MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

August 24, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 57 (the "District") met in regular session, open to the public, on the 24th day of August, 2026, at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas (intersection of Winding Point Lane and Pine Mill Ranch Drive), inside the boundaries of the District, and the roll was called of the members of the Board:

Bill Lyle	President
Randy Rodriguez	Vice President
Gina Babineaux	Secretary
Jyothi Vailaya	Assistant Vice President
Freddy Calderon	Assistant Secretary

and all of the above were present, except Director Rodriguez, thus constituting a quorum.

Also attending the meeting were John Howell of The GMS Group, LLC; Lynn Kurtz of Myrtle Cruz, Inc. ("MCI"); Nikki Moore of Assessments of the Southwest, Inc. ("ASW"); Mirna Bonilla-Odums of Inframark Water & Infrastructure Services ("Inframark"); William Saour and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); and Adisa Harrington and Jakayla Canaday of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public the opportunity to make public comments. There being no members of the public requesting to make a public comment, Ms. Harrington moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the July 27, 2026, regular meeting, as presented. After review and discussion, Director Lyle moved to approve the minutes of the July 27, 2026, regular meeting. The motion was seconded by Director Babineaux and passed unanimously.

PINE MILL RANCH COMMUNITY ASSOCIATION ("PMRCA") AND AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC. MATTERS

The Board discussed ongoing coordination with the HOA regarding the proposed land conveyances and related maintenance agreement(s). Following discussion, the Board concurred for Directors Lyle and Babineaux to coordinate further with Ms. Harrington regarding land swap, fencing, and parking lot ownership matters.

BOOKKEEPER'S REPORT

Ms. Kurtz presented and reviewed the bookkeeper's report, including the monthly investment report, budget comparison, and bills submitted for payment. A copy of the bookkeeper's report is attached.

The Board discussed establishing appropriate reserve contributions and participant funding procedures for the joint facilities to reduce the need for the District to advance funds while awaiting payments.

After review and discussion, Director Lyle moved to approve the bookkeeper's report and payment of the bills. Director Babineaux seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Moore distributed the monthly tax assessor/collector's report, a copy of which is attached, including the checks presented for payment, the District's list of unpaid accounts, and the delinquent tax roll. She reported that 99.22% of the District's 2025 taxes were collected as of July 31, 2026. Discussion ensued regarding the delinquent tax roll.

Following review and discussion, Director Lyle moved to approve the tax assessor/collector's report. Director Calderon seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Ms. Bonilla-Odums presented and reviewed the monthly operator's report, a copy of which is attached. She reported on routine maintenance performed for the District's facilities, including repairs and maintenance for the District's lift station, sanitary sewer lines, water lines, water plant, and wastewater treatment plant. Ms. Bonilla-Odums noted water accountability was 99.30% for the last billing period.

Ms. Bonilla-Odums requested the Board approve commercial meter testing in the amount of $11,472.00.

Ms. Bonilla-Odums presented two proposals to replace the nylon chain on the disk filter. She recommended approval of the lower-cost proposal from Inframark, in the amount of $5,275.00.

Ms. Bonilla-Odums then reviewed a 2026 Average Price Index ("API") adjustment notice for the District, a copy of which is attached to the operator's report, stating the current rate will increase by 5.085%.

Ms. Bonilla-Odums reported there were no permit excursions at the District's wastewater treatment plant during the prior month. The Board reviewed the ongoing replacement of meters exceeding one million gallons of usage or experiencing communication issues.

Ms. Bonilla-Odums discussed the longer service life and warranty coverage of the newer E-Series meters. The Board requested that meter installation and replacement dates be added to the District's GIS records when feasible.

The Board discussed the difference between revenues collected for the North Fort Bend Water Authority ("NFBWA") charges and related expenses, including flushing, water loss, delinquent accounts, and unbilled District irrigation usage. The Board considered adding 10% to the NFBWA pass-through rate to offset costs.

Discussion ensued regarding the District's significant irrigation usage and the Board requested that Ms. Bonilla-Odums and Ms. Hartwell evaluate irrigation schedules, smart meter data, leak notifications, and available controls to reduce unnecessary consumption, account for rainfall, and avoid low ground storage tank levels during peak usage.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Ms. Bonilla-Odums presented a list of delinquent customers and reported the customers 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 their bills and to show why utility services should not be terminated for reason of non-payment.

WATER CONSERVATION PROGRAM

Ms. Bonilla-Odums updated the Board regarding the program.

REVIEW OF DISTRICT FACILITIES

There was no discussion on this agenda item.

NORTH FORT BEND WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

Ms. Bonilla-Odums reported that the replacement of the automated meters is ongoing.

Following review and discussion, Director Babineaux moved to (1) approve the operator's report; (2) authorize termination of current 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; (3) approve commercial meter testing in the amount of $11,472.00; (4) approve replacement of the disk filter chain in the amount of $5,275.00; (5) approve the API increase; and (6) amend the District's Rate Order to include Inframark's recommended rate adjustments, including a 10% increase to the NFBWA fee, effective October 1, 2026. Director Lyle seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

There was no discussion on this agenda item.

