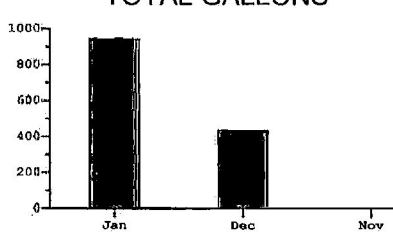


ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550		SERVICE ADDRESS 23223 GOSLING RD DOM		ACCOUNT NUMBER 75140-1400040001	
SERVICE PERIOD		FROM TO		BILLING DATE	
		12/13/22 01/13/23		01/31/23	
READ DATE(W) 01/13/23 METER NUM. 200583241 PRES. READ 4260.0 PREV. READ 3899.0 TOTAL GALLONS 361.0 Usage In 1,000's CMP. MTR(W) 01/13/23 METER NUM. 200583241 PRES. READ 8970.0 PREV. READ 8382.0 TOTAL GALLONS 588.0 Usage In 1,000's		TOTAL GALLONS 		DESCRIPTION AMOUNT BALANCE FORWARD 16,326.3 PAYMENT 01/18 -16,326.3 WATER 6,320.0 SEWER 7,694.6 NHCRWA 5,020.2 THIS MONTH 19,034.8	
Average residential usage in 1,000's Gls: 5.0				TOTAL NOW DUE 19,034.8 PENALTY AMOUNT 1,903.48 PAY THIS AMOUNT AFTER 02/24/2023 20,938.2	

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
Pay by phone (automated): (855) 512-3159
Pay your bill online: www.wdmtexas.com

If you have not received your tax statement and you do not escrow your taxes, please contact the Tax Office at 281-499-1223 or visit their website at www.taxtech.net.

34-E

AVR, In

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
Service Address 23223 GOSLING RD DOM

19,034.81	02/24/2023	20,938.29
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004000100190348100209382900190348107

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER	
	23223 GOSLING RD IRR		75140-1400040501	
	SERVICE PERIOD	FROM TO	BILLING DATE	
	12/13/22	01/13/23	01/31/23	
READ DATE(W) 01/13/23 METER NUM. 200837821 PRES. READ 3603.0 PREV. READ 3603.0 TOTAL GALLONS .0 Usage In 1,000's	TOTAL GALLONS 		DESCRIPTION AMOUNT BALANCE FORWARD 791.1 PAYMENT 01/18 -791.1 WATER 25.0 THIS MONTH 25.0	
Average residential usage in 1,000's Gls: 5.0			TOTAL NOW DUE 25.0 PENALTY AMOUNT 2.50 PAY THIS AMOUNT AFTER 02/24/2023 27.5	

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
 MONDAY THRU FRIDAY
 8:00AM - 5:00PM
 281-651-0861
 DROP BOX LOCATION:
 19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
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54-E

AVR, In

NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550
 PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
 PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
 Service Address 23223 GOSLING RD IRR

25.00	02/24/2023	27.50
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

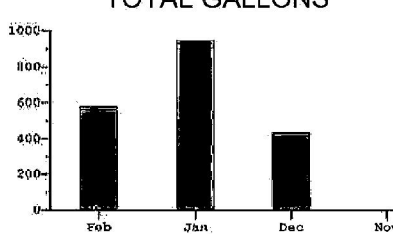
ARIZA GOSLING OWNER LLC
 C/O RUM 4695362
 PO BOX 5169
 OAK BROOK IL 60522



NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550

75140140004050100000250000000275000000250000

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER															
	23223 GOSLING RD DOM		75140-1400040001															
	SERVICE PERIOD	FROM TO	BILLING DATE															
	01/13/23	02/13/23	03/01/23															
READ DATE(W) 02/13/23 METER NUM. 200583241 PRES. READ 4590.0 PREV. READ 4260.0 TOTAL GALLONS 330.0 Usage In 1,000's CMP. MTR(W) 02/13/23 METER NUM. 200583241 PRES. READ 9222.0 PREV. READ 8970.0 TOTAL GALLONS 252.0 Usage In 1,000's	TOTAL GALLONS 		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>BALANCE FORWARD</td> <td>19,034.8</td> </tr> <tr> <td>PAYMENT 02/21</td> <td>-19,034.8</td> </tr> <tr> <td>WATER MULTI NT</td> <td>24,063.4</td> </tr> <tr> <td>SEWER MULTI NT</td> <td>7,694.6</td> </tr> <tr> <td>NHCRWA</td> <td>2,747.0</td> </tr> <tr> <td>THIS MONTH</td> <td>34,505.0</td> </tr> </tbody> </table>		DESCRIPTION	AMOUNT	BALANCE FORWARD	19,034.8	PAYMENT 02/21	-19,034.8	WATER MULTI NT	24,063.4	SEWER MULTI NT	7,694.6	NHCRWA	2,747.0	THIS MONTH	34,505.0
DESCRIPTION	AMOUNT																	
BALANCE FORWARD	19,034.8																	
PAYMENT 02/21	-19,034.8																	
WATER MULTI NT	24,063.4																	
SEWER MULTI NT	7,694.6																	
NHCRWA	2,747.0																	
THIS MONTH	34,505.0																	
<table border="1"> <tr> <td>TOTAL NOW DUE</td> <td>34,505.0</td> </tr> <tr> <td>PENALTY AMOUNT</td> <td>PAY THIS AMOUNT AFTER</td> </tr> <tr> <td>3,450.50</td> <td>03/24/2023</td> </tr> <tr> <td></td> <td>37,955.5</td> </tr> </table>			TOTAL NOW DUE	34,505.0	PENALTY AMOUNT	PAY THIS AMOUNT AFTER	3,450.50	03/24/2023		37,955.5								
TOTAL NOW DUE	34,505.0																	
PENALTY AMOUNT	PAY THIS AMOUNT AFTER																	
3,450.50	03/24/2023																	
	37,955.5																	

Average residential usage in 1,000's Gls: 4.0

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
 MONDAY THRU FRIDAY
 8:00AM - 5:00PM
 281-651-0861
 DROP BOX LOCATION:
 19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
 Pay by phone (automated): (855) 512-3159
 Pay your bill online: www.wdmtexas.com

Water Conservation Tips in the kitchen: When cooking, peel and clean vegetables in a large bowl of water instead of under running water. Fill your sink or basin when washing and rinsing dishes. Only run the dishwasher when it's full. Use the garbage disposal only when necessary (composting is a great alternative). Install faucet aerators.

4-E

AVR, In

NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550
 PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
 Service Address 23223 GOSLING RD DOM

34,505.04	03/24/2023	37,955.54
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

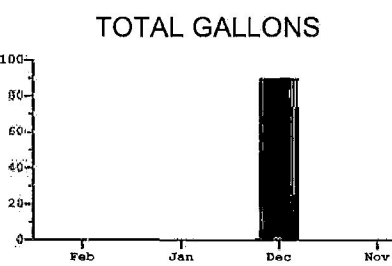
ARIZA GOSLING OWNER LLC
 C/O RUM 4695362
 PO BOX 5169
 OAK BROOK IL 60522



NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550

75140140004000100345050400379555400345050402

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER	
	23223 GOSLING RD IRR		75140-1400040501	
	SERVICE PERIOD	FROM TO	BILLING DATE	
	01/13/23	02/13/23	03/01/23	
READ DATE(W) METER NUM. PRES. READ PREV. READ TOTAL GALLONS Usage In 1,000's	02/13/23 200837821 3603.0 3603.0 .0	 <p>TOTAL GALLONS</p>		DESCRIPTION AMOUNT
		BALANCE FORWARD 25.0		
		PAYMENT 02/21 -25.0		
		WATER IRR NT 25.0		
		THIS MONTH 25.0		
		TOTAL NOW DUE 25.0		
		PENALTY AMOUNT 2.50	PAY THIS AMOUNT AFTER 03/24/2023 27.5	
Average residential usage in 1,000's Gls: 4.0				

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

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Water Conservation Tips in the kitchen: When cooking, peel and clean vegetables in a large bowl of water instead of under running water. Fill your sink or basin when washing and rinsing dishes. Only run the dishwasher when it's full. Use the garbage disposal only when necessary (composting is a great alternative). Install faucet aerators.

14-E

AVR, In

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
Service Address 23223 GOSLING RD IRR

25.00	03/24/2023	27.50
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

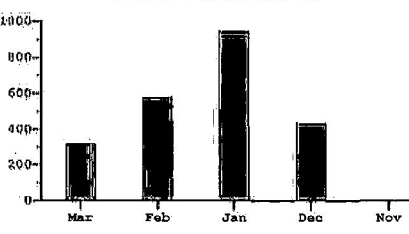
ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004050100000250000000275000000250000

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550		SERVICE ADDRESS 23223 GOSLING RD DOM		ACCOUNT NUMBER 75140-1400040001	
SERVICE PERIOD		FROM TO		BILLING DATE	
		02/13/23 03/13/23		03/28/23	
READ DATE(W) 03/13/23 METER NUM. 200583241 PRES. READ 4863.0 PREV. READ 4590.0 TOTAL GALLONS 273.0 Usage In 1,000's CMP. MTR(W) 03/13/23 METER NUM. 200583241 PRES. READ 9271.0 PREV. READ 9222.0 TOTAL GALLONS 49.0 Usage In 1,000's		TOTAL GALLONS 		DESCRIPTION AMOUNT BALANCE FORWARD 34,505.0 PAYMENT 03/24 -34,505.0 WATER MULTI NT 24,063.4 SEWER MULTI NT 7,694.6 NHCRWA 1,519.8 THIS MONTH 33,277.8	
				TOTAL NOW DUE 33,277.8 PENALTY AMOUNT 3,327.78 PAY THIS AMOUNT AFTER 04/24/2023 36,605.6	
Average residential usage in 1,000's Gls: 6.0					

1 ARIZA GOSLING OWNER LLC **MESSAGES**

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
Pay by phone (automated): (855) 512-3159
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****IMPORTANT MESSAGE****

Please be advised that effective May 1, 2023, there will be a \$1.00 processing fee for all e-check payments, including auto drafts.

4-E

AVR, In

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
Service Address 23223 GOSLING RD DOM

33,277.84	04/24/2023	36,605.62
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004000100332778400366056200332778408

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P O BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER	
	23223 GOSLING RD IRR		75140-1400040501	
	SERVICE PERIOD	FROM TO	BILLING DATE	
	02/13/23	03/13/23	03/28/23	

READ DATE(W) 03/13/23 METER NUM. 200837821 PRES. READ 3603.0 PREV. READ 3603.0 TOTAL GALLONS .0 Usage In 1,000's		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>BALANCE FORWARD</td> <td>25.0</td> </tr> <tr> <td>PAYMENT 03/24</td> <td>-25.0</td> </tr> <tr> <td>WATER IRR NT</td> <td>25.0</td> </tr> <tr> <td>THIS MONTH</td> <td>25.0</td> </tr> <tr> <td>TOTAL NOW DUE</td> <td>25.0</td> </tr> <tr> <td>PENALTY AMOUNT</td> <td>2.50</td> </tr> <tr> <td>PAY THIS AMOUNT AFTER</td> <td>04/24/2023</td> </tr> <tr> <td></td> <td>27.5</td> </tr> </tbody> </table>	DESCRIPTION	AMOUNT	BALANCE FORWARD	25.0	PAYMENT 03/24	-25.0	WATER IRR NT	25.0	THIS MONTH	25.0	TOTAL NOW DUE	25.0	PENALTY AMOUNT	2.50	PAY THIS AMOUNT AFTER	04/24/2023		27.5
DESCRIPTION	AMOUNT																			
BALANCE FORWARD	25.0																			
PAYMENT 03/24	-25.0																			
WATER IRR NT	25.0																			
THIS MONTH	25.0																			
TOTAL NOW DUE	25.0																			
PENALTY AMOUNT	2.50																			
PAY THIS AMOUNT AFTER	04/24/2023																			
	27.5																			

Average residential usage in 1,000's Gls: 6.0

1 ARIZA GOSLING OWNER LLC **MESSAGES**

BILLING INQUIRIES:
 MONDAY THRU FRIDAY
 8:00AM - 5:00PM
 281-651-0861
DROP BOX LOCATION:
 19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
 Pay by phone (automated): (855) 512-3159
 Pay your bill online: www.wdmtexas.com

****IMPORTANT MESSAGE****

Please be advised that effective May 1, 2023, there will be a \$1.00 processing fee for all e-check payments, including auto drafts.

4-E

AVR, In

NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550
 PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
 Service Address 23223 GOSLING RD IRR

25.00	04/24/2023	27.50
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

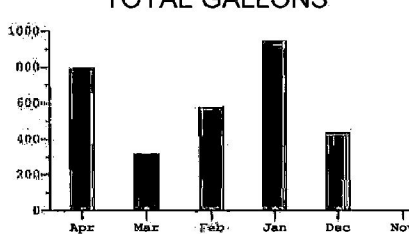
ARIZA GOSLING OWNER LLC
 C/O RUM 4695362
 PO BOX 5169
 OAK BROOK IL 60522



NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550

75140140004050100000250000000275000000250000

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER															
	23223 GOSLING RD DOM		75140-1400040001															
	SERVICE PERIOD	FROM TO	BILLING DATE															
	03/13/23	04/13/23	04/25/23															
READ DATE(W) 04/13/23 METER NUM. 200583241 PRES. READ 5165.0 PREV. READ 4863.0 TOTAL GALLONS 302.0 Usage In 1,000's CMP. MTR(W) 04/13/23 METER NUM. 200583241 PRES. READ 9765.0 PREV. READ 9271.0 TOTAL GALLONS 494.0 Usage In 1,000's	TOTAL GALLONS 		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>BALANCE FORWARD</td> <td>33,277.8</td> </tr> <tr> <td>PAYMENT 04/13</td> <td>-33,277.8</td> </tr> <tr> <td>WATER MULTI NT</td> <td>24,063.4</td> </tr> <tr> <td>SEWER MULTI NT</td> <td>7,694.6</td> </tr> <tr> <td>NHCRWA</td> <td>3,757.1</td> </tr> <tr> <td>THIS MONTH</td> <td>35,515.1</td> </tr> </tbody> </table>		DESCRIPTION	AMOUNT	BALANCE FORWARD	33,277.8	PAYMENT 04/13	-33,277.8	WATER MULTI NT	24,063.4	SEWER MULTI NT	7,694.6	NHCRWA	3,757.1	THIS MONTH	35,515.1
DESCRIPTION	AMOUNT																	
BALANCE FORWARD	33,277.8																	
PAYMENT 04/13	-33,277.8																	
WATER MULTI NT	24,063.4																	
SEWER MULTI NT	7,694.6																	
NHCRWA	3,757.1																	
THIS MONTH	35,515.1																	
Average residential usage in 1,000's Gls: 7.0		<table border="1"> <tr> <td>TOTAL NOW DUE</td> <td>35,515.1</td> </tr> <tr> <td>PENALTY AMOUNT</td> <td>PAY THIS AMOUNT AFTER</td> </tr> <tr> <td>3,551.51</td> <td>05/24/2023</td> </tr> <tr> <td></td> <td>39,066.6</td> </tr> </table>		TOTAL NOW DUE	35,515.1	PENALTY AMOUNT	PAY THIS AMOUNT AFTER	3,551.51	05/24/2023		39,066.6							
TOTAL NOW DUE	35,515.1																	
PENALTY AMOUNT	PAY THIS AMOUNT AFTER																	
3,551.51	05/24/2023																	
	39,066.6																	

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
 MONDAY THRU FRIDAY
 8:00AM - 5:00PM
 281-651-0861
 DROP BOX LOCATION:
 19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
 Pay by phone (automated): (855) 512-3159
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IMPORTANT ANNOUNCEMENT

We're very excited to announce our transition to an enhanced water & sewer utility billing software!
 Over the next few months, we will provide updates on this transition. Watch for an insert inside your monthly statement that will include your district's transition date.

54-E

AVR, IN

NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550
 PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
 Service Address 23223 GOSLING RD DOM

35,515.12	05/24/2023	39,066.63
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
 C/O RUM 4695362
 PO BOX 5169
 OAK BROOK IL 60522



NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550

75140140004000100355151200390666300355151209

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER
	23223 GOSLING RD IRR		75140-1400040501
	SERVICE PERIOD	FROM TO	BILLING DATE
	03/13/23	04/13/23	04/25/23
READ DATE(W) 04/13/23 METER NUM. 200837821 PRES. READ 3603.0 PREV. READ 3603.0 TOTAL GALLONS .0 Usage In 1,000's	TOTAL GALLONS 		DESCRIPTION AMOUNT BALANCE FORWARD 25.0 PAYMENT 04/17 -25.0 WATER IRR NT 25.0 THIS MONTH 25.0
		TOTAL NOW DUE	25.0
		PENALTY AMOUNT	PAY THIS AMOUNT AFTER
		2.50	05/24/2023 27.5
Average residential usage in 1,000's Gls: 7.0			

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

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Pay by phone (automated): (855) 512-3159
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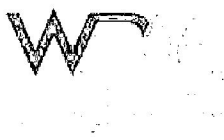
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4-E

AVR, If

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
Service Address 23223 GOSLING RD IRR

25.00	05/24/2023	27.50
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004050100000250000000275000000250000

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER
	23223 GOSLING RD DOM		75140-1400040001
	SERVICE PERIOD	FROM TO	BILLING DATE
	04/13/23	05/13/23	05/30/23

DESCRIPTION	AMOUNT
BALANCE FORWARD	35,515.1
PAYMENT 05/10	-35,515.1
WATER MULTI NT	59,853.9
SEWER MULTI NT	7,694.6
NHCRWA	3,709.9
THIS MONTH	71,258.4
TOTAL NOW DUE	71,258.4
PENALTY AMOUNT	PAY THIS AMOUNT AFTER
7,125.84	06/24/2023 78,384.2

TOTAL GALLONS	
May	~800
Apr	~800
Mar	~300
Feb	~500
Jan	~900
Dec	~400
Nov	~100

READ DATE(W) 05/13/23
 METER NUM. 200583241
 PRES. READ 5379.0
 PREV. READ 5165.0
 TOTAL GALLONS 214.0
 Usage In 1,000's
 CMP. MTR(W) 05/13/23
 METER NUM. 200583241
 PRES. READ 10337.0
 PREV. READ 9765.0
 TOTAL GALLONS 572.0
 Usage In 1,000's

Average residential usage in 1,000's Gls: 7.0

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
 MONDAY THRU FRIDAY
 8:00AM - 5:00PM
 281-651-0861
 DROP BOX LOCATION:
 19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
 Pay by phone (automated): (855) 512-3159
 Pay your bill online: www.wdmtexas.com

IMPORTANT ANNOUNCEMENT

We're very excited to announce our transition to an enhanced water & sewer utility billing software!

Over the next few months, we will provide updates on this transition. Watch for an insert inside your monthly statement that will include your district's transition date.

