

MINUTES OF MEETING OF BOARD OF DIRECTORS
APRIL 16, 2026

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

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The Board of Directors (the "*Board*") of Harris County Municipal Utility District No. 304 (the "*District*") met in regular session, open to the public, at 12525 Wellington Parkway, Houston, Texas, on April 16, 2026, at 6:08 p.m.; whereupon the roll was called of the Board, to-wit:

Sharon Mayo, President
Geri Scott, Vice President
Sandra Ford, Secretary
LaFrances Moses, Director
Larry Gene Allen Sr., Director

All directors attended in person. Also attending all or parts of the meeting, in person or were Corporal Romero, Corporal Hassan, and Deputy Lopez of Harris County Constable, Precinct 4 ("*Constables*"); Mr. Calep Estes and Mr. Justin Waggoner of Touchstone District Services, LLC ("*Touchstone*"); Ms. Yvonne Luevano of Wheeler & Associates, Inc. ("*W&A*"), tax assessor for the District; Ms. Nannette Ray of TNR Advisors & Management Consultants, LLC ("*TNR*"), bookkeepers for the District; Mr. Jared Bowlin of EHRA Engineering ("*EHRA*"), engineer for the District; Mr. Juan Rojas of Precision Utility, LLC ("*Precision*"), operator for the District; Mr. Desmond LeBlanc of Special District Management Solutions, LLC ("*SDMS*"), general manager for the District; Mr. Reginald Wilson, Mr. Charles Graham, Jr., and Ms. Jessica Leung of Norton Rose Fulbright US LLP ("*NRF*"), attorneys for the District; and various members of the public.

Call to Order. Mr. Graham called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. **Public comments (3-minute limit per person).** Mr. Gutierrez, Community Affairs Advisor of the office of Commissioner Rodney Ellis, introduced himself and stated that he will be serving as the point of contact for the region, Harris County Commissioner's Office and Harris County Precinct 1. He said that Commissioner Ellis received the District's feedbacks, which will be incorporated into projects for long term infrastructure planning.

Ms. Crumes expressed concerns regarding the financial impact of Directors Moses's lawsuit against the District.

At 6:10 p.m. Mr. Wilson entered the meeting and reviewed housekeeping rules with the Board and members of the public.

Ms. Byrd stated that Director Moses has caused District to incur extra legal fees due to the lawsuit against the District.

Mr. Riley reviewed a campaign flyer, that was distributed by Elise Byrd and Gail Crumes, accusing Director Moses violated TCEQ regulations. He said that an undisclosed settlement has been reached for a previous lawsuit between Director Moses and the District. He reviewed a post on NextDoor, which accused Director Moses sitting on the board illegally.

Ms. Phillips inquired about appearance and noise level of the proposed warehouse on Gears Road and T C Jester Boulevard. She expressed concerns about damages and potholes to the nearby roads that may be caused by big trucks. She asked if all residents will eventually be participating in the Smart Meter program and if water bill will be lowered.

Ms. Alvarez said that the proposed warehouse will be located across her backyard fence. She expressed concerns regarding the noise level and high water bill as summer is approaching.

Ms. Darnell asked if the water rate has increased due to the new warehouse. She discussed the lawsuit between Director Moses and the District, stating that she does not believe Director Moses did something wrong and the judge twice reinstated Director Moses.

Director Moses expressed comments attached hereto as *Exhibit B*.

Director Mayo said that Director Moses' Oath of Office was not administered until the third meeting after her appointment. She discussed the employment eligibility of various District Building employees and details of a previous lawsuit between the District and Director Moses.

Director Moses stated that she never paid for security personnel at the District Building. She said that neither her or Rosalind Ceasar personally knows the judge on her case.

2. **Review and approve Minutes on March 18, 2026 special meeting, and March 19, 2026, regular meeting.** The Board reviewed the minutes of the meetings held on March 18, 2026, and March 19, 2026, copies of which were previously distributed to the Board. Upon motion by Director Moses, seconded by Director Allen, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting held on March 18, 2026, and March 19, 2026.

3. **Discuss and consider Harris County Constables Precinct No. 4's Monthly Productivity Analysis Report and take any necessary action.** Mr. Wilson recognized Corporal Romero, who presented to and reviewed with the Board for approval of the Monthly Productivity Analysis report.

Corporal Romero reported on various activities within the District in the past month.

Upon inquiry, Corporal Romero reported that there was 1 theft of vehicle in the month of March.

Upon inquiry, Corporal Romero stated that he stations at Lift Station. Director Allen requested Corporal Romero to move around a little bit.

Upon motion by Director Mayo, seconded by Director Scott, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Monthly Productivity Analysis report.

4. **Discuss and consider Attorney's Report.** Mr. Wilson addressed the public comments regarding the appearance of the proposed warehouse, stating that it is a type "A" light industrial renderings. He said that the developer will be presenting drawings, videos and visual presentation of building specs and appearance at the next meeting and to answer questions.

Mr. Wilson addressed public comments regarding the cost on the District for the proposed warehouse, stating that the industrial developer is only requesting water and sewer services with no reimbursement, therefore, there will be no costs to pass on to residents. He said that the District

does not have zoning authority to dictate the type of developments within the District. He said that when the District receives requests for utility services, the District is required by law to provide utility services as long as it has the capacity. He said that the developer is still under contract with the current owner and completing the due diligence process. He said that this development is projected to bring in approximately \$43 million taxable value and approximately \$275,000 in tax payments to the District. He said that the previous proposed single-family residence development by D R Horton was project to bring in \$62 million in taxable value, Home will bring in 62 million taxable value, however, the developer was requesting reimbursement and cost of which will be shared by the residents. He said that the proposed developments are not comparable by specs and there were other factors were taken into consideration.

Upon inquiry by Director Allen, Mr. Wilson said that the development was marketed for type A light industrial warehouse for global companies.

Director Mayo said that the current owner previously expressed that his intention against warehouse development within the District. She expressed concerns regarding the increase traffic of 18-wheeler trucks. Upon inquiry, Mr. Wilson said that the District is still in need of a successful bond election to increase the District's bond authorization to expand the sewer plant.

Upon inquiry by Director Ford, Mr. Wilson said that the District has no control over who the owner sells the property to. He said that the alternative offered presented to the Board was to reimburse D R Horton through operating funds, which will deplete the District's funds. He said that the District's financial advisor, John Howell, strongly advised against accepting D R Horton's offer because the District will not have sufficient funds for any emergencies or unplanned expenses.

Mr. Wilson recognized Director Mayo, who discussed the Resolution Authorizing Indemnification of Directors and the lawsuit again Director Allen. Mr. Wilson stated that details of the lawsuit was shared with the Board during an Executive Session and the Resolution Authorizing Indemnification of Directors is not relevant to the lawsuit. He said that the District's insurance carrier cleared coverage and is providing an attorney to represent Director Allen. He said that he is the fiduciary to the District, therefore, he filed a response on Director Allen's behalf while the insurance attorney was reviewing coverage and almost missed the deadline. He said that the insurance attorney immediately submitted a filing to substitute the attorney afterwards. He said that he has no knowledge of the case and any current updates.

Mr. Wilson thanked Election Judges and Clerks for attending the training this morning. He said that the Judges and Clerks previously received a training on the electronic voting machined and this morning's training was for the election process and procedures. He said that candidates may appoint poll watchers, who will be able to observe and report any violations.

Upon inquiry, Mr. Wilson said that the District will received mail-in ballots at the District Building. He said that the first Early Voting Ballot Board ("EVBB") meeting is scheduled for May 21, 2026, to document and review any mail-in ballots the District may have received. He said that the EVBB will consist of three people, the Presiding Judge, Alternate Judge, and Deputy Clerk. He said that mail-in ballots are double-sealed with the voter's signature and in double envelopes.

Mr. Wilson discussed potential bond authorization election and requested for the Board's feedback and guidance on when they would like to hold another bond election. He stated that the November bond election was not successful and the District is in need of a new water plant. He said that the District currently has approximately \$800,000 of bond capacity remaining. He said that electioneering is typically more flexible before the election is called. He noted that the midterm election will occur this November and historic turnout is expected. He said that holding elections

jointly with Harris County will be more cost efficient and the County typically offers joint elections in Novembers and Mays of odd years.

Director Ford stated that she thinks more time is required to provide adequate public education. Mr. Wilson stated that if the Board decides to hold an election in November, after calling the election at the August meeting, the District will be allowed to provide only factual information to the public. He recommended holding the election in May 2027 to allow time for more education sessions and town hall meetings.

Upon inquiry by Director Scott, Mr. Wilson said that the bond authorization will not add 30 years to mortgage, will not increase the District's tax rate, but will extend the life of debt repayment.

Upon inquiry by Allen, Mr. Wilson said Mr. Howell presented analysis and data, which shows that the bond authorization will not increase tax rate. He discussed Mr. Howell's strategy and stated that he took a conservative approach.

Mr. Wilson stated that the Board discussed implementing a credit card/gift card policy at the last meeting. He asked if the Board would like to authorize NRF to draft and present the policy at next meeting for approval. Discussion ensued.

At 7:10 p.m., Mr. Waggoner entered the meeting.

Upon motion by Director Allen, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to authorize NRF to prepare a credit card and gift card policy.

Mr. Wilson recognized Mr. Waggoner, who said that holding an election in November is not optimal and recommended pushing the election to May. Mr. Wilson said that the Board will have until January to call a May election and to provide public education. Mr. Waggoner said that he will further discuss under his report.

Mr. Wilson stated that the State Law changed in 2025 and now requires the phrase "This is a tax increase." To be included on any bond proposition, even if there will not be an increase. He stated that the AWBD is fighting to get the language removed at the next Legislative Session since this law has caused a lot of bond elections to fail across Texas.

Upon inquiry by Director Alen, Mr. Wilson said that additional bond authorization is needed to improve the District's infrastructure, water quality, and the odor issues at the sewer plan. He said that he will work closely with Touchstone to provide accurate information to residents. Mr. Waggoner concurred and said the information will be posted on the District website explaining the purpose of a bond election.

5. **Discuss and consider Communications Consultant's Report and take any necessary actions.** Mr. Wilson recognized Mr. Waggoner, who presented to and reviewed with the Board the Communication Consultant's Report, a copy which is attached hereto as *Exhibit C*.

Mr. Waggoner stated that there were two new website update and two new posts in the past month.

Mr. Waggoner reported on various website statistics and text alert activity.

Mr. Waggoner reviewed website inquiries received in the past month.

Mr. Waggoner discussed suggested articles regarding various district matters, including "Understanding Your Water Bill." Mr. Wilson stated that the content will be reviewed by Precision and NRF to confirm accuracy prior to posting.

Director Mayo said that the audio is muted for some portions of the March meeting recording. She expressed concerns that Touchstone received requests to remove certain portions of the March meeting recording. Mr. Waggoner said that meeting has ended for the portion referenced by Director Mayo and recording has stopped. He emphasized that meeting recordings were not edited.

Upon inquiry, Mr. Waggoner recommended against holding a bond election in November which will collide with the midterm election, when the public isn't as tuned in to local updates. He recommended holding the bond election in May 2027 and Touchstone will assist with holding Open houses, distributing handouts and website postings to provide educational materials prior to the bond election.

Upon inquiry, Mr. Waggoner said that Touchstone only adjusts recordings when the video lags behind the audio. He said that only audio stitches will be removed.

Upon inquiry, Mr. Waggoner discussed Touchstone's billing structure.

Upon inquiry, Mr. Waggoner recommended against sending text alerts regarding elections. He said that text alerts should be reserved for water emergency notifications and he is concerned that residents will opt out upon receiving alerts regarding elections. He recommended posting information at a prominent location on the homepage of the District website. Discussion ensued regarding setting up pop-up alerts. Mr. Estes said that pop-up alerts are not mobile compatible.

Mr. Wilson said that as required by the Election Code, notices have been posted to website and signs have been put up at the District Building. He recommended setting up pop-up alerts on the District website. He said that election information should always be in the four 4 languages required by Harris County.

Upon motion by Director Ford, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Communication Consultant's Report.

6. Discuss Touchstone District Services Consultant's Agreement and take any necessary actions. There were no discussions.

7. Discuss and consider Tax Assessor-Collector's Report and take any necessary action. Mr. Wilson recognized Ms. Luevano, who presented to and reviewed with the Board for approval the Tax Assessor-Collector's Report, a copy of which is attached hereto as *Exhibit D*.

Ms. Luevano reported that 96.6% of 2025 taxes have been collected as of March 31, 2026.

Ms. Luevano presented one wire and checks number 5397 through 5405 for approval.

Mr. Luevano reviewed the District's historical valuation and collection data.

Mr. Luevano stated that she is still receiving phone calls requesting installment plans.

Upon motion by Director Allen, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor-Collector's Report.

8. **Discuss and consider Bookkeeper's Report and Investment Report and take any necessary action.** Mr. Wilson recognized Ms. Ray, who presented to and reviewed with the Board for approval the Bookkeeper's Report and Investment Report, a copy of which is attached hereto as *Exhibit E*.

Ms. Ray reviewed the District's operating, debt service, and capital project funds.

Ms. Ray reviewed the electricity report for the month of March.

Ms. Ray reviewed the water consumption report for the month of March.

Ms. Ray presented 57 bills on Bill.com for approval.

Ms. Ray said that the Annual AWBD Conference will be held in June and two directors have registered as of yet.

Upon inquiry by Director Moses, Mr. LeBlanc said that two monthly reports will be presented to the Board for District Management and Building Management.

Upon inquiry by Director Moses, Mr. Wilson said that he will review February meeting recording to verify reimbursements approved for 2026 AWBD Mid-Winter Conference.

Upon motion by Director Allen, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted unanimously to approve the bookkeeper's report.

9. **Discuss and consider Champions Hydro-Lawn's report on maintenance of District facilities and take any necessary action.** Mr. Wilson recognized Mr. Patronella, who presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as *Exhibit F*.

Mr. Patronella reviewed photographs of various ponds and channels throughout the District and discussed services completed and upcoming services needed.

Mr. Patronella presented to and reviewed with the Board a tree trimming proposal in the amount of \$3,456.66, a copy of which is attached hereto as *Exhibit G*.

Mr. Patronella presented to and reviewed with the Board a proposal for desilt, outfall washout repair, and regard ruts on top for Silverglen North Pond in the amount of \$13,157.30, a copy of which is attached hereto as *Exhibit H*.

Upon motion by Director Allen, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Detention and Drainage Facilities Report; to approve the tree trimming proposal in the amount of \$3,456.66; and to approve the proposal for desilt, outfall washout repair, and regard ruts on top for Silverglen North Pond in the amount of \$13,157.30.

10. **Discuss and consider Engineer's Report and take any necessary actions in connection with engineering matters.** Mr. Wilson recognized Mr. Snell, who presented to and review with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit I*.

Mr. Snell provided updates on Water Distribution Improvements, stating that he is awaiting final closeout documents from the contractor.

Mr. Snell provided updates on Silverchase/Silverglen North Pipeline Easement Drainage, stating that he received and is reviewing final closeout documents from the contractor.

Mr. Snell reported on Wastewater Treatment Plant Access Road – Phase II, stating that design has been submitted for agency review. He said that he addressed comments from Harris County Flood Control District and is waiting their response.

Mr. Snell provided updates regarding the Wastewater Treatment Plant Expansion Project. He stated that he said that plans have been submitted to Harris County and City of Houston for permitting review as a proactive measure.

Mr. Snell provided updates on GIS report, stating that the GIS application is finalized and user accounts are being created. He said that the presentation and demonstration will be held at EHRA offices in the second week of May.

Mr. Snell provided updates on Park Shade Structures & Lighting, stating that he met with the Board and HOA at the park at Silverchase Meadows Drive to further refined park revitalization options. He reviewed with the Board preliminary cost estimates for relocation of certain toddler play elements, addition of a fence around the relocated elements, inclusion of shading and low-intensity lighting elements. He reviewed the addition of 4+1 parking stalls adjacent to the park. He reviewed the four options for park revitalization.

Mr. Snell provided updates regarding Walter Meadows Subdivisions, stating that utility extensions are still on-hold.

Mr. Snell reported on Harris County Precinct 1 – Sidewalk to Claughton Middle School, stating that there are no updates.

Upon motion by Director Allen, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer's Report.

11. Discuss and consider Operator's Report and take any necessary actions in connection with operation and maintenance matters. Mr. Rojas presented to and reviewed with the Board the Operator's Report, a copy of which is attached hereto as *Exhibit J*.

Mr. Rojas stated that there are currently 1890 active connections and 22 vacant connections. He provided the Revenue Recap for the past month.

Mr. Rojas reported on tagging delinquent customers. He stated that 9 letters were sent and 134 door hangers were hung.

Mr. Rojas reported that the District's accountability was 91.13% for the month of February.

Mr. Rojas reviewed wastewater treatment plant flow capacity and stated that there were no excursions.

Mr. Rojas provide updates on various completed and in progress projects within the district.

Mr. Rojas reviewed the monthly Bac-T Sample Report and Nitrification Monitoring Report.

Mr. Rojas provided updates on Smart Meter Pilot Program. He said that he will reschedule discussions regarding the program before the next meeting.

Mr. Rojas reported on Red Flag Rule, stating that it is up to date with the 2026 cycle and requested the Board's approval to post on the website.

Mr. Rojas discussed TCEQ Drought Conditions Advisory for 2026 and said that he will review the District's Drought Contingency Plan which was last completed in 2005 and requires updates. He said that the District currently supplies 99% surface water and 1% groundwater. He said that during drought conditions, surface water will be unusable and the District will need to switch over to utilizing groundwater.

Mr. Rojas reviewed the 2025 Consumer Confidence Report. He reported no violations and everything is in compliance. He said that the report will be posted to the District's website.

Mr. Rojas provided updates on the two TCEQ inspections due to odor complaints. He said that TCEQ identified two issues of excess foam that were unrelated to odor. He said treating chemicals have been switched out and the issues were resolved within two weeks.

Upon inquiry by Director Allen, Mr. Rojas stated that wind directions, wind speeds, and the proximity could all be contributing factors to odor at the Wastewater Treatment Plant. He discussed measures the operators have taken to address the odor complaints.

Mr. Rojas provided updates on vendor invoice status and pending liabilities.

Mr. Rojas reviewed the delinquency list.

Upon motion by Director Allen, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operator's Report.

12. Discuss and consider General Manager's/Administrative Building Report and take any necessary actions. Mr. Wilson recognized Mr. LeBlanc, who presented to and reviewed with the Board the General Manager's/Administrative Building Report, a copy of which is attached hereto as *Exhibit K*.

Mr. LeBlanc thanked Directors Mayo and Moses for assisting at the Easter Event.

Mr. LeBlanc reported that the front door has been repairs and he will present the painting quote next month.

Mr. LeBlanc reported that Finley Enterprises will be installing the A/V equipment this month in preparation of EHRA presentation next month.

Mr. LeBlanc said that he will present the outdoor bench quotes next month

Mr. LeBlanc said that a new pavilion grill will be ordered tomorrow.

Mr. LeBlanc said that outside restrooms are now locked earlier than planned as illegal activities persist. He said that the Constables are increasing patrolling in the area.

Mr. LeBlanc said that he is soliciting proposals for the generator..

Mr. LeBlanc reported that mailbox installation is completed.

Mr. LeBlanc provided updates on Trail Improvements. He said that new sign has been posted at the entrance and he requested for dog waste stations to be installed along the walking trail.

Mr. LeBlanc reported that AT&T is working on converting cables at the District Building from copper to fiber cables.

Mr. LeBlanc reviewed the annual contract renewal with Burt's Cleaning Services.

Mr. LeBlanc provided updates regarding establishing Resident Credit Request Standard Operating Procedures with Precision.

Mr. LeBlanc reported that the defibrillator has been installed. Mr. Wilson recommended the Board to receive training on using AED.

Mr. LeBlanc reviewed a report from ABC Pest Control.

Mr. LeBlanc said that he received a request to add an additional camera to the event room.

Upon motion by Director Ford, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to approve additional camera.

Upon motion by Director Scott, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to contract renewal with Burt's Cleaning Services.

Upon inquiry by Director Mayo, Mr. LeBlanc said that the engineer provided the scope and only 2 plumbers have submitted proposals.

Mr. Matthew Conerly of U Got Flow Plumbing presented to and reviewed with the Board a re-pipe proposal for the District Administration Building in the amount of \$54,819.47, a copy of which is attached hereto as *Exhibit L*. Upon inquiry, Mr. Conerly said that the project will take approximately 7-10 days and there is a 25-year material warranty.

Upon inquiry by Director Allen, Mr. LeBlanc said that the soonest the project can begin will be after the election.

Upon motion by Director Allen, seconded by Director Moses, after full discussion and the question being put to the Board, the motion passed with Directors Mayo and Scott opposing, to approve the re-pipe proposal for the District Administration Building in the amount of \$54,819.47.

Upon motion by Director Allen, seconded by Director Scott, after full discussion and the question being put to the Board, the Board voted unanimously to the General Manager's/Administrative Building Report.

13. Executive Session pursuant to Section 551.071 of the Open Meetings Act to seek advice of the District's attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. Upon motion by Director Ford, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted unanimously to convene at 8:05 p.m. in Executive Session pursuant to Section 551.071 of the Open Meetings Act to seek advice of the District's attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. At this time, all person left the meeting except the directors, Mr. Wilson and Ms. Leung.

Upon motion by Director Allen, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to reconvene at 8:16 p.m. in open session.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on May 21, 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
NOTICE

In accordance with Chapter 551, Texas Government Code, and Section 49.063, both as amended, take notice that the Board of Directors of Harris County Municipal Utility District No. 304 will meet at 12525 Wellington Parkway, Houston, Texas 77014, at 6:05 p.m. on Thursday, April 16, 2026. Meeting documents can be found at hcmud304.com/.

