NEWPORT MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

October 15, 2026

The Board of Directors ("Board") of Newport Municipal Utility District ("District") met at 16401 Country Club Drive, Crosby, Texas, on October 15, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

DeLonne L. Johnson, President
R. Gary Hasse, Vice President
Deborah Florus, Secretary
Brandon Lankford, Director

and the following director absent:

None.

Also present were Paula Patterson, Christy Covan, Katrina White, Lemond Mitchell, Joe Joyce, Robert Heniff, Amber Osborne, Monty Dodee, Kenneth Watson, Paul Jatzlau, Danielle Jatzlau, Don Cox, Malik Mustafa, Matthew Harlen, Enrique Hinejo, Jake Kocurek, Ruben Flores, Jorge Diaz, Christine Crotwell, Brittni Silva, Andrea Martin, Douglas McNiel and Lori G. Aylett.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Chair called for public comment. First, Amber Osborne requested the Board include consideration of her daughter's Girl Scout Silver Award project on the District's November agenda. Ms. Osborne's daughter would like to construct a pet memorial on the Newport Nature Trail. The Board agreed to include the project on the November agenda.

Then, Kenneth Watson discussed his request for either annexation or out-of-district service for a tract near the District he plans to put on the market. The Board informed Mr. Watson that he needs to coordinate a feasibility study with the engineer and the operator. Then, Paul Jatzlau sought clarification that only Crosby Independent School District is seeking additional bonding authority in November. The Board clarified that Newport Municipal Utility District is not seeking additional bonding authority. Mr. Jatzlau also noted that the operator needs to make sure its drivers drive the speed limit in the District. The operator gave Mr. Jatzlau her card and asked him to report any speeding vehicles directly to her. Lastly, Malik Mustafa discussed his concerns regarding ponding on the Turnbuckle Trail. The operator informed Mr. Mustafa that the trail is a natural trail with no drainage improvements, so the ponding is natural.

2. Dr. Paula Patterson, the Crosby ISD school superintendent, presented a report from the school district regarding their November 3, 2026 Bond Election. The information was presented as a courtesy and for informational purposes only.

3. Minutes of the meeting of September 17, 2026, were presented for the Board's review and approval. Upon unanimous vote, the minutes were approved as presented.

4. Enrique Hinejo presented the garbage collection report.

5. Jake Kocurek presented a District engineering report, a copy of which is attached. First, the engineer presented Pay Application No. 6 in the amount of $240,465.36, Pay Application No. 7 in the amount of $412,409.06, Pay Application No. 8 in the amount of $148,170.37, Pay Application No. 9 in the amount of $10,638.29, and Pay Application No. 10 & Final in the amount of $119,637.39 to Blazey Construction Services, LLC for Construction of the Water, Sanitary Sewer, Force Main, Drainage and Detention Facilities Section 1 to Serve Enclave at Newport. Funds for the project are being advanced by Davidson Homes. Then, the engineer presented Pay Application No. 5 & Final in the amount of $82,452.40 to 5J Services, LLC for Construction of the Newport Grove Lift Station No. 1 to Serve Newport Municipal Utility District. Funds for the project are being advanced by Taylor Morrison. Then, the engineer presented Pay Application No. 5 in the amount of $306,991.56 to Crostex Construction, Inc. for Construction of the Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve North Diamondhead Boulevard Phase 2 and Newport Pointe Section 6. Funds are being advanced by Newport Pointe Ltd.

After discussion, upon unanimous vote, the Board approved the discussed Pay Applications and concurred with the developers' payment of such payments.

Next, Mr. Kocurek reviewed the District's projects. First Mr. Kocurek presented Pay Application No. 20 to Industrial TX Corp. for Surface Water Treatment Plant Expansion in the amount of $443,346.39. Then the engineer presented Pay Application No. 1 & Final in the amount of $13,940 to Axis Construction, LP for Water Plant No. 1 Aeration System. Then, the engineer presented Pay Application No. 5 & Final in the amount of $62,058.40 to T Gray Utilities/AIMS, LLC for Sanitary Sewer Phase 5 Manhole Rehabilitation. Then, the engineer presented Pay Application No. 5 to Ram Rod Utilities, LLC for Sanitary Sewer Phase 7 Rehabilitation in the amount of $79,357.50. Then, Mr. Kocurek presented Pay Application No. 6 to Ram Rod Utilities LLC for Sanitary Sewer Phase 8 Manhole Rehabilitation in the amount of $36,882.00. Then, the engineer presented Pay Application No. 2 in the amount of $1,887,034.50 to ACE Pipe Cleaning, Inc. for Sanitary Sewer Phase 9 Rehabilitation. Then, the engineer requested authorization to begin design on Sanitary Sewer Phase 11 Manhole Rehabilitation. Lastly, the engineer requested authorization to renew the District's Detention Pond Master Storm Water Quality Permit. Upon unanimous vote, the Board approved the discussed Pay Applications, authorized the engineer to begin design on Sanitary Sewer Phase 11 Manhole Rehabilitation and authorized the engineer to renew the District's Detention Pond Master Storm Water Quality Permit.

