

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

September 16, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 157 ("District") met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on September 16, 2025 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Betty Niblett, Secretary
Jason Valenzuela, Director

and the following absent:

Perla I. Flores, Vice President

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Mr. Rey Rangel of BGE, Inc.; Ms. Karen Sears of Storm Water Solutions; Anthea Moran of Masterson Advisors; Ms. Kathryn Foss and Robert Griffin of EVO; and Terese Wahl on behalf of Mr. James D. Bonham, attorney for the District.

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

1. The Board reviewed the minutes of the meeting of August 19, 2025, and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz presented the bookkeeper's report reflecting activity in all accounts including the wastewater treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and wastewater treatment plant account for the fiscal year ending December 31, 2025. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. Ms. Kathryn Foss provided a summary of an EVO Financial Transparency Report for the fiscal year ended in 2024 along with a 10-year forecast baseline report. She stated that reserves for the District are in the one and a half to two year range and provided an overview of the observations and projections. A contract for the continuation of services with an enhanced product was also provided. The Board thanked Ms. Foss for the information and decided that it would like to review the contract for an October decision.

4. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2024 taxes to be 98.349% collected. The Board reviewed activity in the

tax account and a schedule of delinquent taxes. Ms. Rodriguez reported that accounts with default payment plans would be given to the delinquent tax attorney for further collection efforts. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

5. The Board then recognized Ms. Anthea Moran, the District's financial advisor, who presented a cash flow analysis and recommendation with respect to the District's 2025 tax rate. The Board reviewed the analysis, which included a 3.5% increase in property values and the additional recommendations which included the potential for a bond issue for \$6,000,000 to support necessary capital improvements along with a 21-month reserve, and the 2025 voter-approval tax rate worksheet. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2025 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. It was also stated that the Financial Advisor would attend the meeting in the spring allowing for additional review of tax exemptions. After discussion, upon unanimous vote, the Board adopted the attached Resolution identifying the District as a developed district and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2025 tax rate of \$0.517 per \$100 assessed valuation, which consists of a debt service tax of \$0.317 and a maintenance tax of \$0.20.

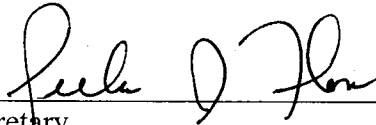
Ms. Patty Rodriguez addressed the Board regarding the change in expense for utilization of the Houston Chronicle for the publication of the notice of tax rate hearing. Following discussion, the Board decided that the publication should take place in the Katy Times.

6. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,170. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 97.85% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The operator informed the Board of completion of brick restoration on the wall outside the remote well following observation of moisture in the wall. The operator will be presenting a contract amendment in October and will review the District's schedule of fees for any related recommendations. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order.

7. Mr. Rey Rangel presented the engineer's report. A mechanics shop at 18840 W. Little York has requested plan review. No significant changes occurred in the other projects for the District. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

8. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. After discussion, the Board approved the Storm Water Solutions report.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

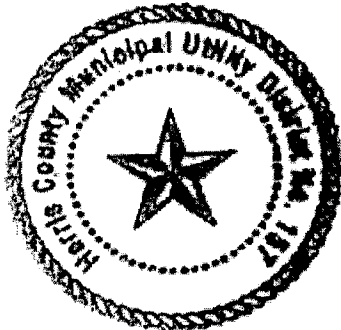
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, September 16, 2025**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. EVO Report Proposal
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
6. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
7. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
8. Storm Water Management Report
9. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
10. Pending Business



James D. Bonham, Attorney for the District