At such meeting, the Board will consider and act on the following matters:

1. Public comments (3 minutes each);
2. Review and approve minutes on March 18, 2026, special meeting, and March 19, 2026, regular meeting;
3. Discuss and consider Harris County Constables Precinct No. 4's Monthly Productivity Analysis report and take any necessary actions;
4. Discuss and consider Communications Consultant's Report and take any necessary actions;
5. Discuss Touchstone District Services Consulting Agreement and take any necessary actions;
6. Discuss and consider Tax Assessor-Collector's Report, review Delinquent Tax Attorney's Report, authorize delinquent tax attorney to enforce the collection of delinquent taxes pursuant to contract, and take any necessary actions;
7. Discuss and consider Bookkeeper's Report and Investment Report and take any necessary actions;
8. Discuss and consider Champions Hydro-Lawn's report on maintenance of District facilities and take any necessary actions;
9. Discuss and consider Engineer's Report and take any necessary actions in connection with engineering matters;
10. Discuss and consider Operator's Report and take any necessary actions in connection with operation and maintenance matters;
 - a) Discuss matter concerning sewer system and permits and take any necessary action;
 - b) Updates on Smart Meter pilot program;
11. Discuss and consider General Manager's/Administrative Building Report and take any necessary actions;
12. Discuss and consider Attorney's Report, including:
 - a) Consider and discuss potential industrial development and take necessary actions;
 - b) Consider and discuss Resolution Authorizing Indemnification of Directors and take necessary actions;
 - c) Consider and discuss judges and clerks for 2026 Director Election and take necessary actions;
 - d) Consider and discuss open records requests and take necessary actions;
 - e) Consider and discuss potential bond authorization election and take necessary action;
 - f) Consider and discuss credit card/gift card policy and take necessary action;

and such other matters that may come before the Board.

/s/ Reginald Wilson

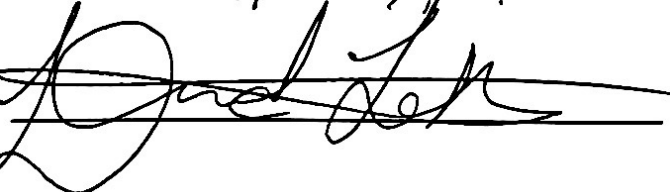
Norton Rose Fulbright US LLP
Attorneys for District

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 §

I hereby certify that on April 21st, 2026 I posted the Notice of a Regular Meeting of the Board of Directors of Municipal Utility District No. 304, a true copy of which is attached hereto, at a place convenient to the public at 12525 Wellington Parkway, Houston, Texas 77014 no less than three business days prior to the meeting date and time, as required by law.

EXECUTED this 21st day of April, 2026.


CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 §

I hereby certify that on April 11, 2026 I posted the Notice of a Regular Meeting of the Board of Directors of Municipal Utility District No. 304, a screenshot of which is attached hereto, on the District's webpage indicated on the attached screenshot no less than three business days prior to the meeting date and time, as required by law.

EXECUTED this 11th day of April, 2026.





Board Meetings

The District generally meets at 6:00 p.m. on the third Thursday of each month at 12525 Wellington Parkway, Houston, Texas 77014. The Board of Directors invites all members of the public to attend its meetings.

Agendas for District meetings are posted on this page approximately one week before the meeting. Please check this page for the agenda or [contact the District here](#) if you need confirmation of a Board meeting. Residents of the District have the right to request the designation of a meeting location within the District under Section 49.062(g) Water Code. A description of this process can be found at: <https://www.tceq.texas.gov/waterdistricts>.

Select Year

- 2026
- 2025
- 2024
- 2023
- 2022
- 2021
- 2020

Regular Meeting
Apr 16, 2026 6:05 PM

[Agenda](#) 114 kB

Regular Meeting
Mar 19, 2026 6:05 PM

[Agenda](#) 141 kB

Regular Meeting
Mar 18, 2026 6:00 PM

[Agenda](#) 133 kB

Regular Meeting
Feb 26, 2026 6:00 PM

[Agenda](#) 133 kB

Regular Meeting
Feb 19, 2026 6:05 PM

[Agenda](#) 141 kB

Regular Meeting
Jan 15, 2026 6:05 PM

[Agenda](#) 260 kB [Minutes](#) 14.6 MB

Harris County MUD 304 Monthly Communications Report

April 16, 2026

The following report details updates for any communication projects and tasks for HCMUD 304 that have occurred since the last board meeting.

WEBSITE UPDATES

The following updates have been made since the last meeting:

- Financial audits for 2024 and 2025 posted to the Documents webpage
- Corrected legal inquiries information on the Contact Us webpage

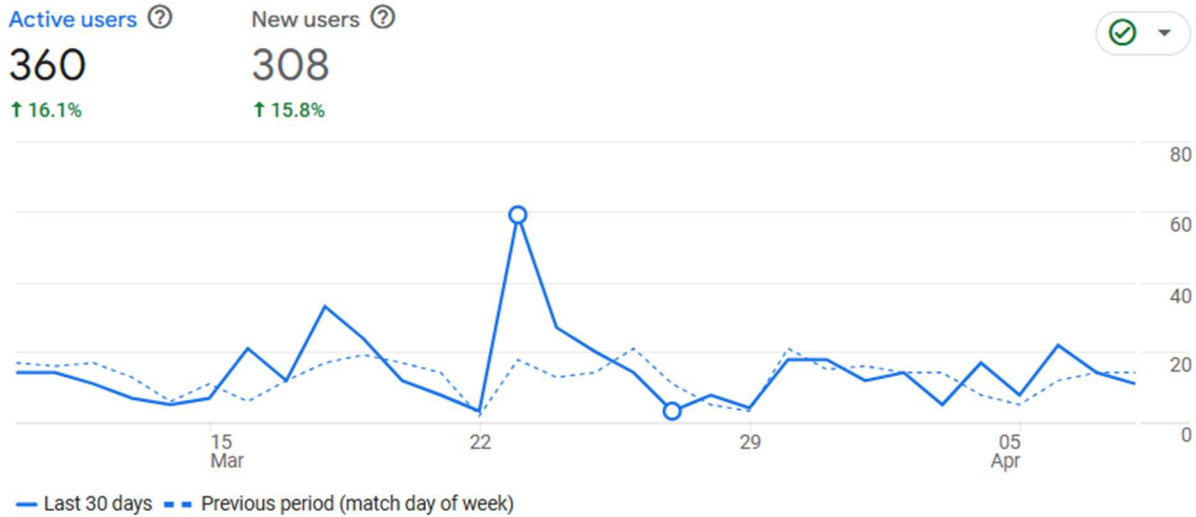
NEWS POSTS

The following news post was posted since the last report:

- **Happy Easter Community Event Photos**
- **April 16, 2026, Public Meeting Notice**

WEBSITE STATISTICS

Analytics Period: March 10 – April 8, 2026



- 308 new and unique visitors to the website, 360 total users
- 164 users found the site organically while 205 were directly linked to the website
 - 300 engaged sessions accounting for 2,942 navigational events (events being things such as page scrolls, clicks, downloads, etc.)

- Top Ten Pages are as follows:

Page title and screen name ▾	+	↓ Views
Total		735 99.73% of total
1 Board Meetings / Harris County MUD 304		121 (16.46%)
2 Welcome to Harris County MUD No. 304 / Harris County MUD 304		107 (14.56%)
3 Bill Payment Information / Harris County MUD 304		74 (10.07%)
4 Board of Directors / Harris County MUD 304		54 (7.35%)
5 Building Rental / Harris County MUD 304		45 (6.12%)
6 Contact Us / Harris County MUD 304		39 (5.31%)
7 Documents / Harris County MUD 304		34 (4.63%)
8 About Us / Harris County MUD 304		29 (3.95%)
9 Happy Easter Community Event / Harris County MUD 304		28 (3.81%)
10 March 18, 2026 Public Meeting Notice / Harris County MUD 304		24 (3.27%)

WEBSITE INQUIRIES

- Request for copy of payment bond for 12-Inch Waterline Extension
- (6) Sales inquiries
- Inquiry regarding tennis court hours
- Inquiry regarding HOA fee payment
- (13) Inquiries regarding park rules, policies, and pavilion rentals
- Inquiry regarding financial reports audited
- Inquiry regarding HCMUD 305 Director Election polling locations
- Inquiry regarding 2026 meeting minutes to date

SUGGESTED ITEMS

- Suggested Articles
 - February
 - Understanding Your Water Bill — *in review*
 - March
 - Zero-Scaping in Texas
 - Top 10 Native/Low Water Plants for Our Area
 - Vacation Watch Program Reminder (Spring Break Travel)
 - Drip Irrigation and Benefits

OPEN ITEMS

- A/V System Enhancement Proposal — *on hold*

ACTION ITEMS

- “Understanding Your Water Bill” article



Wheeler & Associates, Inc.

The Leader In Tax Information And Collection Systems

50 YEARS OF EXCELLENCE

TAX ASSESSOR COLLECTOR MONTHLY REPORT

HARRIS COUNTY MUD #304

AS OF MARCH 31, 2026



HARRIS COUNTY MUD #304
TAX COLLECTOR MONTHLY REPORT : 10/1/2025 - 3/31/2026

TAX COLLECTIONS								
TAX YEAR	BAL. FWD. AT 10/1/2025	SUPP/CORR / OTHER	WRITE OFF	ADJUSTED LEVY AT 3/31/2026	MONTHLY COLLECTIONS	TAX YEAR COLLECTIONS	AMT OUTSTDG. AT 3/31/2026	% COLL
2025	\$3,268,899.21	\$154,389.71	\$0.00	\$3,423,288.92	\$24,258.71	\$3,307,188.65	\$116,100.27	96.60
2024	\$30,163.59	\$378.96	\$0.00	\$30,542.55	\$7.53	\$13,722.18	\$16,820.37	44.92
2023	\$14,430.84	\$155.59	\$0.00	\$14,586.43	\$135.49	\$627.29	\$13,959.14	4.30
2022	\$9,098.37	\$90.00	\$0.00	\$9,188.37	\$226.09	\$683.68	\$8,504.69	7.44
2021	\$6,540.29	\$26.85	\$0.00	\$6,567.14	\$26.85	\$26.85	\$6,540.29	0.40
2020	\$6,201.73	\$0.00	\$0.00	\$6,201.73	\$0.00	\$238.68	\$5,963.05	3.84
2019	\$3,214.35	\$0.00	\$0.00	\$3,214.35	\$0.00	\$0.00	\$3,214.35	0.00
2018	\$2,141.75	\$0.00	\$0.00	\$2,141.75	\$0.00	\$0.00	\$2,141.75	0.00
2017	\$2,015.02	\$0.00	\$0.00	\$2,015.02	\$0.00	\$0.00	\$2,015.02	0.00
2016	\$1,786.92	\$0.00	\$0.00	\$1,786.92	\$0.00	\$0.00	\$1,786.92	0.00
2015	\$1,292.88	\$0.00	\$0.00	\$1,292.88	\$0.00	\$0.00	\$1,292.88	0.00
2014	\$1,304.04	\$0.00	\$0.00	\$1,304.04	\$0.00	\$0.00	\$1,304.04	0.00
2013	\$2,427.38	\$0.00	\$0.00	\$2,427.38	\$0.00	\$0.00	\$2,427.38	0.00
2012	\$2,111.93	\$0.00	\$0.00	\$2,111.93	\$0.00	\$0.00	\$2,111.93	0.00
2011	\$2,339.74	\$0.00	\$0.00	\$2,339.74	\$0.00	\$0.00	\$2,339.74	0.00
2010	\$2,339.74	\$0.00	\$0.00	\$2,339.74	\$0.00	\$0.00	\$2,339.74	0.00
2009	\$2,325.05	\$0.00	\$0.00	\$2,325.05	\$0.00	\$0.00	\$2,325.05	0.00
2008	\$1,485.65	\$0.00	\$0.00	\$1,485.65	\$0.00	\$0.00	\$1,485.65	0.00
2007	\$1,639.39	\$0.00	\$0.00	\$1,639.39	\$0.00	\$0.00	\$1,639.39	0.00
2006	\$1,730.47	\$0.00	\$0.00	\$1,730.47	\$0.00	\$0.00	\$1,730.47	0.00
2005	\$1,622.87	\$0.00	\$0.00	\$1,622.87	\$0.00	\$0.00	\$1,622.87	0.00
2004	\$1,825.42	\$0.00	\$0.00	\$1,825.42	\$0.00	\$0.00	\$1,825.42	0.00
2003	\$1,996.02	\$0.00	\$0.00	\$1,996.02	\$0.00	\$0.00	\$1,996.02	0.00
2002	\$1,915.29	\$0.00	\$0.00	\$1,915.29	\$0.00	\$0.00	\$1,915.29	0.00
2001	\$1,757.02	\$0.00	\$0.00	\$1,757.02	\$0.00	\$0.00	\$1,757.02	0.00
	\$3,372,604.96	\$155,041.11	\$0.00	\$3,527,646.07	\$24,654.67	\$3,322,487.33	\$205,158.74	94.18

SUMMARY OF CASH ACCOUNT

BALANCE FORWARD 03/01/2026		\$297,437.20
TAXES ALL YEARS (2001-2025)		\$24,654.67
OTHER INCOME:		
10% Rendition Penalty		\$45.18
Penalty & Interest		\$2,032.23
Statutory Delinquent Collection Charge		\$90.46
TOTAL OTHER INCOME:		\$2,167.87
VOIDED CHECKS:		\$0.00
TOTAL INCOME:		\$26,822.54
LESS DISBURSEMENTS:		
Transfer Taxes		
Interest & Sinking Fund	\$100,000.00	
Maintenance & Operating Fund	\$106,618.71	
Checks	\$6,112.85	
TOTAL DISBURSEMENTS	\$212,731.56	



ADJUSTMENTS:

	Journal Entries	\$1,911.04	
TOTAL ADJUSTMENTS:		\$1,911.04	
TOTAL EXPENSES:		\$214,642.60	
CASH BALANCE - 3/31/2026			\$109,617.14

LESS DISBURSEMENTS 4/1/2026

Transfer Taxes			
	Maintenance & Operating Fund	\$13,448.72	
Checks		\$9,785.78	
TOTAL DISBURSEMENTS 4/1/2026		\$23,234.50	
CASH BALANCE TO FORWARD - 4/1/2026			\$86,382.64



HARRIS COUNTY MUD #304				
MONTHLY CHECK REGISTER AS OF APRIL 2026				
CHECK #	DATE	PAYEE	DESCRIPTION	AMOUNT
5397	4/1/2026	Wheeler & Associates Inc Catherine Wheeler TAC	April 2026 Billing Fee	\$2,588.00
5398	4/1/2026	Wheeler & Associates Inc Catherine Wheeler TAC	April 2026 Billing Expenses	\$1,984.19
5399	4/1/2026	Ted A Cox, P.C.	Del Tax Atty Fee	\$137.82
5400	4/1/2026	CHARLES GWENDOLYN	KR TY 2025 CAD 1280100020001	\$32.00
5401	4/1/2026	MORGAN GREGORY W & ZELDA J	KR TY 2025 CAD 1379640040020	\$32.00
5402	4/1/2026	PRESLEY GRETA	KR TY 2025 CAD 1214720010041	\$32.00
5403	4/1/2026	ADAM VAN NGUYEN	Duplicate payment ty 2025	\$1,678.31
5404	4/1/2026	NANCY TEMPLE ROBERTSON	VOL O/P O/P ty 2025	\$168.92
5405	4/1/2026	TRANSCONTINENTAL GAS PIPELINE	VOL O/P O/P ty 2025	\$3,132.54
Wire - M&O	4/1/2026	Harris County MUD # 304 - M&O	Maintenance & Operating	\$13,448.72
			TOTAL (10 Transactions)	\$23,234.50
			NET TOTAL:	\$23,234.50



HARRIS COUNTY MUD #304

HISTORICAL VALUATION AND COLLECTION DATA : 10/1/2025 - 3/31/2026

TAX RATES / \$100 TOTAL TTV					VALUATION							
TAX YEAR	DEBT RATE	M & O RATE	C & R RATE	TOTAL RATE	LAND	IMPROV.	AG.	PER	EXE	TOTAL TV	SR	KR
2025	0.260000	0.380000	0.000000	0.640000	\$129,518,205	\$486,094,652	\$0	\$11,489,060	\$92,211,617	\$534,890,300	5	8
2024	0.258000	0.386818	0.000000	0.644818	\$124,154,346	\$478,800,474	\$0	\$10,642,932	\$87,789,560	\$525,808,192	16	18
2023	0.257500	0.387534	0.000000	0.645034	\$122,551,835	\$447,087,938	\$0	\$9,924,376	\$83,497,700	\$496,066,449	16	30
2022	0.277500	0.395900	0.000000	0.673400	\$75,651,397	\$433,908,585	\$0	\$9,990,818	\$73,129,549	\$446,421,251	22	41
2021	0.320000	0.430000	0.000000	0.750000	\$74,729,780	\$386,295,243	\$0	\$7,627,824	\$67,694,523	\$400,958,324	23	55
2020	0.350000	0.420000	0.000000	0.770000	\$73,912,998	\$350,172,699	\$0	\$6,959,712	\$66,906,961	\$364,138,448	35	65
2019	0.380000	0.410000	0.000000	0.790000	\$71,761,878	\$320,168,795	\$0	\$6,229,116	\$67,553,424	\$330,606,365	29	62
2018	0.430000	0.370000	0.000000	0.800000	\$70,258,471	\$271,007,114	\$0	\$5,140,618	\$63,951,586	\$282,454,617	34	44
2017	0.500000	0.300000	0.000000	0.800000	\$64,333,960	\$245,492,677	\$0	\$5,554,459	\$58,880,391	\$256,500,705	32	55
2016	0.530000	0.280000	0.000000	0.810000	\$57,740,294	\$215,822,617	\$0	\$5,350,907	\$58,179,998	\$220,733,820	29	43
2015	0.550000	0.260000	0.000000	0.810000	\$56,053,309	\$195,592,843	\$0	\$5,534,663	\$57,849,697	\$199,331,118	34	35
2014	0.750000	0.100000	0.000000	0.850000	\$53,668,250	\$167,986,446	\$0	\$5,087,445	\$55,777,247	\$170,964,894	51	50
2013	0.800000	0.100000	0.000000	0.900000	\$51,958,403	\$155,275,281	\$0	\$5,155,591	\$53,835,653	\$158,553,622	23	50
2012	0.650000	0.250000	0.000000	0.900000	\$51,208,444	\$155,134,394	\$0	\$4,806,914	\$53,250,985	\$157,898,767	34	61
2011	0.770000	0.080000	0.000000	0.850000	\$51,595,671	\$166,472,099	\$0	\$5,103,708	\$52,071,661	\$171,099,817	45	70
2010	0.770000	0.080000	0.000000	0.850000	\$51,365,379	\$165,874,143	\$0	\$4,990,809	\$50,023,035	\$172,207,296	56	81
2009	0.740000	0.110000	0.000000	0.850000	\$49,072,297	\$176,000,465	\$0	\$4,407,166	\$51,202,939	\$178,276,989	22	53
2008	0.740000	0.110000	0.000000	0.850000	\$49,861,199	\$179,790,005	\$0	\$4,191,725	\$39,784,719	\$194,058,210	23	59
2007	0.770000	0.130000	0.000000	0.900000	\$43,667,188	\$170,471,544	\$0	\$4,288,407	\$32,631,401	\$185,795,738	20	63
2006	0.810000	0.140000	0.000000	0.950000	\$35,473,477	\$145,842,638	\$0	\$3,610,020	\$30,840,068	\$154,086,067	25	120
2005	0.840000	0.140000	0.000000	0.980000	\$35,247,088	\$128,653,368	\$0	\$2,979,490	\$30,855,435	\$136,024,511	29	61
2004	1.000000	0.070000	0.000000	1.070000	\$24,075,970	\$87,938,170	\$0	\$2,747,610	\$502,220	\$114,259,530	12	22
2003	1.070000	0.100000	0.000000	1.170000	\$20,407,720	\$62,728,000	\$9,650	\$1,873,110	\$294,320	\$84,724,160	10	20
2002	1.070000	0.100000	0.000000	1.170000	\$13,239,540	\$51,972,950	\$1,390	\$1,574,060	\$91,660	\$66,696,280	7	15
2001	1.080000	0.100000	0.000000	1.180000	\$12,524,460	\$38,004,450	\$3,680	\$1,295,000	\$317,680	\$51,509,910	6	16



