ANTHEM MUNICIPAL UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF ANTHEM 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 Anthem Municipal Utility District will hold a regular Board meeting at **6:00 p.m.** on **Wednesday, September 9, 2026**, at the **Anthem Amenity Center, 140 Monroe Drive, Kyle, Texas 78640**, for the following purposes:

1. Public communications and comments;
2. Review and approve Minutes of August 12, 2026, Meeting;
3. Conduct Public Hearing on 2026 Tax Rate;
4. Review and approve Resolution Adopting Operating Budget;
5. Review and approve Resolution Adopting Debt Service Budget;
6. Consider and adopt Order Setting Tax Rates for 2026 and authorize filing and posting of same;
7. Discuss and, if appropriate, consider approval of updated engagement letter with Bott & Douthitt, PLLC and associated rate increase, and take any necessary action related thereto;
8. Discuss and, if appropriate, consider approval of updated engagement letter with Municipal Operations & Consulting, LLC and associated annual rate increase, and take any necessary action related thereto;
9. Hear report from Assessments of the Southwest, Inc. in connection with tax related services;
10. Hear report from the developer as to status of development, and if necessary, authorize any needed assignments or amendments to existing Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs as well as any related resolutions approving same;
11. Hear report from engineer, review any needed plat approvals, pay applications or change orders under existing contracts, partial or final acceptance of any projects and action with regard to substantial completion or final completion of any on-going contracts, final approvals needed with respect to home building activities and connections to water supply systems, approve any necessary additional easements or assignment of easements or conveyance of facilities, TxDOT required agreements and related resolutions, including any Local On-System or Donation Agreements, review of any additional bids received and recommendation letters from engineer as to award of contracts, award of new contracts, status of any pending contract awards, authorizations for additional contract advertisements, general discussions with regard to utility and road construction and take necessary action with respect thereto;
12. Hear report from District's attorney as to any additional water and sewer or utility related agreements or easements or conveyances to or from the Cities of Kyle or Mountain City, discuss status of tap fees and service rates with City of Kyle for retail water and wastewater service, or any service providers, as well as matters related to public financing, including but not limited to, the issuance of any bonds, bond anticipation notes or related matters, and authorize any necessary actions, as appropriate;
13. Review and approve Cash Activity Report and related payments, authorize the opening of any new accounts and approve any necessary fund transfers, collateral agreements, and approve any additional financial reporting or budget related matters, including recommendations from the District's tax advisor, as applicable, and take any necessary action with respect thereto;
14. Discuss and consider authorizing the District to transition tax assessment and collection services to the Hays County Tax Assessor-Collector, and take any necessary action related thereto;
15. Hear Operations Report and District updates and take any necessary action with respect thereto;
16. Hear report from Texas Disposal Systems regarding solid waste collection services within the District and take any necessary action with respect thereto;

17. Hear report from Aquatic Features as to pond remediation and maintenance and take any necessary action with respect thereto;
18. Hear report from Sunscape Landscaping and take any necessary action with respect thereto;
19. Discuss and take possible action regarding The Great Springs Project, as relates to the District, and authorize execution of any letters of support and related agreements for same;
20. 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;
21. If necessary, reopen meeting and take any necessary action with regard to matters discussed in Executive Session;
22. Discuss and confirm next meeting date; and
23. Adjournment.

The 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 the 27th day of August, 2026.

ANTHEM MUNICIPAL UTILITY DISTRICT

[DISTRICT SEAL]

Steven Guzzo, President

ANTHEM MUNICIPAL UTILITY DISTRICT

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

Anthem Municipal Utility District Property tax bill for the median-valued homestead* for current fiscal year:	$4,356.91
Anthem Municipal Utility District Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget** is adopted:	$4,195.63

** 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]

Anthem Municipal Utility District
Proposed Budget - General Fund
Fiscal Year 2026 - 2027

	Budget FY 2025-2026	Expected FY 2025-2026	Proposed Budget FY-2027
Revenues:			
Property Taxes	$ 1,052,800	$ 1,058,825	$ 1,012,200
Interest/Misc. Income	8,000	10,405	8,000
Total Revenues	**1,060,800**	**1,069,230**	**1,020,200**
Expenditures:			
District Facilities			
Operations/Management	30,000	10,000	30,000
Detention Pond Maintenance	50,000	74,824	50,000
Detention Pond Mowing	120,000	40,000	50,000
Landscape Mowing/Maintenance	150,000	170,518	175,000
Repairs/Maintenance	70,000	35,091	70,000
Water - Irrigation	40,000	64,459	75,000
Utilities	50,000	29,871	50,000
Capital Outlay	-	24,863	-
Total District Facilities	510,000	449,626	500,000
Administrative			
Director Fees	17,712	21,448	23,000
Director Reimbursements	1,750	1,430	1,750
Insurance	8,000	8,000	8,000
Tax Appraisal/Collection Fee	7,000	3,983	7,000
Miscellaneous	1,000	8,096	10,000
Total Administrative	35,462	42,957	49,750
Professional			
Legal Fees	130,000	205,143	225,000
Accounting Fees	30,000	28,350	30,000
Engineering Fees	120,000	154,187	150,000
Financial Advisor Fees	2,000	1,457	2,000
Audit Fees	15,000	15,000	16,000
Total Professional Fees	297,000	404,137	423,000
Total Expenditures	**842,462**	**896,720**	**972,750**
Excess/(Deficiency)	**$ 218,338**	**$ 172,510**	**$ 47,450**

Assumptions:	
Assessed Value	$ 241,000,000
Tax Rate	$ 1.00
M&O Tax Rate	$ 0.4200
DS - WSD	$ 0.5000
DS - Road	$ 0.0800
Budgeted M&O Taxes	$ 1,012,200