #1103		6,468.17
09/30/12	360 Professional Services / 142	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	360 Professional Services / 144	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	Armburst & Brown, P.L.L.C. / 104097	9/12 Legal Fees - Tech Ridge Apartments	(300.00)
09/30/12	Armburst & Brown, P.L.L.C. / 104228	9/12 Legal Fees - Tech Ridge Apartments	(562.50)
09/30/12	Armburst & Brown, P.L.L.C. / 104231	9/12 Legal Fees - Tech Ridge Apartments	(717.50)
10/31/12	360 Professional Services / 164	10/12 Engineering Fees - Tech Ridge Apartments	(836.40)
10/31/12	Armburst & Brown, P.L.L.C. / 104722	10/12 Legal Fees - Tech Ridge Apartments	(1,564.12)
10/31/12	Armburst & Brown, P.L.L.C. / 104724	10/12 Legal Fees - Tech Ridge Apartments	(1,925.00)
11/19/12	Invoiced #1108		6,323.72
11/30/12	360 Professional Services / 188	11/12 Engineering Fees - Tech Ridge Apartments	(836.40)
11/30/12	Armburst & Brown, P.L.L.C. / 105303	11/12 Legal Fees - Tech Ridge Apartments	(1,924.28)
11/30/12	Armburst & Brown, P.L.L.C. / 105304	11/12 Legal Fees - Tech Ridge Apartments	(63.39)
12/31/12	360 Professional Services / 208	12/12 Engineering Fees - Tech Ridge Apartments	(836.40)
12/31/12	Armburst & Brown, P.L.L.C. / 105795	12/12 Legal Fees - Tech Ridge Apartments	(1,312.50)
01/31/13	360 Professional Services / 232	1/13 Engineering Fees - Tech Ridge Apartments	(140.00)
01/31/13	Armburst & Brown, P.L.L.C. / 106344	1/13 Legal Fees - Tech Ridge Apartments	(219.30)
02/18/13	Invoiced #1120		5,332.27
02/28/13	360 Professional Services / 257	2/13 Engineering Fees - Tech Ridge Apartments	(438.60)
02/28/13	Armburst & Brown, P.L.L.C. / 106865	2/13 Legal Fees - Tech Ridge Apartments	(122.50)
03/31/13	360 Professional Services / 281	3/13 Engineering Fees - Tech Ridge Apartments	(438.60)
03/31/13	360 Professional Services / 282	3/13 Engineering Fees - Tech Ridge Apartments	(877.20)
03/31/13	Armburst & Brown, P.L.L.C. / 107423	3/13 Legal Fees - Tech Ridge Apartments	(700.00)
04/30/13	360 Professional Services / 297	4/13 Engineering Fees - Tech Ridge Apartments	(657.90)
04/30/13	Armburst & Brown, P.L.L.C. / 108033	4/13 Legal Fees - Tech Ridge Apartments	(70.00)
05/31/13	Armburst & Brown, P.L.L.C. / 108696	5/13 Legal Fees - Tech Ridge Apartments	(122.50)
07/31/13	Armburst & Brown, P.L.L.C. / 109827	7/13 Legal Fees - Tech Ridge Apartments	(290.50)
02/28/14	360 Professional Services / 487	2/14 Engineering Fees - Tech Ridge Apts/The Oaks	(448.80)
06/30/14	360 Professional Services / 605	6/14 Engineering Fees - Tech Ridge Apts/The Oaks	(897.60)
07/31/14	Invoiced #1159		5,064.20
09/30/14	360 Professional Services / 695	9/14 Engineering Fees - Tech Ridge Apts/The Oaks	(239.34)
03/31/12	360 Professional Services / 824	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
04/30/15	360 Professional Services / 848	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
08/31/15	360 Professional Services / 958	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
TOTAL DEPOSIT			<u>\$ 3,383.66</u>