TAX COLLECTIONS

TAX YEAR	TOTAL TAX LEVY TO DATE	CORRECTION TAX LEVY	WRITE OFF	ADJUSTED LEVY AT 3/31/2026	TAX YEAR COLLECTION	AMT. OUTSTDG. AT 3/31/2026	% COLL
2025	\$3,268,899.21	\$154,389.71		\$3,423,288.92	\$3,307,188.65	\$116,100.27	96.60
2024	\$3,390,861.85	(\$355.50)		\$3,390,506.35	\$3,373,685.98	\$16,820.37	99.50
2023	\$3,199,750.53	\$16.94		\$3,199,767.47	\$3,185,808.33	\$13,959.14	99.56
2022	\$3,006,101.13	\$90.00		\$3,006,191.13	\$2,997,686.44	\$8,504.69	99.71
2021	\$3,007,153.62	\$26.85		\$3,007,180.47	\$3,000,640.18	\$6,540.29	99.78
2020	\$2,803,857.07	\$0.00		\$2,803,857.07	\$2,797,894.02	\$5,963.05	99.78
2019	\$2,611,781.94		\$6.71	\$2,611,775.23	\$2,608,560.88	\$3,214.35	99.87
2018	\$2,259,630.20		\$0.00	\$2,259,630.20	\$2,257,488.45	\$2,141.75	99.90
2017	\$2,051,999.34		\$351.98	\$2,051,647.36	\$2,049,632.34	\$2,015.02	99.90
2016	\$1,787,936.63		\$219.90	\$1,787,716.73	\$1,785,929.81	\$1,786.92	99.90
2015	\$1,614,575.20		\$225.31	\$1,614,349.89	\$1,613,057.01	\$1,292.88	99.91
2014	\$1,453,195.13		\$12.91	\$1,453,182.22	\$1,451,878.18	\$1,304.04	99.91
2013	\$1,426,976.70		\$483.27	\$1,426,493.43	\$1,424,066.05	\$2,427.38	99.82
2012	\$1,421,082.92		\$195.20	\$1,420,887.72	\$1,418,775.79	\$2,111.93	99.85
2011	\$1,454,342.02		\$334.68	\$1,454,007.34	\$1,451,667.60	\$2,339.74	99.83
2010	\$1,463,755.58		\$336.77	\$1,463,418.81	\$1,461,079.07	\$2,339.74	99.84
2009	\$1,515,347.78		\$411.98	\$1,514,935.80	\$1,512,610.75	\$2,325.05	99.84
2008	\$1,649,487.46		\$610.23	\$1,648,877.23	\$1,647,391.58	\$1,485.65	99.90
2007	\$1,672,157.03		\$655.32	\$1,671,501.71	\$1,669,862.32	\$1,639.39	99.90
2006	\$1,463,811.49		\$496.17	\$1,463,315.32	\$1,461,584.85	\$1,730.47	99.88
2005	\$1,333,033.56		\$269.74	\$1,332,763.82	\$1,331,140.95	\$1,622.87	99.87
2004	\$1,222,576.61		\$214.62	\$1,222,361.99	\$1,220,536.57	\$1,825.42	99.85
2003	\$991,272.39		\$122.85	\$991,149.54	\$989,153.52	\$1,996.02	99.79
2002	\$780,346.67		\$158.43	\$780,188.24	\$778,272.95	\$1,915.29	99.75
2001	\$607,817.05		\$418.08	\$607,398.97	\$605,641.95	\$1,757.02	99.71

CURRENT COLLECTION COMPARISON TO PRIOR YEAR

	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026
\$	\$0.00	\$92,475.18	\$329,782.84	\$2,689,156.33	\$179,612.46	\$24,258.71						
%	0.00	2.77	12.31	90.71	95.95	96.60						
	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
\$	\$0.00	\$111,769.30	\$2,178,785.35	\$818,691.99	\$133,455.56	\$30,360.48	\$37,400.17	\$9,120.71	\$15,682.93	\$23,831.16	\$11,857.68	\$1,993.60
%	0.00	3.29	67.47	91.60	95.36	96.26	97.36	97.59	98.06	98.76	99.11	99.11



HARRIS COUNTY MUD #304

CALCULATION OF CASH BALANCE FORWARD - AS OF 3/31/2026

DESCRIPTION	CURRENT MONTH 3/1/2026 - 3/31/2026	TAX YEAR 10/1/2025 - 3/31/2026	FISCAL YEAR 9/1/2025 - 3/31/2026
BEGINNING BALANCE	\$297,437.20	\$91,100.51	\$133,707.25
Taxes	\$22,868.65	\$3,324,886.78	\$3,327,483.67
Bankruptcy Payments	\$0.00	\$0.00	\$34.86
Voluntary Overpayment	\$0.00	\$6,603.08	\$6,603.08
Penalty & Interest	\$1,907.21	\$8,459.93	\$9,020.24
Collection Fee	\$90.46	\$3,881.35	\$4,464.11
10% Rendition Penalty	\$45.18	\$206.27	\$206.27
INCOME	\$24,911.50	\$3,344,037.41	\$3,347,812.23
Correction Roll Refund	\$402.29	\$3,356.91	\$8,126.63
M & O Fund	\$106,618.71	\$1,959,013.14	\$1,978,368.92
I & S Fund	\$100,000.00	\$1,300,000.00	\$1,315,000.00
Tax A/C Fee - CW	\$2,588.00	\$15,528.00	\$18,117.25
Audit Preparation	\$0.00	\$525.00	\$525.00
Delinquent Assistance/Water Termination	\$151.25	\$408.75	\$408.75
Delinquent Data File Transmissions	\$0.00	\$737.50	\$907.50
Evening Meeting	\$100.00	\$600.00	\$700.00
Annual Web Host Fee	\$0.00	\$1,800.00	\$1,800.00
Travel Mileage	\$26.10	\$152.10	\$177.30
Special Request by BOD/District Consultant	\$107.50	\$1,045.00	\$1,130.00
Postage	\$9.16	\$1,660.37	\$1,662.22
Phone Calls	\$0.00	\$0.00	\$0.00
Processing and Balancing (CR)	\$0.00	\$3,312.00	\$3,312.00
Copies, Scans & Faxes	\$132.75	\$1,237.95	\$1,372.50
Research Requested	\$106.25	\$576.25	\$597.50
CAD Fees	\$0.00	\$13,422.00	\$13,422.00
Bond Premium	\$0.00	\$100.00	\$100.00
Legal Notices	\$0.00	\$500.00	\$500.00
Record Retention	\$0.00	\$3,864.00	\$3,864.00
HB 1154	\$175.00	\$1,050.00	\$1,225.00
SB Website Documents	\$175.00	\$875.00	\$1,050.00
Correspondence With Taxpayer	\$85.00	\$297.50	\$318.75
Court Affidavits	\$0.00	\$218.75	\$218.75
Installment Agreement	\$42.50	\$940.00	\$1,115.00
Statements - CR	\$0.00	\$2,871.00	\$2,871.00
Statements - SR/KR/NC	\$0.00	\$84.00	\$84.00
Certificates of Value (CCOV) (EOV)	\$0.00	\$262.50	\$262.50
Required Forms	\$130.00	\$1,170.00	\$1,170.00
Internet E-check ACH / Credit Card	\$0.00	\$0.00	\$523.50
Bank Correspondence / Wires	\$42.50	\$170.00	\$170.00
Bank Handling Charges	\$25.50	\$300.10	\$322.34
Delinquent Tax Attorney Fees	\$83.00	\$4,687.01	\$7,378.98
Pledged Securities	\$175.00	\$1,050.00	\$1,225.00
Bankruptcies	\$0.00	\$42.50	\$85.00
Special Meeting/Extra Meeting Time	\$0.00	\$0.00	\$127.50
No New Revenue Rate Calculation	\$0.00	\$1,400.00	\$1,400.00
Newspaper Publishing Tracking Notice	\$0.00	\$962.50	\$962.50



Wheeler & Associates, Inc.

The Leader In Tax Information And Collection Systems

50 YEARS OF EXCELLENCE

Voluntary Overpayment Refund	\$1,556.05	\$1,300.95	\$1,300.95
DISBURSEMENT	\$212,731.56	\$3,325,520.78	\$3,371,902.34
TOTAL		\$109,617.14	\$109,617.14

HARRIS COUNTY

MUNICIPAL UTILITY DISTRICT No. 304

**BOOKKEEPER'S REPORT
FOR MONTH ENDING
MARCH 31, 2026**



MEETING DATE:

April 16, 2026

PREPARED BY

TNR Advisors & Management Consultants, LLC

24285 Katy Freeway, Suite 300

KATY, TEXAS 77494

TELEPHONE: 832-398-6125

EMAIL: BOOKKEEPER@HCMUD304.COM

Harris County MUD 304

Executive Summary – Bookkeeper Report as of Mar 2026 Board Meeting on April 16, 2026

- **Operating Fund – Cash Flow**
 - Investments:
 - YTD Interest income is \$165K, which is \$19K over budget FYTD.
 - Status:
 - YTD revenue is \$4.07M. Below budget by \$72K. Primarily due to the timing of tax collections (\$197K). This negative variance is offset by higher than projected water and sewer revenue (\$105K), and higher than projected interest income (\$19K).
 - YTD total expenses are \$3.25 million. Over budget by \$257K, primarily due to the timing of capital expenditures (\$91K), Building maintenance (\$60K), Park maintenance (\$50K) and Engineering Fees (\$79K).
 - General Operating Fund (p.6) = **\$8,481,078.32**
- **Debt Service Fund**
 - Debt Service Fund (p.7) = **\$2,289,030.35**
- **Tax Fund**
 - Transferred \$106,618.71 to GOF and \$100,000 to the DSF.
- **CPF Fund**
 - Capital Service Fund (p. 8) = **\$7,531,047.77**
- **Electricity Report – Mar 2026 (p. 11)**
 - Total KWH Used (Current Mth) = 79,101
 - Total Costs (Current Mth) = \$5,776.56
 - Average Costs per KWH (For Month) = \$0.073
 - Average Costs per KWH (For Year) = \$0.076
- **Water Report – Mar 2026 (p. 12)**
 - Total Gallons Purchased (Current Mth) = 16,013
 - Total Costs (Current Mth) = \$70,774.74
 - Average Costs per Gallon (For Month) = \$4.42
 - Average Costs per Gallon (For Year) = \$4.42
- **E-Payment Approvals**
 - **Total Bills in Bill.com = 57**
 - **Total Bill.com Amount = \$382,389.90**
 - **Total with Payroll and checks = \$385,515.24**
 - E-payment Approval Levels for this month:
 - **Level 1 – LaFrances Moses**
 - **Level 2 – Larry Allen or Sharon Mayo**
 - **Level 3 –Geri Scott or Sandra Ford**
- **Action Required:**
 - Motion to approve bookkeeper report.

OPERATING ACCOUNT - COMMUNITY BUILDING ACCOUNTCENTRAL BANK - BUILDING ACCOUNT (XXXX7607)*(THIS IS THE ACCOUNT FOR THE COMMUNITY BUILDING RENTALS)*

	BEGINNING BALANCE AS OF 03/01/2026	\$ 40,958.71
DEPOSITS/CREDITS		
	BUILDING DEPOSIT RENTALS - TOTAL	1,422.00
	WIS Payment or Bill.com Voids	0.00
	INTEREST REVENUE	68.86
	TOTAL RENTAL AND RENT DEPOSITS	<u>1,490.86</u>
	DEPOSIT REFUND	(400.00)
	<u>BANK SERVICE FEES</u>	
	SWEEP FEES	0.00
	CHARGEBACK FEES	0.00
	SC MAINTENANCE FEES	(5.00)
	POSITIVE PAY	(25.00)
	TRANSFER TO ACCT. 5426	0.00
	ENDING BLANCE AS OF 03/31/2026	<u><u>\$ 42,019.57</u></u>

OPERATING ACCOUNTCENTRAL BANK - OPERATOR LOCKBOX ACCOUNT (XXXX4799)*(THIS IS THE ACCOUNT THE OPERATOR DEPOSITS ACCTS REC INTO)*

	BEGINNING BALANCE AS OF 03/01/2026	\$ 106,995.29
DEPOSITS/CREDITS		
	ACCOUNT RECEIVABLE COLLECTIONS	288,297.39
	CB INTERNAL SWEEPS TO XX4799	70,665.99
CHECKS/PAYMENTS/DEBITS		
	<u>BANK SERVICE FEES</u>	
	ACCOUNT ANALYSIS FEES	(5.00)
	PAYMENT TECH TRANSFERS	(1,582.20)
	SC MAINTENANCE FEES	(25.00)
	CHARGEBACKS FEE	(20.00)
	CHARGEBACKS - NSF CHECKS	(178.17)
	TRANSFER TO OPERATING ACCT (GOF)	(235,000.00)
	CB INTERNAL SWEEP TO XXX5426	(70,665.99)
	ENDING BLANCE AS OF 03/31/2026	<u><u>\$ 158,482.31</u></u>

CENTRAL BANK - GOF OPERATING ACCT (XXXX5426)*(THIS IS THE ACCOUNT WE DISBURSE FUNDS FROM)*

	BEGINNING BALANCE AS OF 03/01/2026	\$ 208,930.39
DEPOSITS/CREDITS		
	CB INTERNAL SWEEPS FROM XX4799	183,978.66
	Bill.com Void Payments	894.00
	TAX Collection from Tax Assessor	0.00
	Other Deposits (void check)	0.00
	TRANSFER FROM CENTRAL ACCT XXX4799	235,000.00
	TRANSFER FROM TEXPOOL ACCT xx0001	0.00
CHECKS/PAYMENTS/DEBITS		
	CENTRAL BANK DEMAND ACCOUNT SWEPT TO SWEEP ACCOUNT (SWEPT TO OTHER BANKS)	(183,969.74)
	TRANSFER TO TEXPOOL ACCT xx0001	0.00
	TOTAL ELECTRONIC PAYMENTS	(375,981.61)
	CHARGEBACKS - NSF CHECKS	0.00
	DIRECTOR's FEES INTUIT Payroll and Taxes	(2,974.25)
	Checks Cleared	0.00
	<u>BANK SERVICE FEES</u>	<u>(30.00)</u>
	COLLATERAL MANAGEMENT FEE	0.00
	SWEEP MONTHLY MAINTENANCE FEE	0.00
	ENDING BLANCE AS OF 03/31/2026	<u><u>\$ 65,847.45</u></u>

ELECTRONIC PAYMENTS FOR APPROVAL

Bill	A&A Residential & Commercial	REPAIRS & MAINTENANCE BLDG	(1,250.00)
Bill	A&A Residential & Commercial	REPAIRS & MAINTENANCE BLDG	(250.00)
Bill	ABC Pest Control of Houston, Inc.	PARK MAINTENANCE & OPERTATIONS	(395.00)
Bill	ABC Pest Control of Houston, Inc.	PARK MAINTENANCE & OPERTATIONS	(200.00)
Bill	Airborne Locksmith LLC	REPAIRS & MAINTENANCE BLDG	(30.00)
Bill	AT&T 159345340	TELEPHONE & WIFI - COMMUNITY BG	(293.31)
Bill	BEST TRASH, LLC	GARBAGE EXPENSE	(39,901.32)
Bill	BURT'S CLEANING SERVICES, LLC	BUILDING CLEANING & SUPPLIES	(3,263.75)
Bill	CHAMPIONS HYDRO-LAWN, INC.	PARK MAINTENANCE & OPERTATIONS	(198.00)
Bill	CHAMPIONS HYDRO-LAWN, INC.	PARK MAINTENANCE & OPERTATIONS	(20,869.00)
Bill	CHAMPIONS HYDRO-LAWN, INC.	PARK MAINTENANCE & OPERTATIONS	(4,257.25)
Bill	CHAMPIONS HYDRO-LAWN, INC.	PARK MAINTENANCE & OPERTATIONS	(550.00)
Bill	CHCRWA	CHCRWA Fees - GW	(32.64)
Bill	CHCRWA	CHCRWA FEES - SW	(70,742.10)
Bill	Dalila Llanas (V)	COMMUNITY CENTER RENTAL DEPOSITS	(100.00)
Bill	DANG THANH	CUSTOMER METER DEPOSITS	(121.56)
Bill	Deputy Colby Joseph Romero	BUILDING - EVENT SECURITY	(300.00)
Bill	EHRA	ENGINEERING FEES - OTHER	(625.00)
Bill	EHRA	CAPITAL - ENGINEERING	(13,465.00)
Bill	EHRA	ENGINEERING FEES	(14,335.00)
Bill	EHRA	ENGINEERING FEES	(12,431.30)
Bill	EHRA	CAPITAL - ENGINEERING	(10,753.65)
Bill	Eurofins Drinking Water & Wastewater	CHEMICALS- SEWER	(972.00)
Bill	Jane Siemans	CUSTOMER METER DEPOSITS	(44.61)
Bill	JOHNSON, KEVIN.	CUSTOMER METER DEPOSITS	(148.62)
Bill	Jose Garza	BUILDING - EVENT SECURITY	(500.00)
Bill	MAGNA FLOW ENVIRONMENTAL, INC.	SLUDGE REMOVAL	(3,194.43)
Bill	MAGNA FLOW ENVIRONMENTAL, INC.	SLUDGE REMOVAL	(9,532.21)
Bill	NELA RODRIGUEZ	CUSTOMER METER DEPOSITS	(125.03)
Bill	New Lonestar QSR Enterprise LLC	COMMUNITY EVENT EXPENSE	(774.54)
Bill	NGUYEN, HANH	CUSTOMER METER DEPOSITS	(114.46)
Bill	Norton Rose Fulbright US LLP	LEGAL FEES	(11,174.80)
Bill	Norton Rose Fulbright US LLP	LEGAL FEES	(24,259.87)
Bill	PRECISION UTILITY, LLC	OPERATIONS	(85,754.14)
Bill	PRECISION UTILITY, LLC	OPERATIONS	(8,355.84)
Bill	PVS DX, INC.	CHEMICALS - WATER	(210.00)
Bill	PVS DX, INC.	CHEMICALS - WATER	(1,539.20)
Bill	PVS DX, INC.	CHEMICALS - WATER	(577.21)
Bill	RALPH/ZANDRA PENDARVIS	CUSTOMER METER DEPOSITS	(100.00)
Bill	RELIANT , DEPT 0954	UTILITIES	(3,540.32)
Bill	RELIANT , DEPT 0954	UTILITIES-DISTRICT BUILDING	(340.38)
Bill	RELIANT , DEPT 0954	UTILITIES	(175.65)
Bill	RELIANT , DEPT 0954	UTILITIES	(1,431.34)
Bill	RELIANT , DEPT 0954	UTILITIES	(288.87)

ELECTRONIC PAYMENTS FOR APPROVAL

Bill	SHERICE & STEVEN GARNER	CUSTOMER METER DEPOSITS	(91.04)
Bill	Special Districts Management	DISTRICT MANAGER FEES	(5,300.00)
Bill	Special Districts Management	BUILDING - MANAGEMENT EXPENSE	(8,750.00)
Bill	SuperAll Environmental LLC	CHEMICALS- SEWER	(8,408.28)
Bill	TNR Advisors & Management	BOOKKEEPER	(5,678.61)
Bill	Touchstone District Services, LLC	MARKETING AND PUBLIC RELATIONS	(2,673.50)
Bill	Touchstone District Services, LLC	MARKETING AND PUBLIC RELATIONS	(690.00)
Bill	TOVICH LOVRE	CUSTOMER METER DEPOSITS	(200.00)
Bill	U Got Flow Plumbing, LLC	REPAIRS & MAINTENANCE BLDG	(696.00)
Bill	VERIZON WIRELESS, LLC	TELEPHONE EXPENSE	(192.60)
Bill	WASTE CONNECTIONS	DUMPSTER AT STP	(1,592.48)
Bill	XCESS SECURITY SERVICES, INC.	SECURITY SYSTEM MONITORING	(49.99)
Bill	DSHS CENTRAL LAB	LAB WATER EXPENSE	(550.00)
DD	US TREASURY	PAYROLL TAXES	(497.11)
DD	LARRY ALLEN (Director Fees)	DIRECTOR FEES: 03/18/26, 03/19/26	(408.19)
DD	SANDRA FORD (Director Fees)	DIRECTOR FEES: 03/18/26, 03/19/26	(408.18)
DD	SHARON MAYO (Director Fees)	DIRECTOR FEES: 03/19/26, 03/24/26, 04/04/26	(612.29)
DD	LAFRANCES MOSES (Director Fees)	DIRECTOR FEES: 03/18/26, 03/19/26, 04/02/26	(587.28)
DD	GERI SCOTT (Director Fees)	DIRECTOR FEES: 03/19/26, 03/24/26, 04/04/26	(612.29)
		TOTAL OF GOF	(385,515.24)
		CHECKS/DISBURSEMENTS:	

OPERATING ACCOUNT - SWEEP AND TIME DEPOSITS

CENTRAL BANK - SWEEP ACCOUNT - XXXXXX5426 AND XXXXXX4799

BEGINNING BALANCE AS OF 03/01/2026	8.92
SWEEP INTO CENTRAL BANK OPERATING DEMAND (XXXX5426)	183,969.74
SWEEP FROM CENTRAL BANK OPERATING DEMAND (XXXX5426)	(183,978.66)
SWEEP INTO CENTRAL BANK OPERATING DEMAND (XXXX4799)	70,665.99
SWEEP FROM CENTRAL BANK OPERATING DEMAND (XXXX4799)	(70,665.99)
INTEREST EARNED	4.70
BANK FEES	0.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ 4.70</u>

INVESTMENTS: TEXPOOL (XXXX0001)

BEGINNING BALANCE AS OF 03/01/2026	8,082,734.58
TRANSFER FROM TAX ACCOUNT	106,618.71
TRANSFER TO OPERATING ACCT	0.00
TRANSFERED FROM TEXPOOL DSF	0.00
CD INTEREST DEPOSITED INTO TEXPOOL	0.00
INTEREST EARNED	25,371.00
TRANSFER FROM CENTRAL BANK	0.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ 8,214,724.29</u>

INVESTMENTS: TEXAS CLASS (TX-01-XXXX-0001)

BEGINNING BALANCE AS OF 03/01/2026	0.00
INTEREST EARNINGS	0.00
TRANSFER to CENTRAL BANK GOF	0.00
TRANSFER from TEXPOOL GOF	0.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ -</u>
TOTAL OPERATING FUNDS	<u>\$ 8,481,078.32</u>

DEBT SERVICE FUND**CENTRAL BANK - DEBT (XXXX2731)**

BEGINNING BALANCE AS OF 03/01/2026	\$	9,974.83
INTEREST EARNED		16.77
TRANSFER TO DSF TEXPOOL		0.00
TAX COLLECTIONS		0.00
BANK CHARGES		(30.00)
PREVIOUSLY APPROVED CHECKS		0.00
TOTAL PREVIOUSLY APPROVED CHECKS		<u>0.00</u>
ENDING BLANCE AS OF 03/31/2026	\$	<u>9,961.60</u>

NET AMOUNT IN CENTRAL BANK - DEBT SERVICE ACCOUNTS**\$ 9,961.60****INVESTMENTS: TEXPOOL (XXXX0002)**

BEGINNING BALANCE AS OF 03/01/2026	2,210,061.15
INTEREST EARNINGS	6,794.63
TRANSFER to TEXPOOL GOF	0.00
BOND PAYMENT	(85,848.44)
TRANSFER FROM TAX ACCOUNT	100,000.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ 2,231,007.34</u>

