NEWPORT MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

September 17, 2026

The Board of Directors ("Board") of Newport Municipal Utility District ("District") met at 16401 Country Club Drive, Crosby, Texas, on September 17, 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 Billy Killian, Abby Stanhouse, Johnny Pham, Jorge Diaz, Debbie Shelton, Christine Crotwell, Brittni Silva, Rich Harcrow, 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. Hearing none, the Board continued with the meeting.

2. Minutes of the meeting of August 20, 2026, were presented for the Board's review and approval. Upon unanimous vote, the minutes were approved as presented.

3. Billy Killian presented the garbage collection report. Mr. Killian informed the Board of GFL Environmental's purchase of Frontier Waste Solution completed April 1, 2026. Then, Mr. Killian reviewed the existing contract provisions for assisting disabled residents.

4. Abby Stanhouse presented a District engineering report, a copy of which is attached. First, the engineer presented Pay Application No.4 to Crostex Construction, Inc. for Water, Sanitary Sewar and Drainage Facilities and Paving Appurtenances to Serve North Diamondhead Boulevard Phase 2 and Newport Pointe Section 6 in the amount of $916,819.45. Upon unanimous vote, the Board concurred in the payment by the Developer of the pay application as presented.

Next, Ms. Stanhouse reviewed the District's projects. First, Ms. Stanhouse presented Pay Application No. 19 to Industrial TX Corp. for Surface Water Treatment Plant Expansion in the amount of $712,523.75. Then, the engineer presented Pay Application No. 4 to Ram Rod Utilities, LLC for Sanitary Sewer Phase 7 Rehabilitation in the amount of $89,117.10. Then, Ms. Stanhouse presented Pay Application No. 6 to Ram Rod Utilities LLC for Sanitary Sewer Phase 8 Manhole Rehabilitation in the amount of $36,882.00.

Upon unanimous vote, the Board approved all District project pay applications as presented.

Regarding the Surface Water Treatment Plant, the engineer expects new equipment testing to begin in October 2026. Regarding the sanitary sewer rehabilitation phase 9, the engineer expects the installation of the liner to be complete by the end of September 2026. Regarding water plant No. 1, the mixer has been installed, and the engineer and operator are monitoring the performance to determine what, if any, next steps need to be taken. Lastly, the engineer and the Board discussed the District's wastewater treatment plant. The engineers plan to submit comments regarding the flood plain maps on behalf of Newport. The engineers, upon questioning from the Directors, noted that they are considering the use of package plants to address capacity needs and cost concerns regarding the wastewater treatment plant. Upon unanimous vote, the Board approved the engineer's report as presented.

5. The attorney reviewed drafts of the First Amendment to the Water Supply and Groundwater Reduction Agreement and Wastewater Treatment Agreement with Harris County Municipal Utility District No. 578 received from their legal counsel. The original purpose of the amendments was to add additional points of connection to the District's systems. MUD 578 also requested that Newport approve amendments to reduce MUD 578's payment obligations for water and sewer service, as they did not purchase all of their originally planned capacity. The attorney reviewed the background of the contract and the Board discussed what consideration should be provided to MUD 578. The Board noted that the District had expended time and effort on facility expansions even though MUD 578 had not exercised the entirety of its option. However, the Board did express a willingness to cooperate with MUD 578 to provide some relief. After discussion, upon unanimous vote, the Board approved the attorney to inform MUD 578's attorney that Newport will amend the contracts to change water and sewer fees based upon 320 equivalent single-family connections (ESFCs). The attorney will continue negotiations with MUD 578's attorney and update the Board at the October meeting of the Board of Directors.

6. The attorney informed the Board that MUD 578 has approved the Cost-Sharing Agreement with Harris County. Accordingly, upon unanimous vote, the Board approved the Agreement.

7. The Board discussed the office and meeting building. Director Hasse noted that the process is moving forward. The official address for the building will be 16140 Golf Club Drive.

8. Lori Aylett presented an attorney's report. The attorney provided an update on the Helmsman Lift Station and requested guidance from the Board on whether to offer to purchase additional property from the neighboring property owner. The attorney reported that she had a cordial conversation with the property owner who was awaiting a written proposal. The operator noted that if more land is granted, the District can install a permanent generator. Following the Board's guidance, the attorney will continue discussions with the owner.

9. The attorney reviewed the Consent and Joinder to the Petitions to Newport Municipal Utility District and City of Houston for Addition to Land of District. The District annexed a tract of land owned by Newport Pointe earlier in the year. Unbeknownst to all parties, a portion of the land had been included in a plat as a detention pond reserve, and a sliver of the

annexation tract is owned by Newport MUD. Therefore, the District needs to join the Petition to the City and to the District for the annexation. After discussion, upon unanimous vote, the Board approved the Consent and Joinder to the Petitions to Newport Municipal Utility District and City of Houston for Addition to Land of District.

