

NOTICE OF MEETING

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

The Board of Directors of Fort Bend County Municipal Utility District No. 50 (the "District") will hold a regular meeting on **Wednesday, August 5, 2026, at 12:00 p.m.**, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Guadalupe Conference Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

1. Receive comments from the public.
2. Approve minutes of prior meetings.
3. Tax assessment and collections matters, including delinquent tax collections, installment agreements, and payment of tax bills.
4. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
5. Review Arbitrage Rebate Report for the Series 2021 Refunding Bonds.
6. Financial and bookkeeping matters, including:
 - a. payment of the bills and review of investments; and
 - b. budget for fiscal year end September 30, 2027.
7. Unlimited Tax Bonds, Series 2026, including:
 - a. review bids and award sale of the District's \$14,420,000 Unlimited Tax Bonds, Series 2026;
 - b. adopt Resolution Authorizing the Issuance of the District's \$14,420,000 Unlimited Tax Bonds, Series 2026;
 - c. approve Paying Agent/Registrar Agreement;
 - d. approve Official Statement;
 - e. execution of Certificate Regarding Provision of Financial Advice;
 - f. authorize the Board of Directors to sign all documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser;
 - g. approve payment to Attorney General relating to bond issue transcript review; and
 - h. execution of Amendment to Information Form.
8. Operation of District facilities, including:
 - a. billings, repairs, and maintenance;
 - b. smart meter matters; and
 - c. operator service agreement.
9. Hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
10. Garbage and recycling service matters.
11. North Fort Bend Water Authority matters, including:
 - a. participation in the Water Provider Conservation Program, including

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water conservation committee matters.

12. Report regarding development in the District, including approve development financing agreements, amendments to development financing agreements, escrow agreements, cost sharing agreements, and consents to assignment of developer reimbursement rights.
13. Engineering report on construction projects in the District, including the following:
 - a. authorize design of facilities in the service area, including
 - i. wastewater treatment plant detention pond improvements; and
 - ii. preliminary design of water supply facilities expansion;
 - b. approve plans and specifications and authorize advertisement for bids for construction of facilities in the service area, including:
 - i. sub-regional detention basin, storm sewer outfall and junction box and waterline project; and
 - ii. water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 4;
 - c. review bids and award contracts for construction of facilities in the service area;
 - d. approve pay estimates and change orders, authorize final acceptance, and direct engineer to notify insurance company, as appropriate, for projects in the service area, including:
 - i. Westpark Lakes Pond B retaining wall repair;
 - ii. Blue Creek Trails detention and mass grading;
 - iii. generators at District lift station nos. 1 and 4;
 - iv. Blue Creek Trails Peek Road street dedication;
 - v. water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 1;
 - vi. water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 2;
 - vii. water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3;
 - viii. lift station no. 7;
 - ix. Peek Road at SH 99 Traffic Signal Installation; and
 - x. Meadow Ranch Parkway street dedication, Section 4.
 - e. deeds, easements, appraisals, consents to encroachment, encroachment agreements, assignments of capacity, requests for service, utility conveyances, out-of-district service agreements, utility commitment letters, phase I inspections, and conveyances of District property;
 - f. geotechnical survey for area between Lost Creek Detention Ponds B and C;
 - g. Fort Bend County sound wall installation project;
 - h. Capital Improvement Plan; and
 - i. proposals for engineering services.

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14. O'Reilly Auto Parts annexation, including:
 - a. approve annexation agreement; and
 - b. authorize engineer to prepare feasibility study.
15. Geographic Information System matters.
16. Park and recreational facility matters, including authorize necessary action, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, award of contracts, approval of pay estimates and change orders, acceptance of projects, and approval of proposals as needed, including for the following:
 - a. Blue Creek Trails Sections 1 and 2 perimeter fencing;
 - b. Blue Creek Trails Sections 1 and 2 landscape improvements;
 - c. Blue Creek Trails Detention landscape amenities;
 - d. Blue Creek Trails Recreation Center park amenities;
 - e. Parkway Lakes Sections 1, 2, and 3 sidewalk improvements; and
 - f. 1.7-acre tract at Beechnut and Skinner Lane.
17. Storm water permitting matters, including educational materials and public comments.
18. Report on maintenance of District detention ponds, facility sites, and other property, including:
 - a. proposals for additional maintenance; and
 - b. proposals for water quality and fountain management services.
19. District website matters.
20. District security matters.
21. Strategic Partnership Agreement with City of Houston.
22. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation or a settlement offer; Section 551.072, Texas Government Code, to deliberate regarding real property; Section 551.076, Texas Government Code, to deliberate the deployment, or specific occasions for implementation, of security personnel or devices; or Section 551.087, Texas Government Code, the offer of a financial or other incentive to a business prospect.
23. Reconvene in Open Session and authorize appropriate action regarding matters discussed in Executive Session.