INVESTMENTS: TEXAS CLASS (TX-01-XXXX-0002)

BEGINNING BALANCE AS OF 03/01/2026	47,907.55
INTEREST EARNINGS	153.86
BOND CLOSING Funding	0.00
TRANSFER to CENTRAL BANK DSF	0.00
TRANSFER from CENTRAL BANK DSF	0.00
TRANSFER from TEXPOOL DSF	0.00
Bank Service Fee	0.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ 48,061.41</u>

TOTAL DEBT SERVICE FUND \$ 2,289,030.35

CAPITAL PROJECT FUND

CENTRAL BANK - CPF (XXXX1006)

BEGINNING BALANCE AS OF 03/01/2026	\$	2,945.00
INTEREST EARNED		0.00
TRANSFER FROM CPF TEXAS CLASS		0.00
BANK CHARGES		(30.00)
CHECKS		(2,907.72)
ENDING BLANCE AS OF 03/31/2026	<u>\$</u>	<u>7.28</u>

NET AMOUNT IN CENTRAL BANK - CPF

\$ 7.28

INVESTMENTS: TEXAS CLASS (TX-01-XXXX-0003)

BEGINNING BALANCE AS OF 03/01/2026	7,506,928.02
INTEREST EARNINGS	24,112.47
TRANSFER to CENTRAL BANK CPF	0.00
BOND CLOSING Funding	0.00
Bank Service Fee	0.00
ENDING BLANCE AS OF 03/31/2026	<u>\$ 7,531,040.49</u>
TOTAL CAPITAL PROJECT FUND	<u>\$ 7,531,047.77</u>

ELECTRONIC PAYMENTS FOR APPROVAL-CPF

None

None

None

0.00

TOTAL OF CHECKS/DISBURSEMENTS:

0.00

Harris County MUD 304 Debt Service Requirements

	Principal 03/01	Interest 03/01	Total 03/01	Principal 09/01	Interest 09/01	Total 09/01	Total Year
Year 2026							
Series 2012R - BNY	-	90,100.00	90,100.00	630,000.00	90,100.00	720,100.00	810,200.00
Series 2016R - BNY	-	95,900.00	95,900.00	225,000.00	95,900.00	320,900.00	416,800.00
Series 2025 - BNY	-	84,273.44	84,273.44	-	168,546.88	168,546.88	252,820.32
Total		270,273.44	270,273.44	855,000.00	354,546.88	1,209,546.88	1,479,820.32
Year 2027							
Series 2012R - BNY	-	77,500.00	77,500.00	655,000.00	77,500.00	732,500.00	810,000.00
Series 2016R - BNY	-	91,400.00	91,400.00	230,000.00	91,400.00	321,400.00	412,800.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	337,446.88	337,446.88	885,000.00	337,446.88	1,222,446.88	1,559,893.76
Year 2028							
Series 2012R - BNY	-	64,400.00	64,400.00	750,000.00	64,400.00	814,400.00	878,800.00
Series 2016R - BNY	-	86,800.00	86,800.00	175,000.00	86,800.00	261,800.00	348,600.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	319,746.88	319,746.88	925,000.00	319,746.88	1,244,746.88	1,564,493.76
Year 2029							
Series 2012R - BNY	-	49,400.00	49,400.00	785,000.00	49,400.00	834,400.00	883,800.00
Series 2016R - BNY	-	83,300.00	83,300.00	180,000.00	83,300.00	263,300.00	346,600.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	301,246.88	301,246.88	965,000.00	301,246.88	1,266,246.88	1,567,493.76
Year 2030							
Series 2012R - BNY	-	33,700.00	33,700.00	825,000.00	33,700.00	858,700.00	892,400.00
Series 2016R - BNY	-	79,700.00	79,700.00	175,000.00	79,700.00	254,700.00	334,400.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	281,946.88	281,946.88	1,000,000.00	281,946.88	1,281,946.88	1,563,893.76
Year 2031							
Series 2012R - BNY	-	17,200.00	17,200.00	860,000.00	17,200.00	877,200.00	894,400.00
Series 2016R - BNY	-	76,200.00	76,200.00	180,000.00	76,200.00	256,200.00	332,400.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	261,946.88	261,946.88	1,040,000.00	261,946.88	1,301,946.88	1,563,893.76
Year 2032							
Series 2016R - BNY	-	72,600.00	72,600.00	1,160,000.00	72,600.00	1,232,600.00	1,305,200.00
Series 2025 - BNY	-	168,546.88	168,546.88	-	168,546.88	168,546.88	337,093.76
Total	-	241,146.88	241,146.88	1,160,000.00	241,146.88	1,401,146.88	1,642,293.76

Harris County MUD 304
Energy Consumption - Electricity

Average Cost / kWh	\$0.071
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	Month	KWH/CCF	Amount Paid	Cost / kWh
2024	January	104,048	\$8,039.35	\$0.077
	February	95,049	\$7,774.57	\$0.082
	March	87,530	\$6,602.08	\$0.075
	April	75,152	\$6,504.76	\$0.087
	May	72,316	\$6,094.83	\$0.084
	June	73,570	\$6,333.75	\$0.086
	July	57,122	\$5,608.12	\$0.098
	August	65,229	\$5,532.08	\$0.085
	September	93,246	\$7,040.21	\$0.076
	October	76,625	\$6,746.64	\$0.088
	November	70,044	\$5,899.10	\$0.084
	December	77,913	\$6,377.55	\$0.082
TOTAL		947,844	\$78,553	

Average Cost / kWh	\$0.078
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	Month	KWH/CCF	Amount Paid	Cost / kWh
2025	January	69,841	\$5,736.43	\$0.082
	February	62,618	\$5,574.31	\$0.089
	March	64,437	\$5,595.29	\$0.087
	April	82,046	\$6,411.81	\$0.078
	May	91,895	\$7,434.13	\$0.081
	June	88,344	\$6,011.99	\$0.068
	July	90,238	\$6,392.25	\$0.071
	August	85,093	\$6,485.43	\$0.076
	September	73,599	\$6,342.16	\$0.086
	October	75,738	\$6,690.23	\$0.088
	November	89,443	\$7,435.92	\$0.083
	December	80,992	\$6,798.77	\$0.084
TOTAL		954,284	\$76,909	

	Month	KWH/CCF	Amount Paid	Cost / kWh
2026	January	82,415	\$6,947.74	\$0.084
	February	77,437	\$5,512.17	\$0.071
	March	79,101	\$5,776.56	\$0.073
	April			\$0.000
	May			\$0.000
	June			\$0.000
	July			\$0.000
	August			\$0.000
	September			\$0.000
	October			\$0.000
	November			\$0.000
	December			\$0.000
TOTAL		238,953	\$18,236	

Average Cost / kWh	\$0.076
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Harris County MUD 304
Water Purchased

	<i>Month</i>	<i>Gallons Purchased</i>	<i>Amount Paid</i>	<i>Cost / GAL</i>
2024	January	15,952	\$59,805.64	\$3.749
	February	13,924	\$52,490.84	\$3.770
	March	14,911	\$56,331.93	\$3.778
	April	14,851	\$56,453.51	\$3.801
	May	16,875	\$62,899.51	\$3.727
	June	17,445	\$65,737.29	\$3.768
	July	18,031	\$67,962.79	\$3.769
	August	22,121	\$73,547.45	\$3.325
	September	19,103	\$72,051.23	\$3.772
	October	21,216	\$79,429.10	\$3.744
	November	16,050	\$59,781.40	\$3.725
	December	15,833	\$59,716.39	\$3.772
2025	January	14,666	\$61,419.04	\$4.188
	February	12,612	\$52,470.94	\$4.160
	March	16,705	\$69,540.16	\$4.163
	April	18,352	\$73,324.80	\$3.995
	May	19,707	\$81,086.40	\$4.115
	June	16,787	\$74,198.54	\$4.420
	July	20,698	\$91,485.16	\$4.420
	August	19,442	\$85,918.00	\$4.419
	September	18,234	\$80,575.24	\$4.419
	October	19,292	\$84,822.52	\$4.397
	November	15,831	\$69,563.32	\$4.394
	December	14,423	\$63,713.28	\$4.417
2026	January	14,962	\$66,118.78	\$4.419
	February	13,706	\$60,579.50	\$4.420
	March	16,013	\$70,774.74	\$4.420
	April			\$0.000
	May			\$0.000
	June			\$0.000
	July			\$0.000
	August			\$0.000
	September			\$0.000
	October			\$0.000
	November			\$0.000
	December			\$0.000
Average Cost /gallon		44,681	\$197,473.02	\$4.42

2026 AWBD Annual Conference

Harris County MUD 304

June 18-20, 2026

Gaylord Texan Resort & Convention Center, Grapevine, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Larry Allen				
Sharon Mayo	X			
LaFrances Moses				
Geri Scott	X			
Sharon Ford				

Note

Register on-line www.awbd-tx.org (For log in assistance, contact Taylor Cavnar: tcavnar@awbd-tx.org)

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

Registration Dates

Early Registration:	Ends	February 25, 2026	\$475.00
Regular Registration:	Ends:	May 6, 2026	\$525.00
Late Registration	Begins	May 7, 2026	\$625.00

Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before **May 6, 2026**.

There will be no refunds after May 6, 2026.

All registrations are non-transferable.

Housing Information

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090.

Harris County MUD 304 - GOF
Actual vs. Budget Comparison
March 31, 2026

	March 2026			YTD March 2026			Budget
	Actual	Budget	(Under)	Actual	Budget	(Under)	
Income							
41100 WATER SERVICE REVENUE	115,365	64,044	51,321	838,550	448,311	390,239	768,532
41120 CHCRWA - SURFACE WATER FEE	57,388	72,000	(14,612)	471,335	504,000	(32,665)	864,000
41120 CHCRWA - GROUND WATER FEE	0	3,876	(3,876)	0	27,132	(27,132)	46,512
41300 RECONNECTION FEES	0	158	(158)	2,220	1,107	1,113	1,898
42100 SEWER- CUSTOMER SERVICE REVENUE	44,724	110,635	(65,911)	331,129	774,446	(443,317)	1,327,621
42200 INSPECTION FEES	0	490	(490)	0	3,430	(3,430)	5,880
43100 PENALTIES & INTEREST	5,572	5,734	(162)	46,671	40,136	6,535	68,804
43300 MISCELLANEOUS INCOME	(11,805)	2,899	(14,704)	(19,869)	20,295	(40,164)	34,791
43500 MAINTENANCE TAX COLLECTIONS	106,619	75,000	31,619	1,978,369	2,175,000	(196,631)	2,221,127
43600 GREASE TRAP INSPECTIONS	420	278	142	2,940	1,943	997	3,331
43700 GARBAGE REVENUE	36,133	0	36,133	253,283	0	253,283	0
53910 INTEREST EARNED	25,445	20,833	4,612	165,038	145,833	19,205	250,000
Total Income	379,861	355,947	23,914	4,069,666	4,141,632	(71,966)	5,592,496
Expenses							
60110 ADMINISTRATIVE EXPENSE	0	926	(926)	0	6,484	(6,484)	11,115
60120 OPERATIONS	13,691	8,500	5,191	88,164	59,500	28,664	102,000
60140 MARKETING AND PUBLIC RELATIONS	3,364	2,500	864	18,457	17,500	957	30,000
60150 GRANT WRITER	0	1,667	(1,667)	1,500	11,667	(10,167)	20,000
60100 BILLING SERVICE FEE	0	250	(250)	0	1,750	(1,750)	3,000
61300 MAINTENANCE & REPAIRS - WATER	27,117	38,501	(11,384)	282,401	269,509	12,892	462,016
61400 CHEMICALS - WATER	2,326	3,026	(700)	11,858	21,183	(9,325)	36,314
61500 LABORATORY EXPENSE -WATER	550	2,551	(2,001)	1,361	17,855	(16,494)	30,609
61600 UTILITIES	5,436	5,936	(500)	42,419	41,549	870	71,227
61800 RECONNECTIONS	0	1,667	(1,667)	0	11,667	(11,667)	20,000

Harris County MUD 304 - GOF
Actual vs. Budget Comparison
March 31, 2026

	March 2026			YTD March 2026			Budget
	Actual	Budget	(Under)	Actual	Budget	(Under)	
62300 MAINTENANCE & REPAIRS - SEWER	14,641	24,987	(10,346)	161,905	174,907	(13,002)	299,841
62400 CHEMICALS- SEWER	9,380	2,672	6,708	69,961	18,703	51,258	32,063
62500 LABORATORY EXPENSE - SEWER	0	867	(867)	0	6,067	(6,067)	10,400
62600 SLUDGE REMOVAL/RESIDUIAL MGMT	12,727	9,341	3,386	127,902	65,390	62,512	112,097
62610 DUMPSTER AT STP	1,592	752	840	5,771	5,262	509	9,021
63110 DIRECTOR FEES	2,921	3,000	(79)	15,872	21,000	(5,128)	36,000
63300 LEGAL FEES	35,435	21,667	13,768	141,665	151,667	(10,002)	260,000
63400 AUDITING FEES	0	0	0	36,500	35,000	1,500	35,000
63500 ENGINEERING FEES	27,391	5,000	22,391	113,674	35,000	78,674	60,000
63590 OTHER EXPENSES	110	895	(785)	3,713	6,265	(2,552)	10,740
63700 ELECTION EXPENSE	0	4,167	(4,167)	38,520	29,167	9,353	50,000
63800 PERMIT FEES	0	833	(833)	0	5,833	(5,833)	10,000
64300 BOOKKEEPING FEES	5,263	5,833	(570)	38,057	40,833	(2,776)	70,000
64400 ARBITRAGE FEES	0	1,750	(1,750)	0	12,250	(12,250)	21,000
64600 PRINTING & OFFICE SUPPLIES	75	706	(631)	4,533	4,944	(411)	8,476
64610 WEBSITE EXPENSE	0	690	(690)	2,070	4,830	(2,760)	8,280
65200 POSTAGE	0	42	(42)	74	292	(218)	500
65300 INSURANCE & SURETY BOND	0	36	(36)	0	254	(254)	435
65400 TRAVEL EXPENSE	47	50	(3)	310	350	(40)	600
65450 GARBAGE EXPENSE	39,901	38,391	1,510	277,437	268,736	8,701	460,691
65500 SECURITY PATROL	29,037	28,957	80	203,559	202,699	860	347,484
65600 MISC. EXPENSE (MEETING ROOM)	0	173	(173)	0	1,210	(1,210)	2,075
65700 DIRECTORS REIMBURSED EXPENSES	0	600	(600)	512	4,200	(3,688)	7,200
65710 CONFERENCE EXPENSES	0	725	(725)	2,820	5,075	(2,255)	8,700
65800 RECORD STORAGE FEE	0	75	(75)	480	525	(45)	900

**Harris County MUD 304 - GOF
Actual vs. Budget Comparison
March 31, 2026**

	March 2026			YTD March 2026			Budget
	Actual	Budget	(Under)	Actual	Budget	(Under)	
65850 DISTRICT MANAGER FEES	5,300	5,000	300	35,525	35,000	525	60,000
65900 CHCRWA Fees - GW	33	708	(675)	11,162	4,959	6,203	8,501
65910 CHCRWA FEES - SW	70,742	76,308	(5,566)	484,985	534,153	(49,168)	915,691
66700 TCEQ ASSESSMENT	0	1,741	(1,741)	21,195	12,186	9,009	20,890
70000 CAPITAL OUTLAY							
75060 CAPITAL - ENGINEERING	24,219	20,208	4,011	73,741	141,458	(67,717)	242,500
79990 CAPITAL OUTLAY - MISC.	38,660	56,042	(17,382)	551,182	392,292	158,890	672,500
Total Expenses	369,958	377,739	(7,781)	2,869,285	2,679,172	190,113	4,567,866
Net Operating Income	9,903	(21,791)	31,694	1,200,381	1,462,460	(262,079)	1,024,630

**Harris County MUD 304 - GOF
Actual vs. Budget Comparison
March 31, 2026**

	March 2026			YTD March 2026			Budget
	Actual	Budget	(Under)	Actual	Budget	(Under)	
Other Income							
59000 COMMUNITY CENTER RENTALS	472	1,800	(1,800)	6,733	12,600	(5,867)	21,600
Total Other Income	472	1,800	(1,328)	6,733	12,600	(5,867)	21,600
Other Expenses							
62960 INSURANCE - COMMUNITY BLDG	0	0	0	55,047	55,164	(117)	55,164
63000 REPAIRS & MAINTENANCE BLDG	2,226	2,083	143	75,113	14,583	60,530	25,000
64000 UTILITIES-DISTRICT BUILDING	340		340	3,084	1,215	1,869	2,915
65510 SECURITY SYSTEM MONITORING	50	0	50	464	0	464	0
65650 COMMUNITY EVENT EXPENSE	775	2,083	(1,308)	10,929	14,583	(3,654)	25,000
65660 BUILDING - EVENT SECURITY	800	417	383	5,900	2,917	2,983	5,000
65950 TELEPHONE & WIFI - COMMUNITY BG	780	343	437	3,686	2,404	1,282	4,121
66030 PARK MAINTENANCE & OPERATIONS	26,470	16,597	9,873	165,243	116,181	49,062	199,167
66400 BUILDING CLEANING & SUPPLIES	3,264	1,749	1,515	17,652	12,240	5,412	20,983
67500 BUILDING - MANAGEMENT EXPENSE	8,750	8,750	0	45,583	61,250	(15,667)	105,000
65801 RECORDS MANAGEMENT EXPENSE	0	5,000	(5,000)	0	35,000	(35,000)	60,000
Total Other Expenses	43,455	37,023	6,432	382,701	315,537	67,164	502,350
Net Other Income	(42,983)	(35,223)	(8,232)	(375,968)	(302,937)	(73,031)	(480,750)
Net Income	(33,080)	(57,014)	23,462	824,413	1,159,523	(335,110)	543,880

Harris County MUD 304 (GOF)

Statement of Financial Position (001)

As of March 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	623.40
11001 CENTRAL BANK - 6035426 (new)	65,847.45
11002 SWEEP- CENTRAL BK - XXXXX426	4.70
11003 CENTRAL BANK - COMM CTR 7607	42,019.57
11100 PNC (BBVA) Checking-XXXXX1699	0.00
11102 CENTRAL BK - LOCKBOX - XXX4799	158,482.31
11301 TEXPOOL-OPERATING-XXXX00001	8,214,724.29
Total Bank Accounts	\$8,481,701.72
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
11161 PREPAID SECURITY	-84.00
11500 ACCOUNTS RECEIVABLE	482,891.47
11510 Allowance for Uncollectible Accounts	-22,600.00
11520 MAINTENANCE TAX RECEIVABLE	47,030.69
11580 ACCRUED INTEREST	0.00
11600 CHCRWA OPERATING RESERVE	4,914.00
11710 DUE FROM DIRECTORS	489.42
11711 DUE FROM OTHERS	0.95
11750 DUE FROM TAX ACCOUNT	16,107.29
13000 TIME DEPOSITS	0.00
QuickBooks Tax Holding Account	607.61
Total Other Current Assets	\$529,357.43
Total Current Assets	\$9,011,059.15
Fixed Assets	
121100 Fixed Assets	
121101 Fixed Assets-Computer	1,177.96
Total 121100 Fixed Assets	1,177.96
Total Fixed Assets	\$1,177.96
TOTAL ASSETS	\$9,012,237.11

Harris County MUD 304 (GOF)

Statement of Financial Position (001)

As of March 31, 2026

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 ACCOUNTS PAYABLE	385,476.66
Total Accounts Payable	\$385,476.66
Other Current Liabilities	
21000 PAYROLL LIABILITIES	3,952.56
Federal Taxes (941/943/944)	-2,482.02
Federal Unemployment (940)	25.15
TX Unemployment Tax	67.62
Total 21000 PAYROLL LIABILITIES	1,563.31
21100 TRADE ACCOUNTS PAYABLE	0.00
21300 CONTRACTS PAYABLE	0.00
21400 DUE TO DEBT SERVICE FUND	0.00
24000 RETAINAGE PAYABLE	24,533.42
26100 CUSTOMER METER DEPOSITS	367,279.05
26105 COMMUNITY CENTER RENTAL DEPOSITS	1,650.00
26310 DUE TO OTHERS	0.00
27600 DUE TO TCEQ	10,068.05
27700 UNCLAIMED PROPERTY	749.89
27900 DEFERRED INFLOWS	47,030.69
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$452,874.41
Total Current Liabilities	\$838,351.07
Total Liabilities	\$838,351.07
Equity	
30100 UNASSIGNED FUND BALANCE	7,349,473.00
Net Income	824,413.04
Total Equity	\$8,173,886.04
TOTAL LIABILITIES AND EQUITY	\$9,012,237.11

Harris County MUD 304 (DSF)

Statement of Financial Position (002)

As of March 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
12000 BBVA DEBT -XXXX5519	0.00
12100 CENTRAL BANK-DSF	9,961.60
14000 TOTAL TIME DEPOSITS	
14000.01 TEXPOOL(Money Market Cash) XXX2	2,231,007.34
14000.02 TIME DEPOSIT(TEXAS CLASS 1202-002)	48,061.41
Total 14000 TOTAL TIME DEPOSITS	2,279,068.75
Total Bank Accounts	\$2,289,030.35
Other Current Assets	
13000 TIME DEPOSITS	0.00
15800 ACCRUED INTEREST RECEIVABLE	0.00
1740 DUE FROM OPERATING	0.00
1750 DUE FROM BANK	0.00
22000 DUE FROM OTHERS	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$2,289,030.35
TOTAL ASSETS	\$2,289,030.35
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
10200 ACCOUNTS PAYABLE	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
27300 DUE TO OPERATING FUND	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
30100 DRESTRICTRED FUND BALANCE	1,198,032.05
Net Income	1,090,998.30
Total Equity	\$2,289,030.35
TOTAL LIABILITIES AND EQUITY	\$2,289,030.35