**Northtown Municipal Utility District
Villas at Tech Ridge
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/30/13	Deposit		5,000.00
05/31/13	360 Professional Services / 314	5/13 Engineering Fees - Villas at Tech Ridge	(219.30)
02/28/14	360 Professional Services / 489	2/14 Engineering Fees - Villas at Tech Ridge	(897.60)
06/30/16	360 Professional Services / 1208	6/16 Engineering Fees - Villas at Tech Ridge	(234.60)
05/31/17	360 Professional Services / 1539	5/17 Engineering Fees - Villas at Tech Ridge	(239.70)
		TOTAL DEPOSIT	<u>\$ 3,408.80</u>

**Northtown Municipal Utility District
Edenbrook Ridge
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
TOTAL DEPOSIT			<u>\$ 4,739.90</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
12/30/14	Invoiced #1170		2,500.00
12/31/14	360 Professional Services #755	Heatherwilde Retail Center	(224.40)
01/31/15	360 Professional Services #778	Heatherwilde Retail Center	(459.00)
03/31/15	360 Professional Services #801	Heatherwilde Retail Center	(918.00)
03/31/15	360 Professional Services #823	Heatherwilde Retail Center	(688.50)
03/31/15	Invoiced #1178	Heatherwilde Retail Center	1,601.40
06/30/16	360 Professional Services #823	Heatherwilde Retail Center	(469.20)
08/31/16	360 Professional Services #1264	Heatherwilde Retail Center	(234.60)
09/30/16	Received payment	Heatherwilde Retail Center	2,500.00
09/30/16	360 Professional Services #1295	Heatherwilde Retail Center	(703.80)
09/30/16	Armbrust & Brown #132421	Heatherwilde Retail Center	(793.00)
10/31/16	360 Professional Services #1319	Heatherwilde Retail Center	(703.80)
10/31/17	360 Professional Services #1669	Heatherwilde Retail Center	(239.70)
03/31/18	360 Professional Services #1780	Heatherwilde Retail Center	(244.80)
08/31/17	Cash Receipts		1,500.00
08/31/17	360 Professional Services	2800 Heatherwilde	(239.70)
08/31/17	Armbrust & Brown, PLLC	2800 Heatherwilde	(154.50)
04/30/18	360 Professional Services #1806	Heatherwilde Retail Center	(1,224.00)
08/31/18	360 Professional Services #1914	Heatherwilde Retail Center	(489.60)
02/28/19	360 Professional Services #2059	Heatherwilde Retail Center	(249.90)
03/31/19	Cash Receipts		2,935.10
04/30/19	360 Professional Services #2105	Heatherwilde Retail Center	(1,249.50)
05/31/19	360 Professional Services #2140	Heatherwilde Retail Center	(999.60)
		Total Invoice	<u>\$ 750.90</u>

**Northtown Municipal Utility District
HPI Real Estate
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
06/13/16	Invoiced #1197		2,500.00
06/30/16	360 Professional Services #1206	HPI Real Estate Plan Review	<u>(1,200.00)</u>
		TOTAL DEPOSIT	<u>\$ 1,300.00</u>

**Northtown Municipal Utility District
Dessau Fountain Estates
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
		TOTAL DEPOSIT	<u>\$ 3,881.00</u>

**Northtown Municipal Utility District
The Lakes Blvd - St. Croix
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
01/19/17	Invoiced		2,500.00
01/31/17	Armbrust & Brown/134800	The Lakes Blvd. - St. Croix	(467.50)
02/28/17	Armbrust & Brown/135446	The Lakes Blvd. - St. Croix	(510.00)
03/31/17	Armbrust & Brown/136079	The Lakes Blvd. - St. Croix	(170.00)
TOTAL DEPOSIT			<u>\$ 1,352.50</u>