Attorney for the District

Ft. Bend M.U.D. No. 50
Operating Fund Draft Budget
October 2026 through September 2027

	9 Mo. Actual Oct '25 - Jun 26	12 Mo. Forecast Oct '25 - Sep 26	12 Mo. Adopted Oct '25 - Sep 26	Proposed Oct '26 - Sep 27
Ordinary Income/Expense				
Income				
1.4100 · Water-Customer Service Fee	765,962.05	1,021,282.73	1,200,000.00	1,100,000.00
1.4120 · Water-Reconnection Fees	10,502.86	14,003.81	12,000.00	12,000.00
1.4200 · Sewer-Customer Service Fees	767,077.67	1,022,770.23	950,000.00	1,000,000.00
1.4202 · Sewer Service Inspection Fee	28,240.00	37,653.33	50,000.00	40,000.00
1.4203 · Inspections-CSI, Bldr,Final	3,165.00	4,220.00	50,000.00	5,000.00
1.4330 · Penalty/Interest On Serv Accts	26,251.42	35,001.89	45,000.00	35,000.00
1.4331 · Back Charge/Builder Damages	26,771.62	35,695.49	3,000.00	3,000.00
1.4400 · Transfer Fees	7,890.00	10,520.00	7,000.00	8,000.00
1.4600 · Tap Fees	310,200.00	310,200.00	400,000.00	350,000.00
1.4601 · NFBWA Fee	1,081,293.07	1,500,000.00	1,500,000.00	1,500,000.00
1.5380 · Miscellaneous Income	54,279.52	72,372.69	40,000.00	50,000.00
1.5391 · Interest on Temp Investment	435,037.86	580,050.48	480,000.00	480,000.00
1.5398 · Maintenance Tax Collections	4,498,392.29	4,498,392.29	4,200,000.00	4,400,000.00
Total Income	8,015,063.36	9,142,162.96	8,937,000.00	8,983,000.00
Expense				
1.6142 · Chemicals	107,993.05	143,990.73	175,000.00	175,000.00
1.6170 · Tap Connection Expense	113,880.00	151,840.00	125,000.00	150,000.00
1.6202 · Sludge Hauling	21,298.60	28,398.13	95,000.00	80,000.00
1.6235 · Repair & Maintenance				
R & M - Water	351,880.67	469,174.23	500,000.00	500,000.00
R & M -Sewer	1,115,903.82	1,487,871.76	525,000.00	950,000.00
Total 1.6235 · Repair & Maintenance	1,467,784.49	1,957,045.99	1,025,000.00	1,450,000.00
1.6236 · R/M - Detention Ponds				
Detention Maintenance - General	313,586.54	418,115.39	450,000.00	550,000.00
Detention Maintenance - Other	228,240.00	304,320.00	25,000.00	150,000.00
Total 1.6236 · R/M - Detention Ponds	541,826.54	722,435.39	475,000.00	700,000.00
1.6275 · Sewer Inspection Expense	30,460.00	40,613.33	50,000.00	50,000.00
1.6276 · Bldr/Cust Srv/Pre Inspection	124,199.00	165,598.67	110,000.00	175,000.00
1.6311 · Director Fee - P/R	22,100.00	29,466.67	30,000.00	30,000.00
1.6320 · Legal Fees				
Construction	23,288.25	31,051.00	40,000.00	40,000.00
Defined Area	0.00	0.00	24,000.00	10,000.00
General	186,553.97	248,738.63	175,000.00	225,000.00
Park Planning & Development	200.00	266.67	5,000.00	5,000.00
Total 1.6320 · Legal Fees	210,042.22	280,056.29	244,000.00	280,000.00
1.6321 · Auditing Fees	13,950.00	13,950.00	15,000.00	15,000.00
1.6322 · Engineering Fees				
Conceptual Landscaping Plan	62,265.80	83,021.07	12,000.00	85,000.00
CIP	0.00	0.00	12,000.00	12,000.00
General	120,647.64	160,863.52	120,000.00	185,000.00
GIS	5,758.75	7,678.33	18,000.00	18,000.00
Lift Station	38,993.89	51,991.85	0.00	40,000.00
MS4	0.00	0.00	35,000.00	35,000.00
Total 1.6322 · Engineering Fees	227,666.08	303,554.77	197,000.00	375,000.00