54-E

AVR, Tr

NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550
 PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
 PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040001
 Service Address 23223 GOSLING RD DOM

71,258.42	06/24/2023	78,384.26
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
 C/O RUM 4695362
 PO BOX 5169
 OAK BROOK IL 60522



NORTHAMPTON M.U.D.
 P. O. BOX 550
 SPRING TX 77383-0550

75140140004000100712584200783842600712584207

ARIZA GOSLING OWNER LLC

MAKE CHECK PAYABLE TO: NORTHAMPTON M.U.D. P. O. BOX 550 SPRING TX 77383-0550	SERVICE ADDRESS		ACCOUNT NUMBER	
	23223 GOSLING RD IRR		75140-1400040501	
	SERVICE PERIOD	FROM TO	BILLING DATE	
	04/13/23	05/13/23	05/30/23	
READ DATE(W) 05/13/23 METER NUM. 200837821 PRES. READ 3625.0 PREV. READ 3603.0 TOTAL GALLONS 22.0 Usage In 1,000's	<p>TOTAL GALLONS</p>		DESCRIPTION AMOUNT BALANCE FORWARD 25.0 PAYMENT 05/10 -25.0 WATER 62.5 NHCRA 103.8 THIS MONTH 166.3	
Average residential usage in 1,000's Gls: 7.0		TOTAL NOW DUE		166.3
		PENALTY AMOUNT		PAY THIS AMOUNT AFTER
		16.63		06/24/2023 182.9

1 ARIZA GOSLING OWNER LLC MESSAGES

BILLING INQUIRIES:
MONDAY THRU FRIDAY
8:00AM - 5:00PM
281-651-0861
DROP BOX LOCATION:
19720 KUYKENDAHL

Payment Options:

Pay by phone (live agent): (855) 270-3592
Pay by phone (automated): (855) 512-3159
Pay your bill online: www.wdmtexas.com

IMPORTANT ANNOUNCEMENT

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Over the next few months, we will provide updates on this transition. Watch for an insert inside your monthly statement that will include your district's transition date.

4-E

AVR, In

NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550
PHONE NO. (281) 651-0861



IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT
PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Account Number 75140-1400040501
Service Address 23223 GOSLING RD IRR

166.34	06/24/2023	182.97
ON OR BEFORE DUE DATE	DUE DATE	AFTER DUE DATE

AMOUNT PAID

ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK IL 60522



NORTHAMPTON M.U.D.
P. O. BOX 550
SPRING TX 77383-0550

75140140004050100001663400001829700001663406

Monthly Water Bill Statement

MAKE CHECK PAYABLE TO:

NORTHAMPTON MUD

PO Box 550

Spring, TX 77383

Website: www.wdmtexas.com

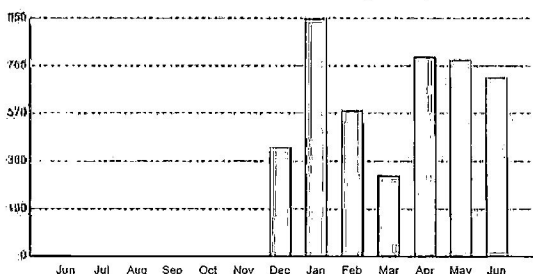


REGULAR BILL

CUSTOMER NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD DOM
ACCOUNT #	13765
SERVICE PERIOD	05/14/23 - 06/13/23
BILLING DATE	06/29/23
SECURITY CODE	10-13765-2UQB

METER NO.	PRIOR READ	CURRENT READ	READ DATE	TOTAL USAGE	THIS MONTH DIST AVG
200583241H	5,379	5,414	06/13/23	35	N/A
200583241L	10,337	11,017	06/13/23	680	

13 Month Water Usage (in 1000 gallons)



Meter Read Dates

ACCOUNT SUMMARY

Description	Amount
Balance Forward	\$71,258.42
General Credit Adjustment	(\$35,790.50)
Payment - Thank You!	(\$35,467.92)
Balance	\$0.00
Current Billing	
Water Charges	\$24,063.40
Sewer Charges	\$7,694.60
NHCRWA	\$3,374.80
Total Current Billing Charges	\$35,132.80
Due date applies to current charges only.	TOTAL DUE BY 07/24/23 \$35,132.80
	TOTAL DUE AFTER 07/24/23 \$38,646.08

GENERAL INFORMATION

BILLING INQUIRIES
MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM
19720 KUYKENDAHL RD. SPRING, TX 77379
281-651-0861

MESSAGES

Pay by phone (automated): (281) 968-9090
Pay your bill online: www.wdmtexas.com

To set up your new account please visit:
https://wdmtexas.starnik.net/RP_default.aspx
You will need to use the security code located on the upper right corner of your bill.

*****PLEASE RETURN BOTTOM PORTION WITH PAYMENT*****

Northampton MUD
PO Box 550
Spring, TX 77383
281-651-0861



ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK, IL 60522

NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD DOM
ACCOUNT #	13765
Statement Due Date <small>**Prev. Balance Due Immediately</small>	07/24/23
TOTAL DUE BY 07/24/23	\$35,132.80
TOTAL DUE AFTER 07/24/23	\$38,646.08
Amount Paid	\$

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT

Northampton MUD
PO Box 550
Spring, TX 77383

Monthly Water Bill Statement

MAKE CHECK PAYABLE TO:

NORTHAMPTON MUD

PO Box 550

Spring, TX 77383

Website: www.wdmtexas.com

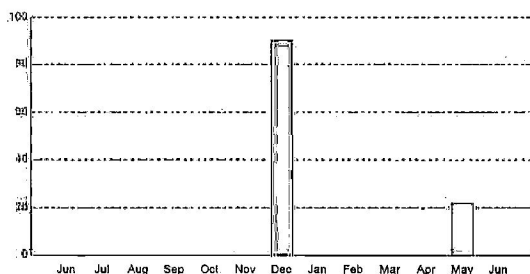


REGULAR BILL

CUSTOMER NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD IRR
ACCOUNT #	13767
SERVICE PERIOD	05/14/23 - 06/13/23
BILLING DATE	06/29/23
SECURITY CODE	10-13767-VK4G

METER NO.	PRIOR READ	CURRENT READ	READ DATE	TOTAL USAGE	THIS MONTH DIST AVG
200837821	3,625	3,625	06/13/23	0	N/A

13 Month Water Usage (In 1000 gallons)



Meter Read Dates

ACCOUNT SUMMARY

Description	Amount
Balance Forward	\$166.34
Payment - Thank You!	(\$166.34)
Balance	\$0.00
Current Billing	
Water Charges	\$25.00
Total Current Billing Charges	\$25.00
Due date applies to current charges only.	
TOTAL DUE BY 07/24/23	\$25.00
TOTAL DUE AFTER 07/24/23	\$27.50

GENERAL INFORMATION

BILLING INQUIRIES
MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM
19720 KUYKENDAHL RD. SPRING, TX 77379
281-651-0861

MESSAGES

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You will need to use the security code located on the upper right corner of your bill.

*****PLEASE RETURN BOTTOM PORTION WITH PAYMENT*****

Northampton MUD
PO Box 550
Spring, TX 77383
281-651-0861



ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK, IL 60522

NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD IRR
ACCOUNT #	13767
Statement Due Date <small>**Prev. Balance Due Immediately</small>	07/24/23
TOTAL DUE BY 07/24/23	\$25.00
TOTAL DUE AFTER 07/24/23	\$27.50
Amount Paid	\$

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT

Northampton MUD
PO Box 550
Spring, TX 77383

Monthly Water Bill Statement

MAKE CHECK PAYABLE TO:

NORTHAMPTON MUD

PO Box 550

Spring, TX 77383

Website: www.wdmtexas.com

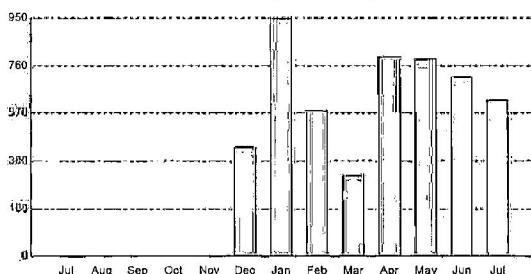


REGULAR BILL

CUSTOMER NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD DOM
ACCOUNT #	13765
SERVICE PERIOD	06/14/23 - 07/13/23
BILLING DATE	07/28/23
SECURITY CODE	10-13765-2UQB

METER NO.	PRIOR READ	CURRENT READ	READ DATE	TOTAL USAGE	THIS MONTH DIST AVG
200583241H	5,414	5,430	07/13/23	16	N/A
200583241L	11,017	11,624	07/13/23	607	

13 Month Water Usage (in 1000 gallons)



Meter Read Dates

MESSAGES

Pay by phone (automated): (281) 968-9090
Pay your bill online: www.wdmtexas.com

To set up your new account please visit:
https://wdmtexas.starnik.net/RP_default.aspx
You will need to use the security code located on the upper right corner of your bill.

ACCOUNT SUMMARY

Description	Amount
Previous Balance	\$35,132.80
Payment - Thank You!	(\$35,132.80)
Penalty	\$3,513.28
PREVIOUS BALANCE DUE BY 8/11/23	\$3,513.28
Current Billing	
Water Charges	\$24,063.40
Sewer Charges	\$7,694.60
NHCRWA	\$2,940.56
Total Current Billing Charges	\$34,698.56
Due date applies to current charges only.	
TOTAL DUE BY 08/24/23	\$38,211.84
TOTAL DUE AFTER 08/24/23	\$41,681.70

GENERAL INFORMATION

BILLING INQUIRIES
MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM
19720 KUYKENDAHL RD. SPRING, TX 77379
281-651-0861

*****PLEASE RETURN BOTTOM PORTION WITH PAYMENT*****

Northampton MUD
PO Box 550
Spring, TX 77383
281-651-0861



ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK, IL 60522

NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD DOM
ACCOUNT #	13765
Statement Due Date <small>**Prev. Balance Due Immediately</small>	08/24/23
TOTAL DUE BY 08/24/23	\$38,211.84
TOTAL DUE AFTER 08/24/23	\$41,681.70
Amount Paid	\$

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT

Northampton MUD
PO Box 550
Spring, TX 77383

Monthly Water Bill Statement

MAKE CHECK PAYABLE TO:

NORTHAMPTON MUD

PO Box 550

Spring, TX 77383

Website: www.wdmtexas.com

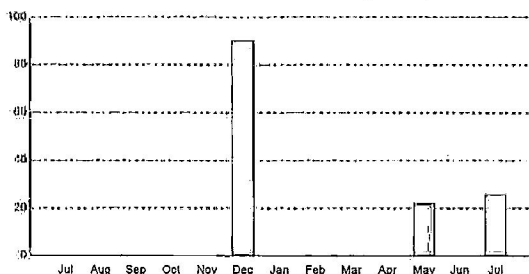


REGULAR BILL

CUSTOMER NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD IRR
ACCOUNT #	13767
SERVICE PERIOD	06/14/23 - 07/13/23
BILLING DATE	07/28/23
SECURITY CODE	10-13767-VK4G

METER NO.	PRIOR READ	CURRENT READ	READ DATE	TOTAL USAGE	THIS MONTH DIST AVG
200837821	3,625	3,651	07/13/23	26	N/A

13 Month Water Usage (in 1000 gallons)



Meter Read Dates

ACCOUNT SUMMARY

Description	Amount
Previous Balance	\$25.00
Payment - Thank You!	(\$25.00)
Penalty	\$2.50
PREVIOUS BALANCE DUE BY 8/11/23	\$2.50
Current Billing	
Water Charges	\$72.50
NHCRWA	\$122.72
Total Current Billing Charges	\$195.22
Due date applies to current charges only.	
TOTAL DUE BY 08/24/23	\$197.72
TOTAL DUE AFTER 08/24/23	\$217.24

GENERAL INFORMATION

BILLING INQUIRIES
MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM
19720 KUYKENDAHL RD. SPRING, TX 77379
281-651-0861

MESSAGES

Pay by phone (automated): (281) 968-9090
Pay your bill online: www.wdmtexas.com

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*****PLEASE RETURN BOTTOM PORTION WITH PAYMENT*****

Northampton MUD
PO Box 550
Spring, TX 77383
281-651-0861



ARIZA GOSLING OWNER LLC
C/O RUM 4695362
PO BOX 5169
OAK BROOK, IL 60522

NAME	ARIZA GOSLING OWNER LLC
SERVICE ADDRESS	23223 GOSLING RD IRR
ACCOUNT #	13767
Statement Due Date <small>**Prev. Balance Due Immediately</small>	08/24/23
TOTAL DUE BY 08/24/23	\$197.72
TOTAL DUE AFTER 08/24/23	\$217.24
Amount Paid	\$

IF YOUR MAILING ADDRESS HAS CHANGED PLEASE CORRECT

Northampton MUD
PO Box 550
Spring, TX 77383

NORTHAMPTON MUD

SUMMARY OF MULTI-FAMILY REVENUE

TABLE 1: SUMMARY - TOTAL REVENUE DISTRICT							
Customer	Units	Tax Revenue	W/S Revenue ¹	W/S per unit/mo.	Tax per unit/mo.	Combined Ann. Rev.	Combined Mo. Rev.
Landmark @ Auburn (two meters)	408	\$294,891	\$20,713.6	\$44.36	\$47.98	\$1,108	\$92.33
Auburn Lakes Investors (Crow)	346	\$227,598	\$189,736	\$45.69	\$54.82	\$1,206	\$100.51
Ariza Apartments	316	\$383,760	\$181,079	\$47.75	\$88.01	\$1,629	\$136.77
AVERAGE	357	\$285,413	\$146,978	\$45.99	\$68.60	\$1,364	\$109.53

TABLE 2: SUMMARY - TOTAL REVENUE DEFINED AREA							
Customer	Units	Tax Revenue	W/S Revenue	W/S per unit/mo.	Tax per unit/mo.	Combined Ann. Rev.	Combined Mo. Rev.
Waterford/Starboard ²	308	\$477,394	\$164,868	\$44.61	\$128.17	\$2,085	\$173.77

NOTE 1: Waterford Springs is within the Defined Area.

NOTE 2: Includes Irrigat on Revenue

TABLE 3: OPERATIONS REVENUE (does not include RWA or tap fees)							
Complex	Units	Water Rev.	Irr. Rev.	Sewer Rev.	ANN. TOTAL	ANN./UNIT	MO./UNIT
Landmark @ Auburn (two meters)	408	\$97,920	-	\$119,216	\$21,713.6	\$532.20	\$44.35
Auburn Lakes Investors	346	\$63,040	\$5,564	\$103,802	\$168,726	\$484.28	\$40.69
Ariza Apartments	316	\$75,840	\$12,904	\$30,398	\$181,079	\$573.03	\$47.75
Waterford/Starboard	308	\$73,920	\$80	\$89,988	\$164,868	\$536.28	\$44.61
AVERAGE ALL UNITS	345	\$62,680	\$6,472	\$100,662	\$188,197	\$547.20	\$45.60

TABLE 4: TAX REVENUE								
Complex	Units	2022 AV	AV/UNIT	TOT. TAX REV	DA TAX REV	ANN. TOTAL	ANN./UNIT	MO./UNIT
Landmark @ Auburn (W. Rayford)	408	\$46,978,261	\$115,143	\$294,891	N/A	\$294,891	\$5.75	\$47.98
Landmark @ Auburn (Hampton Point)								
Auburn Lakes Investors (Olympus)	346	\$45,313,643	\$131,540	\$227,598	N/A	\$227,598	\$65.90	\$54.82
Ariza Apartments	316	\$66,760,000	\$211,234	\$383,760	N/A	\$383,760	\$1,056.17	\$88.01
Waterford/Starboard	308	\$41,876,708	\$136,983	\$309,364	\$268,011	\$477,394	\$1,545.98	\$128.17
AVERAGE ALL UNITS	345	\$50,281,153	\$146,425	\$251,406	N/A	\$318,608	\$950	\$79.99

NOTE 1: NW MUD TR = \$1.56 per \$200

NOTE 2: DATR = \$0.64 per \$300

TABLE 5: BREAKDOWN - WATER REVENUE ONLY (does not include RWA or tap fees)						
Complex	Units	Address	Annual Use	Rate	ANN. TOTAL	Monthly Use/Unit
Landmark @ Auburn (W. Rayford)	204	5755 W Rayford	\$13,750	\$20/unit	\$48,960	\$39.41
Landmark @ Auburn (Hampton Point)	204	5755 W Rayford	498,390	\$20/unit	\$48,960	\$20.75
Auburn Lakes Investors	346	6000 W Rayford	2,097.66	\$20/unit	\$89,040	\$4.89
Ariza Apartments	316	23223 Gosling	656,580	\$20/unit	\$75,840	\$16.61
Waterford/Starboard	308	24530 Gosling	809,660	\$20/unit	\$73,920	\$29.86
TOTALS	1376	-	2,787,388	-	\$336,720	\$26.46

TABLE 6: BREAKDOWN - IRRIGATION REVENUE						
Complex	Units	Monthly/Unit	Address	Meter #	ANN. Use	Rate
Landmark @ Auburn (W. Rayford)	408				Per Operator	closed system so no separate irrigation
Auburn Lakes Investors	346	\$1.34			409,063	Tier
Ariza Apartments	316	\$3.40			656,580	Tier
Waterford/Starboard	308	\$0.26			809,660	Tier
TOTALS	1376	\$5.00				

TABLE 7: BREAKDOWN - SANITARY SEWER REVENUE				
Complex	Units	Monthly/Unit	Address	ANN. TOTAL
Landmark @ Auburn (two meters)	408	\$24.35	5755 W Rayford	\$119,216
Auburn Lakes Investors	346	\$24.35	6000 W Rayford	\$101,301
Ariza Apartments	316	\$24.35	23223 Gosling	\$50,335
Waterford/Starboard	308	\$24.35	24530 Gosling	\$89,398
TOTALS	1376	\$97.40		\$460,250

Section 3.1 Commercial/Irrigation Non-Taxable KISD	1,000 or less	\$25.00
	1,001 - 12,000	\$1.50 per 1,000 gallons
	12,001-20,000	\$2.00 per 1,000 gallons
	20,001-30,000	\$2.50 per 1,000 gallons
	30,001-75,000	\$3.50 per 1,000 gallons
	75,000 and over	\$5.00 per 1,000 gallons

Section 3.1 Apartments	7,000 or less	\$20.00 flat
	7,001 or more	\$1.50 per 1,000 gallons

KEY DEFINITIONS
<u>"Non-taxable"</u> (Article 1.G.) Any entity not subject to property taxation pursuant to the provisions of the Texas Property Tax Code, including churches and schools.

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-3

Please state the total number and produce the list of customers whose rates were changed by the Amended Rate Orders.

RESPONSE:

The Amended Rate Orders established new rates for customers of the Tax Exempt Multi-Family Residential rate class and Defined Area Tax Exempt Multi-Family Residential rate class. Ariza Gosling is currently the only customer who takes service as part of the Tax Exempt Multi-Family Residential rate class. It is the only customer currently affected by the Amended Rate Orders, though any other tax-exempt entities that are included in these customer classes in the future will also be affected.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

January 16, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 16th day of January 2022, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Vacant	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Ferguson and Ms. Sarah Rowe of Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Ms. Esther Flores and Mr. Tommy Mendez of Tax Tech, Inc., the District's Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Mr. Ryan Haynes and Mr. Bradley Hinkle of Environmental Allies, the District's detention maintenance contractor; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. David Wood of Robert W. Baird & Co. Inc., the District's Financial Advisor; Sgt. Nabeed Jamil of the Harris County Sheriff's Office; Mr. Mark Ramsey, President of Board of the North Harris County Regional Water Authority; Temkin Roman and Igor Borbot of Paragon Place, LLC; Todd Edmonds of Edmonds & Company; Katy Miller McGinnis, Kenneth Cargill, and Miles Hennington of Kimley Horn & Associates, Inc.; Cheryl Brisbane, Teresa Simms, and Grace England, residents of the District; William H. Hall and James Elmore, interested parties; and Mr. John R. Wallace and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

President Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of January 9, 2023, as presented.