Harris County MUD 304 (CPF)

Statement of Financial Position (003)

As of March 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
21100 Central Bank-CPF 1006	7.28
Total Bank Accounts	\$7.28
Other Current Assets	
21300 Time Deposits (Texas Class 1202-003)	7,531,040.49
Total Other Current Assets	\$7,531,040.49
Total Current Assets	\$7,531,047.77
TOTAL ASSETS	\$7,531,047.77
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
22000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
22200 Due To Developer	0.00
22710 Due to Operating Fund	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
23010 Restricted Fund Balance	0.00
Net Income	7,531,047.77
Total Equity	\$7,531,047.77
TOTAL LIABILITIES AND EQUITY	\$7,531,047.77



**CENTRAL BANK - PUBLIC FUNDS
DEPOSIT COLLATERAL REPORT
DISTRICTS WITH COLLATERAL PLEDGED**

Effective Date: 03/31/2026

Accounts Through: 03/31/2026 7:00 PM

Forecasting Through:

ICS Accounts Through: 03/31/2026 7:00 PM

HARRIS CO MUD 304

Tax ID: 760158893

FHLB Pledge Code: 20512

1st Consultant: TNR

2nd Consultant:

DEPOSITS

Acct No	Funds Type	Class	Balance	Interest	Total	Current Month Average	Prior Month Average	ICS Acct No	ICS Balance
Bond Fund									
6022731	PF/MMA SVGS	62	\$9,961.60	\$0.00	\$9,961.60	\$9,981.99	\$9,996.93	776022731	\$0.00
Subtotal Bond Fund			\$9,961.60	\$0.00	\$9,961.60	\$9,981.99	\$9,996.93		\$0.00
Demand Deposits									
6034799	PF/CKG DDA 06012021	65	\$158,482.31	\$0.00	\$158,482.31	\$193,558.19	\$104,254.73	776034799	\$3.44
6035426	PF/CKG DDA 06012021	65	\$65,847.45	\$0.00	\$65,847.45	\$172,908.73	\$187,993.29	776035426	\$1.26
6051006	PF/CKG DDA 06012021	65	\$7.28	\$0.00	\$7.28	\$288.82	\$2,975.00	776051006	\$0.00
Subtotal Demand Deposits			\$224,337.04	\$0.00	\$224,337.04	\$366,755.75	\$295,223.01		\$4.70
Time/Savings/MMA									
6037607	PF/MMA SVGS	62	\$42,019.57	\$0.00	\$42,019.57	\$41,011.47	\$39,529.93	776037607	\$0.00
Subtotal Time/Savings/MMA			\$42,019.57	\$0.00	\$42,019.57	\$41,011.47	\$39,529.93		\$0.00
Total Deposits			\$276,318.21	\$0.00	\$276,318.21	\$417,749.22	\$344,749.87		\$4.70

SECURITIES

Safekeeping	Agency	CUSIP	Pool No.	Maturity	Date Pledged	Units Pledged	Market Value
CH	LOC	10032358-2	LOC132358-2	04/16/2026	01/15/2026	115,000	\$115,000.00
CH	LOC	10036466	LOC136466	04/16/2026	03/03/2026	160,000	\$160,000.00
Total Securities Pledged						275,000	\$275,000.00



**CENTRAL BANK - PUBLIC FUNDS
DEPOSIT COLLATERAL REPORT
DISTRICTS WITH COLLATERAL PLEDGED**

Effective Date: 03/31/2026

Accounts Through: 03/31/2026 7:00 PM

Forecasting Through:

ICS Accounts Through: 03/31/2026 7:00 PM

HARRIS CO MUD 304

Tax ID: 760158893

FHLB Pledge Code: 20512

1st Consultant: TNR

2nd Consultant:

DEPOSIT COLLATERAL CALCULATION

	Account Balances	FDIC Insurance	Collateral Required
Subtotal Demand Deposits:	\$224,337.04	\$224,337.04	\$0.00
Subtotal Time/Svgs/MMA:	\$42,019.57	\$42,019.57	\$0.00
Subtotal Bond Fund Deposits:	\$9,961.60	\$9,961.60	\$0.00
TOTALS:	\$276,318.21	\$276,318.21	\$0.00

DEPOSIT COLLATERAL POSITION

	Deposits Requiring Collateral	Securities Pledged	Excess Collateral	% Pledged
At 100%	\$0.00	\$275,000.00	\$275,000.00	
At 105%	\$0.00	\$275,000.00	\$275,000.00	



ETHOSCAPES

Erosion Control Specialist since 1976

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 304

Detention and Drainage Facilities Report

April 16, 2026



13226 Kaltenbrun ~ Houston, Texas 77086 ~ Cell: 832-993-2615 ~ Office: 281-445-2614

Account Manager: Chip Patronella ~ Email: cpatronella@champhydro.com

Silverleaf / Silverchase





Silverchase SWQ Feature (Annual Renewal Date July 7th)



Silverglen North Park



2026-04-09 10:18:05:00
Mmmby n



2026-04-09 10:18:13:05:00
Mmmby n

Green Belt beside Silverleaf / Silverchase



At Lansing Holw Lane



Silverglen North Section 3 pond



SWQ Feature



2026-04-09 10:27:34-05:00
Mmmb y n



2026-04-09 10:28:58-05:00
Mmmb y n

WWTP Road



Silverglen North Section 3



Silverglen North Section 3 SWQ Feature (Annual Renewal Date December 16th)







Silverglen North Section 4 pond







Silverglen North P245 Extention Channel looking north









Tree Trimming 4/2026

Date 3/31/2026

Client

HCMUD 304
TNR Advisors & Management Consultants, LLC
24285 Katy Freeway, Suite 300
Katy, TX 77494

Property

HCMUD 304

- **Trim / raise tree canopies inside Rec Center walking trail & playground**
- **Trim / raise tree canopies along Wellington Parkway in front of Rec Center**
- **Haul off all tree debris**

Tree Trimming

Sales Tax: \$0.00
Tree Trimming: \$3,456.66

Project Summary

Description	Price	Sales Tax	Total
Tree Trimming	\$3,456.66	\$0.00	\$3,456.66
Project Total	\$3,456.66	\$0.00	\$3,456.66

Terms & Conditions

Terms and Conditions - Standard

Safety & Compliance

All tree work shall be performed in accordance with **ANSI A300 pruning standards** and **ANSI Z133 safety requirements**. Contractor shall carry appropriate insurance and be responsible for the safe execution of the work, including any elevated or complex trimming tasks.

Scheduling & Weather Delays

Tree trimming dates may be adjusted due to inclement weather or unsafe working conditions. Contractor shall notify Client of any changes and coordinate rescheduling.

Billing & Payment Terms

Services included in the base contract will be invoiced on completion of work, and shall be payable within thirty (30) days from the invoice date. Acceptable forms of payment are as follows: personal/business checks, money orders, and cashier's checks. Credit card payments are accepted over the phone; a 3.5% service charge will be added to the payment at the time of processing.

Notices

Each party hereby represents and warrants that it has obtained the necessary consents and authority to

enter into this Agreement. All notices to be given pursuant to this Agreement shall be sent via U.S. Postal Service Certified Mail to the parties at their addresses in this Agreement. The parties shall timely notify each other in the event of a change of address.

Dispute resolution

In the event of any disputes relating to this Agreement, the parties shall first try to resolve such dispute in good faith. In the event that such dispute cannot be resolved, the parties hereby agree that the courts in Harris County, Texas shall have jurisdiction for any disputes relating to this Agreement.

Additional Work

Additional work performed on the property above this contract will be submitted for approval by The Client. All additional work will be invoiced as services are rendered and shall be payable within thirty (30) days from the invoice date.

Interest Charges

Any amounts not paid when due shall be subject to a late fee of one and one half percent (1½%) per month on the unpaid balance, or the highest amount permitted by applicable law, whichever is less.

Property Damage

The Contractor takes every possible precaution to prevent debris from maintenance equipment causing property damage. If The Client manager feels that there is damage caused by maintenance operations, it must be reported in a timely manner. The incident will be investigated by a supervisor to determine the cause of the damage. If the investigation determines that the damage was caused by The Contractor's equipment, and the employee(s) were not in compliance with our equipment policy, The Contractor will pay for 100% of the damage. If the investigation determines that the damage was caused by our equipment, but the incident was unavoidable or the cause of the damage is unclear, we will gladly pay for the damages up to \$250.00.

Insurance

The Contractor shall, upon request, provide to The Client, or their designated representative, evidence of the following insurance coverage: Workman's Compensation, General Liability and Property Damage Liability. The Contractor shall have no liability for any damages not specifically covered by its insurance carrier.

Mandated Governmental Surcharges

The Contractor reserves the right to pass on governmental surcharges (i.e. Affordable Healthcare Act) to The Client. Surcharges will be added to the invoice as a percentage of the total invoice. If a surcharge is expected to be added The Client will be given a minimum of 30 days' notice.

Contract Acceptance

This Agreement shall be considered legally binding if one of the following conditions are met: 1) Contract is physically or e-signed signed by The Client. 2) Services listed in the contract commence. 3) Invoice is submitted for payment and not disputed in writing within 10 business days. 4) The Client gives approval verbally or via email.

Champions Hydro Lawn, INC

HCMUD 304

By Chip Patronella 3/31/2026
Chip Patronella Date

By _____ Date

cpatronella@champhydro.com

Printed Name

Silverglen North Pond - Desilt, outfall washout repair & regrade ruts on top

Date 4/9/2026

Client

HCMUD 304
TNR Advisors & Management Consultants, LLC
24285 Katy Freeway, Suite 300
Katy, TX 77494

Property

HCMUD 304

- **Desilt concrete pilot channel - 800 lf x 12' wide - spread silt on slopes & compact in**
- **Excavate wash out area along pilot channel near 2 outfall pipes**
- **Install geotextile matting & 21 tons of rip rap on each side of concrete**
- **Add 3 loads of select fill along tops to fill in ruts & regrade - 3 areas**
- **Broadcast Bermuda seed & fertilizer to all disturbed areas upon completion of work**
- **Mobilization of excavator & skid loader - 3 work days - 2 man crew**

General Rehab

Sales Tax: \$0.00

General Rehab: \$13,157.30

Project Summary

Description	Price	Sales Tax	Total
General Rehab	\$13,157.30	\$0.00	\$13,157.30
Project Total	\$13,157.30	\$0.00	\$13,157.30

Terms & Conditions

WE PROPOSE TO HEREBY FURNISH MATERIAL & LABOR, COMPLETE IN ACCORDANCE W/ ABOVE SPECIFICATIONS. Any material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, flood and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. By signing this proposal/contract, we, the undersigned, agree to accept the insurance coverage provided by Champions Hydro-Lawn, Inc. as stated on the attached certificate.

Due to the recent volatility in the commodity markets this quotation is valid for twenty (20) calendar days. Please acknowledge acceptance by signing and returning a copy to Champions Hydro-Lawn.

Champions Hydro Lawn, INC

HCMUD 304

By Chip Patronella

4/9/2026

By _____

Chip Patronella

Date

Date

cpatronella@champhydro.com

Printed Name

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Champions Hydro-Lawn
 Houston, TX United States

Certificate Number:
 2026-1445721

Date Filed:
 04/09/2026

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Harris County Municipal District 304

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

04092026
 desilt & washout repair

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Patronella, Chip	Houston, TX United States		X

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Chip Patronella, and my date of birth is 3/2/64.

My address is 13226 KATTENBROW, HOUSTON, TX, 77086, USA.

(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of TEXAS, on the 10th day of April, 2026.

(month) (year)

Chip Patronella
 Signature of authorized agent of contracting business entity
 (Declarant)



ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
MONTHLY ENGINEERING REPORT
April 16, 2026

Water Distribution Improvements (151-057-00-13)

Contractor:	ISJ Underground Utilities	
Contract Amount:	\$270,661.00	
Quantity Adjustment No. 1:	\$29,225.00	October 6, 2025
Change Order No. 1:	\$14,762.07	January 30, 2026
Current Amount:	\$314,648.07	
Pay Request No. 1:	\$103,229.55	October 6, 2025
Pay Request No. 2:	\$5,400.00	October 30, 2025
Pay Request No. 3:	\$146,834.10	December 29, 2025
Pay Request No. 4:	\$8,847.00	January 28, 2026
Remaining:	\$50,337.42	

Project Status: Awaiting final closeout documents from contractor.

Contractor has completed all major work items and has addressed remaining punch-list items. EHRA continues to monitor for turf establishment. Awaiting contractor to submit final pay request.

Board Action: No action.

Silverchase/Silverglen North Pipeline Easement Drainage (151-057-00-14)

Contractor:	Bull G Construction, LLC	
Contract Amount:	\$162,344.22	
Quantity Adjustment No. 1:	\$2,375.00	October 30, 2025
Quantity Adjustment No. 2:	(\$32,256.00)	February 2, 2026
Current Amount:	\$132,463.22	
Pay Request No. 1:	\$70,144.40	September 9, 2025
Pay Request No. 2:	\$47,272.50	November 10, 2025
Remaining:	\$47,302.32	

Project Status: Received & reviewing final closeout documents from contractor.

Contractor has completed all work items, addressed all punch-list items, and passed County inspection.

Board Action: No action.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
MONTHLY ENGINEERING REPORT**

April 16, 2026

Page 2

Wastewater Treatment Plant Access Road – Phase II (151-057-00-17)

Design has been submitted for agency review and we have submitted responses to comments from Harris County Flood Control District. Awaiting response.

Wastewater Treatment Plant Expansion Project (151-057-26)

Prior Update / No Change: TCEQ in review of TPDES Permit Amendment. The permit was publicly advertised on July 24th. We have followed up several times with TCEQ but they declined to provide a review schedule update.

As a proactive measure, plans have been submitted to Harris County and City of Houston for permitting review.

GIS

GIS application finalized and user accounts are being created. We will host the Board subcommittee members presentation and demonstration at EHRA offices in the second week of May, dates and time for the presentation.

Park Shade Structures & Lighting

EHRA met with members of the Board and HOA at Silverchase Meadows Dr park to further refine the prior presented options for revitalizing the park. Attached for the Board's review are preliminary cost estimates for relocation of some of the toddler play elements, addition of a fence around the relocated elements, inclusion of shading and low-intensity lighting elements. Addition of 4+1 parking stalls adjacent to the park is also presented. Three (3) costing options are presented:

- Option 1 – Contains all above elements with associated amenities.
- Option 2 – Leaves the existing playground as is with the exception of adding a shade sail and lighting, and incorporates the new playground area with two structures.
- Option 3 – Add shade sail and lighting to existing playground and incorporates the new playground area with only one structure.
- Option 4 – Add four (4) parking stalls and one (1) handicap parking stall.

With the Boards direction EHRA will begin preparing preliminary plans for the selected elements of the Silverchase Park Revitalization Project.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
MONTHLY ENGINEERING REPORT**

April 16, 2026

Page 3

Walter Meadows Subdivision

Prior Update / No Change: Utility extensions are on-hold for the Walter Meadows subdivision. The developers have not reached out to the District regarding any agreements.

Harris County Precinct 1 – Sidewalk to Claughton Middle School

Prior Update / No Change: The revised draft Interlocal Agreement was provided back to Precinct 1 for final review. The Precinct's design team also provided a draft plan set for review and comment. Aerial images of the proposed alignment are attached to this report, in general the project proposed to extend & connect sidewalks along Spears Road, TC Jester Boulevard, and Walters Road.

ACTION ITEMS

- **Board to take action on initiation of design for the Silverchase Park Revitalization Project.**

HCMUD 304 - Silverchase Meadows Dr Park

Opinion of Probable Cost

15-Apr-26

HCMUD 304

Silverchase Meadows Dr Park Option 1

ITEM	DESCRIPTION	QTY	UNIT PRICE	LINE ITEM PRICE	TOTAL
SITE WORK					
1	Site prep, Grading, Drainage	1 LS	\$5,000	\$5,000	\$35,500
2	Adjust existing drainage & Replace Fall surfacing (wood fiber)	1 LS	\$7,500	\$7,500	
3	Repair and Replace any Impacted Landscape Irrigation	1 LS	\$3,000	\$3,000	
4	Remove and Relocate Spinners and Swingset	1 LS	\$5,000	\$20,000	
HARDSCAPE					
5	4' Height Safety Fencing	200 LF	\$150	\$30,000	\$77,650
6	Concrete Band at Playground	150 LF	\$45	\$6,750	
7	Play Surfacing (Wood Mulch)	3400 SF	\$6	\$20,400	
8	Lighting Bollards (Wired)	6 EA	\$3,000	\$18,000	
9	Lighting at Pavilion (Wired)	1 EA	\$2,500	\$2,500	
FURNISHINGS					
10	Large Playground Equipment	1 LS	\$80,000	\$80,000	\$109,000
11	Shade Structure to cover 2-5 Playground Structure	1 LS	\$25,000	\$25,000	
12	Bench with Pad	1 ea	\$4,000	\$4,000	
LANDSCAPE					
13	Landscape Beds	750 sf	\$7	\$5,250	\$10,750
14	Shade Trees	2 ea	\$900	\$1,800	
15	Ornamental Trees	1 ea	\$700	\$700	
16	Irrigation (POC, Tie into existing)	1 ls	\$3,000	\$3,000	

20% CONTINGENCY \$46,580
TOTAL \$279,480

HCMUD 304 - Silverchase Meadows Dr Park

Opinion of Probable Cost

15-Apr-26

HCMUD 304

Silverchase Meadows Dr Park Option 2

ITEM	DESCRIPTION	QTY	UNIT PRICE	LINE ITEM PRICE	TOTAL
SITE WORK					
1	Site prep, Grading, Drainage	1 LS	\$5,000	\$5,000	\$5,000
HARDSCAPE					
2	4' Height Safety Fencing	200 LF	\$150	\$30,000	
3	Concrete Band at Playground	150 LF	\$45	\$6,750	
4	Play Surfacing (Wood Mulch)	3400 SF	\$6	\$20,400	
5	Lighting Bollards (Wired)	6 EA	\$3,000	\$18,000	
6	Lighting at Pavilion (Wired)	1 EA	\$2,500	\$2,500	
FURNISHINGS					
7	Large Playground Equipment	1 LS	\$80,000	\$80,000	
8	Stand Alone Playground Equipment	1 LS	\$22,000	\$22,000	
9	Shade Structure to cover 2-5 Playground Structure	1 LS	\$25,000	\$25,000	
10	Bench with Pad	1 ea	\$4,000	\$4,000	
					\$131,000
LANDSCAPE					
11	Landscape Beds	750 sf	\$7	\$5,250	
12	Shade Trees	2 ea	\$900	\$1,800	
13	Ornamental Trees	1 ea	\$700	\$700	
14	Irrigation (POC, Tie into existing)	1 ls	\$3,000	\$3,000	
					\$10,750

20% CONTINGENCY \$44,880
TOTAL \$269,280

HCMUD 304 - Silverchase Meadows Dr Park

Opinion of Probable Cost

15-Apr-26

HCMUD 304

Silverchase Meadows Dr Park Option 3

ITEM	DESCRIPTION	QTY	UNIT PRICE	LINE ITEM PRICE	TOTAL
SITE WORK					
1	Site prep, Grading, Drainage	1 LS	\$5,000	\$5,000	\$5,000
HARDSCAPE					
2	4' Height Safety Fencing	200 LF	\$150	\$30,000	
3	Concrete Band at Playground	150 LF	\$45	\$6,750	
4	Play Surfacing (Wood Mulch)	3400 SF	\$6	\$20,400	
5	Lighting Bollards (Wired)	4 EA	\$3,000	\$12,000	
6	Lighting at Pavilion (Wired)	1 EA	\$2,500	\$2,500	
FURNISHINGS					
7	Large Playground Equipment	1 LS	\$80,000	\$80,000	
8	Shade Structure to cover 2-5 Playground Structure	1 LS	\$25,000	\$25,000	
9	Bench with Pad	1 ea	\$4,000	\$4,000	
LANDSCAPE					
10	Landscape Beds	750 sf	\$7	\$5,250	
11	Shade Trees	2 ea	\$900	\$1,800	
12	Ornamental Trees	1 ea	\$700	\$700	
13	Irrigation (POC, Tie into existing)	1 ls	\$3,000	\$3,000	