**Northtown Municipal Utility District
Pact Ventures - Lake/Ntown Blvd.
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
04/20/17	Cash Receipts		2,500.00
04/30/17	360 Professional Services/#1510	Pact Ventures - Lake/Ntown Blvd.	(479.40)
05/31/17	Armbrust & Brown/137505	Pact Ventures - Lake/Ntown Blvd.	(70.00)
04/20/18	Cash Receipts		2,500.00
05/31/19	360 Professional Services/#2142	Pact Ventures - Lake/Ntown Blvd.	(499.80)
01/31/20	360 Professional Services/#2380	Pact Ventures - Lake/Ntown Blvd.	(1,068.20)
03/31/20	360 Professional Services/#2438	Pact Ventures - Lake/Ntown Blvd.	(510.00)
07/31/20	360 Professional Services/#2521	Pact Ventures - Lake/Ntown Blvd.	(510.00)
		TOTAL DEPOSIT	<u>\$ 1,862.60</u>

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
TOTAL DEPOSIT			<u>\$ 1,223.20</u>

**Northtown Municipal Utility District
Villages at Northtown - Yentai
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/29/18	Cash Receipts		1,500.00
05/31/18	360 Professional Services	Villages at NT - Yentai	(489.60)
06/30/18	360 Professional Services	Villages at NT - Yentai	(244.80)
		TOTAL DEPOSIT	<u>\$ 765.60</u>

**Northtown Municipal Utility District
Dessau Retail - ACR
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
		TOTAL DEPOSIT	<u>\$ 1,170.30</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/19	Check #138329		5,000.00
04/30/19	360 Professional Services - 2108		(499.80)
05/31/19	360 Professional Services - 2145		(749.70)
06/30/19	360 Professional Services - 2177		(499.80)
07/31/19	360 Professional Services - 2177		(2,855.56)
08/31/19	360 Professional Services - 2234		(1,249.50)
08/31/19	Invoice #1273		5,854.36
11/30/19	360 Professional Services - 2318		(818.77)
12/31/19	360 Professional Services - 2346		(1,249.50)
01/31/20	360 Professional Services - 2382		(2,618.59)
01/31/20	Armbrust & Brown - 161289		(1,281.50)
02/29/20	Invoice #1282		3,468.36
02/29/20	360 Professional Services - 2412		(355.38)
02/29/20	Armbrust & Brown - 161985		(235.00)
03/31/20	360 Professional Services - 2440		(2,040.00)
03/31/20	Armbrust & Brown - 162527		(564.00)
05/08/20	Invoice #1285		3,194.38
05/31/20	Armbrust & Brown - 164169		(47.00)
06/30/20	360 Professional Services - 2498		(1,430.71)
06/30/20	Armbrust & Brown - 164764		(70.50)
07/31/20	Armbrust & Brown - 165345		(376.00)
07/31/20	360 Professional Services - 2524		(1,076.17)
09/30/20	Armbrust & Brown - 166376		(2,491.00)
09/30/20	360 Professional Services - 2577		(2,116.49)
10/31/20	Armbrust & Brown - 166376		(1,386.50)
10/31/20	360 Professional Services - 2577		(714.36)
11/30/20	360 Professional Services - 2633		(765.00)
11/30/20	Invoice #1295		9,708.73
11/30/20	Armbrust & Brown - 168700		(760.98)
12/31/20	360 Professional Services - 2654		(448.80)
12/31/20	Armbrust & Brown - 169306		(67.33)
01/31/21	360 Professional Services - 2676		(1,300.50)
01/31/21	Armbrust & Brown - 170376		(375.00)
02/28/21	360 Professional Services - 2697		(520.20)
03/31/21	360 Professional Services - 2722		(780.30)
05/03/21	Invoice #1306		5,018.11
06/30/21	360 Professional Services - 2797		(260.10)
TOTAL DEPOSIT			<u>\$ 2,239.90</u>

**Northtown Municipal Utility District
Village at Northtown - Kiosk
July 31, 2021**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
12/12/19	Deposit		10,000.00
		TOTAL DEPOSIT	<u>\$ 10,000.00</u>

