# DRAFT

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

October 14, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in regular session, open to the public, on the 14th day of October, 2026, at The Groves Lifestyle Center, 17317 Cathedral Pines Drive, Atascocita, Texas, inside the boundaries of the District, and the roll was called of the members of the Board present in person:

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| John Hernandez | President |
| Ebony McGowen | Vice President |
| Kedrin Bell | Secretary |
| Anthony Turner | Assistant Secretary |
| Kimberly Badu | Assistant Vice President |

and all of the above were present except Directors Hernandez and McGowen, thus constituting a quorum.

Also present at the meeting were Harry Rockwood, director of Harris County Municipal Utility District No. 412 ("HC 412"); Brian Krueger of Forvis Mazars, LLP; Laura VanDyk and Sydney Howard of Touchstone District Services ("Touchstone"); Chip Patronella of Ethoscapes, LLC; Corporal Oswaldo Alvarez and Deputy Daniel Escobar of Harris County Constable's Office ("HCCO"); Rachel Sternberg of BGE, Inc. ("BGE"); Tyler Hallmark of Assessments of the Southwest, Inc. ("ASW"); Trina Kilgore of Inframark Water & Infrastructure Services; and Christina Miller, Audrey Briscoe, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the September 11, 2026, regular meeting. After review and discussion, Director Badu moved to approve the minutes of the September 11, 2026, regular meeting, as presented. Director Bell seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END JUNE 30, 2026

Mr. Krueger reviewed the draft audit for the fiscal year ending June 30, 2026. Following review and discussion, Director Badu moved to approve the audit for the

fiscal year ended June 30, 2026, subject to final review. Director Bell seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Rockwood reviewed an update provided by HC 412 on the status of the joint facilities, including repairs and maintenance conducted during the previous month and water usage.

Ms. Kilgore updated the Board on the upcoming free chlorine maintenance of the District's water distribution system.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS

The Board reviewed the monthly communications report prepared by Touchstone, a copy of which is attached.

The Board reviewed a resident safety and emergency information planning sheet, a copy of which is attached.

REPORT FROM BEST TRASH

The Board reviewed a report on garbage collection and recycling services in the District from Best Trash, a copy of which is attached.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security report from the HCCO, a copy of which is attached.

Director Turner commended the performance of Deputies Evans and Montgomery with HCCO Precinct 4 for their removal of a large downed tree on Madera Run Parkway, which he stated posed an immediate safety hazard to drivers.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Miller stated that ASW published a Notice of Public Hearing regarding the adoption of the District's 2026 tax rate stating that the Board anticipates levying a maximum total 2026 tax rate of $1.07 per $100 assessed valuation. Director Bell then

opened the public hearing. There being no comments from the public, Director Bell closed the public hearing.

After discussion, the Board agreed to levy a total 2026 tax rate of $1.07 per $100 of assessed valuation, with $0.55 allocated for water, sewer, and drainage debt service, $0.10 allocated for road debt service, and $0.42 allocated for maintenance and operation expenditures. Ms. Miller reviewed an Order Levying Taxes and an Amendment to Information Form reflecting the proposed tax rate. She stated that the Amendment to Information Form will be filed with Harris County and the Texas Commission on Environmental Quality.

After review and discussion, Director Badu moved to (1) adopt the Order Levying Taxes; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Bell seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Hallmark reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. He reported that the District's 2025 taxes were 99.09% collected as of September 30, 2026.

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

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2021 UNLIMITED TAX BONDS

Ms. Miller reviewed an arbitrage rebate report for the Series 2021 Unlimited Tax Bonds prepared by OmniCap Group LLC. She stated that a rebate in the amount of $39,704.21 is due to the Internal Revenue Service for excess earnings on bond funds. Ms. Miller noted that the payment is included in the bookkeeper's report.

FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report prepared by Myrtle Cruz, Inc., a copy of which is attached, and reviewed the bills of the District submitted for payment.

After review and discussion, Director Turner moved to approve the bookkeeper's report and payment of the bills. Director Badu seconded the motion, which passed unanimously.

REPORT ON DETENTION AND DRAINAGE FACILITIES

The Board reviewed the report on the maintenance of the District's storm water quality features prepared by Storm Water Solutions, LLC, a copy of which is attached.

Mr. Patronella reviewed the report on mowing and maintenance in the District, a copy of which is attached.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

Ms. Briscoe updated the Board on a meeting held with BGE, Director Hernandez, and a representative of TowerNorth Development regarding the terms of the proposed easement purchase agreement for a possible cellular tower.

APPROVE FACILITIES USE AGREEMENT WITH THE GROVES COMMUNITY ASSOCIATION, INC.

The Board deferred discussion on this agenda item.

OPERATION OF DISTRICT FACILITIES

Ms. Kilgore presented an operator's report, a copy of which is attached, and reviewed it with the Board.

After review and discussion, Director Bell moved to approve the operator's report. Director Badu seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Kilgore presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Bell moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Badu seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Sternberg reviewed the engineer's report, a copy of which is attached.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Ms. Sternberg updated the Board on the status of construction of the Groves North retail public infrastructure project. She reviewed and recommended approval of Pay Estimate No. 10 in the amount of $233,757.73, submitted by C.E. Barker Ltd. ("C.E. Barker").

After review and discussion, Director Turner moved to approve Pay Estimate No. 10 in the amount of $233,757.73 to C.E. Barker, as recommended. Director Badu seconded the motion, which passed unanimously.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Ms. Sternberg updated the Board on the status of design and ultimate sizing of the proposed lift station no. 1 expansion and generator addition.

LIFT STATION NOS. 2 AND 3 GENERATOR ADDITIONS

Ms. Sternberg updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. She reviewed and recommended approval of Pay Estimate No. 4 and Final in the amount of $31,407.10, submitted by C.F. McDonald Electric, Inc. ("C.F. McDonald"). Ms. Sternberg also recommended the Board accept the project.

After review and discussion, Director Turner moved to (1) approve Pay Estimate No. 4 and Final in the amount of $31,407.10 to C.F. McDonald; and (2) accept the lift station nos. 2 and 3 generator addition project. Director Badu seconded the motion, which passed unanimously.

DISTRICT CAPITAL IMPROVEMENT PLAN ("CIP") AND JOINT CIP WITH HC 412

Ms. Sternberg stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Ms. Sternberg updated the Board on the status of commercial development and plan reviews in the District, as reflected in her report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

After review and discussion, Director Turner moved to approve the engineer's report. Director Badu seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION NO. 10

Ms. Sternberg updated the Board on the status of preparation of bond application no. 10.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

DISTRICT ACTION ITEMS LIST

The Board reviewed the action list and noted items to be included and removed from the list.

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

(SEAL) Secretary, Board of Directors

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