Lastly, the engineer reviewed a customer complaint with the Board from a resident of the District. The resident complained about construction vibration near a District project. The contractor provided a detailed letter to the resident to address the resident's concerns.

Upon unanimous vote, the Board approved the engineer's report as presented.

6. The attorney reviewed the First Amendment to the Water Supply and Groundwater Reduction Agreement and Wastewater Treatment Agreement with Harris County Municipal Utility District No. 578. The attorney noted that she had revised the agreements in accordance with the Board's discussion and deliberation last month. The District engineer still

needs to review the exhibits showing new points of connection. Upon unanimous vote, the Board approved the First Amendment to the Water Supply and Groundwater Reduction Agreement and Wastewater Treatment Agreement with Harris County Municipal Utility District No. 578 and authorized their distribution to Harris County MUD 578.

7. The Board discussed the office and meeting building. Director Hasse provided an update on the building's progression.

8. Lori Aylett presented an attorney's report.

9. Christine Crotwell presented an update on the status of the District's $2,650,000 Defined Area No. 1 Unlimited Tax Bonds, Series 2026. The closing date for the transaction is October 20, 2026. Preliminary approval from the Texas Attorney General has been received.

10. Ruben Flores of McCall Gibson Swedlund and Barfoot Ellis, PLLC presented the auditor's Agreed-Upon Procedures ("AUP") Report in conjunction with the issuance of the District's Defined Area No. 1 Series 2026 Bonds. He reviewed the AUP with the Board in some detail and discussed the procedures undertaken by the auditor to verify amounts due to the developer. After discussion, upon unanimous vote, the Board approved the auditor's Agreed-Upon Procedures Report and authorized payment to the developer and the developer's lender from the proceeds of Defined Area No. 1 Bonds at closing.

11. No financial advisor's report was presented.

12. Ms. Crotwell reviewed the status of the District's Series 2026 bond sale. The District advertised for bids for sale of the Series 2026 $15,000,000 Unlimited Tax Bonds for the District. The District received six (6) bids, and the lowest bid was from TD Financial Products LLC with a net effective interest rate of 5.067927% to be insured by Build America Mutual. Ms. Crotwell recommended that the bonds be sold by TD Financial Products LLC. Ms. Crotwell also presented a pricing book and disclosures, which are attached hereto. Upon motion made and duly seconded, the Board voted unanimously to adopt the Order Awarding the Sale of the District's Series 2026 Unlimited Tax Bonds, which order is attached to the minutes.

13. The Board reviewed a bond order for the District's Series 2026 Unlimited Tax Bonds. Ms. Aylett reviewed the bond order and described terms by which the District is issuing the bonds. The bond order includes the legal authority enabling the District to issue bonds, the maturities and interest rates on the bonds as determined by the underwriter's bid and conditions that the District will follow to assure that interest on the bonds remains exempt from federal taxation. The bond order includes the District's covenant to levy taxes each year in an amount adequate to support the bonds. Furthermore, the District covenants to provide continuing disclosure of information as required by rules of the Securities Exchange Commission and other applicable agencies. After discussion, upon motion duly made, seconded, and unanimously carried, the Board voted to adopt the bond order for the District's Series 2026 Unlimited Tax Bonds, which order is attached to the minutes.

14. It was mentioned that the District is required to issue an Official Statement for the Series 2026 Unlimited Tax Bonds. Ms. Crotwell described procedures that will be followed to update the Preliminary Official Statement and provide actual information resulting from the sale

of the bonds. The Official Statement will be prepared and reviewed by the District's consultants and disclosure counsel and will be printed and distributed to the underwriter and all purchasers of the bonds. After discussion, upon motion duly made, seconded and unanimously carried, the Board voted to approve and authorize completion of the Official Statement and to distribute the Official Statement as required by law.

15. It was mentioned that the District will require that services of a paying agent/registrar bank with regard to the District's Series 2026 Unlimited Tax Bonds. After discussion, upon motion made and unanimously carried, the Board voted to approve and authorize execution of a paying agent/registrar agreement with Bank of New York Mellon Trust Company, N.A. for the District's Series 2026 Unlimited Tax Bonds.

16. After discussion, upon motion duly made, seconded and unanimously carried, the Board voted to adopt resolutions authorizing the District's directors and consultants to take all necessary actions to secure approval of the District's Series 2026 Unlimited Tax Bonds and delivery of the bonds to the underwriter.