DISCUSS 2026 TAX RATE

The Board considered the District's 2026 tax rate. Mr. Howell distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 debt service tax rate of $0.25 per $100 of assessed valuation, based on the District's initial 2026 certified value of approximately $1,025,000,000 plus approximately $5,000,000 representing 90% 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. Mr. Howell discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Lyle moved to: (1) set the public hearing date for September 28, 2026; and (2) authorize the tax assessor/collector to publish notice in the Katy Times of the District's meeting on September 28, 2026, to set the proposed 2026 total tax rate of $0.65 per $100 of assessed valuation, with $0.25 allocated for debt service, and $0.40 allocated for operations and maintenance. Director Babineaux seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Bassett presented a written report on engineering activities performed by Benchmark in the District, including items specifically addressed as follows in the minutes. A copy of the engineer's report is attached.

CAPITAL IMPROVEMENTS PLAN ("CIP")

There was no discussion on this agenda item.

SECOND EMERGENCY INTERCONNECTION WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58 ("MUD 58)

There was no discussion on this agenda item.

KCF REMOTE MONITORING

There was no discussion on this agenda item.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

There was no discussion on this agenda item.

WATER PLANT & WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Bassett updated the Board on the ongoing construction matters. He reported that once the construction contracts are executed, Benchmark will hold a preconstruction meeting and release the contractor to begin work.

WATER PLANT GROUNDWATER CAPACITY

Mr. Bassett reported that the Board previously approved increasing the District's minimum surface water supply commitment to 400,000 gallons per day. Following further coordination with Ms. Bonilla-Odums and review of TCEQ capacity requirements, Mr. Bassett recommended increasing the commitment to 425,000 gallons per day.

Mr. Saour discussed the take-or-pay provisions, the anticipated 20-year term, future surface water conversion requirements, and the continued goal of balancing surface water and groundwater usage. Discussion ensued. Mr. Saour reported that he will continue reviewing the District's rates and water usage in preparation for future increases in required surface water consumption.

Mr. Bassett updated the Board on deepening the internal components of the existing water well project. He reported that final design and regulatory coordination for the water-well project are ongoing. Mr. Bassett stated that construction is anticipated to begin in November, and the well is expected to be out of service for approximately three to four weeks.

Director Lyle discussed notifying nearby residents once the anticipated construction schedule and noise impacts were better defined. The Board discussed preparing appropriate notification language for distribution by mail or

door hanger and through the District's text-alert system and website. Discussion ensued.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Bassett updated the Board regarding the wastewater treatment plant, phase 2 rehabilitation.

RISK AND RESILIENCE ASSESSEMENT/EMERGENCY RESPONSE PLAN

Mr. Bassett updated the Board on the District's Risk and Resilience Assessment and Emergency Response Plan.

OTHER ENGINEERING MATTERS

Mr. Bassett reported that a 12-inch water main recently broke within the District, noting that Inframark isolated the line overnight and completed the repair the following day.

Ms. Harrington updated the Board on the pedestrian crossing signals. She reported that the existing interlocal agreement provides that the District is responsible for maintenance of the pedestrian crossing signals. Ms. Harrington stated the County's attorney indicated that the existing equipment may not be compatible with the County's current system and therefore could not be added to the County's maintenance schedule without modification or replacement.

The Board requested that Benchmark coordinate with the County engineer to identify the specific compatibility issues and determine the estimated cost to modify or replace the equipment. Ms Harrington stated that she will also attempt to obtain additional information from the County's attorney. Discussion ensued.

Following review and discussion, Director Lyle moved to (1) approve the engineer's report; (2) approve the increase in the minimum water supply agreement from the NFBWA to 425,000 gpd; and (3) authorize Benchmark to prepare the metes and bounds for five tracts in connection with the proposed land swap. Director Calderon seconded the motion, which passed by unanimous vote.

AUTHORIZE ACCEPTANCE AND/OR CONVEYANCE OF DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, ABANDONMENT OF EASEMENTS, AND RIGHT-OF-WAY ENTRY REQUESTS

There was no additional discussion on this agenda item.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN MATTERS

There was no discussion on this agenda item.

DETENTION POND AND LANDSCAPING MAINTENANCE AND REPAIRS REPORTS AND PROPOSALS

Ms. Hartwell presented and reviewed a report from First Environment, a copy of which is attached.

Director Lyle addressed concerns with overseeding near homes that back up to District property and requested that First Environment take appropriate measures to prevent grass seed from passing through the iron fencing into residents' yards.

Following review and discussion, Director Calderon moved to approve the maintenance report. Director Vailaya seconded the motion, which passed by unanimous vote.

UPDATE ON DISTRICT'S WEBSITE

There was no discussion on this agenda item.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on September 28, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas.

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

(SEAL)

Secretary, Board of Directors

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