

MINUTES

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

November 12, 2025

The Board of Directors (the "Board") of First Colony Municipal Utility District No. 10 (the "District") met in regular session open to the public, on the 12th day of November, 2025, at the offices of First Colony Community Services Association ("FCCA"), 4350 Austin Parkway, Sugar Land, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Zac Cypert	President
Stephen D. Higgins	Vice President
John E. Peper	Secretary
Gordon L. Franklin	Assistant Vice President
Marta Mohan	Assistant Secretary

and all of the above were present in person, thus constituting a quorum.

Also present for all or part of the meeting were Greg McGrath of McGrath & Co., PLLC; Chad Hablinski of Pape-Dawson Consulting Engineers, LLC ("Pape-Dawson" formerly Costello, Inc.); Renee Butler of McLennan & Associates, LP ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc. ("Leared"); Bill Grantham of FCCA; and Greer Pagan and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the September 10, 2025, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as written. Director Higgins seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END JULY 31, 2025

Mr. McGrath presented a draft audit for the District's fiscal year ended July 31, 2025, and the associated management letter. Following review and discussion, Director Mohan moved to approve the audit for the fiscal year ended July 31, 2025, and direct that the audit be filed appropriately and retained in the District's official records. Director Franklin seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

There was no discussion regarding this matter.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cypert moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Mohan seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report for September and October, 2025, including a list of the checks presented for approval. Copies of the tax assessor/collector's reports are attached. Ms. Leon reported that the District's 2025 taxes were 2.619% collected as of October 31, 2025.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. A copy of the delinquent tax report is attached.

Following review and discussion, Director Higgins moved to approve the tax assessor/collector's report and payment of the tax bills. Director Peper seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY, AUTHORIZED DEPOSITORY INSTITUTIONS, AND QUALIFIED BROKER/DEALERS

The Board conducted an annual review of the District's Investment Policy. Mr. Pagan stated that there were no recommended changes to the policy. He reported that the District's list of authorized depository institutions and qualified broker/dealers had been updated by the District's bookkeeper. Following review and discussion, Director Mohan moved to (1) adopt a Resolution Regarding Annual Review of Investment Policy confirming that the current Investment Policy shall remain in effect; (2) adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with whom the District May Engage in Investment Transactions; and (3) direct that the resolutions be retained in the District's official records. Director Peper seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Hablinski updated the Board regarding construction of the Detention and Storm Outfall project. Mr. Pagan addressed questions regarding project contracts, reimbursement, and funding.

The Board reviewed a Master Service Agreement with Pape-Dawson for Pape-Dawson to provide engineering services to the District. Following review and discussion, Director Cypert moved to authorize execution of the Master Service Agreement with Pape-Dawson, subject to finalization, and direct that such document be filed appropriately and retained in the District's official records. Director Franklin seconded the motion, which passed unanimously.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA) AND COMMUNITY DEVELOPMENT PROJECTS

Mr. Grantham reported on maintenance and repair of District facilities.

Mr. Grantham reviewed a proposal from Westco Grounds Maintenance, LLC in the amount of \$270.00 to remove and grind a dead River Birch tree in the Lake Pointe Walking Trail. Following review and discussion, Director Higgins moved to authorize FCCA to proceed with removing and grinding the River Birch tree in the Lake Pointe Walking Trail at a cost not to exceed \$270.00. Director Mohan seconded the motion, which passed unanimously.

Director Franklin reported on maintenance needed under the benches located near the bridge. Mr. Grantham stated FCCA will investigate same.

BROOKS LAKE TRAIL AND REVIEW PLANS FOR IMPROVEMENT

There was no discussion regarding this matter.

UPDATE ON DISSOLUTION DISCUSSIONS WITH THE CITY

There was no discussion regarding this matter.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Pagan presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on January 7, 2025.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

[SIGNATURE PAGE FOR THE MINUTES OF THE NOVEMBER 12, 2025, BOARD MEETING]



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes Page
Bookkeeper's report.....	2
Tax assessor/collector's reports.....	2
Delinquent tax report	2
Comptroller's Bond and Tax Database Memorandum	3