MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TIVOLI MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the "Board") of Tivoli Municipal Utility District of Collin County (the "District") met in regular session, open to the public, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), outside the boundaries of the District, on August 12, 2026, and the roll was called of the members of the Board to-wit:

Kathy Harder	President
Bridge Brinkmann	Vice President
Amanda Bradley	Secretary
Braxton Adamson	Assistant Secretary
Colin Markes	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Brinkmann and Director Markes, thus constituting a quorum. Also present were: Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District; Ms. Jennifer Watts of Tovery Accounting Consultants, LLC ("Bookkeeper"); Ms. Alex Dollahite of Kimley-Horn ("Engineer"); and Mr. Luisenrique Aranda Beyer of Cedar Creek Municipal Advisors ("Financial Advisor").

The meeting was called to order at 11:38 a.m.

1. The Board called for public communications and comments. Hearing none, Director Bradley moved that the Board close the public comment section of the meeting. Director Adamson seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the July 8, 2026, meeting of the Board of Directors. Following a discussion, Director Harder moved that the Board approve the Minutes as presented. Director Bradley seconded said motion, which carried unanimously.

3. The Board next considered a Tax Collection Services Agreement by and between the District and Collin County, Texas, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Bradley moved that the Board approve the agreement as presented. Director Adamson seconded said motion, which carried unanimously.

4. The Board deferred action with regard to a contract for collection of delinquent taxes.

5. The Board next recognized Mr. Aranda Beyer, who presented to and reviewed with the Board the 2026 tax rate calculations and recommendations from the Financial Advisor, a copy of which is attached hereto as Exhibit "B". The total tax rate recommendation is $1.20 per $100 of net taxable value, all designated for maintenance and operations. Following a discussion, Director Bradley moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 9, 2026, at 11:30 a.m. at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240; and (iii) authorize publication of a notice of the same. Director Adamson seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that wet utilities for Phase 1 will be complete by the end of the year, and lot delivery is still planned for June 2027. Mr. Hunnicutt also reported that planning for Phase 2 is underway. No formal action was taken by the Board.

7. The Board next recognized Ms. Dollahite, who presented to and reviewed with the Board an engineering report dated August 12, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering matters within the District, noting that design is underway for Phase 5, which will be the next phase to go under construction following Phase 2. Next, Ms. Dollahite requested that the Board approve Individual Project Order Number 2 from the Engineer, noting that this is for services related to the approval and issuance process for utility bonds on behalf of the District. Following a discussion, Director Bradley moved that the Board (i) approve Individual Project Order Number 2; and (ii) approve the Engineer's report as presented. Director Harder seconded said motion, which carried unanimously.

8. The Board next considered the engagement of Tovery Accounting Consultants, LLC, for bookkeeping services on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "D", and preparation and filing of an annual financial report on behalf of the District, a copy of the proposal for which is attached hereto as Exhibit "E". It was noted that the company formerly known as Dye & Tovery, LLC, has changed its name to Tovery Accounting Consultants, LLC, so the engagement reflects that change in name. Following a discussion, Director Harder moved that the Board approve the engagements as presented. Director Bradley seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated August 12, 2026, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Harder moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Bradley seconded said motion, which carried unanimously.

There being no further business to conduct, Director Harder moved that the meeting be adjourned at 11:51 a.m. Director Bradley seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 9th day of September, 2026.

Amanda Bradley, Secretary
Board of Directors
Tivoli Municipal Utility District of Collin County

(DISTRICT SEAL)

