

CREEDMOOR MUNICIPAL UTILITY DISTRICT

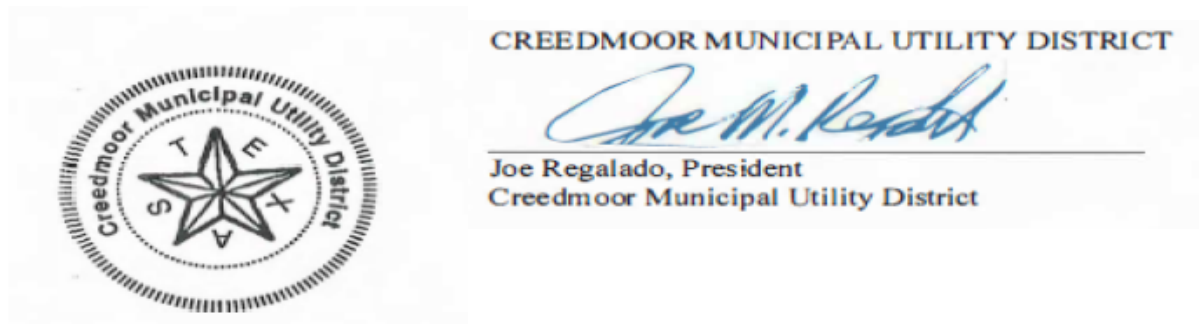
TO: THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Section 551 of the Texas Government Code, that the Board of Directors of Creedmoor Municipal Utility District will hold a regular Board meeting on **Thursday, June 11, 2026, at 10:30 a.m. at Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735** for the following purposes:

1. Public communications and comments;
2. Review and approve Minutes of May 14, 2026 Board of Directors meeting;
3. Hear report from developer on status of development, and if necessary, take action on any additional amendments or assignments of the existing Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs, as may be necessary, as well as any documents related to same;
4. Hear report from engineer, review of any bids received and recommendation letters from engineer as to award of contract, status of contract awards, authorizations for additional contract advertisements, action with regard to any needed plat approvals, pay applications or change orders under existing contracts, approval of any TxDOT required agreements and related resolutions, partial or final acceptance of any projects, approve any necessary easements, assignment of easements, encroachment agreements or assignments thereof, or conveyance of facilities, review and approve any recommendations for maintenance and improvement projects and related matters, and take necessary action with respect thereto;
5. Hear report from attorney for the District as to any additional water and sewer related agreements, easements or assignments with the City of Mustang Ridge, City of Creedmoor, Travis County, water and wastewater service providers, or other service providers, matters related to public financing, and if timely, take any necessary action;
6. Consider and, if appropriate, approve an Amended Fiscal Year 2026 Budget and authorize any necessary action related thereto;
7. Review and approve bookkeeping report and authorize the release of checks and payments included in such, authorize the opening of any new accounts, funds transfers or collateral agreements, as may be necessary, and approve any additional financial reporting or budget related matters, if applicable, and take any necessary action with respect thereto;
8. Hear Operations Report and District updates and take any necessary action with respect thereto;
9. Discuss annual cybersecurity training requirements for the Board and consider recommendation of course details;
10. Adjourn to Executive Session to consult with attorney regarding pending litigation matters, contemplated litigation matters, and other legal matters relating to agenda items in accordance with Texas Government Code § 551.071;
11. If necessary, reopen meeting and take any necessary action with regard to matters discussed in Executive Session;
12. Discuss and confirm tentative next meeting date; and
13. Adjournment.

Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this is the 5th day of June, 2026.



CREEDMOOR MUNICIPAL UTILITY DISTRICT

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

Creedmoor Municipal Utility District property tax bill for the median-valued homestead* for current fiscal year:	\$0.00
Creedmoor Municipal Utility District estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget** is adopted:	\$0.00

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*

*** The proposed budget is attached to the notice of meeting posted pursuant to Section 551.043(a), Texas Govt. Code.*

[Proposed Budget Attached]

Creedmoor MUD
Amended Budget
Fiscal Year 2025-2026

	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Budget</u>
Revenues:													
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 66,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,471
Sewer Revenue	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	125,496
Developer Advances - Capacity Fees	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	626,472
Developer Advances - Operating	20,000	-	-	20,000	-	-	20,000	-	-	20,000	-	-	80,000
Total Revenues	82,664	62,664	62,664	149,135	62,664	62,664	82,664	62,664	62,664	82,664	62,664	62,664	898,439
Expenses:													
District Facility Expenses													
Sewer Purchases	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	125,496
Operations	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	31,200
Total District Facility Expenses	13,058	13,058	13,058	13,058	13,058	13,058	13,058	13,058	13,058	13,058	13,058	13,058	156,696
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Mileage Reimbursements	75	75	-	75	-	75	-	-	-	75	75	75	525
Tax Appraisal/Collection Fees	-	-	250	-	-	250	-	-	250	-	-	250	1,000
Insurance	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Miscellaneous	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Administrative Expenses	3,830	1,330	1,505	1,330	1,255	1,580	1,255	1,255	1,505	1,330	1,330	1,580	19,085
Professional Fees -													
Legal Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	1,250	1,250
Audit Fees	-	-	-	10,000	-	-	-	-	-	-	-	-	10,000
Accounting Fees	1,800	1,400	1,400	4,800	1,400	1,800	1,400	1,400	1,400	1,800	1,800	1,800	22,200
Engineering Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Professional Fees	6,800	6,400	6,400	19,800	6,400	6,800	6,400	6,400	6,400	6,800	6,800	8,050	93,450
Capital Outlay -													
Capacity Fees	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	626,472
Total Capital Outlay	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	52,206	626,472
Total Expenses	75,894	72,994	73,169	86,394	72,919	73,644	72,919	72,919	73,169	73,394	73,394	74,894	895,703
Excess/(Deficiency)	\$ 6,770	\$ (10,330)	\$ (10,505)	\$ 62,741	\$ (10,255)	\$ (10,980)	\$ 9,745	\$ (10,255)	\$ (10,505)	\$ 9,270	\$ (10,730)	\$ (12,230)	\$ 2,736

Assumptions:

- * 6 meetings per year
- * Assessed Valuation of \$8,862,848
- * Tax Rate of \$0.75 (all O&M)