**Northtown Municipal Utility District
Heatherwilde Multi-Family
July 31, 2021**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/23/21	Deposit		3,500.00
05/31/21	360 Professional Services - 2773	Heatherwilde MF	(2,698.83)
06/30/21	360 Professional Services - 2795	Heatherwilde MF	(397.80)
		TOTAL DEPOSIT	<u>\$ 403.37</u>

**Northtown M.U.D.
Write Off Summary
7/31/2021**

	Write Offs	Collections
FYE 9/2010	13,834.45	473.84
FYE 9/2011	13,463.25	81.44
FYE 9/2012	11,700.83	336.33
FYE 9/2013	13,647.71	412.86
FYE 9/2014	12,852.94	961.95
FYE 9/2015	16,873.05	1,676.53
FYE 9/2016	9,253.23	913.40
10/31/2016	1,159.26	38.91
11/30/2016	1,596.29	41.72
12/31/2016	396.88	42.96
1/31/2017	1,169.91	-
2/28/2017	600.00	28.97
3/31/2017	450.00	159.46
4/30/2017	600.00	259.65
5/31/2017	539.78	287.34
6/30/2017	-	339.23
7/31/2017	750.00	189.74
8/31/2017	999.14	323.79
9/30/2017	900.00	10.50
10/31/2017	980.97	-
11/30/2017	-	89.77
12/31/2017	2,867.56	10.50
1/31/2018	2,851.81	36.83
2/28/2018	410.69	10.50
3/31/2018	327.24	253.40
4/30/2018	564.03	171.48
5/31/2018	233.93	134.35
6/30/2018	1,165.20	82.73
7/31/2018	1,006.20	183.40
8/31/2018	630.08	10.50
9/30/2018	939.65	10.50
10/31/2018	1,519.24	-
11/30/2018	1,126.33	66.18
12/31/2018	1,485.30	28.93
1/31/2019	739.81	101.42
2/28/2019	462.99	92.54
3/31/2019	1,233.07	-
4/30/2019	91.48	-
5/31/2019	-	138.08
6/30/2019	-	-
7/31/2019	61.20	-
8/31/2019	353.47	65.37
9/30/2019	970.21	214.04
10/31/2019	276.53	-
11/30/2019	684.32	-
12/31/2019	1,400.21	104.02
1/31/2020	165.18	-
2/29/2020	79.55	78.53
3/31/2020	493.52	-
4/30/2020	347.84	-
5/31/2020	118.38	330.15
6/30/2020	567.92	434.94
7/31/2020	-	-
8/31/2020	1,534.99	-
9/30/2020	837.99	-
10/31/2020	1,681.38	262.72
11/30/2020	1,810.70	74.56
12/31/2020	577.34	-
1/31/2021	1,945.60	21.00
2/28/2021	898.79	266.15
3/31/2021	-	217.22
4/30/2021	-	358.51
5/31/2021	5,502.46	89.85
6/30/2021	1,130.42	-
7/31/2021	5,413.65	23.06
Total	\$ 146,273.95	\$ 10,539.85