PUBLIC COMMENT

Mark Ramsey stated he was recently elected to the North Harris County Regional Water Authority ("RWA") Board of Directors. He reviewed actions taken and policy changes since his tenure began, including a \$0.50 reduction in RWA surface water and pumpage fees.

SECURITY REPORT

Sgt. Jamil presented and reviewed the Security Report. Sgt. Jamil reviewed criminal activity in the District. He reviewed security patrol activity in the District. Upon a motion duly made and seconded, the Board voted unanimously to approve the Security Report.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Flores presented the Tax Assessor/Collector's Report, a copy of which is attached hereto. Ms. Flores said 10.72% of the District's 2022 tax levy had been collected as of December 31. She reviewed receipts, transfers, and disbursements affecting the Tax Account. She said \$87,930 was being held in the Tax Account as potential litigation refunds. Ms. Flores then reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 95.09% for the previous month. Mr. Ferguson provided an update regarding electric power issues at Water Plant No. 3. He said the District's facilities fared well during the December freeze event. Mr. Ferguson said the District's Wastewater Treatment Plant operated at 69.4% of permitted capacity. Ms. Rowe said the Operator reviewed the District's Rate Order and recommended minor changes and clarifications. Ms. Rowe then reviewed customer correspondence. Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

MAY 2023 BOND ELECTION

Mr. Wallace said the Order Calling Bond Election and the Joint Election Agreement with Harris County would be ready for approval at the February 6 meeting of the Board. Mr. Wallace said that after the Board called the election, the District should hold an informational open house event where some of the District's consultants would be available to answer questions from the public.

Mr. Burgos then discussed the District's 10-year Capital Improvement Plan ("CIP"). He said the bond issue to complete District projects for necessary water, sanitary sewer, and drainage facilities was \$86,000,000. He said this was a conservative estimate taking into account inflation, construction costs, and interest rates. Mr. Burgos said he discussed CIP projects with the Bond Election Subcommittee, which consisted of Director Flood and Director Kirkpatrick, and with the Attorney and General Manager. He then discussed wastewater treatment capacity and potential development in the District and adjacent properties.

Mr. Wallace said that due to wastewater treatment capacity constraints and expansion costs, District granting of future Wastewater Treatment Plant capacity must be subject to passing the May 2023 water, sanitary sewer, and drainage bond election, and funding and construction of the plant expansion. He said potential developers that submit new feasibility study requests should be required to advance their pro-rata share of expansion costs, which would be subject to reimbursement depending on taxable value produced and them entering into a development financing agreement. The Board discussed the matter and agreed to adopt the policy as recommended by the engineer.

DEFINED AREA BONDS - SERIES 2023

David Wood presented and reviewed the draft Preliminary Official Statement and draft Notice of Sale for the \$4,145,000 Defined Area Bonds Series 2023 ("Bonds"). Mr. Wood said the Bonds sale was scheduled for February 6. He reviewed the debt service schedule, and he noted the debt service payments were level. Upon a motion duly made and seconded, the Board voted unanimously to approve the draft Preliminary Official Statement, draft Notice of Sale, and to authorize the Attorney and Financial Advisor to do all things necessary to market the Bonds for the February 6 sale date.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Creekview Lift Station Project

Mr. Burgos presented Pay Estimate No. 13 and Final payable to Reddico Construction in the amount of \$112,392.23, a copy of which is attached hereto. Mr. Burgos presented Change Order No. 3 for a deduction in the amount of \$42,513.20. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 13 and Final and Change Order No. 3 as presented.

Water Plant No. 2 – Generator Replacement

Mr. Burgos said he was waiting for an updated generator delivery schedule from the contractor.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos presented and reviewed Pay Estimate No. 4 payable to BCAC Underground in the amount of \$10,647.93, a copy of which is attached hereto as an exhibit. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 4 as presented.

Water Well No. 1 Abandonment

Mr. Burgos said the contractor, C & C Water Services, planned to mobilize next week.

Water Well No. 2 Re-Work

Mr. Burgos said he was working with the contractor to schedule the pre-construction meeting.

Harris County Flood Control District ("HCFCD") Drainage Channel Issues

Mr. Burgos stated the hand railing installation was complete.

2022 Water Plant Inspection

Mr. Burgos reviewed the Annual Water Plant Inspection Report, a copy of which is attached hereto as an exhibit. Based on the results of the inspection, Mr. Burgos recommended recoating work in the amount of \$306,000 be completed. Mr. Burgos said remaining funds from the Series 2019 Bonds would cover a portion of the recoating expenses, and he would work with the Bookkeeper to determine whether District surplus funds were available for any remaining expense.

Utility Service Request for 51-Acre Gosling Oaks Development

Mr. Burgos said that on Thursday, he received the documents necessary to complete the feasibility study. He said the feasibility study would be presented at the February 6 Board meeting.

Utility Service Request for Spring Car Wash

Mr. Burgos said there were no updates regarding this matter.

Utility Service Request for 5.09-Acre Shop Companies Commercial Retail

Mr. Burgos presented and reviewed the Shop Companies feasibility study, a copy of which is attached hereto as an exhibit. He said water and sanitary sewer lines would need to be extended south along Gosling Road then west underneath Gosling Road to serve the tract. He said the water line would need to be extended beyond the developer's tract so it could be looped as required by the City of Houston. Mr. Burgos said the developer would need to acquire a 15-foot water line easement and adjacent 20-foot sanitary sewer line easement per City of Houston requirements. He

noted the two easements would not fit within the existing 30-foot reserve in Hampton Creek Section 8, and a variance from the City of Houston would be required.

Mr. Burgos said the site plan was for three commercial buildings and one quick service restaurant. He said the estimated assessed taxable value for the development was \$6,000,000, which would support approximately 31% reimbursement of the estimated eligible costs. Mr. Burgos said 15 equivalent single-family connections ("ESFCs") of water capacity and 13 ESFCs sanitary sewer capacity were necessary to serve the proposed development. Ms. Katy Miller McGinnis of Kimley Horn, engineer for the developer, stated she would request a new feasibility study at the February Board meeting. She said the new site plan was for office medical use. Mr. Burgos noted new feasibility study requests were subject to the May 2023 Bond Election results and developer pro-rata contribution for wastewater treatment plant expansion costs.

Utility Service Request for Paragon Place, LLC

Mr. Burgos reviewed the Paragon Place, LLC ("Paragon Place") capacity request, a copy of which is attached hereto as an exhibit. He said the proposed site was approximately 50 acres located at the northwest corner of Gosling Road and W. Mossy Oaks Road. He noted the proposed site was outside the boundaries of the District. He said the anticipated capacity requirement was 118,410 gallons per day ("gpd") water capacity and 118,410 gpd wastewater capacity. Mr. Burgos said the proposed development was for mixed use multi-family residential (860 units), 52,000 sq. ft. of commercial retail buildings, and 15,000 sq. ft. of restaurant space.

Todd Edmonds discussed the proposed development plan. He said Paragon Place planned to complete the final acquisition of the proposed site shortly. Director Wahl asked about Paragon Place's experience with similar developments and concerns regarding flooding issues. She said the Board should provide a list of questions to Paragon Place regarding the development plan, to which the Board agreed.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos said the developer requested annexation into the District and desired to enter into a development financing agreement with the District. He said the developer submitted commercial plans for review.

Gosling Regional Detention Pond and Fence

Mr. Burgos said the developer needed to complete the chain link fence at the southern boundary of the pond. He said Environmental Allies was working on pond repairs.

Klein ISD Water Meter Request

Mr. Burgos presented a water meter request from Klein ISD ("KISD"), a copy of which is attached hereto. He said KISD would pay 100% of the waterline and water meter installation costs and, if the Board approved the request, he recommended Option 1. Mr. Wallace said he would review the existing service agreement between the District and KISD.

Multi-Family Customer Tax Revenue

Mr. Gerlich reviewed the monthly tax revenue received on a per unit basis from multi-family customers in the District. Mr. Gerlich said that multi-family customers in the District contributed an average of approximately \$49.50 tax revenue per unit each month. Mr. Wallace discussed the dramatic proliferation of tax-exempt multi-family developments in the Houston area. He said an existing project could become tax-exempt through a financing and arranged sale through a "public finance corporation" without notice to the District. Therefore, he recommended the District amend the Rate Order to include two tax-exempt multi-family customer classifications – one for tax-exempt multi-family customers in the District and one for tax-exempt multi-family customers in the Defined Area. He said the tax-exempt multi-family customer classification would account for the lost average tax revenue per unit in the event a multi-family customer was reclassified as tax-exempt. Mr. Wallace said the proposed changes would be presented at the February 6 Board meeting.

Utility Service Request for Rich's Car Wash

Mr. Burgos said he was waiting to receive metes and bounds descriptions for required easements.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

GOSLING OAKS DEVELOPMENT MATTERS

Mr. Wallace said he was working with the developer to amend the existing Development Financing Agreement to add the 9 acre annexation tract. Mr. Wallace discussed his recommended course of action for the storm sewer line maintenance within paved areas of the development. Director Wahl said if the District is to maintain the private storm sewer lines, the developer or owner should be responsible for all surface restoration on easements and agreements should reflect this going forward.

ATMA SERVICE AND DEVELOPMENT AGREEMENT

Mr. Wallace said he was working on the agreement, and a draft would be sent to the Board for review.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. Ms. Loggins said Rich's Car Wash submitted a developer deposit for utility design engineering fees. She noted the pool repair invoice was paid. She presented the

Investment Report and 12th month of the year-to-date budget, copies of which are attached hereto. She said the District's next debt service payment was due in March. Upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

DETENTION POND MAINTENANCE REPORT

Ryan Haynes presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He reviewed monthly maintenance activities. Ms. June said Oakmont PUD requested to share the cost of graffiti removal at the M-102 ditch. Mr. Lee noted the Board split M-102 maintenance costs evenly with Oakmont PUD. Mr. Haynes said Environmental Allies offered graffiti removal services. The Board agreed to split the graffiti removal expenses with Oakmont PUD.

Mr. Haynes presented a proposal to complete Stratton Woods Detention Pond back slope swale repairs in the amount of \$13,300.25. Mr. Gerlich noted the District was responsible for swale repairs at the Stratton Woods Detention Pond. Upon a motion duly made and seconded, the Board voted unanimously to approve the Detention Pond Maintenance Report and proposal in the amount of \$13,300.25 as presented.

GENERAL MANAGER'S REPORT

Ms. June presented the General Manager's Report. She said negotiations with Swim Streamline were ongoing. Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented.

ATTORNEY'S REPORT

Mr. Wallace said there were no further updates regarding Attorney's Report matters.

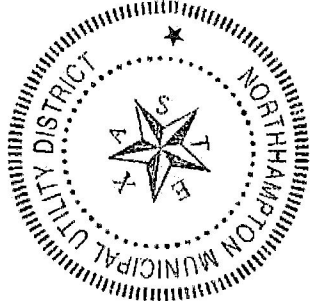
PUBLIC COMMENT

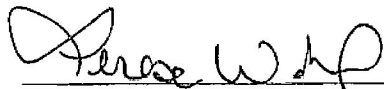
Grace England introduced herself to the Board. She expressed concern regarding Residential Recycling and Refuse of Texas ("RRRT") trucks operating on routes near the school while children were entering school and leaving school at the end of the school day. She said RRRT left a her a notice that it would not pick up her yard clippings and another note requesting she move the bags of yard clippings away from the curb. Ms. June said she would contact RRRT to discuss the issue.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

February 6, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 5:00 p.m., on the 6th day of February 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Vacant	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Ferguson Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. David Wood of Robert W. Baird & Co. Inc., the District's Financial Advisor; Deputy Simmons of the Harris County Sherriff's Office; Cheryl Brisbane, a resident of the District; Jeff Shadwick, attorney for ATMA Development; Clayton Benedict of NTN Gosling, LLC, a developer in the District; Amanda Buckson of Buckson Landscape Architecture; and Mr. John R. Wallace and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

President Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. Director Wahl requested a minor change to the minutes. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of January 16, 2023, as revised.

APPOINTMENT OF NEW DIRECTOR

Upon a motion duly made and seconded, the Board voted unanimously to appoint Cheryl Brisbane to the Board. Mr. Wallace then administered the Oath of Office, Statement of Officer, and presented the Affidavit of Director. Upon a motion duly made and seconded, the Board voted unanimously to authorize filing of the Amended District Registration Form and to reconstitute the Board as follows:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

SECURITY REPORT

Deputy Simmons presented and reviewed the Security Report. Dep. Simmons reviewed criminal activity in the District. He reviewed security patrol activity in the District. Upon a motion duly made and seconded, the Board voted unanimously to approve the Security Report.

DEFINED AREA UNLIMITED TAX BOND SALE - \$4,145,000

David Wood presented the bid results for the sale of the District's \$4,145,000 Defined Area Bonds (the "Bonds"). Mr. Wood presented the bid summary, a copy of which is attached hereto as an exhibit. He said that of the six bids, the lowest bid was a net interest cost of 4.104803% submitted by SAMCO Capital Markets. He said the Bonds had an underlying rating of "Baa3" and were Build America Mutual insured with a "AA" rating. Mr. Wallace reviewed the bond sale process and post-sale proceedings.

Upon a motion duly made and seconded, the Board voted unanimously to award the SAMCO Capital Markets bid to purchase the Bonds as presented, to authorize the Financial Advisor and Attorney to do all things necessary to complete the issuance and delivery of the Bonds, and to approve and authorize execution of the: (i) Order Authorizing Issuance of the Bonds; (ii) Official Statement; (iii) General Certificate; (iv) Rule 15C2-12 Certificate; (v) Signature Identification and No-Litigation Certificate; (vi) Paying Agent/Registrar Agreement; and (vii) letters to the Attorney General and Comptroller.

MAY 2023 PARK BOND ELECTION

Amanda Buckson presented the Preliminary Cost Estimate and Master Plan for the District's May 2023 Park Bond Election (the "Plan"), a copy of which is attached hereto as an exhibit. She said the total bond issue requirement was estimated to be \$12,500,000. Mr. Wallace noted that if the election results were in favor of Park Bond authorization, any future issuance of Park Bonds would require additional Board approval and financial analysis. The Board discussed the matter and agreed to include a \$12,500,000 Park Bond authorization proposition in its May election.

BOND AUTHORIZATION REPORT

Diego Burgos presented the Bond Authorization Report, a copy of which is attached hereto as an exhibit. Mr. Burgos reviewed the state of the District's water, sanitary sewer, and drainage facilities. He noted the District's aging infrastructure and also noted the District's facilities were inspected and re-evaluated annually. He then discussed the District's 10-year capital improvement plan ("CIP") for necessary facility maintenance and improvements. Based on the 10-year CIP, the engineers estimated the bond authorization needs of the District to be \$86,000,000. Mr. Burgos noted the last time the Board requested voter authorization to issue bonds was in 2012, which was also based on a 10-year CIP. The Board discussed the matter and, upon a motion duly made and seconded, voted unanimously to approve the Bond Authorization Report as presented.

ORDER CALLING BOND ELECTION

Mr. Wallace presented and reviewed the Order Calling Bond Election for an election to be held in May 2023. Mr. Wallace said Harris County was preparing a joint election agreement between Harris County and the District. Upon a motion duly made and seconded, the Board voted unanimously to adopt the Order Calling Bond Election as presented. Further, upon a motion duly made and seconded, the Board voted unanimously to authorize signature of the joint election agreement with Harris County subject to Attorney review.

AMENDED RATE ORDER

Mr. Wallace reviewed proposed changes to the District's Rate Order, including the addition of a tax exempt multi-family residential customer class. He said the new customer class would be established to prevent major loss in revenue for tax exempt re-classification, which had been occurring without notice to municipal utility districts. Wallace then discussed Houston Housing Authority ("HHA") activity outside city limits resulting in an unprecedented rise in new developments being exempt from taxation.

Mr. Gerlich presented and reviewed the District's multi-family revenue analysis, a copy of which is attached hereto as an exhibit. Mr. Gerlich said the combined tax, water, sanitary sewer, and irrigation revenue received from multi-family customers in the District was as much as \$100.51 per unit per month and was \$95.54 on average. Director Wahl noted that if the owner of an apartment complex in the District were to engage the HHA to obtain tax exempt status, the customer's new water and sanitary sewer rates would need to total \$100.51 to prevent lost revenue. Mr. Gerlich noted that the lost revenue would be much higher in the Defined Area due to the higher tax rate in the District's Defined Area.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Amended Rate Order.

GOSLING OAKS 51-ACRE DEVELOPMENT

Clayton Benedict updated the Board on the status of the Gosling Oaks development. Mr. Wallace discussed annexation proceedings and said the Development Financing Agreement and Waiver of Special Appraisal needed to be amended to include the approximately 9-acre tract proposed to be annexed. Mr. Wallace said a consent to encroachment would govern repair work responsibilities for the storm sewer drains and incidental damage to concrete. Mr. Lee then reviewed the updated Gosling Oaks feasibility study, a copy of which is attached hereto as an exhibit. The Board agreed to replace the original Gosling Oaks feasibility study with the feasibility study that included potential reimbursement for public storm sewers.

Regarding the District's restricted reserve 60-foot right of way leading to the Water Plant, Mr. Lee noted there were two water lines, drainage infrastructure, and a natural gas line running to the District's generator in the right of way. He said repair and maintenance access and other matters related to these facilities in the right-of-way would need to be discussed prior to allowing the access road to be in an unrestricted reserve.

Upon a motion duly made and seconded, the Board voted unanimously to approve the First Amendment to Development Financing Agreement and Waiver of Special Appraisal, to authorize advertisement for bids for the Gosling Oaks mass grading project. Further, upon a motion duly made and seconded, the Board voted unanimously to accept the Petition for Addition of Land, Petition for Consent to Annex Land, Order Adding Land Subject to Certain Conditions, and to annex the 9.0698-acre tract subject to City of Houston consent.

ATMA DEVELOPMENT AND SERVICE AGREEMENT

Mr. Wallace reviewed the terms of the Development and Service Agreement. Director Wahl and Director Thomas discussed their concerns regarding the potential flooding impact the ATMA development could have, and they stressed the importance of quality construction and analysis to prevent an adverse flooding impact. Josh Lee said the scope of the Engineer's review would be to confirm models and calculations met Harris County and Harris County Flood Control District criteria for development. Mr. Lee noted the project should not be allowed to block sheet flow, and he said the sheet flow should ultimately empty into Willow Creek Channel. He said that he had not received plans for the project yet. Director Wahl noted two District sanitary sewer manholes on the project site ruptured while ATMA was working on the property. Jeff Shadwick said ATMA was following all rules and regulations to develop a quality product and was prepared to sign the Development and Service Agreement with the District.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Development and Service Agreement as presented.

GENERAL MANAGER'S REPORT

Lisa June presented the General Manager's Report. She said she received three bids to renovate the District's pool. She recommended pool renovations occur in the Fall. She reported

significant washout at the Inway Oaks Trail, and she said portions of the trail had been sectioned off. She said an e-waste and shredding event was scheduled for February 18.

OTHER MATTERS

Director Kirkpatrick asked about the Creekview Lift Station ("Lift Station") backup that occurred during the recent heavy rain event in the District. He noted the backup entered a resident's home located several houses from the Lift Station. He recommended forming a subcommittee to discuss the issue with the Engineer and Operator.