17. Brittni Silva presented the tax assessor collector's report, a copy of which is attached. The District's 2025 taxes were 98.28% collected. Six (6) checks were presented for the Board's review and approval, and two (2) wire transfers were made. In Defined Area No. 1, the 2025 collection percentage was at 94.66% with no funds dispersed. Defined Area No. 2's 2025 tax collections were at 100% with no funds dispersed. Upon unanimous vote, the Board approved the tax assessor collector's report as presented.

18. The tax assessor-collector confirmed publication of the District's proposed 2026 tax rates for the District, Defined Area No. 1 and Defined Area No. 2. The Board opened the public hearing on the proposed 2026 tax rate at 5:44 p.m. First, Don Cox questioned the need for the tax increase. The Board detailed the costs of the District's aging infrastructure and the additional regulatory requirements imposed by state and federal entities. Then, Matthew Harlen questioned the Board on the relation between the Newport MUD tax rate and the Newport MUD Defined Area No. 1 tax rate. The Board explained that the Newport MUD tax rate supports the original Newport development and central plants and infrastructure, and the Newport MUD Defined Area No. 1 tax rate pays the debt associated with the water, sewer, and drainage construction located in Defined Area No. 1. Hearing all public comments, the Board closed the public hearing on the proposed 2026 tax rate at 6:12 p.m.

19. Ms. Aylett presented the Order Adopting Appraisal Roll and Levying Tax for 2025 for the District, the Order Adopting Appraisal Roll and Levying Tax for 2026 for the Defined Area No. 1, and the Order Adopting Appraisal Roll and Levying Tax for 2026 for the Defined Area No. 2 to the Board. The Order for the District reflects a total tax rate of $0.71401 per $100 assessed valuation, composed of a debt service tax rate of $0.44 and a maintenance and operations tax rate of $0.27401. The order for the Defined Area No. 1 reflects a debt service tax rate in the Defined Area No. 1 of $0.68599. The order for the Defined Area No. 2 reflects a maintenance and operations tax rate in the Defined Area No. 2 of $0.68599. Upon unanimous vote, the Board approved the attached Order Adopting Appraisal Roll and Levying Tax for 2026 for the District, the attached Order Adopting Appraisal Roll and Levying Tax for 2026 for the Defined Area No. 1, and the attached Order Adopting Appraisal Roll and Levying Tax for 2026 for the Defined Area No. 2.

20. Ms. Aylett then presented the three Amendments to Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as Amended, one related to District and the others related only to the Defined Areas. The attorney noted that the Amendments to Statement of Directors are updated anytime the District adopts a new tax rate and are filed in the real property records of Harris County. Potential purchasers of property in the District and in the Defined Areas are on notice that they are located in the District and Defined Areas, if applicable, and they are on notice as to the current tax rate of the District and Defined Areas, if applicable, and other related information. Upon unanimous vote, the Board approved the Amendments to Statement of Directors.

21. The attorney noted that she would make updates to the District's Tax Code §26.18 compliance document to reflect the adopted tax rates.

22. The Board reviewed the Resolution for Estimate of Value in Defined Area No. 2 as of November 1, 2026. Upon unanimous vote, the Board approved the Resolution for Estimate of Value in Defined Area No. 2 as of November 1, 2026.

23. Jorge Diaz presented a bookkeeper's report, a copy of which is attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of bills with checks listed thereon.

24. Andrea Martin presented the operations and billing collections report, a copy of which is attached. The District accounted for 98% of the water produced. The wastewater treatment plant operated within permit. There were zero (0) new taps made for the month. Total current billing was $577,534.55, and the District received collections from prior months of $697,539.08. Ms. Martin reviewed a request form the International Union of Operating Engineers (the "IUOE") for reimbursement for damages resulting from a sewer backup that appears to have been caused by the District's system malfunctioning. The operator will file an insurance claim in the amount of $12,358.50. Then, Ms. Martin reviewed a customer complaint regarding damage caused by a tree on District property falling onto residents' properties. Upon unanimous vote, the Board approved the report as presented and approved the submission of an insurance claim for the IUOE claim and approved reimbursing the customers for the damage caused by the tree.

25. Andrea Martin presented a parks and recreational facilities report, a copy of which is attached. He reported that 1,874 key fobs had been issued. Ms. Martin reviewed a proposal from TGI Engineering & Consulting for slope erosion control design. The Board requested the operator bring back additional proposals to the District's November meeting.

26. No developer's report was presented.

27. The Board discussed public education and outreach. Director Johnson provided an update on Newport's partnership with Trees for Houston. The event will take place the morning of Saturday October 17.

28. The attorney did not present any groundwater reduction contracts for review.

29. It was noted that the District's November meeting has been moved to Thursday, November 5, 2026 at 4:30 p.m.

30. No executive session was held.

31. There was no pending business discussed.

32. The Chair called for public comment. Hearing none, the Board closed the meeting.

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

Secretary