MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

September 15, 2025

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 15th day of September, 2025, at the Chelford City Regional Wastewater Treatment Facility, 15027 Alief-Clodine Road, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Deborah B. Cupples	President
Kay Haynie	Vice President
Carol McDonald	Secretary
Mike Alderfer	Assistant Vice President
Carl S. Roecker	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present at the meeting were Jenna Craig of Touchstone District Services ("Touchstone"); Mary Ann Mihills of Municipal Accounts & Consulting, L.P. ("MAC"); Carlous Smith of Si Environmental, LLC ("Si"); Christine Crotwell of Masterson Advisors, LLC ("Masterson"); Cameron Brown of Assessments of the Southwest, Inc. ("ASW"); Jolie Craft of Vogler & Spencer Engineering, Inc. ("Vogler"); and Audrey Briscoe and Amanda Cambron of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Cupples offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Cupples moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the August 18, 2025, regular meeting and the minutes of the August 4, 2025, special meeting. After review and discussion, Director Haynie moved to approve the minutes, as presented. Director Alderfer seconded the motion, which passed unanimously.

UPDATE ON WEBSITE MATTERS AND AUTHORIZE APPROPRIATE ACTION

Ms. Craig presented the website to the Board and congratulated them on its launch. She requested to know how the District would like to share information on the site. Discussion ensued. Following review and discussion, the Board requested that, in addition to regular meetings, information be posted about special In-District meetings and to direct people to call for more details.

ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Briscoe reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Haynie moved to approve the Annual Report, authorize the attorney to submit the District's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the District's official records. Director McDonald seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Briscoe stated that no changes are required at this time.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills distributed and reviewed the bookkeeper's report, including a summary of investments and list of checks presented for approval, a copy of which is attached. After review and discussion, Director Roecker moved to approve the bookkeeper's report, the summary of investments, and payment of the bills. Director Haynie seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Briscoe stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Alderfer moved to adopt a Resolution Regarding Annual Review of Investment Policy and direct that it be filed and retained in the District's records. Director Roecker seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS

Ms. Briscoe reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May

Engage in Investment Transactions. She next reviewed the list of qualified broker/dealers provided by the bookkeeper. After review and discussion, Director McDonald moved to adopt the resolution and direct that it be filed appropriately and retained in the District's official records. Director Cupples seconded the motion, which passed unanimously.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("CCRWTP") BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2026

Ms. Mihills discussed the budget for the CCRWTP for the fiscal year ending September 30, 2026. Discussion ensued.

The Board discussed the cash call requested by CCRWTP and Ms. Mihills noted that the District's total pro rata share is $324,203.22. Discussion ensued regarding potential options for payment of the cash call.

Following discussion, the Board concurred to defer approval on this item.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Brown distributed and reviewed the tax assessor/collector's report, including the delinquent tax roll, a copy of which is attached. He stated that 96.76% of the 2024 taxes had been collected as of August 31, 2025. Following review and discussion, Director Alderfer moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cupples seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Ms. Crotwell distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of $0.057 per $100 of assessed valuation, based on the District's initial 2025 certified value of $600,277,031, representing the certified value plus the owners' opinions of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Crotwell discussed the two-step process for setting the District's tax rate. Following review and discussion, Director Haynie moved to (1) set the public hearing date for October 20, 2025; and (2) authorize the tax assessor/collector to publish notice in the Houston Chronicle of the District's meeting on October 20, 2025, to set the proposed 2025 total tax rate of $0.217 per $100 of assessed valuation, with $0.057 allocated for debt service on bonds and $0.16 allocated for operations and maintenance. Director Roecker seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented the operator's report, a copy of which is attached, and reviewed general maintenance and repairs that have occurred since the last meeting. He also reviewed the Integrated Water System report, which is included in the operator's report. Mr. Smith reported water accountability for last month was 94.60%. After review and discussion, Director Roecker moved to approve the operator's report. Director Haynie seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER SERVICE

Mr. Smith presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for the reason of non-payment. Following review and discussion, Director Roecker moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Haynie seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Craft distributed and reviewed the engineer's report, a copy of which is attached. She updated the Board regarding development in the District and reviewed repairs and maintenance of District facilities since the last meeting.

Ms. Craft updated the Board on the District's capital improvement projects.

Ms. Craft updated the Board on the electrical upgrades at Water Plant No. 1 and No. 2.

Ms. Craft then updated the Board on the plans for the chloramine conversion at Water Plant No. 1 and No. 2.

Ms. Craft updated the Board on requests for service in the District and stated that a capacity letter was provided for a 350-unit apartment complex on Beechnut at Lobera. She noted that she is awaiting a response from the developer regarding the utility commitment letter.

Ms. Craft updated the Board on the following matters, none of which required any action by the Board: (1) the Mission Bend Integrated Water System; (2) CCRWTP operations; and (3) the GIS system. Additional details regarding each matter are included in the engineer's report.

Following review and discussion and based on the engineer's recommendation, Director Cupples moved to approve the engineer's report. Director Haynie seconded the motion, which passed unanimously.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM MANAGEMENT PLAN

There was no update on this item.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Briscoe presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board noted its next regular meeting date will be October 20, 2025, at 6:00 p.m. at the Chelford City Regional Wastewater Treatment Facility.

There being no further business to come before the Board, the meeting was adjourned.

Carol McDonald

Secretary, Board of Directors

MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1 TEXAS

(SEAL)

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LIST OF ATTACHMENTS TO MINUTES