Diego Burgos discussed the heavy rain event and effect on the Lift Station. He said there was a redundant pump at the Lift Station; however, all three pumps were running to keep up with flow. Mr. Lee said the District likely had a significant inflow situation. Director Kirkpatrick asked about the District's ability to compare the flow to historical data. Mr. Wallace said insurance coverage might apply. The Board agreed a subcommittee of Director Kirkpatrick and Director Brisbane should meet with the Engineer to discuss the matter further.

There being no other matters to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

February 20, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 20th day of February 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Kirkpatrick, thus constituting a quorum.

Also present were Mr. Jim Ferguson and Ms. Sarah Rowe of Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Mr. Tommy Mendez of Tax Tech, Inc., the District's Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Mr. Bradley Hinkle of Environmental Allies, the District's detention maintenance contractor; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. David Wood of Robert W. Baird & Co. Inc., the District's Financial Advisor; Greg Magnus of TOPS Hospital, an interested party; Katye Miller McGinnis of Kimley Horn & Associates, Inc.; James Elmore of Cisneros Design Group, an interested party; Mr. Nate Newman and Mr. Clayton Benedict of NTN Gosling, LLC, a developer in the District; and Mr. John R. Wallace and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

Director Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of February 6, 2023, and February 7, 2023, as presented.

PUBLIC COMMENT

Clayton Benedict and Nate Newman addressed the actions taken by Houston Housing Authority ("HHA") and Lakeside Place Public Facility Corporation ("PFC") to purchase the multi-family tract of Gosling Oaks from Layne Property Partners ("Layne"). Mr. Benedict said there was no contract in place with Layne, and Layne did not have his consent to pursue a PFC arrangement with HHA.

Nate Newman said he would work with the District to resolve the matter. Mr. Wallace said the property's tax exempt status would undermine NTN Gosling's reimbursement. Mr. Wallace said the goal would be to further amend the financing agreement with NTN Gosling to establish covenants running with the land.

TAX ASSESSOR/COLLECTOR'S REPORT

Tommy Mendez presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. Mr. Mendez said 95% of the District's 2022 tax levy had been collected as of February 20, 2023. He then reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit.

Mr. Wallace presented and reviewed the Resolution Concerning Exemptions from Taxation and Resolution Establishing 20% Penalty (the "Tax Resolutions"), copies of which are attached hereto. Mr. Wallace reported no changes to the Tax Resolutions as compared to the prior year. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and Tax Resolutions as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 91.7% for the previous month. Mr. Ferguson informed the Board that CenterPoint Energy concluded it was not responsible for the electric power issues at Water Plant No. 3. Regarding the Creekview Lift Station, Mr. Ferguson said a second homeowner contacted the Operator regarding a backup event. Mr. Ferguson reported two District manholes were damaged on the ATMA property, likely due to the construction activity on the property. He said the damage had been repaired and debris was cleared. Mr. Wallace informed the Operator that the Ariza Gosling Apartments were tax exempt and the new tax exempt rates should be applied beginning the next billing cycle. Ms. Rowe then reviewed customer correspondence. Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Water Plant No. 2 – Generator Replacement

Mr. Burgos said the contractor was preparing to mobilize.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos presented and reviewed Pay Estimate No. 5 payable to BCAC Underground in the amount of \$37,493.73, a copy of which is attached hereto as an exhibit. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 5 as presented.

Water Well No. 1 Abandonment

Mr. Burgos said the contractor, W. W. Payton, planned to plug the well soon.

Water Well No. 2 Re-Work

Mr. Burgos said the contractor had performed the camera survey of the well and had ordered the pump and motor.

Utility Service Request for 51-Acre Gosling Oaks Development

Mr. Burgos said they were working with the Attorney on the annexation application for the 9.1 acre tract that is currently located out-of-District.

Utility Service Request for Spring Car Wash

Mr. Burgos said the Engineer was working on the preliminary design.

Wastewater Treatment Plant Expansion

Mr. Burgos noted the District's Bond Authorization Election included funds for the Wastewater Treatment Plant expansion project. Mr. Burgos said that he planned to present the scope memo at next month's meeting.

Utility Service Request for 5.09-Acre Medical Office Building

Mr. Burgos presented and reviewed the capacity request letter for United Surgical Partners International ("USPI"), a copy of which is attached hereto. Ms. Katye McGinnis said the development plan would include a small surgical hospital consisting of approximately twelve beds and twelve operating rooms. She estimated the assessed tax valuation would be \$66,000,000. Mr. Lee noted capacity availability to the USPI tract was contingent on a successful bond election.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos presented and reviewed an updated cost estimate and proposal to begin the design phase of the project. He noted project acreage and ownership issues still needed to be resolved. Upon a motion duly made and seconded, the Board voted unanimously to approve the cost estimate and proposal as presented.

Utility Service Request for 2.0-Acre Office and Retail Development

Jake Elmore introduced himself to the Board as owner of an approximately two acre tract south of the USPI tract. He requested an annexation and feasibility study be performed. Mr. Elmore said he planned to develop an office building in two phases and include onsite stormwater detention facilities. The Board discussed the matter and authorized the Engineer to conduct the annexation and feasibility study upon receipt of a deposit. Mr. Elmore presented the Engineer with an annexation and feasibility study deposit.

Utility Service Request for Paragon Place, LLC

Mr. Burgos said he was waiting for the developer to respond to the list of Board questions regarding the proposed development.

Bond Application Report No. 20

Mr. Burgos presented and reviewed the Bond Application Report No. 20 summary of cost, a copy of which is attached hereto as an exhibit. He said the total bond issue requirement was \$2,870,000. The Board and the Engineer discussed the matter. Upon a motion duly made and seconded, the Board voted unanimously to authorize the Engineer to prepare Bond Application Report No. 20.

Klein ISD Water Meter Request

Mr. Burgos reviewed the water meter request from Klein ISD ("KISD"), a copy of which is attached hereto. He noted KISD would pay 100% of the waterline and water meter installation costs and, if the Board approved the request, he recommended Option 1. Mr. Gerlich said the existing agreement between the District and KISD did not need to be amended. He noted KISD would be required to pay a tax-exempt tap fee pursuant to the District's Rate Order.

Utility Service Request for Rich's Car Wash

Mr. Burgos said he was waiting to receive metes and bounds descriptions for required easements.

Gosling Regional Detention Pond Fence

Mr. Burgos said the fence construction was complete.

Creekview Drainage Issues

Mr. Burgos reviewed steps taken to determine the cause and extent of the Creekview drainage issues.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews. He said the owner of the Cotton Oaks tract planned to list the property for sale.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

MAY 2023 ELECTION

Mr. Gerlich said he had not received the proposed joint election agreement from Harris County. He said the open house event should take place in late March or early April. Director Wahl asked to see a revised park plan based on conversations at the previous Board meeting.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. Ms. Loggins said Rich's Car Wash submitted a developer deposit for utility design engineering fees. She noted check #6868, payment to the Harris Galveston Subsidence District, would be sent upon Board approval. She presented the 1st month of the year-to-date budget, a copy of which is attached hereto. She said the District's Defined Area Capital Projects Fund would be closed soon. Upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

DETENTION POND MAINTENANCE REPORT

Bradley Hinkle presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He said the Stratton Woods swale repair was complete. The Board and Engineer discussed the status and future maintenance of the Ariza Gosling Pond. The Engineer stated the pond was in good condition. Mr. Gerlich noted that the pond may eventually deteriorate under Ariza Gosling control.

GENERAL MANAGER'S REPORT

Ms. June discussed plans and bidding for the Northcrest Pool rehabilitation project, and she noted the Landscape Architect may be helpful in preparing a bid sheet. Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented.

ATTORNEY'S REPORT

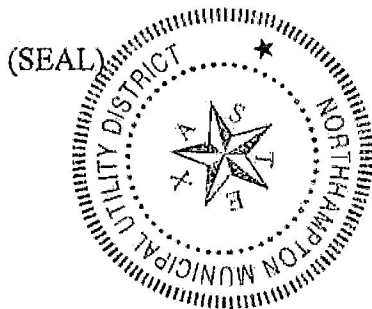
Mr. Gerlich said there were no further updates regarding Attorney's Report matters.

PUBLIC COMMENT

No members of the public provided comment at this time.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

February 22, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the “Board”) of Northampton Municipal Utility District (the “District”) of Harris County, Texas, met in special session, open to the public, at 5:00 p.m., on the 22nd day of February 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum. Director Kirkpatrick participated via teleconference.

Also present were Ms. Lisa June, the District’s General Manager; Ms. Cherrelle Burkhalter, the District’s Assistant General Manager; Mr. Diego Burgos of Quiddity Engineering, LLC, the District’s Engineer; and Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P., the District’s Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order. It was noted that Director Schneider had moved from the District and had sold his house; therefore, he was no longer qualified to serve on the Board. Accordingly, the office was declared to be vacant.

DISCUSS FINANCIAL IMPACT OF TAX-EXEMPT PROPERTIES

Mr. Wallace and the Board discussed the sale of the Ariza Gosling Apartments (“Ariza”) to Lakeside Place PFC. Mr. Wallace noted Lakeside Place PFC was an affiliate of Houston Housing Authority and exempt from the District’s ad valorem taxation. Mr. Wallace discussed statutory authority for the District to impose a tax exempt tap fee. He also discussed the Ariza financing agreement, the District’s tax exempt water and sanitary sewer rates, and ownership of the Ariza detention pond. Upon a motion duly made and seconded, the Board voted unanimously to authorize the Attorney to pursue litigation strategy and counsel, and further to prepare a letter to Lakeside Place PFC regarding tax exempt tap fees.

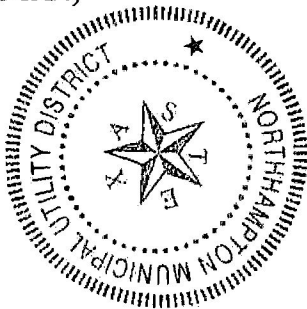
Mr. Wallace said there were at least two bills being drafted by members of the Texas legislature to close the public facility corporation ("PFC") loophole, and he was monitoring the bills with regard to their potential effect on municipal utility districts. He noted several other attorneys in the industry were cooperating with the legislature in drafting the bills. Mr. Wallace said he contacted Senator Bettencourt's chief of staff regarding the Ariza deal and had responded to Rep. Valerie Swanson via email regarding the financial impact of PFCs on local jurisdictions.

Mr. Wallace reported a supplemental letter to the Houston Housing Authority was sent regarding the potential purchase of the Gosling Oaks development by Layne Property Partners. He said that he was working to amend the development financing agreement between the District and NTN Gosling, LLC to implement tap fee claw back provisions and restrictive covenants.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

March 6, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 5:00 p.m., on the 6th day of March 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Flood, thus constituting a quorum.

Also present were Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Officer Charles Johnson of the Harris County Constable Precinct 3, the District's security officer; Mr. Brian Lopera of McCall Gibson Swedlund Barfoot, PLLC, the District's Auditor; Mr. Paul Layne and Mr. Kevin Layne of Layne Property Partners, an interested party; Mr. Nate Newman of NTN Gosling, LLC, a developer in the District; Mr. Don Vackar, a resident of the District; and Mr. Michael P. Bacon and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

President Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

Mr. Gerlich said the minutes of the previous meeting were not ready for review or approval. The matter was tabled.

DEFINED AREA UNLIMITED TAX BONDS SERIES 2023

Mr. Bacon provided an update on the status of the District's Defined Area Unlimited Tax Bonds Series 2023 ("Bonds") closing. Brian Lopera reviewed the Developer Reimbursement Audit, a copy of which is attached hereto as an exhibit. Mr. Lopera noted a developer interest reimbursement adjustment in the amount of \$117,197.14 regarding land acquisition. Mr. Lopera said there was a \$77,610 variance due to a lower interest rate than was originally estimated. He said the total funds reimbursable to the developer for public infrastructure was \$3,774,927.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Developer Reimbursement Audit as presented, subject to Attorney review. Further, upon a motion duly made and seconded, the Board voted unanimously to authorize the disbursement of Bond proceeds subject to Attorney review.

SECURITY REPORT

Officer Charles Johnson presented and reviewed the Security Report. Ofc. Johnson reviewed criminal activity in the District. He reviewed security patrol activity in the District. Upon a motion duly made and seconded, the Board voted unanimously to approve the Security Report.

TAX EXEMPT MULTI FAMILY DEVELOPMENT MATTERS

Paul Layne introduced himself to the Board as a potential purchaser of the multi-family tract at the planned Gosling Oaks development ("Property"). Mr. Paul Layne discussed his credentials as a real estate developer in the Houston area. He said that because of current interest rates and capital markets, he has been working with Public Facility Corporations ("PFCs") and the Houston Housing Authority ("HHA"). Mr. Paul Layne said there was a potential equity partner interested in funding the project as a PFC project. He then discussed the structure of PFC deals. He said that PFC properties were tax exempt and that he had reached an understanding with the Attorney to make payments to the District in lieu of taxes. Mr. Bacon said no such understanding was made, and Mr. Bacon discussed the various difficulties and pitfalls in calculating and enforcing the type of payment plan Mr. Layne suggested. Director Kirkpatrick asked how the tax revenue shortfall to the local school district would be reconciled if a PFC deal was made.

Mr. Bacon said he discovered Mr. Layne's attempt to purchase and transfer the Property to a PFC via a Houston Chronicle article. Mr. Layne said that if he knew his application to the HHA to strike a deal with a PFC would have been in the Houston Chronicle, he would have told the Board about his plan. Mr. Bacon said Mr. Layne's plan completely undermined potential reimbursement to NTN Gosling, LLC for the design and installation of public infrastructure. Director Wahl said that due to the desirability of the Property, development and financing should not be limited to a PFC deal. Mr. Bacon reviewed current legislative efforts to close the PFC loophole. After discussion, Director Thomas informed Mr. Layne he could leave the meeting. Mr. Paul Layne and Mr. Kevin Layne departed the meeting.

Nate Newman said he was reliant upon reimbursement pursuant to his agreement with the District and, as such, was committed to transferring the Property to a taxable entity. Upon a motion duly made and seconded, the Board voted unanimously to pause annexation activity related to Gosling Oaks until there was greater certainty that the Property would not be exempt from District taxation.

GENERAL MANAGER'S REPORT

Lisa June presented the General Manager's Report. She said the District's consultants had agreed on March 27 and April 11 as the dates to hold open houses for the public to discuss the May election. She said the heater at the Inway Pool was broken, and she received a repair quote in the amount of \$16,000. She noted Swim Streamline was the only reason why the District heated the pool. Director Wahl asked Ms. June to review costs associated with Swim Streamline's use of the Inway Pool and ensure Swim Streamline was covering its fair share of operating costs.

Director Kirkpatrick said two rental pumps would be in use during the District's review of the Creekview Lift Station issue. The Board asked Ms. June to ask the Detention Maintenance Provider to prepare a maintenance quote for the Inway Oaks Pond and the Ariza Pond.

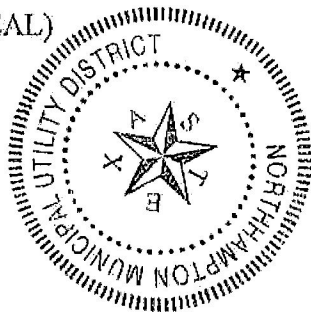
JOINT ELECTION CONTRACT

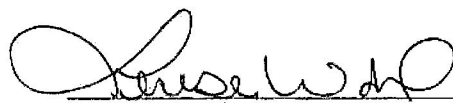
Mr. Bacon said he was waiting for Harris County to send an updated joint election contract because the previously provided contract included language regarding directors elections.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

March 20, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the “Board”) of Northampton Municipal Utility District (the “District”) of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 20th day of March 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Ferguson and Ms. Sarah Rowe of Water District Management, the District’s Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District’s Engineer; Mr. Tommy Mendez and Ms. Esther Flores of Tax Tech, Inc., the District’s Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District’s Bookkeeper; Mr. Bradley Hinkle of Environmental Allies, the District’s detention maintenance contractor; Ms. Lisa June, the District’s General Manager; Ms. Cherrelle Burkhalter, the District’s Assistant General Manager; and Mr. John R. Wallace and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District’s Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

Director Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of February 20, 2023, February 22, 2023, and March 6, 2023, as presented.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Flores presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. Ms. Flores said 94.86% of the District's 2022 tax levy had been collected. She reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit. She reviewed transfers to and disbursements from the tax account. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 93% for the previous month. He said Booster Pump No. 2 at Lift Station No. 4 arrived and was scheduled for installation. He noted the rental pumps at the Creekview Lift Station were acquired at a cost of \$765 per month.

Mr. Ferguson reviewed the results of the fire hydrant survey. He recommended repairs in the amount of \$12,750. The Board asked the Operator to paint the five hydrants in the Inway Oaks subdivision and to make the repairs as recommended. Ms. Rowe reviewed customer correspondence. She said the Operator was transitioning to a new billing software, and customers on automatic pay would not be affected. Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

ELECTION MATTERS

Mr. Wallace said the Joint Election Agreement between the District and Harris County was approved by the parties. He reported the Frequently Asked Questions sheet was nearly ready for Board and consultant review. The Board discussed the upcoming election "open house" and confirmed the open house should be held on Monday, March 27th from 6:00 p.m. until 8:00 p.m. The Board authorized the General Manager to post appropriate notifications of the open house on the District's website.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Water Plant No. 2 – Generator Replacement

Mr. Burgos said the contractor planned to mobilize once they received confirmation the generator shipped.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos said the Engineer had been reviewing tapes as the project progressed. Director Kirkpatrick and Mr. Lee discussed the contractor's workmanship and Engineer oversight.

Water Well No. 1 Abandonment

Mr. Burgos said the contractor had plugged the well and was working on piping, electrical, and disinfection modifications.

Water Well No. 2 Re-Work

Mr. Burgos said the contractor ordered the pump and expected delivery in April.

Utility Service Request for Rich's Car Wash

Mr. Burgos said he received metes and bounds descriptions for required easements and had passed the descriptions along to the Attorney.

Wastewater Treatment Plant Expansion

Mr. Burgos said there were indications that Harris County Flood Control District ("HCFCD") planned to pass new regulations this summer. He said the new regulations might require the District to raise some or all portions of the Wastewater Treatment Plant Site in the event of an expansion, in which case the cost of the expansion would be increased in an amount difficult to quantify at this time. Director Kirkpatrick asked whether the District would be forced to raise the site or equipment if the District determined not to move forward with the expansion. Mr. Lee said he was not sure but would contact Harris County to discuss the anticipated regulatory changes. Mr. Burgos said that taking into account the Gosling Oaks annexation, the District's Wastewater Treatment Plant would be almost out of capacity unless the expansion occurred. The Board discussed the matter and, upon a motion duly made and seconded, directed the Engineer to suspend work on all annexation and feasibility study requests other than the Gosling Oaks annexation to allow time for further evaluation of the District's policies regarding new development.

Utility Service Request for 5.09-Acre Medical Office Building

Mr. Burgos said the feasibility study was nearly complete, but he would stop work on the feasibility study for a 45-day period as directed by the Board.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos noted project acreage and ownership issues still needed to be resolved.

Utility Service Request for 2.0-Acre Office and Retail Development

Mr. Burgos said the feasibility study was nearly complete, but he would stop work on the feasibility study for a 45 day period as directed by the Board.