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
July 31, 2021**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-16	1958	220,721.74	6,920.87
November-16	1840	201,009.94	6,312.00
December-16	1863	207,683.69	6,508.04
January-17	1877	195,328.24	6,142.69
February-17	1947	197,166.86	6,186.86
March-17	1936	235,155.31	7,367.62
April-17	1794	175,830.58	5,517.89
May-17	1962	206,750.59	6,488.14
June-17	1942	210,928.05	6,614.45
July-17	1935	239,142.78	7,505.93
August-17	1872	227,201.20	7,116.90
September-17	1964	222,162.72	6,969.78
October-17	2028	224,428.15	7,050.61
November-17	2017	229,825.06	7,202.19
December-17	1744	196,345.31	6,158.47
January-18	1995	224,381.39	7,085.75
February-18	1889	195,236.14	6,136.74
March-18	2015	226,704.72	7,107.65
April-18	1961	194,778.05	6,159.65
May-18	2099	232,395.24	7,340.16
June-18	2008	212,161.55	6,704.81
July-18	1900	219,001.23	6,920.89
August-18	2157	250,463.89	7,908.95
September-18	1729	198,373.43	6,270.76
October-18	2102	247,267.32	7,651.49
November-18	2125	212,229.42	6,864.10
December-18	1815	176,397.63	5,581.58
January-19	2173	244,143.89	7,710.52
February-19	1935	203,826.62	6,437.51