20% CONTINGENCY \$39,280.0
TOTAL \$235,680

HARRIS COUNTY MUD NO. 304

PARKING LOT

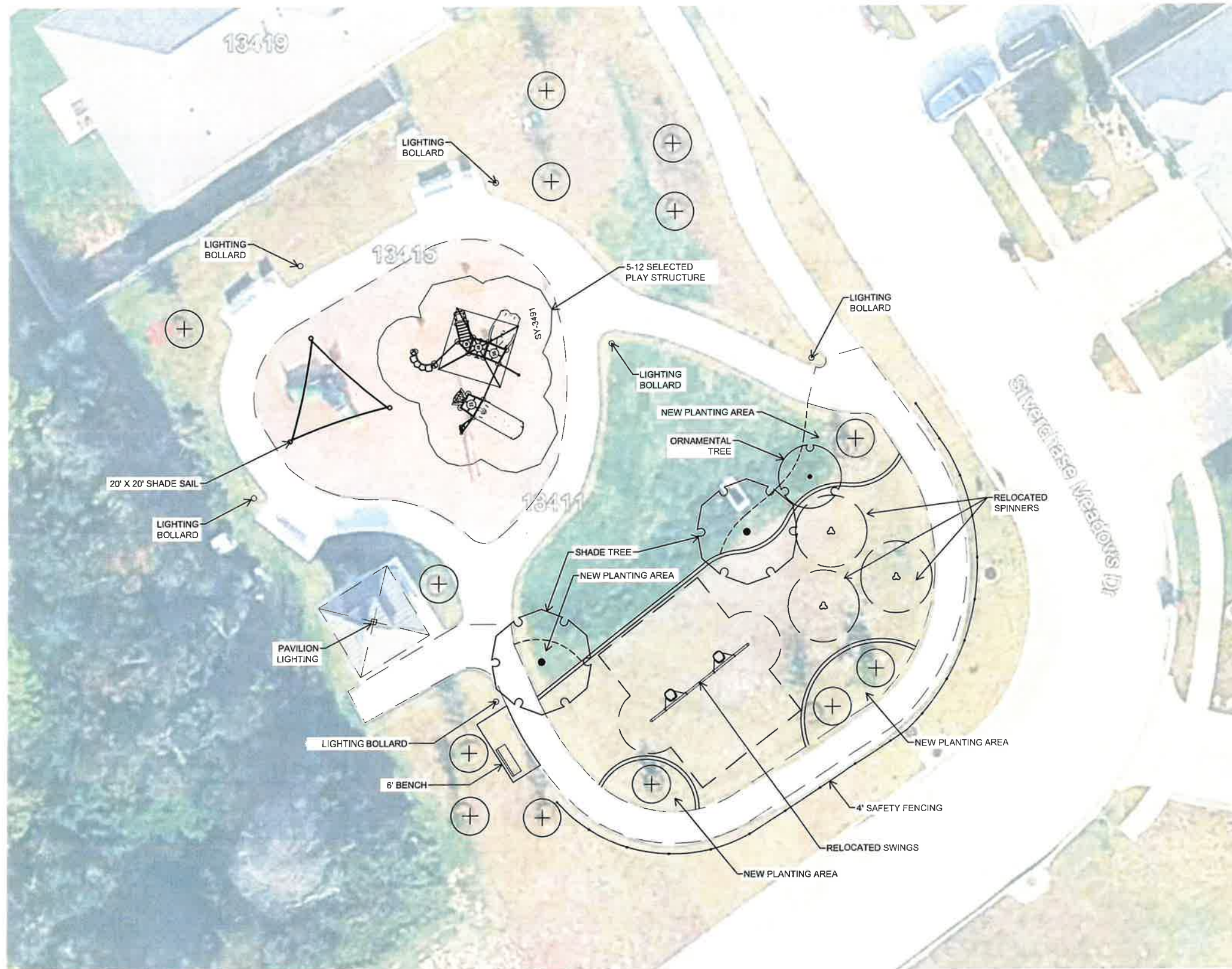
APRIL 2026

OPINION OF PROBABLE COST

EXCAVATION AND PAVING

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	Site Preparation	0.05	AC	\$1,500.00	\$75.00
2.	Roadway Excavation - Off-Site Disposal	67	CY	\$3.90	\$261.30
3.	Lot Grading	6	EA	\$195.00	\$1,170.00
4.	Proof-Roll	1	LS	\$5,000.00	\$5,000.00
5.	Fly Ash (50#/SY)	5	TONS	\$155.00	\$775.00
6.	Lime (36#/SY)	4	TONS	\$350.00	\$1,400.00
7.	6-Inch Stabilized Subgrade Preparation	195	SY	\$4.75	\$926.25
8.	7-Inch Reinforced Concrete Pavement	195	SY	\$58.00	\$11,310.00
9.	6-Inch X 12-Inch Reinforced Concrete Curb	80	LF	\$4.50	\$360.00
10.	Tie to Existing Reinforced Concrete Pavement w/Header	1	EA	\$2,500.00	\$2,500.00
11.	Striping & Signage	1	LS	\$5,000.00	\$5,000.00
12.	Standard Type "AA" Inlet	1	EA	\$4,000.00	\$4,000.00
13.	Remove Type "C1" Inlet	1	EA	\$2,500.00	\$2,500.00
14.	Traffic Control <u>(Only use adjacent to Existing ROW)</u>	500	LF	\$15.00	<u>\$7,500.00</u>
TOTAL EXCAVATION AND PAVING					\$42,777.55

Note: The quantities reflected on this estimate were tabulated from a one line conceptual drawing. The unit prices shown hereon are based on current bid prices received in this office, are valid for 30 days from tabulation, and are subject to change pending approved construction plans and market conditions.



5 - 12 AGE GROUP BURKE PLAYGROUND STRUCTURE



20' X 20' TRIANGLE SHADE SAIL - COLORS TO BE SELECTED



EXISTING SWING SET AND SPINNERS TO BE RELOCATED

2026 DISCLAIMER
 THIS EXHIBIT SHOWS ILLUSTRATIONS NEEDED TO CONVEY A CONCEPT & IS NOT INTENDED FOR CONSTRUCTION. DATA & OTHER INFORMATION PROVIDED IS ESTIMATED UNLESS SPECIFIED. INFORMATION PROVIDED SHOULD BE CONSIDERED A GRAPHIC REPRESENTATION TO AID IN DETERMINING PLAN COMPONENT RELATIONSHIPS & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, EXISTING AND PROPOSED ROAD ALIGNMENTS & OTHER INFORMATION SHOWN IS APPROXIMATE & WITHOUT THE BENEFIT OF CURRENT SURVEYING DATA.

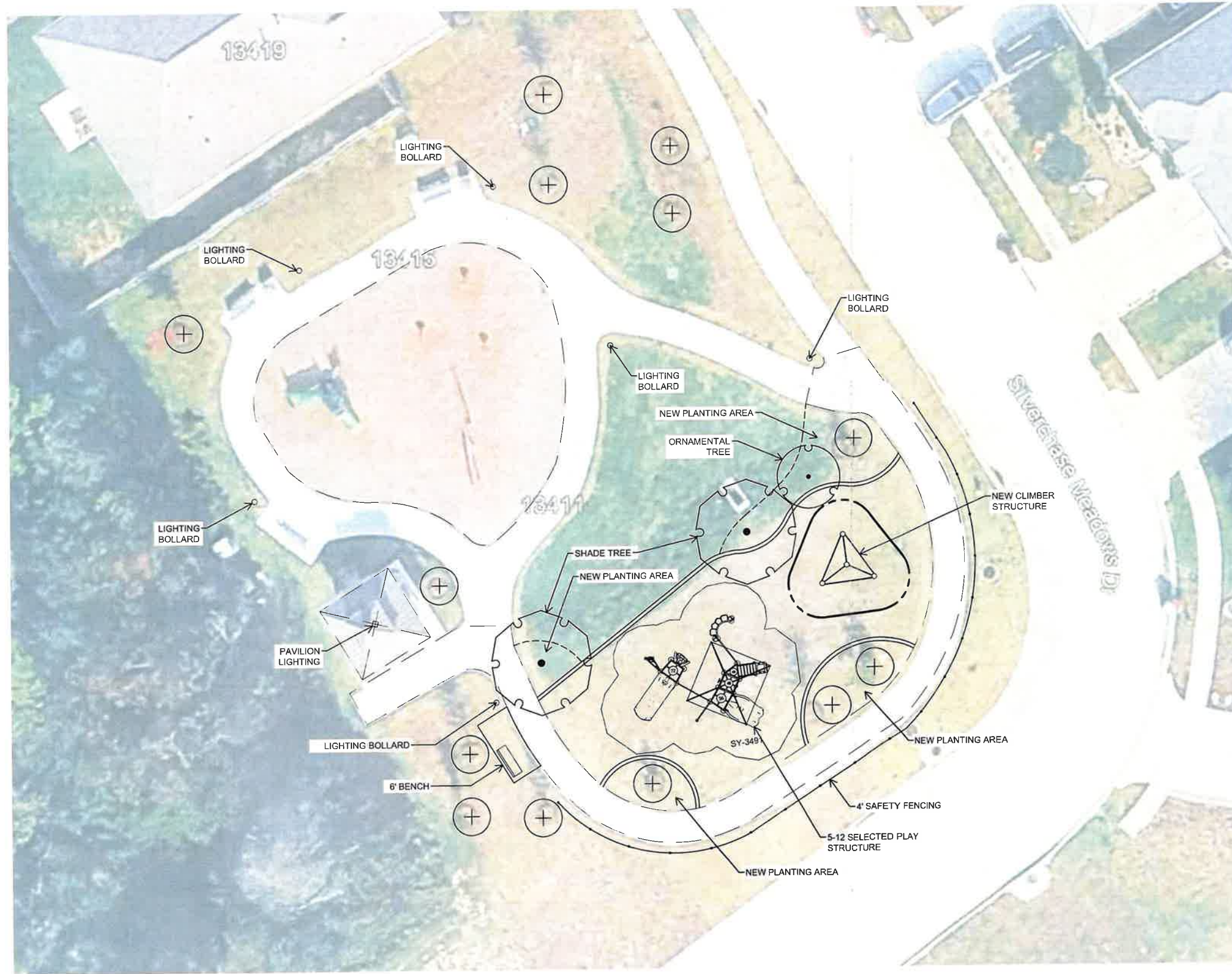
POCKET PARK EXHIBIT

OPTION 1



0 05 10 20ft
 Drawing Scale is 1" = 10'
 (Original size is 24 x 36")





5 - 12 AGE GROUP BURKE PLAYGROUND STRUCTURE



NEW CLIMBER STRUCTURE



EXISTING PLAYGROUND AREA

2026 DISCLAIMER
 THIS EXHIBIT SHOWS ILLUSTRATIONS NEEDED TO CONVEY A CONCEPT & IS NOT INTENDED FOR CONSTRUCTION. DATA & OTHER INFORMATION PROVIDED IS ESTIMATED UNLESS SPECIFIED. INFORMATION PROVIDED SHOULD BE CONSIDERED A GRAPHIC REPRESENTATION TO AID IN DETERMINING PLAN COMPONENT RELATIONSHIPS & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, EXISTING AND PROPOSED ROAD ALIGNMENTS & OTHER INFORMATION SHOWN IS APPROXIMATE & WITHOUT THE BENEFIT OF CURRENT SURVEYING DATA.

POCKET PARK EXHIBIT OPTION 2



0 05 10 20ft
 Drawing Scale is 1" = 10'
 (Original size is 24 x 36")





PRECISION UTILITY LLC

HC MUD No. 304 OPERATIONS REPORT

THURSDAY, APRIL 16, 2026

CONNECTION RECAP							
ACTIVE	1890	VACANT	22	TOTAL	1912	ESFC	2119

REVENUE RECAP													
App Fee	Deposits	Disconnection Fee	GT Inspections	Garbage	Letter Fee	Miscellaneous	NSF	Penalty	CHCRWA	Sewer	Tap Fee	Water	TOTAL
\$0.00	\$0.00	\$0.00	\$420.00	\$36,153.20	\$0.00	\$0.00	\$0.00	\$0.00	\$57,388.26	\$44,739.90	\$0.00	\$115,258.51	\$253,959.87

RECEIVABLES AND AGING RECAP									
ACCOUNT	CURRENT	30 Day	60 Day	90 Day	120 DAY	UnApp Credits	TOTAL	DELINQUENT PROCESS	
App Fee	\$0.00	\$390.00	\$30.00	\$30.00	\$0.00	\$0.00	\$450.00		
Deposits	\$0.00	\$2,600.00	\$50.00	\$28.92	\$0.00	\$0.00	\$2,678.92		
Disconnection Fee	\$0.00	\$0.00	\$60.00	\$0.00	\$521.59	\$0.00	\$581.59	TAGS	134
GT Inspections	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	TERMINATION	0
Garbage	\$36,153.20	\$8,589.80	\$3,425.28	\$692.86	\$1,118.55	\$0.00	\$49,979.69	THEFT	0
Letter Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COLLECTIONS	0
Miscellaneous	\$0.00	\$600.00	\$428.84	\$180.00	\$60.00	-\$1,844.71	-\$575.87	DISCONNECT LETTERS	9
NSF	\$0.00	\$225.00	\$25.00	\$0.00	\$200.00	\$0.00	\$450.00	METER REINSTALL	0
Penalty	\$0.00	\$9,602.17	\$1,783.39	\$615.86	\$892.14	\$0.00	\$12,893.56	PULLED METERS	0
CHCRWA	\$57,388.26	\$14,292.78	\$5,923.94	\$1,484.03	\$3,185.57	\$0.00	\$82,274.58	RECONNECTS	8
Sewer	\$44,739.90	\$10,141.75	\$3,764.63	\$809.76	\$2,378.87	\$0.00	\$61,834.91		
Tap Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Water	\$115,258.51	\$19,890.26	\$6,555.71	\$1,465.82	\$2,776.19	\$0.00	\$145,946.49		
OVERPAYMENTS							-\$12,525.59		
TOTAL	\$253,959.87	\$66,331.76	\$22,046.79	\$5,307.25	\$11,132.91	-\$14,370.30	\$344,408.28		

WATER USAGE & ACCOUNTABILITY RECAP									
BILLING CYCLE 2/21/2026 - 3/20/2026									
	PUMPED	PURCHASED	TOTAL (1)	BILLED	SOLD	LEK/MAIN	NON BILLED	TOTAL (2)	P vs B
	6	13,742	13,748	11403	0	1,125	0	12,528	91.13%
WATER WELL	WATER PERMIT	EXPIRES	MONTHLY	YTD	PERMIT	YTD%			
CHCRWA		5/31/2026	13,742,000	38,319,000	200,000,000	19%			
Water Well #4037	WP2024-106337	5/31/2026	6,000	48,000	11,000,000	0%			
SAMPLING/TESTING	H2O SAMPLES	RESULTS	WATER	SEWER	DRAINAGE				
TAPS	7	GOOD	7	34	0				
	MONTH	YEAR	BACKLOG	RESIDENTIAL	COMMERCIAL				
	0	0	0	0	0				

WWTP	TCEQ PERMIT	WQ0013564001	Expires TCEQ Review		WATER	TX1012941
Harris County MUD No. 304					Harris County MUD No. 304	
February-26					February-26	
TEST	PERMITTED	ACTUAL	MEASURED	FLOW	Location	Test Results
FLOW AVG	0.65	0.36	MGD	VERSUS	2306 Milford Place	COLIFORM Absent
FLOW 2 HR	1482	1239	GPM	CAPACITY	WP Interconnect	E. COLI Absent
CBOD	10	2.78	MG/L	54.89		COLIFORM Absent
CBOD	54	7.24	LB/DAY		2611 Bradburn Hill Ln	E. COLI Absent
TSS	15	2.60	MG/L	RAIN	13303 Arden Ridge Ln	COLIFORM Absent
TSS	81	6.78	LB/DAY	2.5	13418 Bella Chase Dr	E. COLI Absent
CL2 MAX	4	1.53	MG/L		12627 Mardi Gras Dr	COLIFORM Absent
CL2 MIN	1	1.07	MG/L		2706 Glenfield Manor Ln	E. COLI Absent
NH3	3	0.76	MG/L			COLIFORM Absent
NH3	16	1.71	LB/DAY			E. COLI Absent
ECOLI AVG	63	1.00	MG/L			COLIFORM Absent
ECOLI MAX	200	1.00	MG/L			E. COLI Absent
D. O. MIN	4	7.50	MG/L			COLIFORM Absent
PH MAX	9	7.80	MG/L			E. COLI Absent
PH MIN	6	6.80	MG/L			COLIFORM Absent

HARRIS COUNTY
MUD NO. 304



Actions Items List

- 1) Water Utility Services
 - a) Monthly Bac-T Sample Report
 - b) Nitrification Monitoring - Report 3/17/2026

- 2) Smart Meter Pilot Program
 - a) Smart Meter Dashboard
 - b) Reports
 - c) Will Schedule

- 3) Fire Hydrant Replacement - Complete
 - a) Insertion Valve installed on 3/5/2026
 - b) Fire Hydrant installed on 3/6/2026
 - c) Restoration - Complete

- 4) WWTP Pulled Pump 1 - Pending
 - a) Parts have been ordered
 - b) ETA End of April for Repair and Installation

- 5) Silver Glen North Manhole/Sidewalk Repair
 - a) 13302 Addenmoor Ct - Complete
 - i) Both manhole lids are storm sewer. Two squares are broken and need replacement.
 - b) 13202 Mersmann Ct - Complete
 - i) Sanitary manhole. Raised subgrade to flatten out sidewalk and remove trip hazard.
 - c) 13102 Beechdale Ct - Complete
 - i) Storm manhole. Sidewalk square on MH needs to be removed and 10ft each way. Re-graded and raised elevation to repair sidewalk. Total of 30ft of sidewalk removal and replaced

- 6) 2026 Red Flag Rule

- 7) TCEQ Drought Conditions Advisory

- 8) TCEQ WWTP 2026 Annual WQ EPS 2026



-
- 9) 2025 Consumer Confidence Report
 - 10) TCEQ Letter of Complaint Investigation - Resolved
 - 11) Vendor Invoice Status & Pending Liabilities - Ongoing
 - a) Summary of invoices received after the deadline, returned for correction, or pending review.
 - b) Disclosure of work completed but not yet invoiced.
 - i) Pump 1 at Onsite Lift Station
 - c) Estimated total of forthcoming payables not reflected in current financials.
 - 12) Delinquency List
 - 13) Sample Bill

Water Utility Services, Inc.
Bacteriological Test Report
February 2026

Sample ID	PWSID	PWS Name	Sample Site	County	Collection Date	Collection Time	Collector	Analysis Date	Analysis Time	Sample Type	Chlorine Type	Chlorine mg/L	Total Coliform	<i>E. coli</i>
2262617	TX1012941	Harris County MUD 304	2306 Milford Place	Harris	02/17/26	9:10	BF	02/17/26	16:00	Routine	Total	1.20	not found	not found
2262618	TX - N/A	Harris County MUD 304	WP Interconnect	Harris	02/17/26	9:18	BF	02/17/26	16:00	Special	Total	1.63	not found	not found
2262619	TX1012941	Harris County MUD 304	2611 Bradburn Hill Ln	Harris	02/17/26	9:24	BF	02/17/26	16:00	Routine	Total	1.41	not found	not found
2262620	TX1012941	Harris County MUD 304	13303 Arden Ridge Ln	Harris	02/17/26	9:28	BF	02/17/26	16:00	Routine	Total	1.17	not found	not found
2262621	TX1012941	Harris County MUD 304	13418 Bella Chase Dr	Harris	02/17/26	9:32	BF	02/17/26	16:00	Routine	Total	1.40	not found	not found
2262622	TX1012941	Harris County MUD 304	12627 Mardi Gras Dr	Harris	02/17/26	9:39	BF	02/17/26	16:00	Routine	Total	1.52	not found	not found
2263457	TX1012941	Harris County MUD 304	2706 Glenfield Manor Ln	Harris	02/20/26	13:27	KWM	02/20/26	21:05	Routine	Total	0.81	not found	not found

DocuSigned by:

 719D3D3EE9C243C...
 Steve Grychka
 Laboratory Director

Water Utility Services, Inc
 21615 Rhodes Rd
 Spring, Texas 77388
 281-290-0704
 Page 1 of 1

TCEQ Lab ID: T104704311
 Certificate ID: TX-C25-00224
 Method: Modified Colitag

Water Utility Services, Inc.

21615 Rhodes Rd
Spring, Texas 77388
281-290-0704

Client: Precision Utility, LLC
PO Box 5794
Katy, TX 77491

Test Report - Nitrification Monitoring

PROJECT LOCATION: Harris County MUD #304 COLLECTED BY: BF
COLLECTION DATE: 03/17/26 SAMPLE MATRIX: Potable Water
SAMPLE TYPE: Grab

SAMPLE LOCATION	Total Chlorine mg/L	Monochloramine mg/L	Free Ammonia mg/L	Nitrate-N mg/L	Nitrite-N mg/L	HPC* cfu/ml	Action
2306 Milford Place	0.68	0.66	0.03	0.890	0.023	24	T
WP GST	1.97	1.95	0.02	0.908	< 0.01	14	N
Surface Water Interconnect	2.05	1.98	0.06	0.907	< 0.01	16	N
2611 Bradburn Hill Ln	1.35	1.34	0.03	0.899	0.016	28	T
13303 Arden Ridge Ln	0.50	0.37	< 0.01	1.56	< 0.01	400	A
13418 Bella Chase Dr	1.29	1.23	0.05	0.868	< 0.01	14	N
12627 Mardi Gras Dr	1.84	1.81	0.11	0.905	< 0.01	16	N

Method: Hach 8167 Hach 10200 Hach 10200 EPA 300.0 EPA 300.0 SM 9215
Analyst: BF BF BF TC TC TC
Date: 03/17/26 03/17/26 03/17/26 03/17/26 03/17/26 03/17/26

* HPC - Heterotrophic Plate Count, cfu - colony forming units TNTC - to numerous to count

Free ammonia of 0.15 mg/L or less is recommended.

N - none required B - breakpoint chlorination has occurred
T - trace of nitrification - reduce water age
A - active nitrification - flushing recommended
R - reduce free ammonia
O - offline

Steve Grychka

Steve Grychka
Laboratory Director



PRECISION UTILITY LLC





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**Harris County MUD 304 Municipal Utility District
Identity Theft Prevention Program (Red Flag Rules Policy)
Updated for 2026 Compliance**

Date: April 11, 2026

1. Purpose and Authority

This Identity Theft Prevention Program (“Program”) is adopted in compliance with the **Red Flags Rule**, as required under the **Fair and Accurate Credit Transactions Act of 2003 (FACTA)**, codified at **16 CFR § 681.1**.