Utility Service Request for Paragon Place, LLC

Mr. Wallace said he had not heard from the developer with responses to the District's questions.

Bond Application Report No. 20

Mr. Burgos said he planned to present Bond Application Report No. 20 to the Board in April, pending conversations with HCFCD regarding the Wastewater Treatment Plant expansion.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews.

Creekview Drainage Issues

Mr. Burgos reviewed rain event mapping for the January 7, 2023, and December 11, 2022, rain events in the District. He said the December 11th rain event had less rainfall than the January 7th rainfall, but the rain fell in a shorter amount of time. Mr. Burgos discussed the recommended starting place for smoke tests.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

GOSLING OAKS DEVELOPMENT AND ANNEXATION

Mr. Wallace said he spoke with Nate Newman, and Nate Newman said he was searching for a potential buyer who would agree not to transfer the property to a public facility corporation. Mr. Gerlich said he was working on the Amended and Restated Development Financing Agreement. The Board discussed the matter and requested the Amended and Restated Development Financing Agreement contain covenants and restrictions aimed to ensure the property would be taxable.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. She presented the 2nd month of the year-to-date budget and Investment Report, copies of which are attached hereto. She said the District's Defined Area Capital Projects Fund was not closed. Ms. Loggins noted the District's March 1st debt service payment was made. Director Flood asked about the expense line item for the Buckson Landscaping.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

DETENTION POND MAINTENANCE REPORT

Bradley Hinkle presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He said the Inway Oaks Pond was in need of repair and reviewed erosion at the pond. Mr. Hinkle said he would bring a cost estimate to repair and maintain the pond to the next Board meeting. Mr. Lee said the developer of the pond was still owed reimbursement from the District, and Mr. Lee said he would contact the developer regarding the repairs.

GENERAL MANAGER'S REPORT

Ms. June discussed electrical issues at the District's tennis courts and provided updates regarding the District's park plan for the May 2023 election. Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented.

ATTORNEY'S REPORT

Mr. Wallace said the Resolution of Official Intent would be tabled until the Engineer spoke with HCFCD regarding the affect of new regulations on the planned Wastewater Treatment Plant Expansion.

TAX EXEMPT STATUS OF ARIZA APARTMENTS

The Board discussed the financial impact of the tax-exempt status of the Ariza Apartments.

EXECUTIVE SESSION

Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session at 7:30 p.m. to discuss legal matters and potential litigation. The Board reconvened in regular session at 8:00 p.m. and took no further action.

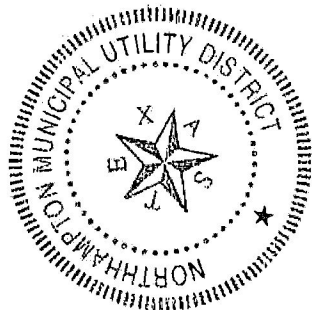
PUBLIC COMMENT

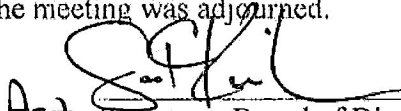
No members of the public provided comment at this time.

OTHER MATTERS

Director Thomas noted the length of the District's meeting and stated the Director's chairs were uncomfortable. Ms. June said she would research new chairs for the Directors. There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)




Asst. Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

March 27, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 5:00 p.m., on the 27th day of March 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Wahl, thus constituting a quorum. Director Thomas, Mr. Wallace, and Mr. Parsons participated via teleconference.

Also present were Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; and Mr. Jeffrey R. Parsons of Parsons McEntire McCleary PLLC. Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys, participated via teleconference.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

EXECUTIVE SESSION

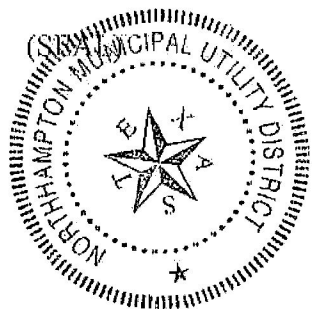
Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session at 5:00 p.m. to discuss legal matters and potential litigation with Harris County Appraisal District Chief Appraiser, Lakeside Place PFC, and Ariza Gosling Owner, LLC. The Board reconvened in open session at 6:00 p.m. to conduct such business as might come before it.

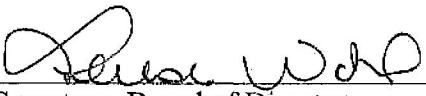
LITIGATION

Upon a motion duly made by Director Kirkpatrick and seconded by Director Brisbane, the Board voted 3 to 1, with Director Flood voting "no", to proceed with engaging Parsons McEntire McCleary PLLC to file suit against Harris County Appraisal District Chief Appraiser, Lakeside Place PFC, and Ariza Gosling Owner, LLC.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

April 17, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 17th day of April 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Ferguson of Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Mr. Tommy Mendez and Ms. Esther Flores of Tax Tech, Inc., the District's Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Mr. Brian Toldan of McCall Gibson Swedlund Barfoot, PLLC, the District's Auditor; Mr. Bradley Hinkle of Environmental Allies, the District's detention maintenance contractor; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. Ben Sims and Ms. Katye McGinnis on behalf of USPI Hospitals; Sgt. Naveed Jamil of Harris County Precinct No. 4; and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

Director Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of March 27, 2023, and April 3, 2023, as presented.

AUDIT REPORT

Brian Toldan presented and reviewed the District's Draft Audit for Fiscal Year End 2022, a final copy of which will be kept in the District's permanent files. Mr. Toldan said the Draft Audit contained a clean, unmodified opinion. He said the District's ending general operating fund balance at fiscal year end represented an approximately 13 month operating reserve. He then reviewed the debt service fund balance and payments made throughout the year. He then presented the Board representation letter. Director Flood asked for clarifying changes to Note 10. Upon a motion duly made and seconded, the Board voted unanimously to approve the Draft Audit subject to consultant review.

CONSTABLE'S REPORT

Sgt. Jamil presented the Constable's Report. He reported on criminal activity in the District during the previous month. He reported on the sudden passing of one of the deputies assigned to the District's patrol route, and he stated a new deputy had been assigned to the District. Upon a motion duly made and seconded, the Board voted unanimously to approve the Constable's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Flores presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. Ms. Flores said 97.52% of the District's 2022 tax levy had been collected. She reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit. She reviewed transfers to and disbursements from the tax account. She said approximately \$12,000 was being held in the District's Tax Account for potential refunds. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 95.73% for the previous month. Mr. Ferguson said a 6" drain line failure at the Wastewater Treatment Plant caused a sinkhole to form at the Wastewater Treatment Plant. He said the issue was contained, and the District could either repair the line or abandon the line. He estimated repair costs in the amount of \$25,000, and he estimated the cost to abandon the line in the amount of \$1,500. Mr. Ferguson said a third option was to mechanically plug the line and check it periodically. The Board discussed the matter and authorized the Operator to mechanically plug the line. Director Kirkpatrick stated the Board should reconsider the matter once details regarding potential Wastewater Treatment Plant upgrades and modifications were determined.

Mr. Ferguson said the District's insurance claim for the sanitary sewer backup event was denied by the Arthur Gallagher Insurance claim adjuster. Director Wahl said the District should have coverage for sanitary sewer back up events, and she asked the Attorney to review the matter and correspond with the District's insurance provider.

Mr. Ferguson presented and reviewed two proposals to complete smoke testing on lines serving the Creekview Lift Station. He said Magna Flow submitted a proposal in the amount of \$31,875. He said Source Point Solutions submitted a proposal in the amount of \$27,940. Mr. Ferguson said the smoke test must be preceded by a period of dry weather. The Board discussed the matter and, upon a motion duly made and seconded, voted unanimously to approve the Source Point Solutions proposal and Operator's Report as presented.

ELECTION MATTERS

Mr. Burgos discussed the District's "open house" informational session and attendee feedback regarding the upcoming election.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Water Plant No. 2 – Generator Replacement

Mr. Burgos presented and reviewed Pay Estimate No. 1 in the amount of \$31,500 payable to McDonald Municipal and Industrial for mobilization and installation of a new duct bank. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 1 as presented.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos said the Engineer issued a Behind Construction letter to the contractor, BCAC. He said the contractor plans to complete televising the missing line segments and manholes this month.

Water Well No. 1 Abandonment

Mr. Burgos presented Pay Estimate No. 1 payable to W.W. Payton in the amount of \$162,450, a copy of which is attached hereto. Mr. Burgos stated the contractor would not be able to perform the start ups for the well until Water Well No. 2 was back on-line. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 1 as presented.

Water Well No. 2 Re-Work

Mr. Burgos said the contractor received delivery of the pump, and the contractor expected delivery of the motor in April or early May.

2023 Water Plant Improvements

Mr. Burgos reviewed a cost estimate and proposal to complete the water plant improvements identified during the annual water plant inspection, copies of which are attached

hereto. Upon a motion duly made and seconded, the Board voted unanimously to authorize the Engineer to complete the work as discussed.

Utility Service Request for Rich's Car Wash

Mr. Burgos said he spoke with Ms. Gieseke regarding the remaining easements. He said she was willing to dedicate the water line easements, but she had additional questions regarding the sanitary sewer line easements. Mr. Gerlich said a cost sharing agreement between the District and Rich's Car Wash had been prepared, and Rich's Car Wash dedicated the required easements. Director Kirkpatrick said he had not reviewed the cost sharing agreement, and the Board asked for additional time to review.

Wastewater Treatment Plant Expansion

Mr. Burgos said there were no updates regarding Harris County Flood Control District's ("HCFCD") plan to pass new regulations this summer.

Utility Service Request for 5.09-Acre Medical Office Building

Ben Sims asked if the District had determined whether there was additional wastewater treatment capacity to serve the tract. Mr. Burgos said prior wastewater treatment capacity requests and commitments were still under review, and the issue of wastewater treatment capacity was still a concern.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos said the property was not yet under contract, and a new buyer may be interested. He stated there were three tracts, and the developer was not clear yet on which tracts would be included in the land plan and annexation request at this time. Mr. Burgos said he had not received the Engineer's deposit for design of the utility extensions yet. Mr. Burgos then discussed wastewater capacity issues, including capacity for Waterford Springs Phase II and the proposed Falgoust Ventures development.

Utility Service Request for 2.0-Acre Office and Retail Development

Mr. Burgos said the feasibility study was still on hold as discussed at the March Board meeting.

Utility Service Request for Paragon Place, LLC

Mr. Gerlich said he had not heard from the developer with responses to the District's questions.

Bond Application Report No. 20

Mr. Burgos said he planned to present a draft of Bond Application Report No. 20 to the District's consultants soon. He said the summary of cost had been updated, a copy of which is attached hereto. Mr. Burgos said the District's Financial Advisor indicated full reimbursement was supported by the development's taxable value for the Public Waterline Extension along Hampton Pointe Boulevard. The Board authorized adding the full reimbursement for the waterline extension into BAR No. 20 for TLI13 Land Fund, LLC.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews.

Creekview Drainage Issues

Mr. Burgos said this matter was discussed during the Operator's Report.

ATMA Development

Mr. Burgos said ATMA submitted the Drainage Impact Analysis and Traffic Impact Analysis to the Engineer. Mr. Burgos said the Engineer's review was underway. The Board authorized Mr. Burgos to meet with Directors Wahl and Brisbane to discuss the Engineer's initial review once it was completed.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

AMENDED AND RESTATED DEVELOPMENT FINANCING AGREEMENT

Mr. Gerlich presented and reviewed the Amended and Restated Gosling Oaks Development Financing Agreement. Director Wahl asked what changes were in the Amended and Restated Agreement. Mr. Gerlich said the purpose of the Amended and Restated Agreement was to consolidate the original agreement and prior amendments, and further to add additional covenants and restrictions regarding tax exemptions. Upon a motion duly made and seconded, the Board voted unanimously to approve the Amended and Restated Development Financing Agreement as presented.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. She presented the 3rd month of the year-to-date budget and Investment Report, copies of which are attached hereto. She said there was fraud on a check to Best Trash from the District's General Operating Account. She said the check was voided and reissued, and the District's account was refunded. Ms. Loggins said the account needed to be closed, and a new account needed to be opened.

Ms. Loggins said payment from ATMA was received to bring the developer deposit account current and to pay for damage to the District's facilities at the ATMA site. Mr. Josh Lee noted the approximately \$18,008.97 payment from ATMA for damage to the District's facilities should be shown as a developer expense line item, and the rest of the funds should be applied to the Developer's deposit.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

DETENTION POND MAINTENANCE REPORT

Bradley Hinkle presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He said that other than the Inway Oaks Pond, the District's facilities were in good condition. He presented two options to repair the Inway Oaks Pond, copies of which are attached hereto, and he noted Option 1 was not a viable option. He said the cost estimate to repair the Inway Oaks Pond was in the amount of \$184,791.10. Mr. Lee said he spoke with Mike Wilkerson, the point of contact for MRE, LLC, and he said Mr. Wilkerson said he was amenable to repairing the pond. Mr. Lee said he informed Mr. Wilkerson that these Inway Oaks Pond repair costs would not be reimbursable to the developer. Mr. Lee said he would contact the individual who owned a portion of the Inway Oaks Pond to discuss conveyance to the District.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Detention Pond Maintenance Report.

GENERAL MANAGER'S REPORT

Ms. June discussed vandalism at the bathrooms at the District's recreational facility. She recommended issuing scannable entrance cards to the District's residents who requested a card, and the Board agreed. She discussed issues with Swim Streamline, noting Swim Streamline failed to provide her with a roster of swimmers on multiple occasions. Director Kirkpatrick asked Ms. June if an estimate had been received for repair work at Rep. Swanson's office, and Ms. June said no estimate had been received. Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented.

ATTORNEY'S REPORT

Mr. Gerlich said the Hampton Creek HOA requested the District submit payment in the amount of approximately \$3,100 for conveyance of the Hampton Creek detention ponds. Mr. Gerlich noted this was the amount of District property tax paid by the Hampton Creek HOA on the ponds. Director Kirkpatrick noted the District had covered the cost of pond maintenance, and the Board agreed the ponds should be conveyed without charge for past payment of property tax by the HOA. Mr. Gerlich said the letter prepared to Tom Bailey regarding sidewalk and driveway damage and the letter to John Lawrence regarding damage to the District's fence at Water Plant No. 3 would be sent shortly. Upon a motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report as presented.

TAX EXEMPT STATUS OF ARIZA APARTMENTS

The Board discussed the financial impact of the tax-exempt status of the Ariza Apartments.

EXECUTIVE SESSION

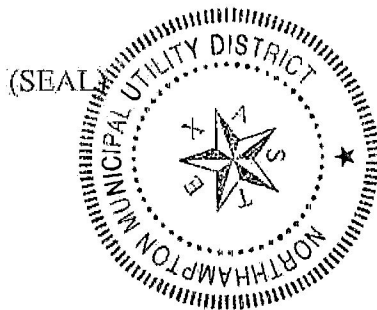
Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session at 8:11 p.m. to discuss legal matters and potential litigation. The Board reconvened in regular session at 8:37 p.m. and took no further action.

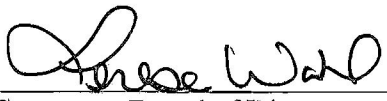
PUBLIC COMMENT

No members of the public provided comment at this time.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.





Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

April 3, 2023

THE STATE OF TEXAS

COUNTY OF HARRIS

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 6:00 p.m., on the 3rd day of April 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Ms. Lisa June, the District's General Manager; Mrs. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. Phillip Brumfield, an employee of the District; Mr. Diego Burgos, P.E. of Quiddity Engineering, the District's Engineer; Mrs. Katye McGinnis and Matt Mattox of USPI Tops Hospital; Mrs. Patty Schinzing, an interested party; Mrs. Sarah Bach, Mr. Pat Bravo, Mrs. Christina Ramirez, Mr. Stewart Mawyer, and Dr. Lance Feray, residents of the District.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. Director Kirkpatrick requested a minor change to the March 20, 2023, minutes. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of March 20, 2023, as amended, and the March 23, 2023, minutes as presented.

CONSTABLE'S REPORT

There being no representative from the Harris County Constable's Office present, the matter was tabled.

TAX EXEMPT MULTIFAMILY DEVELOPMENT MATTERS

Ms. June and Mr. Burgos said they had no updates on this matter.

GENERAL MANAGER'S REPORT

Lisa June presented the General Manager's Report. She stated that State Representative Valerie Swanson's district office was in major need of renovations. She said some of the needed renovations included new paint, carpet, phone lines, replacement of a warped backdoor, and plumbing. Director Flood asked if Rep. Swanson's district office was used for anything else, and Ms. June stated that it was not. Director Kirkpatrick requested Ms. June to have Mr. Dennis Burkhalter, an employee of the District, submit a cost estimate on every renovation item for Rep. Swanson's office. Ms. June said she would present the cost estimate to the Board when available.

Ms. June stated she had received preliminary pricing on three new controllers for the Northcrest pool, Inway pool, and Inway splash pad. She stated the total cost was approximately \$5,500, and the controllers should be replaced by next month.

Ms. June said she sent Spring Gardens Nursery a copy of an invoice for repairs to one of the District's detention ponds. She stated that she had not heard back from Spring Gardens and would reach out to them soon.

Ms. June stated that Mr. Burkhalter had almost finished the irrigation work near the Inway Oaks Lift Station. She also stated that all the trees planned for the Inway Oaks area had been delivered.

Ms. June said the District was preparing for the pools to be open for the regular season. She stated she would be meeting with Robert Vines of DS Rec this week to finalize lifeguard preparations, and a contract between the District and DS rec was already in place. Ms. June also stated that the District would maintain both pools in house for the upcoming season.

GOSLING OAKS DEVELOPMENT AGREEMENT

The Board stated they would like to have the attorneys present to discuss the amended agreement. The Board agreed to table this item. Director Thomas stated the District might schedule an extra meeting to discuss the agreement, if necessary.

PUBLIC COMMENTS

Katye McGinnis asked why the development agreements were on hold. Mr. Burgos stated that annexations were completed on a first come, first serve basis. He stated that regarding planned developments, the District had already committed all the excess available wastewater treatment capacity and did not have any available capacity to serve any new annexation requests. Mrs. McGinnis thanked the Board for their support.

Lance Feray asked if any potential entrances were planned to connect Northampton to the Paragon Place development. Director Kirkpatrick stated that Paragon Place does own a piece of property connected to Elmgrove Road. Director Kirkpatrick stated that he was uncertain they would use it as an entrance. Several residents attending asked if the developer plans to build a fence on the property. Mr. Burgos stated the developer does have a land plan in place, but the plans are very preliminary. Ms. June stated the Ariza developer had changed their plans given resident outreach in the past. She stated she would encourage residents to attend the Board meetings for future updates.

Several residents in attendance asked if the District was holding the bond election to expand the District's overall water capacity. Mr. Burgos stated the capacity improvements are a piece of the bond election but not the sole reason for the election. Mr. Burgos stated the bond election would also cover additional improvements to the District's infrastructure. Mr. Burgos stated these improvements were planned to be spread out over a ten-year period. Ms. June stated that the next District "open house" informational session would be on April 11, 2023, at 6:00 p.m. at the Northampton Community Center. Ms. June encouraged the residents to attend for a more in-depth explanation of the bond election.

