

**MINUTES OF REGULAR MEETING OF
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 25
OF FORT BEND COUNTY, TEXAS**

January 15, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 25, of Fort Bend County, Texas (the "District"), met in regular session, open to the public, on the 15th day of January, 2026, at a regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jeffery Williams	President
Syed Wasim	Vice President
Mustafa Asif	Assistant Vice President
Brian Addicks	Secretary/Investment Officer
Jabirul Quadir	Assistant Secretary

and all of said persons were present, except Directors Addicks and Asif, thus constituting a quorum.

Also present during all or a portion of the meeting were: Leonela Ruvalcaba, Executive General Manager; Dominique Reddick, Director of Financial Services; José Cabrera, Project Manager/Regulatory Compliance; David Nguyen, Director of Information Technology; Hector Pena with Ardurra Group Inc. ("Ardurra"), engineer for the District; Deputy Jeff Martinez with the Fort Bend County Sheriff's Office; Terrie Sechrist and Landon Gerlich of Wallace & Philbin, L.L.P., attorneys for the District. David Patterson with Assessments of the Southwest ("ASW"), tax assessor/collector for the District (via Zoom); and Chris Canonico with Ardurra(via Zoom).

MINUTES

The Board first considered approval of the minutes of its regular meeting held on December 18, 2025. After discussion, Director Williams made a motion to approve the minutes of the December 18, 2025, Board meeting, as presented. Director Wasim seconded the motion and it carried unanimously.

PUBLIC COMMENTS

There were no public comments.

DEVELOPER'S REPORT

Mr. Pena stated that the developer of the 10-acre potential annexation tract is in the process of determining which facilities will be private and which will be maintained by the District.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Patterson then presented the Tax Assessor/Collector's Report for December 2025 (the "Tax Report"), a copy of which is attached hereto as Exhibit "A". He reported that 22.57% of the District's 2025 tax levy and 99.02% of the District's 2024 tax levy had been collected as of December

31, 2025. Mr. Patterson next reviewed transfers to and disbursements from the tax account. He also reviewed the delinquent tax roll, a copy of which is included in Exhibit "A".

After discussion, Director Williams made a motion to accept the Tax Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting. Director Wasim seconded the motion, and it carried unanimously.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Ruvalcaba next presented the Delinquent Tax Attorney's Report prepared by Larson & Weisinger, a copy of which is attached hereto as Exhibit "B". She reported that no Board action was required under this agenda item.

ENGINEER'S REPORT

Mr. Pena then presented the Engineer's Report prepared by Ardurra (the "Engineer's Report"), a copy of which is attached hereto as Exhibit "C". He stated there were no Board action items to discuss.

With regard to Task Order E-37 pertaining to Phase 2 of the rehabilitation of Wastewater Treatment Plants Nos. 1 and 2, Mr. Pena stated that the contractor had completed all punch list items.

With regard to Task Order E-44 pertaining to the Sanitary Sewer rehabilitation, Mr. Pena stated that Lopez Utilities had completed surface restoration in Orchard Lake Estates.

With regard to Task Order E-53 pertaining to the new Force Main along FM 1464 and upgrades to Lift Station Nos. 6 and 11, Mr. Pena stated that construction was ongoing.

With regard to Task Order E-63 pertaining to the rehabilitation of Water Well No. 4, Mr. Pena stated that the pumps had been delivered.

A. Permit Amendments and renewals

Mr. Pena stated that he had no information to report on this agenda item.

B. Capacity analysis

With regard to Task Order E-74 pertaining to the preparation of an updated water distribution model, technical documentation and a revised Alternative Capacity Request for submission to the Texas Commission on Environmental Quality, Mr. Pena stated the deadline for submission was April 5, 2026.

C. Authorize and/or approve Bond application reports

Mr. Pena stated that he had no information to report on this agenda item.

D. Construction of non-capital projects

Mr. Pena stated that he had no information to report on this agenda item.

E. Coordination of projects with Project Management Engineer

Mr. Pena stated that he had no information to report on this agenda item.

F. Developer projects, new development, and requests for service

Mr. Pena stated that he had no additional information to report on this agenda item.

G. Authorize and/or concur with the design, advertisement for bids and/or award of contracts for the construction of water, sanitary sewer and drainage or other facilities within the District

Mr. Pena stated that he had no information to report on this agenda item.

H. Approve and/or concur in the approval of pay estimates and change orders on current construction projects within the District

Mr. Pena stated that he had no information to report on this agenda item.

