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, September 10, 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 August 13, 2026 Board of Directors meeting;
3. Conduct Public Hearing on 2026 Tax Rate;
4. Review and approve Resolution Adopting Operating Budget;
5. Consider and adopt Order Setting Tax Rates for 2026 and authorize filing and posting of same;
6. 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;
7. 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;
8. 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;
9. 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;
10. 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;
11. Hear Operations Report and District updates and take any necessary action with respect thereto;
12. 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;
13. If necessary, reopen meeting and take any necessary action with regard to matters discussed in Executive Session;
14. Discuss and confirm tentative next meeting date; and
15. 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 atter 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.

CREEDMOOR MUNICIPAL UTILITY DISTRICT

Joe Regalado, President
Creedmoor Municipal Utility District

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:	
Creedmoor Municipal Utility District estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget** is adopted:	$2,096.16

** 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
Proposed Budget
Fiscal Year 2026-2027

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Budget
Revenues:													
Property Tax Revenue	$ -	$ -	$ -	$ 66,471	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,471
Sewer Revenue	14,500	14,650	14,800	14,950	15,100	15,250	15,400	15,550	15,700	15,850	16,000	16,150	183,900
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	35,000	-	-	35,000	-	-	35,000	-	-	35,000	-	-	140,000
Total Revenues	**101,706**	**66,856**	**67,006**	**168,627**	**67,306**	**67,456**	**102,606**	**67,756**	**67,906**	**103,056**	**68,206**	**68,356**	**1,016,843**
Expenses:													
District Facility Expenses													
Sewer Purchases	11,794	11,944	12,094	12,244	12,394	12,544	12,694	12,844	12,994	13,144	13,294	13,444	151,428
Landscape and Mowing	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	57,000
Operations	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	33,600
Total District Facility Expenses	19,344	19,494	19,644	19,794	19,944	20,094	20,244	20,394	20,544	20,694	20,844	20,994	242,028
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	75	75	75	75	75	900
Tax Appraisal/Collection Fees	-	-	250	-	-	250	-	-	250	-	-	250	1,000
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Administrative Expenses	6,380	1,380	1,630	1,380	1,380	1,630	1,380	1,380	1,630	1,380	1,380	1,630	22,560
Professional Fees -													
Legal Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	1,250	1,250
Audit Fees	-	-	-	15,000	-	-	-	-	-	-	-	-	15,000
Accounting Fees	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000
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
Total Professional Fees	7,750	7,750	7,750	22,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	9,000	109,250
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	**85,680**	**80,830**	**81,230**	**96,130**	**81,280**	**81,680**	**81,580**	**81,730**	**82,130**	**82,030**	**82,180**	**83,830**	**1,000,310**
Excess/(Deficiency)	**$ 16,026**	**$ (13,974)**	**$ (14,224)**	**$ 72,497**	**$ (13,974)**	**$ (14,224)**	**$ 21,026**	**$ (13,974)**	**$ (14,224)**	**$ 21,026**	**$ (13,974)**	**$ (15,474)**	**$ 16,533**

Assumptions:

- **Assessed Valuation of $8,862,848**
- **Tax Rate of $0.75 (all O&M)**

NOTE: Values are for FYE2026.
Information will be updated for FYE2027 when available.

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