Several residents in attendance stated they had concerns about new developments throughout the District, specifically concerning the Houston Housing Authority. Director Kirkpatrick stated the Board has placed future developments on hold until there was more clarity on the Houston Housing Authority issue and until Harris County Flood Control issues their new guidelines. Mr. Burgos stated that he planned to meet with Harris County Flood Control this Thursday for an update on the new regulations.

OTHER MATTERS

Director Thomas discussed microplastics and the potential for contamination of surface water. Director Thomas stated the District's water system was on ground water wells and was safe to drink.

There being no other matters to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

May 1, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 4:30 p.m., on the 1st day of May 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Ms. Sarah Rowe of Water District Management, the District's Operator; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. Phillip Brumfield, an employee of the District; Sgt. Naveed Jamil of Harris County Precinct No. 4; Ms. Karen Pursell, Ms. Shannon Fox, and Ms. Arlene Marino, residents of the District; and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys. Participating via videoconference was Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

EXECUTIVE SESSION

Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session to discuss potential litigation in the District at 4:30 p.m. The Board reconvened in regular session at 5:08 p.m.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve

the minutes of April 17, 2023, and the Certified Agendas of Executive Session of March 20, 2023, and March 27, 2023, as presented.

CONSTABLE'S REPORT

Sgt. Jamil reported on criminal activity in the District during the previous month. He discussed traffic violations in the District and efforts to ensure traffic rules were being followed. Upon a motion duly made and seconded, the Board voted unanimously to approve the Constable's Report.

AMENDED BUDGET

Director Flood noted that the Board discussed amending the District's annual operating budget to account for potential litigation costs in the amount of \$50,000 at the previous Board meeting. Upon a motion duly made and seconded, the Board voted unanimously to approve the Amended Budget as discussed.

GENERAL MANAGER'S REPORT

Lisa June said she spoke with an arborist regarding trimming overgrown trees on District property. She said the pool would open soon, and she was in contact with the new lifeguard company regarding pool hours and coverage. Mr. Gerlich asked Ms. June to present liability waivers to the Swim Streamline at Northampton Swim Team for signature. Mr. Gerlich said he spoke with Eric Windsor of D.R. Horton regarding conveyance of the Hampton Creek ponds, and Mr. Windsor said he would work with the HOA to have the ponds conveyed to the District.

OPERATOR'S REPORT

Sarah Rowe presented credit card authorization agreements with Chase Bank for Board approval. She said Chase Bank would work with Starnik to provide the District's customers an improved customer portal. She said there was no increase in price as compared to the District's current provider. Ms. Rowe said the Operator would send customers letters and emails notifying customers of the change in provider along with instructions on how to login to the new customer portal. Upon a motion duly made and seconded, the Board voted unanimously to approve the credit card authorization agreements as presented.

HAVERFORD ROAD DRAINAGE

Mr. Burgos discussed drainage issues on the west side of Haverford Road. He reviewed historical documentation regarding the storm sewer line running north to south behind homes on the west side of Haverford Road. He said he found no records or public plans of the storm sewer line being constructed, and he said the storm sewer line was likely constructed by a private developer or builder. Mr. Burgos said there was extensive silt buildup and the storm sewer line was abandoned many years ago. He said the Operator tried to televise the line but could not view more than 100' of line. The Board discussed the matter, and Director Kirkpatrick asked the

Engineer to work with the Operator and Harris County Flood Control District to determine the cost to the District to allow the storm sewer to flow into the public system.

RICH'S CAR WASH COST SHARING AGREEMENT

Mr. Gerlich presented and reviewed the Cost Sharing Agreement between the District and HPR Wash, LLC. He said the Cost Sharing Agreement had been reviewed by the Attorney, the Engineer, and HPR Wash, LLC, and all comments had been addressed. Upon a motion duly made and seconded, the Board voted unanimously to approve the Cost Sharing Agreement as presented.

RATIFY RICH'S CAR WASH EASEMENTS

Upon a motion duly made and seconded, the Board voted unanimously to ratify approval of the HPR Wash, LLC easements at the previous Board meeting.

GIESEKE WATER LINE EASEMENT AND SANITARY SEWER EASEMENT

Mr. Gerlich said he spoke with Ms. Gieseke regarding the proposed easements on her property, and she was working with the Engineer regarding her review and approval.

AMENDED RATE ORDER

Mr. Gerlich presented an Amended Rate Order. He said the only change was to the tax-exempt customer classification based on new property value information. Upon a motion duly made and seconded, the Board voted unanimously to approve the Amended Rate Order as presented.

ENGAGEMENT LETTER

Upon a motion duly made and seconded, the Board voted unanimously to approve the Parsons McEntire McCleary, PLLC engagement letter subject to Attorney review.

PUBLIC COMMENT

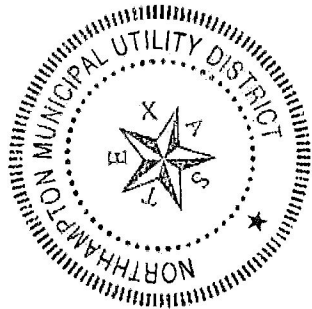
Karen Pursell asked about the proposed Paragon Place development near her home. Mr. Burgos said the developer asked to be taken off the agenda, and he said the developer had never responded to the Board's questions regarding the preliminary plans.

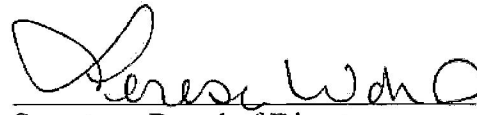
OTHER MATTERS

Mr. Burgos said that upon review of existing Wastewater Treatment Plant capacity, the District would have nearly enough capacity to serve the proposed medical office building, adjacent 2-acre tract, and Falgoust Ventures property. He noted a new buyer was interested in the Falgoust Ventures property, so the land plan for that property would likely change.

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

(SEAL)




Secretary, Board of Directors

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

May 15, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 15th day of May 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Ferguson and Ms. Sarah Rowe of Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Mr. Tommy Mendez and Ms. Esther Flores of Tax Tech, Inc., the District's Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Mr. Bradley Hinkle of Environmental Allies, the District's detention maintenance contractor; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Mr. Clayton Benedict of NTN Gosling, LLC, a developer in the District; Ms. Suna Taylor and Mr. Chris Reese, residents of the District; and Mr. John Wallace and Mr. Landon T. Gerlich of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

Director Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve

the minutes of May 1, 2023, and the Certified Agendas of Executive Session held on April 17, 2023, and May 1, 2023, as presented.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Flores presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. Ms. Flores said 97.94% of the District's 2022 tax levy had been collected. She reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit. She reviewed transfers to and disbursements from the tax account. She said approximately \$12,000 was being held in the District's Tax Account for potential refunds. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Water Plant No. 2 – Generator Replacement

Mr. Burgos presented and reviewed Pay Estimate No. 2 in the amount of \$172,772.10 payable to McDonald Municipal and Industrial, a copy of which is attached hereto as an exhibit. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 2 as presented.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos said the contractor was continuing televising of sanitary sewer lines and manholes. He said there was a minor sanitary sewer back up event at eight customer homes along Craigway Road and Darby Way on April 26, and none of the eight customers reported damage to their homes.

Water Well No. 1 Abandonment

Mr. Burgos said the contractor was on hold until Water Well No. 2 was back online.

Water Well No. 2 Re-Work

Mr. Burgos presented Pay Estimate No. 1 in the amount of \$138,496.50 payable to C&C Water Services, a copy of which is attached hereto as an exhibit. He said the contractor received equipment and plans to install the pump and motor this week, and the contractor planned to have Water Well No. 2 online by the end of the month.

2023 Water Plant Improvements

Mr. Burgos said the Engineer had begun design of the 2023 Water Plant Improvements.

Utility Service Request for Rich's Car Wash

Mr. Burgos said Ms. Gieseke had agreed to execute and deliver the necessary easements to the District's General Manager.

Wastewater Treatment Plant Expansion

Mr. Burgos said Bond Application Report No. 20 ("BAR 20") contained funding for the Wastewater Treatment Plant Expansion project. He said the Engineer was working on an analysis and scope memorandum for potential wastewater treatment plant rehabilitation work. He estimated the District's existing voted bond authority was sufficient to fund projects listed on the District's capital improvement plan through 2024, including wastewater treatment plant rehabilitation. He said that if the District were to hold another bond election, the Board should consider having the Wastewater Treatment Plant Expansion project be a separate proposition from wastewater treatment plant rehabilitation. Mr. Wallace said the Board could hold a pared down bond election for wastewater treatment plant rehabilitation funding.

Mr. Wallace noted there was a long lead time for the Wastewater Treatment Plant Expansion project, so leaving engineering fees for the project in BAR 20 would cut down on the lead time if the District held a successful bond election in November. Director Kirkpatrick asked whether wastewater treatment plant rehabilitation plans might be affected by new Harris County Flood Control District ("HCFCD") regulations expected to pass in June. Mr. Burgos said much of the rehabilitation work would be related to Clarifier No. 1 improvements.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos said he still had not received a developer deposit to begin design of utility extensions, and he said other parties had shown interest in purchasing the tract and changing the land plan. He said total acreage for the development was still uncertain. He noted the original feasibility study was for 6.38-acres and was conducted in November 2021.

Utility Service Request for 5.09-Acre Medical Office Building

Mr. Burgos said preparation of the feasibility study was put on hold in March due to wastewater treatment capacity limitations. Director Flood said the owners of the medical office building tract were extremely proactive in seeking annexation into the District and the deposit of funds necessary to obtain required approvals for the development of their tract, including a willingness to deposit necessary funds. Director Kirkpatrick said the District historically had a first come first serve policy, and the owners of the medical office building tract were ready to move forward whereas the owners of the Falgoust Ventures tract were not. Mr. Burgos said the District would likely have sufficient wastewater treatment capacity to serve the medical office building tract and adjacent two-acre tract if the Falgoust Ventures tract was not accounted for.

Upon a motion duly made and seconded, the Board voted unanimously to authorize the Engineer to notify the owners of the 5.09-Acre medical office building tract and adjacent 2.0-acre tract that annexation of their tracts would follow behind the current NTN Gosling, LLC annexation

and Rich's Car Wash annexation and to notify the Falgous Ventures developer that their capacity reservation had been terminated.

Utility Service Request for 2.0-Acre Office and Retail Development

Mr. Burgos said he did not have any further updates regarding this development.

Creekview Drainage Issues

Mr. Burgos said the District's Operator planned to begin smoke testing in June, pending sufficient dry weather conditions. Mr. Burgos said that on May 8th the two homeowners who experienced sewer back-up events in January experienced another sewer back-up event due to significant rainfall in a short period of time. Mr. Burgos said the homeowners should install check valves to prevent sewer back-up events from happening while the District continues to investigate the source of the inflow and infiltration issue. Mr. Wallace said the District's insurance agent was made aware of the May 8th sewer back-up event, and the agent said she would work with the homeowners regarding the claim. Ms. June said the homeowners were informed that they would be reimbursed by the District for installation of check valves at their residences. Director Flood asked if other homes needed check valves. Mr. Burgos said the other low-lying houses had not reported sewer back-up issues. Mr. Burgos also stated they have a meeting set with the two homeowners on May 16th to discuss the investigations being performed by the District.

Ariza Apartments Tap Fee

Mr. Burgos said he was working on the tap fee calculation for tax exempt projects.

Inway Oaks Pond Repair and Conveyance

Mr. Burgos said the Engineers were working with the resident whose property included a portion of the Inway Oaks Pond, the previous owner of that property, and the developer regarding pond repairs and the ultimate conveyance of the pond to the District. He said the parties were working to schedule a meeting to discuss the matter.

Haverford Road Drainage Issue

Mr. Burgos said that Harris County would require the District to prepare plans for approval in the event the District wanted to take over the private storm sewer system on Haverford Road. He said that to prepare the required plans, the District would need to remove extensive silt from the storm sewer line so the line could be televised. He said the District would then assess the condition of the pipe, repair any deficiencies, then conduct surveying and engineering work to prepare and finalize the plans. He said the District may need to remove and replace storm sewer pipe filled with concrete, though the ultimate scope of the project was not certain at this time. Director Flood said the project sounded expensive, and the Board discussed the matter. Director Kirkpatrick said the Harris County requirements sounded extensive. Mr. Lee said based on a historical review of available plans and records, the storm sewer system appeared to be private. The Board asked about the extent of homeowner complaints, and Mr. Ferguson said the Operator

received two complaints of pooling water since the January heavy rain event. Mr. Lee said that homeowner installation of a sump pump and French drain leading to the street might resolve the issue. The Board tabled the matter.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews.

ATMA Development

Mr. Burgos said the Engineer was working to review the ATMA drainage plans and flood impact analysis.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 96.8% for the previous month. Mr. Ferguson said Blower No. 4 at the Wastewater Treatment Plant was installed but had not completed start up. He said the May 8th rain event caused an overflow at Wastewater Treatment Plant No. 1, and a notice of noncompliance was issued. He said fire hydrant repairs were in progress. He said commercial meter testing was complete, and the Operator was in the process of reviewing the test results. He then presented and reviewed the District's 2022 Consumer Confidence Report.

Director Kirkpatrick asked how long the District should continue to have rental pumps installed at the Creekview Lift Station. Mr. Lee said the District could remove the pumps after the check valves were installed because no other complaints had been made, and the pumps offered limited redundancy.

ORDER CANVASSING ELECTION RETURNS

Mr. Wallace presented and reviewed the Order Canvassing Returns and Declaring Results of 2023 Bond Election. Mr. Wallace reviewed the results of the election. Mr. Wallace said the Paragon Place development likely had a negative impact on the election, although the developer has not responded to the District's request for project information. He said general misinformation put out regarding bond issuance and historical management of the District's tax rate likely had a negative impact on the election. Mr. Wallace said the District could prepare a response aimed at addressing the voter concerns.

Upon a motion duly made and seconded, the Board voted unanimously to adopt the Order as presented.

RESOLUTION AUTHORIZING APPLICATION TO TCEQ

Mr. Burgos noted the contents of BAR 20 had not been finalized. The Board tabled the matter.

GOSLING OAKS ANNEXATION

Clayton Benedict provided an update on the Gosling Oaks development. Mr. Wallace noted the amended Development Financing Agreement had been recorded in the Real Property Records of Harris County. He said the Amended and Restated Waiver of Special Appraisal ("Amended Waiver") needed to be approved, and legal counsel for the developer had reviewed and approved the Amended Waiver. Upon a motion duly made and seconded, the Board voted unanimously to approve the Amended Waiver as presented.

HAMPTON CREEK POND CONVEYANCE

Mr. Gerlich said the developer of the Hampton Creek subdivision, D.R. Horton, informed him that they would work with the HOA to convey the Phase III and Phase IV detention ponds to the District. Mr. Gerlich said he prepared the deeds for the Phase III and Phase IV detention ponds and had provided the deeds to D.R. Horton and the HOA. Mr. Gerlich presented the deeds for Board approval, copies of which are attached hereto. Upon a motion duly made and seconded, the Board voted unanimously to accept the deeds as presented.

DETENTION POND MAINTENANCE REPORT

Bradley Hinkle presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He said the District's facilities were in good condition overall. Director Kirkpatrick asked Mr. Hinkle to include maintenance of the Jadecrest Drainage Channel in the report. Upon a motion duly made and seconded, the Board voted unanimously to approve the Detention Pond Maintenance Report.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. She presented the 4th month of the year-to-date budget and Investment Report, copies of which are attached hereto. She said the District's Central Bank account was closed and a new District account at Central Bank was opened. Mr. Gerlich said that Mr. John Lawrence had submitted a check to pay for damage to the District's fence in the amount of \$3,275, and Mr. Gerlich handed the check to the Bookkeeper. Ms. Loggins said Check #10051 was a per diem check for Director Wahl's tour of the District's facilities and not for attendance at the May 15 Board meeting. The Board then discussed the District's year-to-date budget and litigation expenses. Mr. Burgos asked Ms. Loggins to move Water Well No. 2 rework to the Series 2019 Bond expense on the Bookkeeper's Report.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

GENERAL MANAGER'S REPORT

Ms. June said she received an estimate for pruning trees and would work to obtain a second bid. She said the Northcrest Pool needed to be re-decked. Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented.

PUBLIC COMMENT

Suna Taylor introduced herself to the Board as a resident of the Hampton Creek subdivision. She asked whether the District would be able to take over some of the Hampton Creek HOA properties. Ms. June reviewed historical discussions with the Hampton Creek HOA regarding pool maintenance and rehabilitation. She said the District had planned to install trails around the Hampton Creek detention ponds and other park improvements, but the Park Bond proposition did not pass at the May 6 election. Ms. Taylor expressed concern over the proposed Paragon Place development. Chris Reese introduced himself to the Board and asked how long the Water Well No. 2 rework project would continue. Mr. Burgos said the project should be completed by the end of the month.

ATTORNEY'S REPORT

Mr. Gerlich provided an update regarding detention pond, lift station, and water plant site ownership and conveyances.

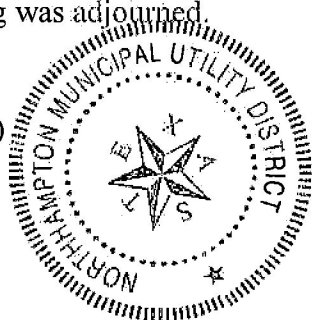
EXECUTIVE SESSION


Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session at 7:55 p.m. to discuss legal matters and potential litigation. The Board reconvened in regular session at 8:23 p.m.

OTHER MATTERS

The Board discussed the Ariza Apartment classification under the District's Rate Order. The Board discussed the District's overall rate structure and analysis. Upon a motion duly made and seconded, the Board voted unanimously to recategorize the Ariza Apartments in the Multi-Family Residential customer class under the Rate Order and to issue a customer credit for the difference in fees charged during the time the customer was billed as a part of the Tax Exempt Multi-Family customer classification. There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

June 5, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 5th day of June 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Flood, thus constituting a quorum.

Also present were Mr. Josh Lee, P. E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Sgt. Naveed Jamil and Sgt. Rodriguez of Harris County Precinct No. 4; Ms. Kristen Jarzombek and Mr. Joseph Theis, residents of the District; and Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P., the District's Attorneys.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. After discussion and upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of May 5, 2023 and May 15, 2023, and the Certified Agenda of Executive Session of May 15, 2023, as presented.

CONSTABLE'S REPORT

Sgt. Jamil stated there were no issues to report in the District during the previous month. He said lots of kids were out and about due to summer vacation. He said residents may register online for "vacation watch" whereby the Constable's office will monitor your property while you

are away from home. The Board agreed to get the word out regarding this benefit. Sgt. Jamil stated he was retiring from patrol and moving to a new area of responsibility. He mentioned the October contract renewal for Constable service to the District. He introduced Sgt. Rodriguez as his replacement. He suggested the Board review the contract and make revisions if necessary. Upon a motion duly made and seconded, the Board voted unanimously to approve the Constable's Report.

GENERAL MANAGER'S REPORT

Lisa June stated she had concerns with the lifeguard staffing company. She said she had been in touch with the company, and there was a general shortage of available lifeguards. A discussion ensued regarding the matter. Ms. Jarzombek and Mr. Theis participated in the discussion. The consensus was that it would be very difficult to change providers at this stage of the summer. She agreed to pursue the lifeguard staffing issue as a major priority. She said the Inway Pool was temporarily closed as the pool pump impeller was being replaced.

Ms. June asked whether the Board wanted to go back to the voters with a bond election. She noted this would affect the District's capital projects and operations budget.