I. Grant or accept site and/or easement conveyances for facilities constructed or to be constructed for or on behalf of the District.

Mr. Pena stated that he had no information to report on this agenda item.

J. Grant or consent to easements over District property

Mr. Pena stated that he had no information to report on this agenda item.

K. Review status of the developments within the District

Mr. Pena stated that he had no information to report on this agenda item.

L. Review summary of pending projects, including the status thereof

Mr. Pena stated that he had no information to report on this agenda item.

M. Procedures planned for remediation and recovery

Mr. Pena stated that he had no information to report on this agenda item.

N. Evaluation planned to determine status of storm drainage systems

Mr. Pena stated that he had no information to report on this agenda item.

O. Reimbursement and payment options

Mr. Pena stated that he had no information to report under this agenda item.

After discussion, Director Wasim made a motion, seconded by Director Williams to accept the Engineer's Report. The motion carried by unanimous vote.

ATTORNEY'S REPORT

A. Consider requests for annexation of land into the District and authorize all appropriate action, including acceptance of annexation petitions from landowners, execution of petitions to the City of Houston for consent to annexation, adoption of Order(s) Adding Land into the District and approval of Amendment to District Information Form

Ms. Sechrist stated that she had no information to report on this agenda item.

B. Approval of utility commitment letters

Ms. Sechrist stated that she had no information to report on this agenda item.

C. Approval of developer reimbursement agreements

Ms. Sechrist stated that she had no information to report on this agenda item.

D. Approval of resolutions to the Texas Commission on Environmental Quality (the "TCEQ") regarding the release of escrowed funds, the use of surplus funds or a change in use of funds

Ms. Sechrist stated that she had no information to report on this agenda item.

E. Approval of the audit of reimbursements to be made to a developer from the proceeds of the sale of the District's Bonds

Ms. Sechrist stated that she had no information to report on this agenda item.

F. Adopt amendments to the District's Rate Order

Ms. Sechrist stated that she had no information to report on this agenda item.

MATTERS RELATNG TO MAY 2, 2026, DIRECTORS ELECTION

Ms. Sechrist next discussed the May 2, 2026, directors election with the Board (the "Directors Election"). She stated that the District could enter into an election services agreement with Fort Bend County or could choose to run the Directors Election itself. After discussion, Director Wasim made a motion, seconded by Director Williams, to contract with Fort Bend County for election services at the next Board meeting. The motion carried by unanimous vote.

Ms. Sechrist then presented the Order Calling Directors Election (the "Election Order"). After discussion, Director Wasim made a motion, seconded by Director Quadir, to adopt the Election Order. The motion carried by unanimous vote.

GENERAL MANAGER'S REPORT

A. Operations and Projects Reports, including:

- (i) **Overall Field Operations Report;**
- (ii) **Illegal Hookups and/or violations of the District's Rate Order;**
- (iii) **Construction, Engineering, and project updates;**
- (iv) **Other Operations issues;**
- (v) **General Operations issues;**
- (vi) **General construction issues;**
- (vii) **Detention and outfall updates; and**
- (viii) **QLIP items.**

Mr. Cabrera next presented the monthly Field Operations Report, and the Construction and Projects Summary Report, copies of which are attached hereto as part of Exhibit "D". He reported that water accountability in the District was 98% for December.

B. Building Maintenance and Landscaping/Grounds Maintenance Items, including:

- (i) **General building items; and**
- (ii) **General landscape and grounds items.**

Mr. Cabrera next presented the Building Maintenance Report, a copy of which is attached hereto as part of Exhibit "D".

After discussion, a motion was made by Director Wasim to accept the Field Operations Report, the Construction and Projects Summary Report, and the Building and Maintenance Report. The motion was seconded by Director Williams and carried by unanimous vote.

C. Billing & Collections Report, including:

- (i) **Conduct hearing and authorize termination of water service to delinquent accounts;**
- (ii) **Review of customer communications regarding billing issues;**
- (iii) **Consider Rate Order issues; and**
- (iv) **Consider other actions or issues associated with billing.**

Ms. Ruvalcaba next presented the Billing and Collections Report. The Board then conducted a hearing regarding water and sewer service terminations. Ms. Ruvalcaba informed the Board that the customers on the Termination List were delinquent in the payment of their utility bills and were given written notification at least seven (7) days prior to the meeting of the opportunity to appear before the Board to explain, contest or correct their utility bills and to show reason why utility service should not be terminated for reason of non-payment.