March-19	2125	237,799.95	7,512.32
April-19	1735	153,262.31	4,868.08
May-19	1986	197,925.79	6,293.26
June-19	2090	205,798.67	6,536.19
July-19	2050	213,381.58	6,778.87
August-19	1983	207,051.29	6,578.49
September-19	1942	207,281.87	6,586.88
October-19	2172	255,679.20	8,167.17
November-19	1805	198,054.42	6,342.12
December-19	1918	227,725.38	7,304.88
January-20	2130	230,098.83	7,490.36
February-20	1879	191,546.96	6,395.79
March-20	1956	199,342.81	6,630.32
April-20	1863	162,509.88	5,439.62
May-20	1946	216,305.15	7,151.51
June-20	1949	234,373.42	7,761.40
July-20	1781	177,844.17	5,862.33
August-20	1548	173,618.74	5,225.96
September-20	1614	217,261.56	6,552.02
October-20	1792	224,220.07	6,795.35
November-20	1731	204,338.19	6,252.41
December-20	1854	211,276.61	6,414.87
January-21	1933	191,406.94	5,819.86
February-21	1723	193,913.20	5,893.22
March-21	1911	188,784.36	5,736.28
April-21	1825	197,494.26	6,190.66
May-21	1924	219,960.64	6,677.13
June-21	2041	264,783.80	8,037.30
July-21	2074	236,922.93	7,186.65

See Accountants' Report.

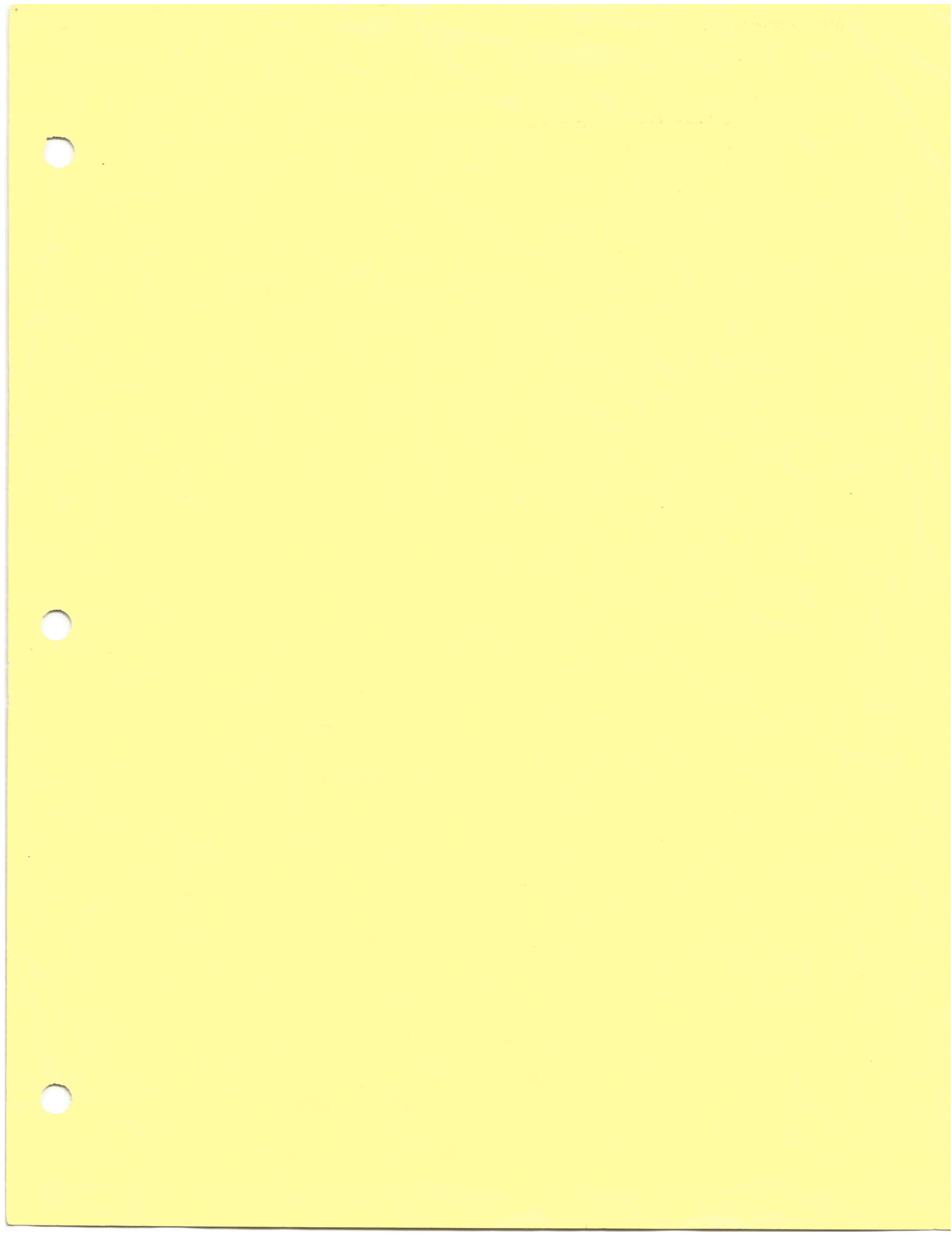
Northtown M.U.D.
Payroll Summary - Directors
 October 1, 2020 through August 24, 2021