Ms. June discussed the contract status of Swim Streamline. She said she was composing a letter regarding their use of pools in light of pending capital project repairs. Ms. June stated the Inway Pool needed a heat exchanger repair. She said the Northcrest Pool needed repair/replacement of decking, plumbing, electrical, granite, and tile for an estimated cost of \$300,000. She said she would discuss financial participation by Streamline in these costs.

ENGINEERING MATTERS

Diego Burgos described the Wastewater Treatment Plant review and analysis. He said the Harris County Flood Control District was changing the flood plain which would affect expansion of the WTP, including the need to raise the WTP structures out of the flood plain. Josh Lee reviewed issues related to the next expansion of the WTP. Mr. Lee stated that due to the failure of the recent bond election, design and expansion of the plant would be delayed. He said the District would be moving closer to maxing out existing plant capacity. Mr. Burgos advised the Board they would need to schedule a Special Board meeting to review the outcome of the Wastewater Treatment Plant Analysis and recommended June 29, 2023 and July 6, 2023 as potential meeting dates. The Board decided to schedule the special meeting to discuss the analysis on July 6, 2023 at 6:00 PM.

Mr. Burgos presented a Feasibility Study for the 5.09 acre medical use development, located outside the boundaries of the District. He said water and sewer line extensions would be required. He forecasted a water capacity of 13,000 gallons and a WTP capacity of 6,600 gallons. He stated the project was feasible. Mr. Burgos presented a Feasibility Study for the adjacent 2.00 acre commercial development, also located outside the boundaries of the District. He said water and sewer line extensions would be required. He said it was logical to combine the utilities serving these two tracts. Mr. Burgos discussed Ex. C, Table No. 1 which was a combined analysis of two

adjacent projects. He stated the analysis assumed cost sharing of utilities. He said easements would be needed, including some off-site easements, and both tracts would need to be annexed into the District. He stated the District's next annexation in line was Rich's Car Wash. Upon a motion duly made and seconded, the Board voted unanimously to approve both feasibility studies as stand alone proposals, but the landowners must negotiate over cost sharing.

Mr. Burgos discussed a recent meeting with Duke's Sewer Service Specialists ("Duke's") which specialized in micro-detection of water leaks and infiltration. He said they work to determine the source of the highest risk of infiltration by placing transducers in sewer systems and measuring rain events. Director Kirkpatrick said this appeared to be very cost effective. The Board took the matter under advisement.

OTHER MATTERS

Director Kirkpatrick stated that he wanted a letter sent out to Swim Streamline soon and get the use of the pool facilities resolved. Upon a motion duly made and seconded, the Board voted unanimously to approve a dedication to the District of a Water Line Easement from Susan Gieseke.

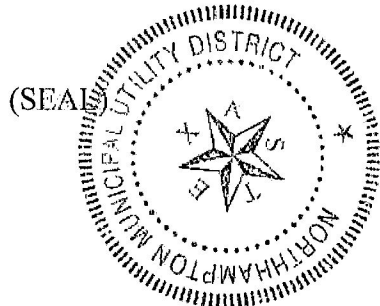
EXECUTIVE SESSION

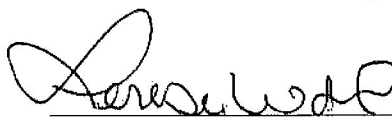
Upon a motion duly made and seconded, the Board voted unanimously to convene in Executive Session to discuss potential litigation at 6:41 p.m. The Board reconvened in regular session at 7:36 p.m.

OTHER MATTERS (CONT'D)

Upon a motion duly made and seconded, the Board voted unanimously to execute an engagement letter with Parsons McEntire McCleary PLLC (previously approved). Upon a motion duly made and seconded, the Board voted unanimously to engage Coffin Renner LLP and request a budget from them. The Board directed Mr. Parsons to suspend legal work on the tax exemption case until further notice. Upon a motion duly made and seconded, the Board voted unanimously to adopt an Order Rescinding the Rate Order approved May 1, 2023.

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




Secretary, Board of Directors

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

July 10, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 5:00 p.m., on the 10th day of July 2023, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Cheryl Brisbane	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Terese Wahl	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Flood, thus constituting a quorum.

Also present were Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; and Mrs. Kathy Harris and Mr. John Harris, residents of the District.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

APPROVAL OF MINUTES

This item was tabled.

CONSTABLE'S REPORT

This item was tabled.

GENERAL MANAGER'S REPORT

Concerning the Northcrest and Inway pool renovations, this item was tabled for later discussion.

Concerning the status of the Spring Gardens Nursery invoice payment, Lisa June stated that Landon Gerlich of Bacon, Wallace, & Philbin, LLP, the District's attorney, had suggested the amount due could be considered in acquiring a sanitary sewer easement in front of Mrs. Gieseke's tract.

Mrs. June stated that she was waiting for an estimate from Environmental Allies for repairs and mowing of the Inway Oaks Detention Pond. Mrs. June discussed the communication plan for an upcoming bond election. She stated that she and Mr. Phillip Brumfield, an employee of the District, had been working to create a calendar which could be used to implement the communication plan for the next several months. She stated she and Mr. Brumfield were meeting with Off Cinco, the District's website provider, to discuss the plan and updates to the District website.

Mrs. June stated she and Mrs. Burkhalter met with Mrs. Laura Davis and Mr. Ross Davis of Swim Streamline at Northampton ("SSAN") to discuss the new proposed contract. Several matters concerning the new proposal were discussed. Mr. Davis said he would further review the contract and submit a proposal on behalf of SSAN.

Concerning residents along Dover House Way, Mrs. June stated she had a request from a resident to clear several feet of the District's property along their fence line. Mrs. June stated the District doesn't currently have the manpower or equipment, but she would investigate further. She also stated she had been contacted by a resident in Dovershire Place concerning a pond and mosquito problem. Mrs. June said she informed the resident that the District does not own, maintain, or manage this pond.

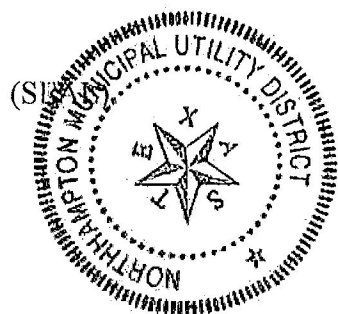
ARIZA GOSLING APARTMENTS

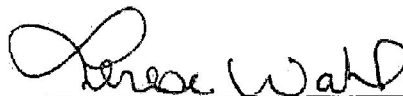
Director Wahl stated that Mr. John Wallace of Bacon, Wallace & Philbin, LLP had submitted a response to the Public Utility Commission regarding the filing of a complaint by Ariza Gosling Apartments contesting the rates established for tax exempt properties.

SUCH OTHER MATTERS

Mrs. Kathy Harris, a resident of the District and member of the Inway Oaks HOA, expressed her appreciation for the District's landscaping of the lift station in Inway Oaks and the repainting of the fire hydrants. She stated that the District had given permission to the HOA to stain the fence at the lift station and the project had been completed. She also stated that the detention pond had been brush-hogged.

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




Secretary, Board of Directors

MINUTES OF REGULAR MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

November 21, 2022

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in regular session, open to the public, at 5:00 p.m., on the 21st day of November 2022, at the regular meeting place thereof, the Northampton MUD Building, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
W. Paul Schneider	1st Vice President
Scott Kirkpatrick	2nd Vice President/Assistant Secretary
Ted Trimble	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, except Director Kirkpatrick, thus constituting a quorum.

Also present were Mr. Jim Ferguson and Ms. Sarah Rowe of Water District Management, the District's Operator; Mr. Josh Lee, P.E. and Mr. Diego Burgos, P.E. of Quiddity Engineering, LLC, the District's Engineer; Ms. Esther Flores and Mr. Tommy Mendez of Tax Tech, Inc., the District's Tax Assessor/Collector; Ms. Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Mr. Rob McFarland of Environmental Allies, the District's detention maintenance contractor; Ms. Lisa June, the District's General Manager; Ms. Cherrelle Burkhalter, the District's Assistant General Manager; Ms. Terese Wahl, a resident of the District; and Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P., the District's Attorney.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

Director Thomas led the meeting in the Pledge of Allegiance and invocation.

APPROVAL OF MINUTES

The minutes of previous Board meetings were presented for review and approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of October 17, 2022 and November 7, 2022.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Flores presented the Tax Assessor/Collector's Report, a copy of which is attached hereto. Ms. Flores stated that none of the District's 2022 tax levy had been collected. She reviewed receipts, transfers, and disbursements affecting the Tax Account. She said issues with the Defined Area tax accounts had been resolved and paid. Ms. Flores asked for Board authorization to include a reminder in customer water bills that customers should contact the Tax Assessor/Collector's office if they have not received a tax statement. Ms. Flores then reviewed the delinquent tax report. She summarized pending tax litigation in the District, and she said \$89,948 would be held in the District's Tax Account for possible refunds for tax protests.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented and to authorize the requested notice on customer water bills.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached hereto as an exhibit. He stated the District's water accountability was 97% for the previous month. Mr. Ferguson said CenterPoint Energy reports regarding its investigation into trip events at Water Plant No. 3 were pending. He said Booster Pump Motor No. 3 failed at Water Plant No. 1 and needed to be replaced. He said he filed an insurance claim regarding the failed pumps.

Mr. Ferguson reviewed repair and maintenance activity at the Wastewater Treatment Plant. He said there were no permit excursions, and the Wastewater Treatment Plant operated at 61% of permitted capacity. Mr. Ferguson reviewed the results of the annual electrical survey completed at the District's wastewater treatment facilities. Mr. Ferguson recommended replacing some starters and breakers as described in the Operator's Report. He informed the Board of an unauthorized wastewater discharge on November 11 at a manhole at Dovershire Road and Gosling. Mr. Ferguson said there was a PLC failure which caused a lift station pump to shut off. He said the failure was reported, corrected, and the lift station was cleaned. He stated that some of the lighting at the Wastewater Treatment Plant site could be updated to LED.

Mr. Ferguson reviewed the sanitary sewer line issue at 6522 Glenhill Drive in Northampton Forest. Mr. Ferguson said the resident's sanitary sewer line was extended so that it connected to the District's sanitary sewer line. He said the property owner was advised that a lift pump and connections would need to be provided by the owner. Sara Rowe reviewed billing and collection activity. The board authorized the Operator to defer water service terminations until January 2023.

Mr. Ferguson said the gear box repair was complete and the auger press was returned to service. Ms. Rowe discussed customer billing and correspondence, and she reviewed the delinquent list. Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

ENGINEER'S REPORT

Diego Burgos presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Creekview Lift Station Project

Mr. Burgos presented and reviewed the Certificate of Substantial Completion, a copy of which is attached hereto. Upon a motion duly made and seconded, the Board voted unanimously to approve the Certificate of Substantial Completion as presented.

Water Plant No. 2 – Generator Replacement

Mr. Burgos said the estimated construction schedule and delivery schedule were being prepared by the contractor.

2022 Sanitary Sewer Cleaning & Televising

Mr. Burgos presented Pay Estimate No. 2 in the amount of \$19,628.32 payable to BCAC Underground. Upon a motion duly made and seconded, the Board voted unanimously to approve Pay Estimate No. 2 as presented.

Water Well No. 1 Abandonment

Mr. Burgos stated the pre-construction meeting was held on November 8.

Harris County Flood Control District ("HCFCD") Drainage Channel Issues

Mr. Burgos stated hand railing installation was ongoing.

D.R. Horton Defined Area Bond Application

Mr. Burgos said there were no updates regarding this matter.

5-Year Capital Improvement Plan ("CIP")

Mr. Burgos said he was working to update the District's 5-year CIP. He said the 5-year CIP would be presented to the Board in December.

2022 Wastewater Treatment Plant Inspection

Mr. Burgos presented the WTP Inspection Report, and stated there were no items which needed to be immediately repaired, but proposed including these items in the upcoming WTP Expansion project.

6130 Auburn Lakes ATMA Development ("ATMA")

Mr. Burgos said a draft of the updated ATMA feasibility study was ready for Board review and comment.

Gosling Regional Detention Pond and Fence

Mr. Burgos said the developer began construction of perimeter fencing.

Utility Service Request for 5.1-Acre Gosling Oaks Development

Mr. Burgos said preparation of the revised feasibility study was underway.

Utility Service Request for Spring Car Wash

Mr. Burgos said there were no updates regarding this matter.

Utility Service Request for Rich's Car Wash

Mr. Burgos said a full water line was required to service the property. Mr. Burgos noted the District previously proposed to fund the water line portion fronting the Spring Gardens Nursery tract to complete the water line loop, and Rich's Car Wash would fund the sanitary sewer and water utility extensions fronting the Rich's Car Wash tract. Mr. Burgos recommended the District let the water line contract and charge Rich's Car Wash its pro rata share of the project. He noted a metes and bounds description needed to be prepared, and easements were needed from Spring Gardens Nursery.

Utility Service Request for 5.09-Acre Shop Companies Commercial Retail

Mr. Burgos reviewed a capacity request from Shop Companies, a copy of which is attached hereto. Mr. Burgos said the request was for 13 equivalent single-family connections. He said the tract was outside the boundaries of the District, and the developer submitted annexation and feasibility study deposits. Upon a motion duly made and seconded, the Board authorized the Engineer to prepare a feasibility study and to begin annexation procedures.

Falgoust Ventures Annexation and Developer Financing Agreement

Mr. Burgos said Falgoust Ventures, formerly Chambers-Dodd, requested annexation into the District and to proceed with development as presented in the November 12, 2021 feasibility study. He stated the development would be comprised of 4.69-acres totaling two tracts. He said there were no changes to the previous feasibility study. Upon a motion duly made and seconded, the Board authorized the Engineer to begin annexation procedures.

Water Well No. 2 Rework

Mr. Burgos briefly reviewed the results of the bi-annual performance test conducted at Water Well No. 2 last month. He said the well was retested, and the brass issues persisted. Mr.

Burgos recommended soliciting bidders to complete an expedited rework of Water Well No. 2. Mr. Burgos estimated the cost of the project to be \$350,000. He said the construction would begin in January and was estimated to be completed within 160 days. He noted Water Well No. 2 was last reworked in 2011. Upon a motion duly made and seconded, the Board voted unanimously to authorize the Engineer to: (1) proceed with design of the bid package; (2) issue a letter to the TCEQ requesting waiving the 2-week public advertising requirement; (3) solicit bids; and (4) authorize signature and approval of the project contract subject to Attorney review.

Commercial Plan Reviews and Submittals

Mr. Burgos reviewed ongoing plan reviews.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

DETENTION POND MAINTENANCE REPORT

Rob McFarland presented the Detention Pond Maintenance Report, a copy of which is attached hereto as an exhibit. He reviewed monthly maintenance activities. Mr. McFarland presented a revised detention maintenance budget, a copy of which is attached hereto. Mr. McFarland noted the revised budget proposed to move the storm water qualify feature from the Hampton Pond to the Claymore Pond. Upon a motion duly made and seconded, the Board voted unanimously to approve the Detention Pond Maintenance Report and revised budget as presented.

GENERAL MANAGER'S REPORT

Ms. June presented the General Manager's Report. She said that she met with Director Flood, Director Kirkpatrick, Ms. Burkhalter, and Amanda Buckson, a landscape architect, to discuss her qualifications to provide work related to the District's potential park bond election and park expansion. She said that she and Director Flood preferred the District to retain Ms. Buckson. Ms. June said she received the scope of work and proposed agreement from Ms. Buckson today.

Upon a motion duly made and seconded, the Board voted unanimously to approve the General Manager's Report as presented and to retain Amanda Buckson to perform park election and park expansion services in the amount of \$20,750.

Ms. June said she met with the President of Hampton Creek HOA regarding development. She said Inway Oaks Pond is still problematic and needs to be addressed. She said she was researching generator maintenance contractors.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. Mr. Burgos said he would work with Ms. Loggins to prepare a master list of developers and developer deposit balances. Ms. Loggins noted her meeting with Director Flood to discuss the District's proposed operating budget was upcoming. Upon a motion

duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report and payment of checks as presented.

ATTORNEY'S REPORT

Mr. Wallace said he was communicating with the District's Financial Advisor regarding a \$4,145,000 Defined Area Bond issue, which was still pending at the TCEQ. Mr. Wallace said there were two bond elections planned for May 2023, each of which would be called in February. He said one of the elections was for water, sanitary sewer, and drainage projects. Mr. Wallace said the other election would be for park projects. Mr. Wallace said there was approximately \$11,483,180 voted bond authority remaining, and two developers were in line for reimbursement, plus an anticipated WTP expansion project. He stated the District should begin preparing a bond application for these projects.

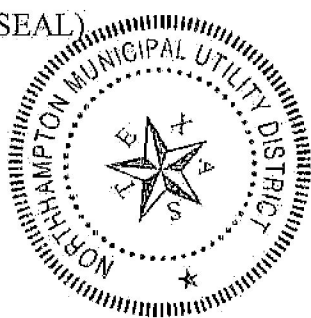
Mr. Wallace stated the amended Development Financing Agreement, annexation matters, and revised feasibility study and capacity letters regarding the Gosling Oaks development were all pending. Mr. Wallace said the District needed to consider establishing tax exempt multi-family rate changes, along with other changes to the District's Rate Order. He said the matter could be deferred to January.

Mr. Wallace said Cypressbrook Gosling sold the Ariza Apartments development, but it retained ownership of the detention pond. He noted there was still no detention maintenance agreement in place. Mr. Wallace said the pond needed to be repaired prior to the District accepting ownership of the pond and reimbursing the developer.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)



Secretary, Board of Directors

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-4

Please identify the ratepayers within the Tax Exempt Multi-Family Residential rate class and the Defined Area Tax Exempt Multi-Family Residential rate class.

RESPONSE:

See the District's response to AG RFI 1-3.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-5

Please state in detail each factor the Board considered when it established the Tax Exempt Multi-Family Residential rate class and the Defined Area Tax Exempt Multi-Family Residential rate class in the Amended Rate Orders. Additionally, for each factor identified, please explain how the factor was weighed by the District.

RESPONSE:

The Defined Area Tax Exempt Multi-Family Residential rate class does not have any customers and is not relevant to this proceeding. The District maintains its relevance objection to this portion of AG RFI 1-5.

Regarding the Tax Exempt Multi-Family Residential rate class, the District explained the rationale for and the factors considered in the creation of this rate class in the District's responses to Ariza Gosling's first and second amended petitions.

In brief, as stated more fully in the District's responses to Ariza Gosling's petitions, the Tax Exempt Multi-Family Residential rate class was created in anticipation of the possibility of one or more commercial, multi-family apartment homes seeking tax-exempt status under Local Gov't Code Ch. 303 ("Public Facility Corporation Act"), thereby reducing the tax revenues received by the District, which the District requires to pay debt service on bonds issued to fund the cost of providing utility service to its customers and to provide for ongoing maintenance and operation of its utility systems. The District thus created the Tax Exempt Multi-Family Residential rate class after considering the total revenues, including ad valorem tax revenues received by the District from all known potential members of the class of customers as allowed by Texas Water Code § 49.2122(a)(4). Additionally, the Tax Exempt Multi-Family Residential rate class applies to customers that share similar characteristics to Ariza Gosling under Texas Water Code § 49.2122(1)(B), (D), and (E) because it applies to tax-exempt customers that are commercial, apartment, and rental housing customers. Finally, the Tax Exempt Multi-Family Residential rate class applies to customers receiving the same water and wastewater service, which is a factor under Texas Water Code § 49.2122(A)(2). Each of these factors weighted in favor of creating the Tax Exempt Multi-Family Residential rate class.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-6

Please state in detail each factor the Board considered when it established the rate set forth in the Amended Rate Orders. Additionally, for each factor identified, please explain how the factor was weighed by the District.

