

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

ANTHEM MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Anthem Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, at 140 Monroe Drive, Kyle, Texas 78640 within the boundaries of the District, on August 12, 2026, and the roll was called of the members of the Board to-wit:

Steven Guzzo	President
Justin Saltrev	Vice President
Tim Crawford	Secretary
Michael A. Garemko, Jr.	Assistant Secretary
Ravi DeSantis	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Guzzo, who attended via videoconference. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Maya Rai, paralegal, of Winstead PC ("Winstead"), bond counsel for the District; Hank Smith with Atwell, LLC ("Atwell"), engineers for the District; Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District; and Mario Garcia with Municipal Operations & Consulting, Inc. ("MOC"), the District's operations firm. Also participating via videoconference were Brittany Keesewood of Assessments of the Southwest, Inc. ("ASW"), tax assessor/collector for the District; Corey Howell, financial advisor for the District; Nathan Neese of C3 Development, a representative of the developer; and Tyler Lambourne with Sunscapes, landscaper for the District.

1. The Board called for public communications and comments, and there being none, the Board proceeded on with the agenda.

2. The Minutes from the Board's July 8, 2026 regular meeting were presented for review and approval. Following a motion by Director DeSantis, seconded by Director Garemko, and unanimously carried, said Minutes were approved after being amended.

3. Mr. Taack then discussed the proposed Operating Budget for the upcoming fiscal year of October 1, 2026 to September 30, 2027, as prepared by Bott & Douthitt. Mr. Taack noted that the financial summary indicated property tax revenue of just over \$1,000,000.00, with expenses projected at approximately \$1,040,000.00, resulting in a positive net budget of approximately \$18,000.00. Following a thorough review and discussion, it was noted that no action would be taken at this time and that the proposed Operating Budget would be brought back to the Board for consideration at the September meeting.

4. The Board then reviewed an engagement letter from McGrath & Co., the District's auditor, in connection with the District's annual audit. After discussion, and upon motion by Director Saltrev, seconded by Director Garemko, the Board unanimously approved the engagement letter with McGrath & Co.

5. The Board confirmed receipt from the Hays Central Appraisal District ("HCAD") of the District's certified tax roll for 2026, and it was noted that certified values came in at \$238,048,688.00, with an estimate of pending taxable value at \$267,115,415.00. After a brief discussion, and upon motion by Director Garemko, seconded by Director Saltrev, the Board unanimously recognized receipt of the District's certified tax roll for 2026.

6. The Board adopted the Financial Advisor's Tax Rate Study and Tax Rate Recommendation, which are attached. In summary, Mr. Howell recommended publishing a total tax rate of \$1.00 for 2026, consisting of an Operations and Maintenance tax rate of \$0.42, a Utility Debt Service tax rate of \$0.50, and a Road Debt Service tax rate of \$0.08. It was noted that the above recommendations will not expose the District to a potential rollback election, and per the Truth in Taxation calculations, the maximum total tax rate to avoid such election would be \$1.16542. Mr. Howell then reported that the District will be levying a tax against approximately \$241,000,000.00 of taxable value this year, which is an \$18,000,000.00 increase over the prior year. Mr. Howell further reported that the average homestead taxable value in the District decreased to approximately \$419,563 from \$435,691 in the prior year. Additionally, Mr. Howell reviewed the key assumptions used in the Debt Service Cash Flow. After a full discussion, and upon motion by Director Storm, seconded by Director Saltev, the Board unanimously approved the Tax Rate Study and publication of the tax rate recommendation for 2026.

7. The Board reviewed the tax rate worksheet and proposed Notice of Tax Rate Hearing in more detail, voted on the proposed tax rate and authorized publication of final Notice and any necessary filings thereof, and upon motion by Director Saltrev, seconded by Director DeSantis, the Board unanimously approved the tax rate worksheet and authorization of publication of the final Notice Tax Rate.

8. The Board then reviewed an initial draft of the proposed Operations Budget for the 9/30/27 fiscal year-end, and Mr. Taack reported that they are not adopting the Operations Budget today so they can make necessary changes between now and the September meeting. Mr. Taack discussed slight adjustments in the budget, noting expenses like mowing and district facilities have increased from the prior year. It was noted that tax revenue is projected to generate about \$1,042,750, which will net the District approximately \$18,050 excess after operating expenses are paid.

9. The Board then heard a report from Assessments of the Southwest, Inc. in connection with tax related services, and Ms. Keesewood reported that the 1st page covers the collections and disbursements, noting total disbursements of \$76,706.47 and a cash balance of \$61,001.52. It was noted that the District has 98.21% of 2025 taxes collected. After discussion, and upon motion by Director Crawford, seconded by Director DeSantis, the Board unanimously approved the Tax Assessor/Collector's Report.

10. The Board then heard a Developer Report from Mr. Neese, who provided an update regarding the proposed condominium development and reported that the preliminary plan had been

submitted to the County and they are currently awaiting comments. It was noted that no action was necessary at this time.

11. Engineer's report: Pay Application No. 7 and Change Order No. 5, but not included in their written report. Maya is checking with engineers on project name, amounts, etc.

12. The Board then heard the Attorney Report from Mr. Barrett, who discussed renewal of the District's insurance policy. After discussion, and upon motion by Director Crawford, seconded by Director Saltrev, the Board unanimously approved renewal of the District's insurance policy. Mr. Barrett then provided an update regarding the District's protest of the City of Kyle's water rates and discussed the upcoming mediation in connection therewith. Mr. Barrett noted that he would like a representative of the Board to attend the mediation. It was noted that no action was necessary at this time with respect to such matter.

13. The Board moved to the August 12, 2026 Accounting Report, and it was noted that action was needed by the Board related to director and vendor payments as well as one fund transfer in the amount of 42,810.14 from the District's TexPool Operating Account to the Cadence Bank Bookkeeper's Account. Additionally, it was reported that 98% of taxes have been collected. Upon motion by Director Saltrev, seconded by Director DeSantis, the Board unanimously approved the Accounting Report and disbursement of funds, transfer and payments in accordance therewith.

14. It was noted that there was nothing to report from the Hays County Tax Assessor/Collector at this time.

15. The Board then heard the Operations Report from Mr. Garcia, who discussed an updated engagement agreement reflecting an increase in MOC's rates. It was noted that no action was necessary at this time.

16. It was noted that there was nothing to report from Texas Disposal Systems at this time.

17. Mr. Smith then provided an update regarding the District's aquatic features and reported that everything appeared to be in good condition. It was noted that no action was necessary at this time.

18. The Board then heard a landscaping report from Mr. Lambourne, who reviewed the District's ongoing landscaping and maintenance matters. It was noted that no action was necessary at this time.

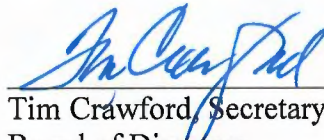
19. Mr. Smith then provided an update regarding the Great Springs Project and reported that he is continuing to coordinate with Great Springs and the Texas Parks and Wildlife Department regarding the trail design and grant process. It was noted that no action was necessary at this time.

20. It was noted that there was no need to convene in Executive Session at this time.

21. With regard to the Executive Session, no action was necessary in connection with this item.

22. The Board then discussed and confirmed their next regular meeting date of Wednesday, September 9, 2026, and there being no further business to conduct, Director DeSantis moved that the meeting be adjourned, which motion was seconded by Director Garemko and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 9th day of September 2026.



Tim Crawford, Secretary
Board of Directors
Anthem Municipal Utility District

(DISTRICT SEAL)

