MINUTES

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

August 12, 2026

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 August, 2026, 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
Gordon L. Franklin	Secretary
Anna Kuo	Assistant Vice President
Marta Mohan	Assistant Secretary

and all of the above were present in person, except Directors Cypert and Higgins, thus constituting a quorum. Director Higgins attended via teleconference, but did not count for quorum purposes.

Also present for all or part of the meeting were David Foor of America Intown Homes LLC ("AIH"); Logan Haffelder of Quiddity Engineers, Inc. ("Quiddity"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Chase Wolf of Cedar Creek Municipal Advisors, LLC ("CCMA"); Renee Butler of McLennan & Associates, LP ("McLennan"); Brenda McLaughlin 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 May 13, 2026, regular meeting. Following review and discussion, Director Franklin moved to approve the meeting minutes, as written. Director Mohan seconded the motion, which passed unanimously.

PETITION TO RENAME A PORTION OF FLUOR DANIEL DRIVE TO LAKE POINT GREEN DRIVE

Mr. Foor gave a presentation on the Lake Point Green project. He then presented and reviewed a Petition to rename a portion of Fluor Daniel Drive to Lake Point Green Drive. He stated that the renaming of the street is part of the Lake Point Green project and that the City of Sugar Land (the "City") requires approval from the property owners

that front the portion of the street that will undergo the name change. Following review and discussion, Director Mohan moved to (1) authorize the execution of the Petition, subject to the City's approval and finalization; and (2) authorize AIH to submit the Petition to the City on behalf of the District. Director Franklin seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

Mr. Haffelder updated the Board regarding construction of the Detention and Storm Outfall project.

AUTHORIZE AUDITOR TO CONDUCT AUDIT

The Board considered engaging McGrath to conduct the District's audit for the fiscal year ending July 31, 2026. Mr. McGrath stated that the fee to conduct the audit is estimated to be $16,000.00. He also discussed a new reporting requirement for the District's 2026 audit in order to comply with the Governmental Accounting Standards Board. Mr. McGrath stated that McGrath will charge an additional one-time fee in the amount of $1,500 to $2,500 for the additional reporting requirement. After review and discussion, Director Mohan moved to authorize McGrath to conduct the District's audit for the fiscal year ending July 31, 2026, including the additional fee for the new requirement. Director Kuo seconded the motion, which passed unanimously.

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 Mohan moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Franklin seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. McLaughlin reviewed the tax assessor/collector's reports for May, June, and July, 2026, including a list of the checks presented for approval. Copies of the tax assessor/collector's reports are attached. Ms. McLaughlin reported that the District's 2025 taxes were 98.552% collected as of July 31, 2026.

Ms. McLaughlin 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 Franklin moved to approve the tax assessor/collector's reports and payment of the tax bills. Director Mohan seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Wolf distributed and reviewed a debt service tax rate analysis, a copy of which is attached. Mr. Wolf recommended a total tax rate of $0.1125 per $100 of assessed valuation based on the District's initial 2026 certified value of $600,941,220, comprised of a debt service tax rate of $0.04 per $100 assessed valuation and an operation and maintenance tax rate of $0.0725 per $100 assessed valuation. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Mohan moved to authorize the tax assessor/collector to publish notice in a qualified local newspaper of the District's public hearing on October 14, 2026, subject to confirmation of a quorum, to set the proposed 2026 total tax rate of $0.1125 per $100 of assessed valuation, with $0.04 allocated for debt service and $0.0725 allocated for operations and maintenance. Director Kuo seconded the motion, which passed unanimously.

ADOPT BUDGET FOR FISCAL YEAR END JULY 31, 2027

The Board reviewed a draft budget for fiscal year ending July 31, 2027. Following review and discussion, Director Kuo moved to adopt the budget for fiscal year ending July 31, 2027, as discussed. Director Franklin seconded the motion, which passed unanimously.

ENGINEERING MATTERS

There was no discussion regarding this matter.

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 in the amount of $4,111.11 to trim twenty trees along the boardwalk at Lake Point. Following review and discussion, Director Kuo moved to authorize FCCA to proceed with the trimming of twenty trees at a cost not to exceed $4,111.11. Director Franklin seconded the motion, which passed unanimously.

Mr. Grantham reviewed a proposal from Masonry Solutions Inc. in the amount of $17,110.00 to remove and reset brick pavers at various locations along the Lake Pointe walkway between Oyster Creek and the Lake Pointe Townhomes. Discussion ensued regarding drainage issues on the affected properties and the property owners' responsibility to install proper drainage. Following review and discussion, Director Mohan moved to authorize FCCA to remove and reset the brick pavers at a cost not to

exceed $20,000.00, subject to the affected property owners installing proper drainage. Director Kuo seconded the motion, which passed unanimously.

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.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on October 14, 2026, subject to confirmation of a quorum.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE AUGUST 12, 2026, BOARD MEETING]

Secretary, Board of Directors

(SEAL)

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