Ft. Bend M.U.D. No. 50
Operating Fund Draft Budget
October 2026 through September 2027

	9 Mo. Actual	12 Mo. Forecast	12 Mo. Adopted	Proposed
	Oct '25 - Jun 26	Oct '25 - Sep 26	Oct '25 - Sep 26	Oct '26 - Sep 27
1.6324 · Laboratory Expense	39,589.50	52,786.00	55,000.00	55,000.00
1.6325 · Election Expense	1,551.00	1,551.00	20,000.00	0.00
1.6326 · Permit Fees	16,492.34	21,989.79	15,000.00	20,000.00
1.6332 · Operations & Billing	191,590.17	255,453.56	255,000.00	275,000.00
1.6333 · Bookkeeping	21,810.54	29,080.72	35,000.00	35,000.00
1.6334 · Landscape Architect	0.00	0.00	10,000.00	10,000.00
1.6338 · Legal Notices/Oth Publications	0.00	0.00	1,000.00	1,000.00
1.6340 · Printing & Office Supplies	15,314.67	20,419.56	20,000.00	20,000.00
1.6350 · Postage	9,941.91	13,255.88	15,000.00	15,000.00
1.6351 · Telephone	18,938.46	25,251.28	15,000.00	25,000.00
1.6352 · Utilities	93,029.11	124,038.81	150,000.00	150,000.00
1.6353 · Insurance/Surety Bond Premiums	119,615.72	119,615.72	105,000.00	125,000.00
1.6354 · Travel Expense	2,013.37	2,684.49	5,000.00	5,000.00
1.6359 · Other Expenses				
Irrigation System Evaluations	455.00	606.67	1,000.00	1,000.00
Other Expense - Misc	45,407.07	55,407.07	10,000.00	10,000.00
Security Expense	16,373.00	21,830.67	5,000.00	25,000.00
SPA Site Review Exp	4,800.00	6,400.00	12,000.00	12,000.00
Water Conservation Program	2,508.00	3,344.00	8,000.00	8,000.00
Web Site Expense	790.00	1,053.33	3,000.00	3,000.00
Total 1.6359 · Other Expenses	70,333.07	88,641.74	39,000.00	59,000.00
1.6360 · Garbage Collections	377,825.90	503,767.87	475,000.00	500,000.00
1.6361 · NFBWA Expense	1,112,245.40	1,500,000.00	1,500,000.00	1,500,000.00
1.6370 · TCEQ Reg Fees	11,871.08	11,871.08	9,700.00	12,000.00
1.6560 · Payroll Taxes	1,690.65	2,254.20	2,500.00	2,500.00
1.7395 · AWBD	2,015.00	3,500.00	5,500.00	5,500.00
Total Expense	4,987,067.87	6,613,111.67	5,273,700.00	6,295,000.00
Net Ordinary Income	3,027,995.49	2,529,051.29	3,663,300.00	2,688,000.00
Other Income/Expense				
Other Income				
1.5385 · COH - SPA Collections	860,384.88	1,147,179.84	1,175,000.00	1,175,000.00
Total Other Income	860,384.88	1,147,179.84	1,175,000.00	1,175,000.00
Other Expense				
1.7306 · Capital Outlay				
Smart Meter Replacement Program	0.00	0.00	20,000.00	20,000.00
Park / Trail Construction	0.00	0.00	0.00	0.00
Total 1.7306 · Capital Outlay	0.00	0.00	20,000.00	20,000.00
1.7396 · SPA - Economic Dev Exp	469,485.57	469,485.57	870,000.00	870,000.00
Total Other Expense	469,485.57	469,485.57	890,000.00	890,000.00
Net Other Income	390,899.31	677,694.27	285,000.00	285,000.00
Net Income	3,418,894.80	3,206,745.56	3,948,300.00	2,973,000.00

TAXPAYER IMPACT STATEMENT – Fort Bend County M.U.D. #50

	Current Budget Fiscal Year Ending [September 2026]**	Proposed Budget Fiscal Year Ending [September 2027]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$[1,379.43]	\$[1,379.43]	\$[1,379.43]

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$[0.38] per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.