The purpose of this Program is to establish policies and procedures designed to:

- Detect, prevent, and mitigate identity theft in connection with covered accounts.
 - Protect customer information and maintain regulatory compliance.
 - Respond appropriately to “Red Flags” that may indicate identity theft.
-

2. Scope

This Program applies to all **covered accounts**, including:

- Residential and commercial utility service accounts
 - Accounts involving multiple payments or transactions
 - Any account where there is a reasonably foreseeable risk of identity theft
-

3. Definitions

- **Identity Theft:** Fraud committed using identifying information of another person without authorization (as defined under 16 CFR § 681.1).
 - **Red Flag:** A pattern, practice, or specific activity that indicates possible identity theft.
 - **Covered Account:** Any account that involves multiple payments or poses a reasonably foreseeable risk of identity theft.
-

4. Identification of Red Flags

The District has identified the following Red Flags in connection with new and existing accounts:

A. Alerts and Notifications

- Fraud alerts or credit freezes from consumer reporting agencies
- Notice of address discrepancy

B. Suspicious Documents

- Identification documents that appear altered or forged
- Photo or physical description not matching the applicant

C. Suspicious Personal Information

- Inconsistent identifying information (e.g., SSN mismatch)
- Information associated with known fraudulent activity

D. Unusual Account Activity

- Sudden changes in account usage patterns
- Returned mail despite active account usage
- Multiple accounts tied to the same identifying information

E. Notices from Customers or Third Parties

- Reports of unauthorized account activity
 - Complaints indicating possible identity theft
-

5. Detection Procedures

New Accounts

- Require:
-



-
- Valid government-issued photo ID
 - Driver's license number
 - Last four digits of Social Security number
 - Lease agreement or proof of property ownership
 - Verify identity prior to account activation
 - Maintain records of identifying information

Existing Accounts

- Verify identity before making account changes
- Require written authorization for:
 - Name changes
 - Address changes
 - Addition/removal of account holders
- Monitor for unusual account activity

(These procedures are consistent with your current practices but formalized for compliance.)

6. Response to Red Flags

Upon detection of a Red Flag, the District will take appropriate action, which may include:

- Contacting the customer using verified contact information
 - Monitoring the account for suspicious activity
 - Refusing to open or modifying the account
 - Closing the account if necessary
 - Notifying law enforcement, if warranted
-

7. Program Administration

- The Program will be administered by designated management personnel.
- Staff will be trained to recognize and respond to Red Flags.
- The Program will be reviewed and updated **annually** to reflect:
 - Changes in risks
 - Regulatory updates
 - Operational changes



8. Oversight and Compliance

This Program is approved by the governing body of the District and is maintained in accordance with:

- **16 CFR § 681.1 (FTC Red Flags Rule)**
- **Fair Credit Reporting Act (FCRA), as amended by FACTA**

9. Effective Date

This updated Identity Theft Prevention Program is effective as of **April 11, 2026**, and supersedes all prior versions.



TCEQ Drought Conditions Notice

Date: April 11, 2026

System Name: Harris County MUD 304

Drought Conditions Advisory

Drought conditions continue to impact portions of Texas. With continued dry conditions and increasing water demands, public water systems across the state may begin to experience strain on available water supplies. Proactive measures are necessary to help ensure the continued availability of drinking water for essential health and safety needs.

At this time, Harris County MUD 304 encourages all customers to use water wisely and begin preparing for the possible implementation of water-use restrictions if conditions worsen.

Regulatory Requirements (TCEQ Reporting)

In accordance with the Texas Commission on Environmental Quality (TCEQ) rules under **30 Texas Administrative Code §288.20(b)** and **§290.41(b)(1)**, public water systems are required to notify the TCEQ of certain drought-related conditions.

Public water systems must report:

- Entry into a new mandatory water restriction stage
- Changes to mandatory water use restrictions
- Water supply shortages or when the available supply is less than 180 days

All reports must be submitted using the TCEQ's online reporting form:

www.droughtreport.org

Information collected through this reporting system is used to coordinate state resources and provide technical assistance where needed.



Assistance and Resources

TCEQ offers free **Financial, Managerial, and Technical (FMT) assistance** to public water systems experiencing drought-related challenges. Assistance may include:

- Water loss evaluation and conservation strategies
- Emergency planning support
- Identification of funding opportunities

For additional information or assistance, contact:

- **Water Supply Division (Drought Program):** 512-239-1077
- **FMT Assistance Program:** 512-239-1076
- **Email:** FMT@tceq.texas.gov

Customer Cooperation

Harris County MUD 304 appreciates the cooperation of all residents and customers in conserving water during these dry conditions. Further updates will be provided if drought conditions intensify or if water use restrictions become necessary.

Contact Information

Precision Utility LLC (281) 456-9825

Texas Commission on Environmental Quality

Domestic Wastewater Treatment Facility

WQ0013564001

Site Information (Regulated Entity)

What is the name of the site to be authorized?	HARRIS COUNTY MUD 304 WWTP
Does the site have a physical address?	Yes
Physical Address	
Number and Street	12603 WELLINGTON PKWY
City	SPRING
State	TX
ZIP	77014
County	HARRIS
Latitude (N) (##.#####)	29.973611
Longitude (W) (-###.#####)	-95.466111
Primary SIC Code	4952
Secondary SIC Code	
Primary NAICS Code	221320
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN102097771
What is the name of the Regulated Entity (RE)?	HARRIS COUNTY MUD 304
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	CARTER RANCH RD AT SALT TRAIL RD
City	HOUSTON
State	TX
ZIP	77014
County	HARRIS
Latitude (N) (##.#####)	
Longitude (W) (-###.#####)	
Facility NAICS Code	
What is the primary business of this entity?	DOMESTIC

Harris -Customer (Applicant) Information (Owner)

How is this applicant associated with this site?	Owner
What is the applicant's Customer Number (CN)?	CN600737183
Type of Customer	Other Government
Full legal name of the applicant:	

Legal Name	Harris County Municipal Utility District 304
Texas SOS Filing Number	
Federal Tax ID	
State Franchise Tax ID	
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	

Primary Contact

Person TCEQ should contact for questions about this application:

Organization Name	PRECISION UTILITY LLC
Prefix	
First Name	TONY
Middle Name	
Last Name	BONAVENTURE
Suffix	
Credentials	
Title	PRESIDENT
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	9419 LAMKIN RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON
State	TX
Zip	77049
Phone (###-###-####)	2814569825
Extension	
Alternate Phone (###-###-####)	8328015643
Fax (###-###-####)	
Email	TONYB@PRECISIONUTILITY.BIZ
Same as another contact?	

Secondary Contact

Person TCEQ should contact for questions about this application:

Same as another contact?

Organization Name	PRECISION UTILITY LLC
Prefix	
First Name	JUAN
Middle Name	
Last Name	ROJAS
Suffix	
Credentials	
Title	Operations Supervisor
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	9419 LAMKIN RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON
State	TX
Zip	77049
Phone (###-###-####)	2814569825
Extension	
Alternate Phone (###-###-####)	2815128532
Fax (###-###-####)	
E-mail	JUANR@PRECISIONUTILITY.BIZ

Outside Operating Company Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	Primary Contact
Organization Name	PRECISION UTILITY LLC
Prefix	
First Name	TONY
Middle Name	
Last Name	BONAVENTURE
Suffix	
Credentials	
Title	PRESIDENT
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	9419 LAMKIN RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON

State	TX
Zip	77049
Phone (###-###-####)	2814569825
Extension	
Alternate Phone (###-###-####)	8328015643
Fax (###-###-####)	
Email	TONYB@PRECISIONUTILITY.BIZ

Annual Contact

Same as another contact?	Primary Contact
Organization Name	PRECISION UTILITY LLC
Prefix	
First Name	TONY
Middle Name	
Last Name	BONAVENTURE
Suffix	
Credentials	
Title	PRESIDENT
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	9419 LAMKIN RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON
State	TX
Zip	77049
Phone (###-###-####)	2814569825
Extension	
Alternate Phone (###-###-####)	8328015643
Fax (###-###-####)	
Email	TONYB@PRECISIONUTILITY.BIZ

Annual Contact

Same as another contact?	Secondary Contact
Organization Name	PRECISION UTILITY LLC
Prefix	
First Name	JUAN
Middle Name	
Last Name	ROJAS
Suffix	
Credentials	

Title	Operations Supervisor
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	9419 LAMKIN RD
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON
State	TX
Zip	77049
Phone (###-###-####)	2814569825
Extension	
Alternate Phone (###-###-####)	2815128532
Fax (###-###-####)	
Email	JUANR@PRECISIONUTILITY.BIZ

Domestic WWTF General Information

1) WWTF Phone Number	2814569825
2) Extension	
3) WWTF After Hours Emergency Hotline Phone Number	2814569825
4) Extension	
5) WWTF Latitude at the Front Gate	29.973309
6) WWTF Longitude at the Front Gate	-95.465886
7) Is the WWTF built?	Yes
7.1. What is the annual estimate of the total population served by this WWTF?	5607
7.2. Does the WWTF have back-up power?	Yes
7.2.1. What type of fuel does the power source use?	DIESEL
7.3. Does the WWTF serve other communities (i.e. cities, MUDs, WCIDs, etc.)?	No
7.3.1. Since you indicate that the WWTF does not serve other communities, listed here are the currently active communities in the system that will be marked as inactive.	NONE
7.4. Is the daily operation of the WW contracted to an outside operating company?	Yes

Collection System

1) Are there active lift stations in the collection system(s) connected to this WWTF?	Yes
1.1. From the list of lift stations available in our system, select the ones that are currently active.	LS NO 1 LS NO 2 WWTP

1.2. In addition to the lift stations selected above, are there additional active lift stations in the WWTF?	No
2) Does the collection system(s) have ANY pressure or vacuum sewer systems (not force mains)?	NO
3) How many portable generators are available for use?	1

WWTF Lift Station - Existing

Lift Station#: 1

WWTF Lift Station name	LS NO 1
Is this the main Lift Station?	NO
Latitude (Decimal Degrees) (##.#####)	29.972592
Longitude (Decimal Degrees) (-###.#####)	-95.464161
Does the lift station have a pressure or vacuum sewer system?	NO
Is there a permanent generator onsite?	Yes
Is it wired for portable generator?	YES
Kilowatts	30000
Voltage	480
Phase	3
Select the Fuel Type	DIESEL
Is there additional fuel supply onsite?	NO
What are the hours of operation on fuel supply?	48

Lift Station#: 2

WWTF Lift Station name	LS NO 2
Is this the main Lift Station?	NO
Latitude (Decimal Degrees) (##.#####)	29.976722
Longitude (Decimal Degrees) (-###.#####)	-95.456743
Does the lift station have a pressure or vacuum sewer system?	NO
Is there a permanent generator onsite?	NO
Is it wired for portable generator?	YES
Kilowatts	30000
Voltage	480
Phase	3
Select the Fuel Type	DIESEL
Is there additional fuel supply onsite?	NO
What are the hours of operation on fuel supply?	48

Lift Station#: 3

WWTF Lift Station name	WWTP
Is this the main Lift Station?	Yes
Latitude (Decimal Degrees) (##.#####)	29.973872
Longitude (Decimal Degrees) (-###.#####)	-95.465777
Does the lift station have a pressure or vacuum sewer system?	No
Is there a permanent generator onsite?	Yes
Is it wired for portable generator?	YES
Kilowatts	250
Voltage	50000
Phase	3
Select the Fuel Type	DIESEL
Is there additional fuel supply onsite?	NO
What are the hours of operation on fuel supply?	48

Certification

I further certify that I am authorized under 30 Texas Administrative Code 305.44 to sign and submit this document for an entity as described below in the instructions for this form, and can provide documentation in proof of such authorization upon request.

I certify that, based on information and belief formed after reasonable inquiry, the statements and information contained in the attached documents is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Juan M Rojas, the owner of the STEERS account ER110459.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Domestic Wastewater Treatment Facility WQ0013564001.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OWNER Signature: Juan M Rojas OWNER

Customer Number:	CN600737183
Legal Name:	Harris County Municipal Utility District 304
Account Number:	ER110459
Signature IP Address:	73.76.7.17
Signature Date:	2026-04-11
Signature Hash:	159DA8F21F315777DEA601FE695AD0D403922BD893D6DC0E53C57C722188DC54
Form Hash Code at time of Signature:	AC627F528B1B87617DE2C4F55CCF757E34F546D4387C44BE73BF8A7FEF5257A3

Submission

Reference Number:	The application reference number is 776104
Submitted by:	The application was submitted by ER110459/Juan M Rojas
Submitted Timestamp:	The application was submitted on 2026-04-11 at 08:25:43 CDT
Submitted From:	The application was submitted from IP address 73.76.7.17
Confirmation Number:	The confirmation number is 761720
Steers Version:	The STEERS version is 6.94
Permit Number:	The permit number is WQ0013564001

Additional Information

Application Creator: This account was created by Juan M Rojas

Public Input Opportunity

Your water board meets at 6:00 pm on the third Thursday of every month at 12525 Wellington Pkwy Houston, TX 77014

To learn about future public meetings (concerning your drinking water) or to request to schedule one, please call us at (281) 456-9825

En Español

Este reporte incluye informacion importante sobre el agua para tomar. Para asistencia en español, favor de llamar al telefono (281) 456-9825



2025 Annual Drinking Water Quality Report

(Consumer Confidence Report)



HC MUD 304
PWS# 1012941

HC MUD 304 - PWS ID 1012941

Our Drinking Water Meets or Exceeds All Federal and State Drinking Water Requirements

This report is a summary of the quality of the water we provide our customers. The analysis was made by using the data from the most recent U.S. Environmental Protection Agency (EPA) required testing. We hope this information helps you become more knowledgeable about what's in your drinking water.

Information about your Drinking Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPAs Safe Drinking Water Hotline at 1-(800) 426-4791.

Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

ALL drinking water may contain contaminants

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water and for regulatory compliance department contact Tony Bonaventure at 281-456-9825.

Special Notice for the Elderly, Infants, Cancer Patients, People with HIV/AIDS or Other Immune Problems

You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly or immuno-compromised persons such as those undergoing chemotherapy for cancer; those who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders can be particularly at risk for infections. You should seek advice about drinking water from your physician or health care provider. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline: (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>

PUBLIC WATER SYSTEM ID#1012941

Where Do We Get Our Water?

Our drinking water is obtained from surface water and ground water sources. Our surface water is supplied to us by the North Harris County Regional Water Authority and the ground water comes from the Evangeline Aquifer. A Source Water Susceptibility Assessment for your drinking water source(s) has been completed by the Texas Commission on Environmental Quality. This information describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The information contained in the assessment allows us to focus source water protection strategies. Some of this source water assessment information is available on Texas Drinking Water Watch at <http://dww.tceq.state.tx.us/DWW/>. For more information on source water assessments and protections efforts at our system, please contact Juan Rojas of our Regulatory Compliance Department at (281) 456-9825.

About the Tables

EPA requires water systems to test for more than 90 contaminants in drinking water. The data tables in this report contain all of the regulated contaminants detected in your water, which are below state and federal allowed levels. The state of Texas allows us to monitor for some contaminants less than once per year because the concentrations do not change frequently. Definitions and abbreviations are provided below and sources of detected contaminants in this report follow the tables.

Definitions and Abbreviations

This table contains scientific terms and measures, some of which may require explanation.

Action Level Goal (ALG):	The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.
Action Level:	The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
Avg:	Regulatory compliance with some MCLs are based on running annual average of monthly samples.
Level 1 Assessment:	A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
Level 2 Assessment:	A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.
Maximum Contaminant Level Goal or MCLG:	The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
Maximum Contaminant Level or MCL:	The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
Maximum residual disinfectant level goal or MRDLG:	The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
Maximum residual disinfectant level or MRDL:	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
MFL	million fibers per liter (a measure of asbestos)
mrem:	millirems per year (a measure of radiation absorbed by the body)
na:	not applicable.
NTU	nephelometric turbidity units (a measure of turbidity)
pCi/L	picocuries per liter (a measure of radioactivity)
ppb:	micrograms per liter or parts per billion - or one ounce in 7,350,000 gallons of water.
ppm:	milligrams per liter or parts per million - or one ounce in 7,350 gallons of water.
ppq	parts per quadrillion, or picograms per liter (pg/L)
ppt	parts per trillion, or nanograms per liter (ng/L)
Treatment Technique or TT:	A required process intended to reduce the level of a contaminant in drinking water.

Information from Harris County MUD 304 (PWS # 1012941)

Inorganic Contaminants								Likely Source of Contamination
Year	Contaminant	Highest Level Detected	Range of Detected Levels	MCL	MCLG	Units	Violation	
2025	Atrazine	0.33	0 - 0.33	3	3	ppb	No	Runoff from herbicide used on row crops
2024	Barium	0.159	0.159-0.159	2	2	ppm	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural Deposits.
2023	Cyanide	50	50-50	200	200	ppb	No	Discharge from plastic and fertilizer factories; Discharge from steel/metal factories.
2025	Dibromochloromethane	3.4	2.2 - 3.4	0	0.06	UG/L	No	
2025	Nitrate	1.37	1.37	10	10	ppm	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; erosion of natural deposits.
2024	Nickel	0.0011	0.0011	0	0.1	MG/L	No	
2025	Simazine	0.09	0 - 0.09	4	4	ppb	No	Herbicide runoff

Disinfection Byproducts								Likely Source of Contamination
Year	Contaminant	Highest Level Detected	Range of Detected Levels	MCL	MCLG	Units	Violation	
2025	Total Trihalomethanes (TTHM)	28	28	80	No goal for total	ppb	No	By product of drinking water disinfection.
2025	Haloacetic Acids (HAA5)	7	6.8	60	No goal for total	ppb	No	By product of drinking water disinfection.

Disinfectant Residual								Likely Source of Contamination	
Year	Contaminant	Average Level	Minimum Level	Maximum Level	MRDL	MRDLG	Units		Violation
2024	Chlorine Residual (Free)	2.66	.95	4.72	4	4	ppm	No	Water additive used to control microbes.

Lead & Copper								Likely Source of Contamination
Year	Contaminant	90th Percentile	Number of Sites Exceeding AL	AL	ALG	Units	Violation	

Lead and Copper	Date Sampled	MCLG	Action Level (AL)	90th Percentile	# Sites Over AL	Units	Violation	Likely Source of Contamination
Copper	2023	1.3	1.3	0.472	0	ppm	N	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.
Lead	2023	0	15	4.22	2	ppb	N	Corrosion of household plumbing systems; Erosion of natural deposits.

CONTAMINANT SOURCES & ADDITIONAL CONTAMINANT INFORMATION

<u>CONTAMINANT</u>	<u>SOURCES</u>
Atrazine	Runoff from herbicide used on row crops
Barium	Discharge of drilling wastes; Discharge from metal refineries
Cyanide	Discharge from steel/metal factories; Discharge from plastic and fertilizer factories.
Fluoride	Erosion of natural deposits; Water additive which promotes stron teeth; Discharge from fertilizer and aluminum factories.
Simazine	Hebercide Runoff
Nitrate	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Haloacetic Acids (HAA5)	By-product of drinking water disinfection.
Total Trihalomethanes (TTHM)	By-product of drinking water disinfection.
Lead	Corrosion of household plumbing systems; erosion of natural deposits.
Copper	Corrosion of household plumbing systems; erosion of natural deposits.
Chlorine Residual	Water additive used to control microbes.
Turbidity	Soil Runoff.
Unregulated Contaminants	Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.

Lead Service Line Inventory

The Lead Service Line Inventory is an inventory of every service line in your distribution system, including both the utility owned and customer owned service lines. Each must be categorized as either lead, non-lead, galvanized requiring replacement, or lead status unknown. The required systems must comply by October 16, 2024. You can view the Lead Service Line Inventory Spreadsheet on your districts website by clicking <https://hcmud304.com/>.

Unregulated Contaminants Monitoring Rule (UCMR 5)

The Safe Drinking Water Act (SDWA) requires the U.S. Environmental Protection Agency (EPA) to establish criteria for a program to monitor unregulated contaminants in drinking water and to identify contaminants to be monitored every five years. The UCMR dataset is one of the primary sources of information on occurrence and population exposure EPA uses to develop regulatory decisions for contaminants in the public drinking water supply.

Outdoor Water Conservation Tips:

- To keep your lawn healthy during the summer months - it only takes 1" of water a week.
- During the hot summer months, try to water in the early morning or late evening.
- In hot summer months, set your lawn mower to a higher setting, because taller grass helps hold in moisture. Cutting your grass too short can cause you to water more and can cause the grass to burn easier.
- Set your sprinkler system to a timer and adjust during the different seasons.

Indoor Water Conservation Tips:

- To save on water and energy, always run your dishwasher with a full load.
- Take a shower instead of a bath.
- Check for leaks in your toilets and faucets. (A helpful hint is to schedule this for every six months when you are checking your smoke detectors.)
- When brushing your teeth, shaving, or washing your hands, only run the water when it is time to rinse.

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 14, 2026

ELECTRONIC RECEIPT REQUESTED

Ms. Sharon Mayo
Board President
Harris County Municipal Utility District No. 304
24624 Interstate 45 North, Suite 200
The Woodlands, Texas 77386-4084
Via Email

Re: Notice of Violation for the Complaint Investigation at:
Harris County Municipal Utility District No. 304 Wastewater Treatment Facility
12603 Wellington Parkway, Houston, Harris County, Texas 77014
Regulated Entity No.: 102097771; TCEQ ID No.: WQ0013564001; EPA ID No.: TX0097225
Investigation No.: 2122594

Dear Ms. Mayo:

On January 23, 2026, and February 11, 2026, Mr. Javier Flores and Mr. Kevin Nguyen of the Texas Commission on Environmental Quality (TCEQ) Houston Region 12 Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable requirements for wastewater. Enclosed is a summary which lists the investigation findings. During the investigation, some concerns were noted which were alleged noncompliances that have been resolved as Resolved Violations based on subsequent corrective action.

In the listing of the alleged violations, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled *Obtaining TCEQ Rules* (GI 032) are located on our agency website at <https://www.tceq.texas.gov> for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Houston Region 12 Office at (713) 767-3650 or the Central Office Publications Ordering Team at (512) 239-0028. This investigation was the result of a complaint. For information regarding our complaint policies and procedures, please refer to the following website: <https://www.tceq.texas.gov/compliance/complaints>.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. We anticipate that you will resolve the alleged violations as required to protect the State's environment. If you have additional information that we are unaware of, you have the opportunity to contest the violations documented in this notice. Should you choose to do so, you must notify the Houston Region 12 Office within 10 days from the date of this letter. At that time, Water Section Team Leader, Ms. Elaine Fowler, will schedule a violation review meeting to be conducted within 21 days from the date of this letter. However, please be advised that if you decide to participate in the violation review process, the TCEQ may still require you to adhere to the compliance scheduled included in the enclosed Summary of Investigation Findings until an official decision is made regarding the status of any or all of the contested violations.

