MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, open to the public, at 7401 B. Hwy 71 West, Suite 160, Austin, Texas, at a designated office of the District outside the boundaries of the District on August 13, 2026, and the roll was called of the members of the Board to-wit:

Joe Regalado	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Charles Thompson	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Thompson. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, Maya Rai, paralegal, of Winstead PC, Cody Abshire of Si Environmental, operations for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Kurtis Davidson, Eric Willis, Doug Goss, and Raqueel Goss of Davaus Three LP, representing the owner and developer of lands within the District. Additionally, Trevor Konopka, with The GMS Group, L.L.C. ("GMS"), financial advisors for the District, was in attendance via telephone.

1. The Board called for public communications and comments, however none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on July 9, 2026, and following a full review and upon motion by Director Salinas, seconded by Director DeBonis and unanimously carried, the Board approved such Minutes as written.

3. Regarding the Developer Report, it was noted that there are currently 41 homes closed, with an additional 88 homes in various stages of development. There are 41 meters

associated with current residents, and the goal is to have more than 100 homes by the end of the year.

4. Regarding an initial draft of the proposed Operations Budget for the 9/30/27 fiscal year-end, the Board discussed this item under item 10.

5. The Board was then asked to confirm the engagement of McGrath & Co, PLLC, as auditor for the District. It was noted that the fee for the audit of the District's financial statements and for the non-attest services to be provided for the current fiscal year will be $15,000.00. After a full discussion, and upon motion by Director Regalado, seconded by Director Salinas, the Board unanimously approved the engagement of McGrath & Co, PLLC as auditor for the District.

6. The Board confirmed receipt from the Travis Central Appraisal District ("TCAD") of the District's certified tax roll for 2026. It was noted that assessed value was certified at $37,228,118. After a brief discussion, and upon motion by Director Regalado, seconded by Director DeBonis, the Board unanimously approved and confirmed receipt from the TCAD of the District's certified tax roll for 2026.

7-8. The Board adopted the Financial Advisor's Tax Rate Study and Tax Rate Recommendations, which are attached. In summary, the Financial Advisor's Tax Rate Study and Tax Rate Recommendations for 2026 recommended that the District publish and set a total tax rate of $0.75 , comprised entirely of Operations and Maintenance. Per Travis Central Appraisal District and the Travis County Tax Office, the 2026 average homestead taxable value in the District is $279,488.00. Per the District's Truth in Taxation calculations, it was noted that the above recommendations would not create any exposure to a rollback election. After a full discussion, and upon motion by Director Regalado, seconded by Director Salinas, the Board unanimously approved the Tax Rate Study and publication of the recommended tax rate for 2026.

9. The Board reviewed the tax rate worksheet and proposed Notice of Tax Rate Hearing, voted on the proposed tax rate and authorized publication of final Notice and any necessary filings thereof. It was reported that the tax rate worksheet is published to the public. Also, it was noted this item was previously discussed during item 7 above. Upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved the tax rate worksheet.

10. 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 the total revenues for the budget is $1,016,843.00 with assessed valuation of $8,862,848.00. After a full discussion, and upon motion by Director Regalado, seconded by Director DeBonis, the Board unanimously approved Operations Budget for the 9/30/27 fiscal year-end.

11. The Board then reviewed the engineering report, a copy of which report is attached as **EXHIBIT "".** Regarding Old Lockhart Road improvements, the City of Creedmoor approved their revision for Old Lockhart Road license agreement adjacent to Creedmoor 216 at the June 25 Board of Aldermen for Municipal Utility District ("MUD") acceptance. After a full discussion, and upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously approved the

Engineer's Report and the revision for Old Lockhart Road license agreement adjacent to Creedmoor 216.

12. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, Mr. Barrett reported there was nothing to discuss at such time.

13. Mr.Taack then discussed the Accounting Report with the Board, noting Bott & Douthitt would need the Board's approval on disbursement of checks related to the director and vendor payments as well as Bott & Douthitt's bookkeeping fee, all as reflected in said Report. Upon motion by Director Brown, seconded by Director DeBonis, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

14. Mr. Abshire gave the Board an update with regard to District operations, and it was noted that visual inspection of the wet pond was completed on 07/13/26 and the landscape maintenance and mowing was completed 07/30/2026. Mr. Abshire reported that there have been no builder violations. Mr. Abshire reported that the developer is working with the operator and builder regarding mowing. After a full discussion, and upon motion by Director DeBonis, seconded by Director Brown, the Board unanimously approved the Operation's Report.

15. The Board confirmed their next meeting date to be Thursday, September 10, 2026, and there being no further business to conduct, Director Brown moved that the meeting be adjourned, which motion was seconded by Director Regalado, and unanimously approved, and the Board adjourned until further call

APPROVED AND ADOPTED this 10th day of September 2026.

Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)