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustments				
Gross Pay				
Director Fees	5,850.00	3,600.00	3,150.00	12,600.00
Total Gross Pay	5,850.00	3,600.00	3,150.00	12,600.00
Adjusted Gross Pay	5,850.00	3,600.00	3,150.00	12,600.00
Taxes Withheld				
Medicare Employee	(84.82)	(52.21)	(45.68)	(182.71)
Social Security Employee	(362.70)	(223.20)	(195.30)	(781.20)
Total Taxes Withheld	(447.52)	(275.41)	(240.98)	(963.91)
Net Pay	<u>5,402.48</u>	<u>3,324.59</u>	<u>2,909.02</u>	<u>11,636.09</u>
Employer Taxes and Contributions				
Medicare Company	84.82	52.21	45.68	182.71
Social Security Company	362.70	223.20	195.30	781.20
Total Employer Taxes and Contributions	<u>447.52</u>	<u>275.41</u>	<u>240.98</u>	<u>963.91</u>

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security
October 1, 2020 through August 24, 2021

	Gonzalez, Oscar Z	Hell, Jean-Christophe V	Howard, Alan G	Jenkinson, Robert D	Jones, Tracy	Pvin, Walter F	Ribsam, John J	Segovia III, Jose P.	Taylor, Matthew A	Williams, Christophe C	Yerborough, Cotton L	TOTAL
Employees Wages, Taxes and Adjustm...												
Gross Pay	4,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,050.00
Security Coordinator	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,140.00
Security Holiday	8,640.00	5,640.00	1,710.00	2,250.00	7,050.00	5,740.00	6,990.00	8,400.00	8,000.00	8,080.00	2,100.00	64,600.00
Security Hourly	13,440.00	5,640.00	1,710.00	2,250.00	7,050.00	5,740.00	6,990.00	8,400.00	8,000.00	8,080.00	2,490.00	69,790.00
Total Gross Pay	13,440.00	5,640.00	1,710.00	2,250.00	7,050.00	5,740.00	6,990.00	8,400.00	8,000.00	8,080.00	2,490.00	69,790.00
Adjusted Gross Pay	13,440.00	5,640.00	1,710.00	2,250.00	7,050.00	5,740.00	6,990.00	8,400.00	8,000.00	8,080.00	2,490.00	69,790.00
Taxes Withheld	(1,081.00)	0.00	(80.00)	0.00	(1,097.00)	(31.00)	(486.00)	(246.00)	(298.00)	0.00	(9.00)	(3,328.00)
Retirement Withholding	(194.88)	(81.79)	(24.80)	(32.63)	(102.23)	(53.23)	(101.36)	(122.81)	(116.00)	(117.16)	(36.11)	(1,012.00)
Medicare Employee	(833.38)	(349.68)	(106.02)	(139.50)	(437.10)	(355.88)	(433.38)	(520.80)	(496.00)	(500.96)	(154.38)	(4,326.98)
Social Security Employee	(2,109.16)	(431.47)	(210.82)	(172.13)	(1,636.33)	(470.11)	(1,020.74)	(888.61)	(910.00)	(618.12)	(199.49)	(8,666.98)
Total Taxes Withheld	11,330.84	5,208.53	1,499.18	2,077.87	5,413.67	5,269.89	5,969.26	7,511.39	7,990.00	7,461.88	2,290.51	61,123.02
Net Pay	194.88	81.79	24.80	32.63	102.23	83.23	101.36	122.81	116.00	117.16	36.11	1,012.00
Employer Taxes and Contributions	833.38	349.68	106.02	139.50	437.10	355.88	433.38	520.80	496.00	500.96	154.38	1,559.44
Medicare Company	232.00	30.24	27.30	35.00	175.80	141.88	176.28	212.52	207.80	200.32	39.84	1,559.44
Social Security Company												
TA - Unemployment												
Total Employer Taxes and Contributions	1,280.16	521.71	158.18	208.13	715.13	580.39	711.02	855.13	819.80	818.44	230.33	6,898.42



**NORTHTOWN MUNICIPAL UTILITY DISTRICT
SUBCOMMITTEE LIST**

Budget/Finance/Investments Subcommittee

Directors: Amaro, Campbell

Communications Subcommittee

Directors: Campbell, Hill

Crossroads Contract Renewal Subcommittee

Directors: Campbell, Hill

Infrastructure Subcommittee (including fence/facility assessment)

Directors: Campbell, Amaro
Additional member: Scott Foster

Median and Right-of-Way Maintenance Subcommittee

Directors: Capers, Hill

New Facility Construction Subcommittee (formerly Office Construction Subcommittee) (does not include utility infrastructure construction)

Directors: Hill, Richter
Additional member: Oliver

Office Lease Subcommittee

Directors: Hill, Richter
Additional member: Oliver

Park Subcommittee

Directors: Richter, Capers

Rate Order Subcommittee

Directors: Capers, Hill

Restrictive Covenant Committee (includes lawsuit approval authority)

Directors: Amaro, Richter

Security and Public Safety Subcommittee

Directors: Capers, Amaro
Additional members: Deputy Gonzalez and Mona Oliver

Signage/Sign Subcommittee

Directors: Campbell, Richter

Solid Waste Subcommittee

Directors: Capers, Hill

Trustees for Employee Retirement Plan

Directors: Richter, Amaro
Additional member: Mona Oliver

Vehicles Life Cycle Policy Subcommittee

Directors: Hill, Capers

Uninterruptable Power Source (“UPS”) Subcommittee (surge protection)

Directors: Hill, Amaro

Village@Northtown Subcommittee

Directors: Hill, Campbell

Village@Northtown Multi-family Project Access Subcommittee

Directors: Richter, Hill

Additional members: Scott Foster and Mona Oliver

Website Subcommittee

Directors: Richter, Campbell

Wholesale Water and Wastewater Rate Challenge Subcommittee

Directors: Campbell, Richter

Inactive Subcommittees:

Drought Contingency Plan Subcommittee

Directors: Campbell, Hill

Additional member: Mona Oliver

Multifamily Project Subcommittee

Directors: Campbell, Amaro

Compensation and Employee Retirement System Subcommittee

Directors: Richter, Amaro