10. The Board reviewed the 5th year Arbitrage Rebate Report on Series 2021 Bonds and Yield Restriction/Yield Reduction Report. The report shows that the District owes $498,145.80 in arbitrage profits to the IRS. After discussion, upon unanimous vote, the Board accepted the 5th year Arbitrage Rebate Report on Series 2021 Bonds and Yield Restriction/Yield Reduction Report and approved the payment in the amount of $498,145.80.

11. The Board reviewed the Partial Abandonment and Release of Easement. The attorney explained that in conjunction with MUD 578's development, existing District utilities will be relocated into road rights-of-way. The existing easements will need to be abandoned. After discussion, upon unanimous vote, the Board approved the Partial Abandonment and Release of Easement.

12. Debbie Shelton reviewed the Preliminary Official Statement and Notice of Sale of $15,000,000 Newport Municipal Utility District Unlimited Tax Bonds, Series 2026. Upon unanimous vote, the Board approved the Preliminary Official Statement and Notice of Sale and authorized its distribution.

13. Ms. Shelton did not have a financial advisor's report.

14. Ms. Shelton reviewed the status of the District's Defined Area 1 Series 2026 bond sale. The District advertised for bids for sale of the Series 2026 $2,650,000 Unlimited Tax Bonds for Defined Area 1. The District received three bids, and the lowest bid was from SAMCO Capital Markets with a net effective interest rate of 5.266700% to be insured by Build America Mutual. Ms. Shelton recommended that the bonds be sold SAMCO Capital Markets. Ms. Shelton 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 Defined Area 1 Series 2026 Unlimited Tax Bonds, which order is attached to the minutes.

15. The Board reviewed a bond order for the District's Defined Area 1 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 and the District's Defined Area 1 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 Defined Area 1 Series 2026 Unlimited Tax Bonds which order is attached to the minutes.

16. It was mentioned that the District is required to issue an Official Statement for the District's Defined Area 1 Series 2026 Unlimited Tax Bonds. Ms. Shelton 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.

17. It was mentioned that the District will require that services of a paying agent/registrar bank with regard to the District's Defined Area 1 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 Defined Area 1 Series 2026 Unlimited Tax Bonds.

18. Ms. Shelton reported that the net effective interest rate on the bonds of 5.2667% was slightly higher than the Texas Commission on Environmental Quality's maximum net effect interest rate of 5.17%. The District's tax rate does not exceed the rate recommended by the Commission, and the District will need to direct correspondence to the Commission regarding the increase in the approved rate. The Board approved such correspondence.

19. 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 Defined Area 1 Series 2026 Unlimited Tax Bonds and delivery of the bonds to the underwriter.

20. The Board next confirmed the prior engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to perform Agreed-Upon-Procedures Report for payment to the developer for construction of water, sewer and drainage facilities from proceeds of District's Defined Area 1 Series 2026 Unlimited Tax Bonds. The auditor will prepare the report for the District's October meeting.

21. Brittni Silva presented the tax assessor collector's report, a copy of which is attached. The District's 2025 taxes were 97.86% collected. Eight (8) checks were presented for the Board's review and approval, and one (1) wire transfer was made. In Defined Area No. 1, the 2025 collection percentage was at 93.62% 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.

22. Ms. Shelton presented tax rate recommendations. She reviewed several options with the Board, all of which were discussed in detail. After discussion, upon unanimous vote, the Board adopted the attached Resolution finding the District to be a developing district and authorizing the publication of a proposed debt service tax rate of $0.44, a maintenance and operations rate of $0.27401, a Defined Area No. 1 debt service tax rate of $0.68599, and a Defined Area No. 2 maintenance and operations rate of $0.68599, with public hearings to be held at the next regular meeting on October 15, 2026.

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

24. 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.

25. Rich Harcrow and 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 five (5) new taps made for the month. Total current billing was $584,880.47, and the District received collections from prior months of $664,871.90. Lastly, the operator presented the proposal from City Wide AVS for security cameras at Newport Wastewater Plant in the amount of $879 billed quarterly. Upon unanimous vote, the Board approved the report as presented and approved the proposal from City Wide AVS.

26. Rich Harcrow presented a parks and recreational facilities report, a copy of which is attached. He reported that 1,908 key fobs had been issued. The operator reviewed the Swimming Pool and Spa Inspection Form/Violation Notice provided by Harris County Public Health for the Port O' Call Park splashpad. The permit was reapproved. After discussion, the Board tabled consideration of the proposals.

27. No developer's report was presented.

28. The Board discussed public education and outreach. Director Johnson provided an update on Newport's partnership with Trees for Houston.

29. Ms. Aylett did not present any groundwater reduction contracts for review.

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