RESPONSE:

The Rate Order that is relevant to this proceeding is the June 19, 2023 rate order that reinstated the rates adopted under the February 6, 2023 Amended Rate Order because that is the rate the District is charging Ariza Gosling and that is the rate that Ariza Gosling is appealing. The District maintains its relevance objection to the extent Ariza Gosling seeks information related to other Rate Orders.

As described fully in the District's responses to Ariza Gosling's first and second amended petitions, the rate set for the Tax Exempt Multi-Family Residential rate class was based on a rate study performed by the District. (See the District's response to Ariza Gosling's Second Amended Petition at Exhibit A and the District's response to AG RFI 1-1). The rate study analyzed the operating revenue and the ad valorem tax revenue received from commercial, multi-family apartment homes so that the District could set a rate sufficient to cover its cost of providing utility service if those customers no longer contributed ad valorem tax revenues to the District.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-7

In the District's Response to Order No. 1 and Motion to Dismiss on page 12, the District states that it "maintained tax-exempt rates for other customers prior to adopting the tax-exempt multi-family rate structure." Please state in detail:

- (a) The number of residential customers with a property tax exemption pursuant to the homestead exemption under Texas Tax Code § 11.13.**
- (b) The number of residential customers with a blanket property tax exemption pursuant to the disabled veteran exemption under Tax Code § 11.22.**

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response.

- (a) The District does not provide a residential homestead exemption. In 2022, 1,939 District customers qualified for homestead tax exemptions from other taxing jurisdictions.**
- (b) In 2022, 30 District customers qualified for disabled veteran exemptions.**

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-8

In the District's Response to Order No. 1 and Motion to Dismiss on page 2, the District states "After Ariza Gosling became tax-exempt, it stopped contributing to the tax base of the District, thus lowering the revenues the District requires to serve Ariza Gosling. The District then reclassified Ariza Gosling[.]" For any residential customer included in the District's answer to Question AG 1-7, please list whether that residential customer was reclassified to a different rate class after receiving the applicable property tax exemption.

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subjection to that objection, the District provides the following response. The District does not have a tax-exempt customer class applicable to residential customers, so no residential customers were reclassified to a different rate class based on tax-exempt status.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-9

In the District's Response to Order No. 1 and Motion to Dismiss on page 12, the District states that its "process for calculating the tax-exempt multi-family rate is the same process it has used to calculate rates for all of its customers." Please provide any analyses related to the loss of tax revenue from classes of customers detailed in 1-7(a) and 1-7(b).

RESPONSE:

This response is subject to a pending objection filed by the District on September 18, 2023. Subject to that objection, the District provides the following response. The quoted statement is a general statement confirming that the process employed by the District evaluated water and sewer revenues and ad valorem tax revenues for different customer classes.

Preparer: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: Legal Counsel; John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-10

Please provide all cost-of-service studies, rate allocation studies, analyses, and calculations used by the District to establish the rates set forth in the Amended Rate Orders.

RESPONSE:

See the rate study provided as Exhibit A to the District's Response to Order No. 1 and Motion to Dismiss, filed on July 7, 2023, and to the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023. In addition, see AG RFI 1-1 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-11

In the District's Response to Order No. 1 and Motion to Dismiss on page 7, the District states that the rate "study was performed *before* the District was made aware that the Petitioner had sought and been granted tax-exempt status." Please describe and provide any document proposing, approving, or otherwise authorizing the rate study referenced in in this quote.

RESPONSE:

See the District's Response to Order No. 1 and Motion to Dismiss, filed on filed on July 7, 2023, and the District's Response to Ariza Gosling's Second Amended Petition, filed on September 13, 2023.

In addition, see AG RFI 1-11 Attachment. See also AG RFI 1-12 Attachment.

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

From: Sarah Rowe <Sarah@wdmtexas.com>
Sent: Monday, November 14, 2022 11:43 AM
To: Landon T. Gerlich <lgerlich@bwplegal.com>
Cc: Connie Wenske <cwenske@bwplegal.com>; John Wallace <jwallace@bwplegal.com>; Jim Ferguson <jferguson@wdmtexas.com>
Subject: RE: Northampton MUD - Apartment Rate Order Analysis

Hi Landon,

Here is the information you requested. This is the information for the domestic lines.

1. Ariza Gosling- 23223 Gosling
Meter #200583241
316 units
12 mo. Avg usage 635.58k
12 mo. Avg water bill \$17,748.08
2. Auburn Lakes Investors – 6000 W Rayford Rd.
Meter #70286141
346 units
12 mo. Avg usage 2037.66k
12 mo. Avg. water bill \$26,451.02
3. The Landmark at Auburn Lake- 5755 W Rayford
Meter # 70383850- H
204 units (W Rayford Side)
12 mo. Avg usage 813.75 k
12 mo. Avg. water bill \$13,438.43
4. The Landmark at Auburn Lake 5755 W Rayford Rd.
Meter # 70383854 – H
204 units (Hampton Pointe Side)
12 mo. Avg usage 496.33 k
12 mo avg water bill \$11,738.05
5. Waterford / Starboard Arden (change of ownership 6/13/22) – 24530 Gosling
Meter # 70286635
308 units
12 mo. Avg usage 809.66 k

12 mo. Avg water bill \$21,509.12

Let me know if you need anything else.

Thank you,

Sarah Rowe | Client Relations Manager

Water District Management Co., Inc.

17707 Old Louetta Rd. | Houston, TX 77070

O: (281)376-8802

C: (832)326-4202

www.wdmtexas.com

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From: Landon T. Gerlich <lgerlich@bwplegal.com>

Sent: Monday, November 14, 2022 10:57 AM

To: Sarah Rowe <Sarah@wdmtexas.com>

Cc: Connie Wenske <cwenske@bwplegal.com>; John Wallace <jwallace@bwplegal.com>

Subject: Northampton MUD - Apartment Rate Order Analysis

Sarah,

When you have a moment, please provide the following information with regard to multi-family customers in Northampton MUD:

1. All multi-family connections in the District, with meter number. I'm assuming all the apartments are master metered.
2. All non-taxable customers in the District
3. Customer name, address, and number of units
4. Avg. water usage over the past 12 months
Avg. water bill over the past 12 months.

5.

For context, there is a statewide trend of newer and newer apartment complexes being taken off MUD tax rolls. Seeing as Northampton has a good amount of multi-family customers, the Board authorized us to conduct a Rate Order analysis, the purpose of which is to ensure our non-taxable rates are sufficient and supported by the data available to us. The goal is to have this analysis completed around January/February.

This analysis will be a topic of conversation over the next several Board meetings, but please feel free to contact me at any point if you have questions or comments.

Regards,

Landon T. Gerlich

Bacon, Wallace & Philbin, L.L.P.

6363 Woodway, Suite 800 | Houston, TX | 77057

Office: 713.739.1060 |

lgerlich@bwplegal.com

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DOCKET NO. 54966
NORTHAMPTON MUNICIPAL UTILITY DISTRICT'S RESPONSE TO
ARIZA GOSLING OWNER LLC'S FIRST REQUEST FOR INFORMATION

AG RFI 1-12

In the District's Response to Order No. 1 and Motion to Dismiss on page 7, the District states that the District "was made aware through its Financial Advisor that the Property had been granted tax-exempt status by [Harris County Appraisal District] and was no longer required to contribute tax revenue to the District." Please provide:

- (a) The name and position of the "Financial Advisor" referenced by the District in the above quote from the District's Response to Order No. 1 and Motion to Dismiss;**
- (b) Any document evidencing a communication between the Financial Advisor and the District concerning the Petitioner; and**
- (c) Any document evidencing the date the Financial Advisor was informed that "the Property had been granted by tax-exempt status by [Harris County Appraisal District] and was no longer required to contribute tax revenue to the District."**

RESPONSE:

- (a) David Wood at RW Baird.**
- (b) See AG RFI 1-12 Attachment.**
- (c) See AG RFI 1-12 Attachment.**

Preparer: John R. Wallace, General Counsel, Northampton Municipal Utility District
Sponsor: John R. Wallace, General Counsel, Northampton Municipal Utility District

John Wallace

From: Wood, David <DWood@rwbaird.com>
Sent: Friday, February 10, 2023 5:26 PM
To: Diego X. Burgos PE
Cc: John Wallace; Landon T. Gerlich; Joshua P. Lee PE; Margaret M. Banschbach
Subject: RE: Northampton Reimbursements

Diego,

Please use the below amounts for Triad Real Estate and Inway Oaks in the SOC. Estimated interest rate should be 4.75%.

On Cypressbrook, my numbers were based on a value of \$34,903,976 for the Cypressbrook Gosling LP tract. On 10/25/22, Cypressbrook Gosling LP sold to Ariza Gosling Owner, LLC. And on 10/27/22, Ariza Gosling Owner, LLC sold to Lakeside Place PFC (Houston Housing Authority).

HCAD is now showing a 2022 taxable value for the tract of \$28,592,572, which is 299/365 of \$34,903,976. HCAD has a prorated exemption for the portion of last year that the apartments were owned by Lakeside Place PFC. The 2023 taxable value should be \$0, so the amount in the SOC for Cypressbrook should be \$0 as well.

David Wood
O: 713-230-6130
M: 713-825-1437

From: Diego X. Burgos PE <dburgos@quiddity.com>
Sent: Wednesday, February 8, 2023 2:58 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee PE <jlee@quiddity.com>; Margaret M. Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>
Subject: RE: Northampton Reimbursements

David:

We are preparing a Summary of Cost for a District bond issue in Northampton. Do we have any more recent values for three developments discussed below? If not, I can prepare my SOC based on these values and adjust accordingly later on.

What interest rate should we use?



Diego X. Burgos PE
Project Engineer

Email: dburgos@quiddity.com
T: (713) 389-1600

From: Wood, David <DWood@rwbaird.com>
Sent: Monday, May 23, 2022 2:43 PM
To: Diego Burgos, PE <dburgos@quiddity.com>

Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>; Bartholomew, Jan <JBartholomew@rwbaird.com>

Subject: RE: Northampton Reimbursements

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Diego,

Below are numbers for standalone capacity for each of the three:

- Triad Real Estate (SHOPS ON GOSLING LLC): bond capacity of \$255,000 for \$237,150 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93%.
- Cypressbrook (CYPRESSBROOK GOSLING LP and GOSLING GREEN LLC): bond capacity of \$1,485,000 for \$1,381,050 of estimated reimbursement (including 2 years of interest) assuming cost of issuance at 93% of par.
- Inway Oaks: bond capacity of \$360,000 for \$334,800 of estimated reimbursement (including 2 years of interest) assuming cost of issuance of 93% of par.

David Wood
Robert W. Baird & Co. Inc.
713-230-6130

From: Diego Burgos, PE <dburgos@quiddity.com>
Sent: Tuesday, May 17, 2022 4:43 PM
To: Wood, David <DWood@rwbaird.com>
Cc: John Wallace <jwallace@bwplegal.com>; Landon T. Gerlich <lgerlich@bwplegal.com>; Joshua P. Lee, P.E. <jlee@quiddity.com>; Margaret Banschbach <mbanschbach@quiddity.com>
Subject: Northampton Reimbursements

David:

Per our conversation earlier, see attached exhibits showing the Cypressbrook and Triad Real Estate tracts. Both these tracts have outstanding reimbursements. Please provide us the estimated BIR which each of these tracts can support as well as the Inway Oaks Tract.

Please note: the Cypressbrook developed is comprised of the Ariza Apartments (boxed in yellow) and the commercial retail (shown in green).

Let me know if you have any questions.

Thanks,

Diego Burgos, PE
Project Engineer



✉ dburgos@quiddity.com
☎ (281) 363-4039
📍 1575 Sawdust Road, Suite 400, The Woodlands, Texas, 77380, United States
www.quiddity.com
in f @ t v

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John Wallace

From: John Wallace
Sent: Saturday, February 11, 2023 1:45 PM
To: 'Daniel Mota'
Cc: Landon T. Gerlich; David Wood; Josh Lee; Diego Burgos
Subject: RE: Cypressbrook Ariza Gosling - Detention Basin

Daniel – we have just discovered that the buyers of your property flipped it into Lakeside Place, PFC, a tax exempt entity and the project went tax exempt as of November last year. As such, the District will be unable to proceed with any reimbursement for the detention pond, as the Development Financing Agreement was predicated on the project being taxable for the prospective life of the bonds. You'll have to address this problem with your buyer who obviously misrepresented to you.

John

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Daniel Mota <dmota@cypressbrook.com>
Sent: Monday, October 31, 2022 3:05 PM
To: John Wallace <jwallace@bwplegal.com>
Subject: Re: Cypressbrook Ariza Gosling - Detention Basin

John, sorry for the delayed update. Yes, we created a covenant with the terms we discussed on the call and closed the sale last week.

Thanks for your time and helping us set them straight.

J. Daniel Mota
Development Principal
Cypressbrook Company
1776 Woodstead Court, Suite 218
The Woodlands, TX 77380
D: 832.403.2873
C: 607-592-7010
www.cypressbrook.com



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Any statement contained in this email does not create a contract between the parties. Any final and binding agreement shall be subject to the execution of definitive legal documents executed by all parties.

From: John Wallace <jwallace@bwplegal.com>
Date: Monday, October 31, 2022 at 3:03 PM
To: Daniel Mota <dmota@cypressbrook.com>
Subject: FW: Cypressbrook Ariza Gosling - Detention Basin

Did you guys get this resolved?

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Kelly Sullivan <ksullivan@thestrongfirm.com>
Sent: Friday, October 21, 2022 9:50 AM
To: John Wallace <jwallace@bwplegal.com>; Borah, Matthew J. <MBorah@lockelord.com>; Daniel Mota <dmota@cypressbrook.com>
Cc: Duncan Butler <dbutler@aspen-oak.com>; Austin Alexander <aalexander@aspen-oak.com>; Clark McLaughlin <cmclaughlin@aspen-oak.com>; Amy Cimeria <acimera@thestrongfirm.com>; Mike Novelli <mnovelli@cypressbrook.com>; Bethany Kovacs <bkovacs@thestrongfirm.com>
Subject: RE: Cypressbrook Ariza Gosling - Detention Basin

Thank you. We just circulated a dial-in.

Kelly Sullivan
Senior Counsel
The Strong Firm P.C.
Two Hughes Landing

1790 Hughes Landing Boulevard, Suite 200
The Woodlands, Texas 77380
Main 281-367-1222 I Fax 281-210-1361
ksullivan@thestrongfirm.com I www.thestrongfirm.com

From: John Wallace <jwallace@bwplegal.com>

Sent: Friday, October 21, 2022 9:49 AM

To: Borah, Matthew J. <MBorah@lockelord.com>; Kelly Sullivan <ksullivan@thestrongfirm.com>; Daniel Mota <dmota@cypressbrook.com>

Cc: Duncan Butler <dbutler@aspen-oak.com>; Austin Alexander <aalexander@aspen-oak.com>; Clark McLaughlin <cmclaughlin@aspen-oak.com>; Amy Cimeria <acimera@thestrongfirm.com>; Mike Novelli <mnovelli@cypressbrook.com>; Bethany Kovacs <bkovacs@thestrongfirm.com>

Subject: RE: Cypressbrook Ariza Gosling - Detention Basin

10 is good for me.

John R. Wallace
Bacon, Wallace & Philbin, LLP
6363 Woodway, Suite 800
Houston, TX 77057-1762
O: (713)739-1060
C: (281)216-6480
jwallace@bwplegal.com

From: Borah, Matthew J. <MBorah@lockelord.com>

Sent: Friday, October 21, 2022 9:44 AM

To: 'Kelly Sullivan' <ksullivan@thestrongfirm.com>; John Wallace <jwallace@bwplegal.com>; Daniel Mota <dmota@cypressbrook.com>

Cc: Duncan Butler <dbutler@aspen-oak.com>; Austin Alexander <aalexander@aspen-oak.com>; Clark McLaughlin <cmclaughlin@aspen-oak.com>; Amy Cimeria <acimera@thestrongfirm.com>; Mike Novelli <mnovelli@cypressbrook.com>; Bethany Kovacs <bkovacs@thestrongfirm.com>

Subject: RE: Cypressbrook Ariza Gosling - Detention Basin

I am available at 10. Austin, Duncan, and/or Clark, can you please advise if you are available?

Matthew Borah
Locke Lord LLP
600 Congress Avenue, Suite 2200
Austin, Texas 78701
T: 512-305-4877
mborah@lockelord.com

From: Kelly Sullivan <ksullivan@thestrongfirm.com>

Sent: Friday, October 21, 2022 9:23 AM

To: jwallace@baconwallace.com; Daniel Mota <dmota@cypressbrook.com>; Borah, Matthew J. <MBorah@lockelord.com>

Cc: Duncan Butler <dbutler@aspen-oak.com>; Austin Alexander <aalexander@aspen-oak.com>; Clark McLaughlin <cmclaughlin@aspen-oak.com>; Amy Cimeria <acimera@thestrongfirm.com>; Mike Novelli

105
<mnovalli@cypressbrook.com>; Bethany Kovacs <bkovacs@thestrongfirm.com>

Subject: Cypressbrook Ariza Gosling - Detention Basin

**** External Email -- Sender: ksullivan@thestrongfirm.com ****

John, Dan & Matthew:

Following up on a call with Dan Mota from Cypressbrook Ariza Gosling this morning, we would like to coordinate a call with the Aspen Oaks Counsel (Matthew Borah), MUD Counsel and our office to discuss the proposed drainage access easement requested by the Buyer on the Ariza Gosling site.

Can we circulate a dial-in number for 9:45 or 10:00 a.m. this morning to discuss?

Thank you

Kelly Sullivan
Senior Counsel
The Strong Firm P.C.
Two Hughes Landing
1790 Hughes Landing Boulevard, Suite 200
The Woodlands, Texas 77380
Main 281-367-1222 I Fax 281-210-1361
ksullivan@thestrongfirm.com I www.thestrongfirm.com



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John Wallace

From: Sarah Rowe <Sarah@wdmtexas.com>
Sent: Monday, February 20, 2023 3:40 PM
To: John Wallace
Subject: RE: Cypressbrook/Ariza apartments
Attachments: SKM_C450i23022010390.pdf

Please find attached bills per your request. Customer will receive these bills last week of Feb.

Thank you,

Sarah Rowe | Client Relations Manager

Water District Management Co., Inc.

17707 Old Louetta Rd. | Houston, TX 77070

O: (281)376-8802

C: (832)326-4202

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From: John Wallace <jwallace@bwplegal.com>
Sent: Thursday, February 16, 2023 5:20 PM
To: Sarah Rowe <Sarah@wdmtexas.com>
Subject: Re: Cypressbrook/Ariza apartments

Not defined area.

On Feb 16, 2023, at 5:10 PM, Sarah Rowe <Sarah@wdmtexas.com> wrote:

Hi John,

In the rate order there are two options for tax exempt multi family. I just want to confirm which one they qualify for? I want to make sure I have the rate code correct before I generate a bill for you to review.

Tax Exempt Multi-family
Residential \$76.15 per unit