TCEQ Region 12 • 5425 Polk St., Ste. H • Houston, Texas 77023-1452 • 713-767-3500 • Fax 713-767-3520

Austin Headquarters: 512-239-1000 • [tceq.texas.gov](https://www.tceq.texas.gov) • How is our customer service? [tceq.texas.gov/customerurvey](https://www.tceq.texas.gov/customerurvey)
printed on recycled paper

Ms. Mayo
Page 2
April 14, 2026

If you or members of your staff have any questions, please feel free to contact Mr. Javier Flores in the Houston Region 12 Office at (713) 767-3751.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elaine Fowler".

Elaine Fowler
Water Section Team Leader
Houston Region 12 Office
Texas Commission on Environmental Quality

EF/JF/kw

cc: Mr. Juan Rojas, Operation Supervisor, Precision Utility LLC Via Email

Enclosure: Summary of Investigation Findings

Summary of Investigation Findings

HARRIS COUNTY MUD 304

Investigation # 2122594

12603 WELLINGTON PKWY

Investigation Date: 01/23/2026

SPRING, HARRIS COUNTY, TX 77014

Additional ID(s): TX0097225
WQ0013564001

ALLEGED VIOLATION(S) NOTED AND RESOLVED ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 946911

2D TWC Chapter 26.121(a)(1)

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(4)

EPA ID TX0097225, Monitoring Requirements No. 4

PERMIT WQ0013564001, Monitoring Requirements No. 4

Alleged Violation:

Investigation: 2122594

Comment Date: 03/20/2026

Failure to prevent the discharge of visible foam in other than trace amounts. Specifically, during the investigation conducted on January 23, 2026, visible foam was seen discharging from the outfall pipe into the receiving stream.

Recommended Corrective Action: Submit documentation to the TCEQ Houston Region 12 Office indicating the receiving water was clear of foam and the outfall pipe is not discharging foam.

Resolution: During the investigation conducted on February 11, 2026, no foam was observed discharging from the outfall pipe into the receiving stream. Additionally, the regulated entity submitted documentation to the TCEQ Houston Region 12 Office on March 9, 2026, indicating the receiving stream was clear of foam and the outfall pipe was not discharging foam.

Track No: 946919

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

EPA ID TX0097225, Operational Requirements, No. 1

PERMIT WQ0013564001, Operational Requirements, No. 1

Alleged Violation:

Investigation: 2122594

Comment Date: 03/20/2026

Failure to properly operate and maintain the facility. Specifically, during the investigation conducted on January 23, 2026, the clarifier feed well was observed overflowing with foam past the capacity of the inlet, and there were solids and foam seen in the chlorine contact chamber.

A follow up investigation was conducted on February 11, 2026, during which solids and foam were again observed in the chlorine contact chamber, and solids were observed in the clarifier weirs and flowing over the weirs.

Recommended Corrective Action: Submit documentation to the TCEQ Houston Region 12 Office indicating the treatment units have been properly cleaned and are operating properly.

Resolution: On February 11, 2026, the investigator observed the clarifier feed well and noted the foam had been reduced to standard capacity. On February 16, 2026, and March 9, 2026, the regulated entity submitted documentation indicating the treatment units had been cleaned and were operating properly.



PRECISION UTILITY LLC

Harris County MUD 304 Delinquent List

5381	\$232.35	6349	\$160.39	7184	\$75.62	8399	\$75.25
5385	\$177.57	6364	\$30.98	7188	\$39.15	8444	\$122.96
258886	\$201.62	6380	\$149.21	7209	\$442.31	9480	\$94.22
5406	\$243.34	281534	\$474.31	199111	\$116.76	274586	\$106.79
5411	\$438.03	6405	\$183.80	7222	\$150.48	8451	\$131.04
5415	\$251.66	6412	\$49.21	7231	\$98.72	8457	\$106.79
5437	\$100.00	6415	\$97.49	7250	\$118.28	8458	\$226.04
5443	\$106.79	6421	\$100.00	7259	\$132.91	8477	\$267.94
5469	\$67.99	6435	\$229.68	7265	\$522.27	8486	\$114.88
5471	\$87.00	6448	\$106.79	7268	\$127.18	8491	\$99.71
5479	\$35.87	6450	\$232.35	7292	\$82.76	8501	\$131.04
5491	\$345.50	6454	\$251.22	7316	\$16.94	225792	\$256.11
5500	\$100.01	6460	\$87.00	374927	\$122.00	8515	\$149.21
5501	\$208.35	121272	\$69.78	85592	\$97.18	280985	\$215.93
5505	\$114.88	6502	\$99.62	7349	\$103.13	8529	\$114.88
5517	\$169.37	6504	\$275.18	269255	\$106.79	262984	\$283.30
268091	\$163.91	6516	\$218.72	7360	\$108.26	356794	\$78.46
362850	\$99.71	280630	\$253.34	7370	\$200.42	228590	\$225.12
265917	\$239.03	6531	\$162.88	7373	\$54.06	8541	\$75.15
5592	\$207.11	6533	\$41.53	262703	\$149.21	8555	\$73.94
5613	\$169.29	6539	\$209.03	7399	\$130.31	270303	\$114.88
264892	\$400.00	6555	\$157.93	271545	\$39.18	8576	\$100.66
5642	\$301.37	6575	\$376.84	7473	\$142.67	297350	\$103.31



PRECISION UTILITY LLC

274440	\$180.44	6592	\$290.16	7481	\$272.00	8617	\$140.12
5672	\$40.67	6596	\$100.00	270128	\$87.99	8620	\$258.22
264802	\$217.52	268131	\$254.52	279700	\$164.77	8633	\$101.49
374928	\$593.00	254219	\$132.93	265989	\$106.79	8650	\$66.86
384038	\$118.24	6602	\$227.15	7572	\$61.97	8672	\$83.46
5716	\$293.71	6609	\$114.88	7579	\$464.05	8696	\$115.14
239042	\$125.00	6624	\$252.14	271283	\$216.18	8697	\$99.71
271363	\$249.07	6629	\$467.61	7592	\$106.79	8700	\$266.52
5736	\$36.66	6662	\$109.68	7620	\$100.87	8702	\$140.12
436425	\$239.88	269302	\$95.17	7646	\$164.77	8712	\$316.06
5744	\$97.89	6666	\$214.07	7661	\$140.12	8714	\$118.28
5756	\$70.07	6668	\$223.74	7668	\$80.75	281533	\$430.52
5784	\$114.88	6684	\$86.00	7680	\$148.98	8782	\$104.20
5786	\$433.73	6702	\$433.26	7685	\$193.86	8791	\$354.09
5793	\$134.43	268453	\$345.53	7690	\$114.88	8811	\$145.80
5796	\$111.22	6704	\$92.63	7691	\$99.71	372246	\$69.37
5818	\$57.32	6706	\$106.79	237237	\$313.72	8838	\$186.11
5831	\$97.88	265895	\$261.72	7713	\$201.87	8846	\$103.05
5837	\$213.10	6753	\$131.04	275849	\$200.12	372292	\$322.21
5839	\$213.60	6795	\$264.58	7820	\$158.39	8850	\$173.81
5853	\$92.43	6820	\$81.47	7822	\$89.30	8857	\$325.94
5855	\$99.71	6823	\$130.75	7842	\$202.60	8872	\$241.25
5859	\$126.46	6824	\$74.03	7858	\$92.63	8879	\$114.78
5861	\$106.79	6833	\$106.79	7859	\$125.56	8884	\$69.69



PRECISION UTILITY LLC

5863	\$229.65	6834	\$114.88	7862	\$99.71	261546	\$101.89
5865	\$75.28	275326	\$131.04	7877	\$12.96	8923	\$106.79
5869	\$101.18	6838	\$227.32	7881	\$130.63	8930	\$60.38
5896	\$108.97	6848	\$355.68	7896	\$176.59	8937	\$174.85
5904	\$114.88	6849	\$245.92	7900	\$100.00	8949	\$114.88
5908	\$92.37	281019	\$292.79	7912	\$317.19	8956	\$106.37
5922	\$59.39	6875	\$122.96	7938	\$114.88	8966	\$122.96
5930	\$101.18	229040	\$414.87	7951	\$125.56	8976	\$169.37
5952	\$489.07	6905	\$131.04	7958	\$100.00	224691	\$306.74
81800	\$117.47	6918	\$162.73	7960	\$110.39	60886	\$259.70
5957	\$100.00	6936	\$146.97	7976	\$18.48	9006	\$212.70
5970	\$24.77	6940	\$106.79	8014	\$131.04	9009	\$77.11
5994	\$211.87	6954	\$364.41	8027	\$252.36	9018	\$99.02
6013	\$37.42	6974	\$79.27	8031	\$106.79	9020	\$155.02
6035	\$232.02	311882	\$184.40	8067	\$103.34	9021	\$137.00
6043	\$114.88	6994	\$118.83	8069	\$84.26	9030	\$126.55
6058	\$275.38	7012	\$106.79	8086	\$59.92	9035	\$366.78
6071	\$92.63	7017	\$76.60	8094	\$110.39	9054	\$114.88
6083	\$280.27	7023	\$62.15	8103	\$250.93	199907	\$149.21
6094	\$106.79	7035	\$240.98	245291	\$102.60	383132	\$194.00
6113	\$95.95	7040	\$240.18	8166	\$185.23	311515	\$167.50
6119	\$343.86	7041	\$165.14	8177	\$204.12	9224	\$206.36
18771	\$140.41	7046	\$58.33	8183	\$34.75	9229	\$160.28
6136	\$106.79	7064	\$181.51	8191	\$176.12	9231	\$122.96



PRECISION UTILITY LLC

6155	\$100.00	7071	\$125.66	245074	\$98.59	44588	\$233.27
6165	\$99.71	7082	\$154.42	8214	\$179.46	9255	\$42.43
6175	\$137.47	7085	\$18.94	8231	\$91.16	267055	\$157.58
259191	\$230.35	7105	\$100.48	8241	\$85.54	9267	\$212.70
6251	\$236.54	7117	\$114.88	298306	\$145.74	9271	\$213.80
6261	\$122.68	7121	\$99.71	8321	\$282.74	9281	\$92.63
6281	\$92.63	7124	\$98.99	8323	\$545.37	9320	\$148.04
6283	\$346.17	7127	\$322.17	436430	\$275.13	9325	\$55.39
6285	\$106.79	7134	\$218.28	8334	\$197.41	9352	\$125.56
6291	\$159.29	7139	\$114.88	8351	\$50.74	9356	\$92.63
265783	\$131.04	7147	\$242.99	8355	\$375.58	9369	\$37.56
6301	\$92.63	7165	\$244.63	8356	\$227.94	9383	\$15.28
6307	\$89.95	264963	\$249.00	8376	\$196.26	9394	\$122.96
6314	\$115.98	7173	\$122.96	8378	\$140.12	279487	\$114.63
6325	\$102.60	7182	\$201.31	8388	\$280.09	9428	\$208.39
9447	\$210.67	29241	\$223.07				

Monthly Water Bill Statement

Please Make Checks Payable to: Harris Co MUD 304

P. O. BOX 24369 Houston Texas 77229-4369

REGULAR BILL

For Assistance Call: 281-456-9825

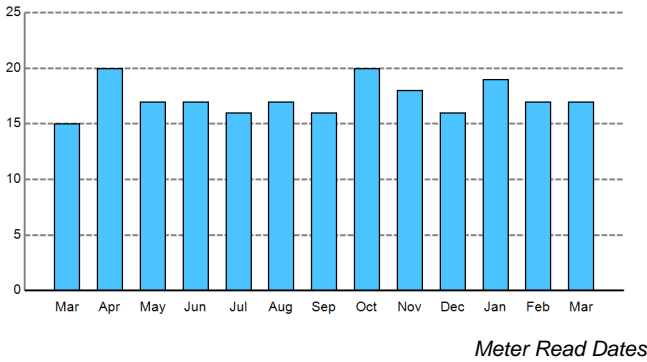
Pay By Phone IVR System: 281-671-0901

Website: <https://precisionutility.biz/>

ACCOUNT NAME	
IVR ID #	
STATEMENT DATE	04/03/26
BILLING PERIOD	02/21/26 - 03/20/26
SECURITY CODE	
ACCOUNT NUMBER	

METER NO.	SERVICE ADDRESS	PRIOR READ	CURRENT READ	TOTAL USAGE	READ DATE
37405733		1,000	1,017	17 KGAL	03/18/26

13 Month Usage (in 1,000 gallons)



ACCOUNT SUMMARY

Description	Amount
Previous Balance	\$234.87
Payment - Thank You!	(\$234.87)
Balance	\$0.00
Current Billing	
Water Charges	\$78.22
Sewer Charges	\$70.24
CHCRWA	\$86.41
Total Current Billing Charges	\$234.87
Due date applies to current charges only.	
TOTAL DUE BY 04/29/26	\$234.87
TOTAL DUE AFTER 04/29/26	\$258.36

MESSAGES

PLEASE HELP CONSERVE WATER.
 PENALTIES WILL BE CHARGED AFTER THE DUE DATE.
 MAKE CREDIT CARD PAYMENTS @ www.precisionutility.biz
 TO PAY BY PHONE DIRECTLY CALL 281-671-0901 USING
 YOUR IVR ID # LISTED ABOVE.
 CONTACT EMAIL: service@precisionutility.biz

For more information about the District, including information about the District's Board and Board Meetings, Please go to the Comptroller's Special Purpose District Public Information Database at <https://spdpid.comptroller.texas.gov/>

GENERAL INFORMATION

The due date applies to current charges only.
 NOTE: Past due balances are due immediately

Houston Office Location:
 9419 Lamkin Rd. Houston, TX 77049
 Ph: 281-456-9825 Fax: 281-456-0329
 Hours: Mon-Fri 8:00 AM - 5:00 PM

*****SEPARATE AND RETURN BELOW STUB WITH PAYMENT*****

Harris Co MUD 304
 P.O. BOX 24369
 HOUSTON, TX 77229-4369



NAME	
SERVICE ADDRESS	
ACCOUNT NUMBER	
Statement Due Date <small>**Prev. Balance Due Immediately</small>	04/29/26
TOTAL DUE BY 04/29/26	\$234.87
TOTAL DUE AFTER 04/29/26	\$258.36
Amount Paid	\$

PLEASE MAIL CHECK OR MONEY ORDER ONLY. DO NOT SEND CASH.

Harris Co MUD 304
 P.O. BOX 24369
 HOUSTON, TX 77229-4369

70002000000584600002583600002348700002348705

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

GENERAL MANAGER'S REPORT

Prepared for:
Board of Directors
Harris County MUD No. 304

Prepared by:
Special Districts Management Solutions, LLC

Desmond C. LeBlanc, MBA
General Manager
Email: generalmanager@hcmud304.com

Meeting Date: April 16, 2026

Board Action Requests

1. Administration Building Re-pipe Estimates

- Received three quotes.
 - Redeemed Plumbing, LLC
 - T-Rex Plumbing
 - U-GOT-Flow Plumbing

BOARD ACTION REQUEST: APPROVE/DENY QUOTE OF CHOICE

2. Request to add Camera to Event Room

BOARD ACTION REQUEST: APPROVE/DENY REQUEST

3. Burt's Cleaning Service Annual Renewal Contract

BOARD ACTION REQUEST: APPROVE/DENY REQUEST

Projects Update

1. **2026 Easter Event** – Completed. Thank you to all who assisted and joined in on the festivities.
2. **SIDEWALK REPAIRS:** PCT 1 has begun working on sidewalk repairs in the District. They are only completing those sidewalks that are the responsibility of the Precinct.
3. **BUILDING A/V:** Finley Enterprises will be completing the A/V work. Scheduled to be completed before next month's meeting.
4. **OUTDOOR BENCHES:** Will be reaching out to Global Industrial for Bench Quote
5. **Pavilion Grill** – A new Pavilion Grill is being ordered.
6. **Building Repipe:** See attached quotes for approval.
7. **OUTSIDE RESTROOMS:** Working with Security consultant on lock upgrades. We are having issues with illegal activity occurring in the restrooms. PCT 4 has been contacted on this as well. We have unfortunately begun locking the restrooms earlier due to the activity that has been occurring.
8. **GENERATOR UPDATE:** A new generator company is currently being researched.

9. **Mail Delivery:** Mailbox installation is complete.
10. **DISTRICT COMMUNICATION POLICY:** No updates.
11. **WALKING TRAIL IMPROVEMENTS:** New Sign posted at trail entrance. Dog waste stations requested to be placed along walking trail.
12. **School Safety Program** – At the Request of Director Moses, we will be applying for this program from PCT 1 to infrastructure improvements in areas around our schools.
13. **Administration Building Phones/Internet** – AT&T has begun the process to update the building from copper to fiber.

General Manager Updates

- Jewels & Gents event was a success for April.
- All administrative building systems are functioning normally.
- We will be transitioning to a new Spring/Summer Property Hours – 6:00am-8:00pm beginning Monday, April 6, 2026. Building Hours will remain the same 10am-4pm.
- Staff is continuing to monitor maintenance needs in coordination with contracted service providers.
- Burt's Cleaning Services continue to do an excellent job with cleaning schedule. Annual contract renewal is attached.
- Administration Building Operating Schedule is attached.
- Phone calls with Precision throughout the month. Working with Operator on SOP for Resident Credit Request. More details are forthcoming.
- Meeting with EHRA Representatives, Directors Moses and Allen and Silverchase HOA representatives regarding the Silverchase Park Upgrades.
- Receiving and responding to resident's phone calls and emails regarding the WWTP concerns, water bill issues and property taxes.
- SOP is needed for Director Usage of Building.
- See attached a complaint from resident.
- New desk phones are needed for the administration building.
- At the Board's request, we have chosen Cintas Safety and AED to be our AED provider. AED has been installed.
- ABC Pest Control has begun the seasonal fogging for Mosquitos. See attached report.

Requested Board Actions for April Meeting

1. Approve/Deny Building Re-pipe Quote/Vendor
2. Approve/Deny Additional Camera in Event Room
3. Approve/Deny Burt's Cleaning Services Contract

Phone 346-569-9048
Email ugotflowplumbing@gmail.com
Website ugotflowplumbing.com



04/05/2026

To Whom it May Concern:

U Got Flow Plumbing, LLC proposes to furnish the permit, equipment, materials and perform the labor for the necessary completion of:

- Demolition of existing domestic water plumbing system.
- Installation of Uponor AquaPEX tubing for hot and cold domestic water plumbing system.
- Reconnecting of the existing equipment and plumbing fixtures.
- Removal and replacement of gypsum board.

(Replacement of sheet rock, floating, and painting)

For Harris County MUD 304 located at 12525 Wellington Pkwy, Houston, TX 77014

Due to code changes for instant hot water recirculation closed-system and price increase due to tariffs there is an increase to the bid up from last year.

-The estimated cost will be \$54,819.47



Phone 346-569-9048



Email ugotflowplumbing@gmail.com



Website ugotflowplumbing.com



- 2" Uponor AquaPEX White, 100-ft. coil (QTY 1)
- 1-1/2" Uponor AquaPEX White 20-ft. straight length tubing (QTY 1)
- 1" Uponor AquaPEX White, 100-ft. coil (QTY 1)
- 3/4" Uponor AquaPEX White, 100-ft. coil (QTY 3)
- 1/2" Uponor AquaPEX White, 100-ft. coil (QTY 3)
- 2" Uponor ProPEX 90 Degree Elbow (QTY 8)
- 2" x 1-1/2" Uponor ProPEX Tee (QTY 2)
- 1-1/2" x 1" x 1" ProPEX Tee (QTY 2)
- 2" ProPEX x 2" Female Sweat Copper Pipe Adapter (QTY 1)

- 2" ProPEX x 2" NPT Female Adapter (QTY 1)
- 2" SCH80 PVC Male Adapter (QTY 1)
- 2" Pex Pipe Support (9f-ft. Length Galvanized-Steel Channel) (QTY 3)
- 2" x 3/4" Uponor ProPEX Tee (QTY 6)
- 2" x 2" x 1" Uponor ProPEX Tee (QTY 1)
- 1" ProPEX x 1" Female Sweat Copper Pipe Adapter (QTY 4)
- 3/4" ProPEX x 3/4" Female Sweat Copper Pipe Adapter (QTY 8)
- 1/2" PEX x 3/8" OD Comp. ProPEX LF Brass Angle Stop (QTY 12)
- 1/2" PEX EP Drop-Ear Bend Support (QTY 12)

- 2" ProPEX Rings (QTY 36)
- 1-1/2" ProPEX Rings (QTY 6)
- 1" ProPEX Rings (QTY 10)
- 3/4" ProPEX Rings (QTY 50)
- 1/2" ProPEX Rings (QTY 50)
- 3/4" x 1/2" ProPEX Tee (QTY 4)

- 3/4" ProPEX Tee (QTY 6)
- 1" ProPEX 90 Degree Elbow (QTY 4)
- 3/4" ProPEX 90 Degree Elbow (QTY 6)
- 3/4" Uponor Tube Talons (QTY 50)
- 1/2" Uponor Tube Talons (QTY 50)
- 1" Uponor Tube Talons (QTY 10)
- 2-1/8" Steel Cushion Strut Clamp (QTY 6)
- 1-5/8" Steel Cushion Strut Clamp (QTY 4)
- 1-1/8" Steel Cushion Strut Clamp (QTY 6)
- 7/8" Steel Cushion Strut Clamp (QTY 6)
- 1-5/8" x 1-5/8" Unistrut, 20-ft. (QTY 1)
- 2" ProPEX x 2" Female Sweat Copper Pipe Adapter (QTY 1)
- 3/4" Bronze FIP x Hose No Kink Hose Bibb (QTY 2)
- 3/4" ProPEX Male Adapter (QTY 6)