After discussion, a motion was made by Director Wasim to accept the Billing and Collections Report and to authorize termination of delinquent accounts that have not paid in accordance with the District's Rate Order or an approved payment plan. The motion was seconded by Director Quadir and carried by unanimous vote.

D. Information Technology Report and other information to include:

- (i) Fixed Network Update (meter reads and analytics); and**
- (ii) Other Information Technology related items.**

Mr. Nguyen informed the Board he was still working on obtaining quotes for the software needed to make the District's website ADA compliant. Mr. Gerlich stated that Userway was an accessibility application that could be a possible solution, and that he would send the relevant information to Mr. Nguyen.

After further discussion, a motion was made by Director Quadir, seconded by Director Wasim, to accept the Information Technology Report as presented. The motion carried by unanimous vote.

E. Financial Services Report, including:

- (i) Approve the District Bookkeeper's Report, the Investment Report and other Financial Reports and payment of bills.**

Mr. Reddick then presented the bookkeeper's report, a list of bills presented for payment, a summary of the District's budget and expenditures, and an investment report prepared in accordance with the Public Funds Investment Act (collectively, the "Bookkeeper's Report"), a copy of which is attached hereto as Exhibit "E".

- (ii) Approve the Audit Report for the Fiscal Year Ending September 30, 2025.**

Mr. Reddick next presented the Audit Report for the fiscal year ending September 30, 2025 (the "2025 Audit").

- (iii) Review Investment Policy/adopt Resolution Confirming Investment Policy.**

Ms. Sechrist then presented the Resolution Confirming Investment Policy (the "Investment Policy Resolution"), a copy of which is attached hereto as Exhibit "F".

After discussion, a motion was made by Director Williams to (i) accept the Bookkeeper's Report, (ii) authorize the payment of all disbursements listed thereon or otherwise presented at the meeting, (iii) approve the 2025 Audit, subject to final review by staff and legal counsel, and (iv) adopt the Investment Policy Resolution. The motion was seconded by Director Quadir and carried by unanimous vote.

F. Human Resources, Operations Group Goals, Policies and General Policy matters, including:

- (i) Update, review, and approve, if appropriate, Policy Manuals, SOPs, etc.; and**

- (ii) Any other matters deemed appropriate and related to overall Administrative items, Human Resources, etc.

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

G. Risk Management Policies, Regulatory Compliance Matters, Standard Operations Procedures (SOPs), Red Flag Policies, Safety Reports, Group Goals, and other related administrative items, including:

- (i) Approve SOPs presented;
- (ii) Approve any policy changes and/or amendments;
- (iii) Ongoing training items;
- (iv) Community Projects and Communication;
- (v) Risk Management items;
- (vi) Review and approve first quarter results of Group Goals for fiscal year 2025-2026;

Ms. Ruvalcaba presented and reviewed the first quarter Group Goals for the 2025-2026 fiscal year. She reported that all goals are on track to be met.

- (vii) Status of GRP subsidence report; and
- (viii) Approve Annual Drought Contingency Plan.

Mr. Cabrera presented the Annual Drought Contingency Plan (the "Drought Contingency Plan") for the Board's review and approval, a copy of which is attached hereto as Exhibit "G". After discussion, a motion was made by Director Wasim, seconded by Director Williams, to approve the Drought Contingency Plan. The motion carried by unanimous vote.

H. Executive Management Reports to include Financial/Budget, Group Goals, Strategic, Legal, Engineering, Project, and Future Strategic Planning updates, including:

- (i) General legal items;
- (ii) General engineering items;
- (iii) General project items; and
- (iv) Future/Strategic Planning Issues (overall).

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

CLOSED EXECUTIVE SESSION

At 6:10 p.m., the Board determined to enter into closed executive session to discuss personnel matters. At 6:55 p.m., the Board reconvened in open session to discuss such matters as might come before it. After discussion, Director Williams made a motion to approve the performance reviews and bonuses for the District's Executive General Manager and Assistant Executive General Manager discussed in the closed executive session. Director Quadir seconded the motion, which carried by unanimous vote.

After further discussion, a motion was made by Director Williams to adjourn the meeting. The motion was seconded by Director Quadir and carried unanimously.

PASSED, APPROVED, and ADOPTED this 19th day of February, 2026.


Secretary, Board of Directors

(DISTRICT SEAL)

