

MINUTES OF MEETING OF BOARD OF DIRECTORS  
MAY 21, 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 May 21, 2026, at 6:05 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 Captain Garza and Sergeant Berkheimer-Lubeck of Harris County Constable, Precinct 4 ("Constables"); Ms. Jenna Craig 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"), bookkeeper for the District; Mr. Marcus Snell of EHRA Engineering ("EHRA"), engineer for the District; Mr. Tony Bonaventure and Mr. Juan Rojas of Precision Utility, LLC ("Precision"), operators 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. Madeline Lopez of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District; Mr. Joey Beasley, Mr. Jimmy Hightower, and Mr. Jorge Ortiz of ABC Pest Control ("ABC Pest"); Mr. Cory Driskill and Mr. Jared Plank of Crow Holdings; Mr. Gregg Gutierrez of Harris County Precinct 1, Commissioner Rodney Ellis' Office; and various members of the public.

**Call to Order.** Mr. Wilson 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, discussed hosting community events to engage with residents. He stated that there will be a Harris County Precinct 1 Town Hall Meeting will be held on June 2, 2026, at 6:30 p.m. at Fallbrook Church, and he encouraged residents to attend.

Mr. Williams expressed his thanks to the District and to those who participated in the May 2026 Directors Election. He thanked NRF for their hard work, guidance, and professionalism throughout the Directors Election process. He proceeded to thank the Constables, Mr. LeBlanc, and the Board for their time commitment and service. Mr. Williams also thanked the Election Judges and Clerks for their service throughout the Directors Election. He congratulated Director Ford and Director Moses for being elected to the Board. Mr. Williams thanked Ms. Elise Byrd and Ms. Gail Crumes for their hard work and dedication during the Directors Election.

Mr. Ortiz, of ABC Pest, introduced himself and discussed the mosquito fogging service provided in the District. Upon inquiry by Director Allen, Mr. Beasley discussed the process of mosquito fogging and targeting every area in the neighborhoods. Upon inquiry by Director Allen, Mr. Hightower stated that ABC Pest in unable to operate their vehicle safely along the bayou. Upon

inquiry by Director Allen, Mr. Ortiz stated that the mosquito fogging service is from April through October. Mr. LeBlanc clarified that ABC Pest services all the neighborhoods and walking trail in the District.

Upon inquiry by Director Allen, Mr. Beasley stated that ABC Pest does not catch mosquitos. Upon inquiry by Director Allen, Mr. Beasley stated that ABC Pest does not do the mosquito fogging when it rains. Mr. Beasley discussed additional services, such as larvicide for the bayous, or mosquito suppression at individual residents' homes. Mr. LeBlanc stated that he will coordinate with ABC Pest regarding additional services offered, and he will present the services to the Board next month.

Upon inquiry by Director Ford, Mr. Beasley stated that the mosquito fogging routes are scheduled on Sunday nights and Wednesday nights.

Director Moses inquired about why the areas serviced are not included on the ABC Pest invoices. Mr. LeBlanc stated that this matter can be discussed further during the Bookkeeper's Report. Mr. Beasley stated that he will coordinate with the ABC Pest accounting department to clear up any issues pertaining to the District's invoices.

Cpt. Garza stated that he could coordinate with Harris County Public Health Mosquito and Vector Control Division to test mosquitos in the District for any potential mosquito-borne diseases.

Cpt. Garza presented to and reviewed with the Board the Executive Summary for the Constables' proposal for the 2026-2027 term, a copy of which is attached hereto as *Exhibit B*. He noted that the District's contract is currently a 70/30 structure, and he discussed the proposed 65/35 structure, which allows the District to maintain its four deputies dedicated to the District, increase operational flexibility, and reduce annual and monthly operational costs; Cpt. Garza stated that the proposed 65/35 structure would save the District \$27,080. Discussion ensued regarding maintaining the same number of deputies and coverage of shifts.

Director Moses expressed concern regarding gangs in the District. Cpt. Garza stated that Sgt. Berkheimer-Lubeck will be discussing this matter further during the Constables' Monthly Productivity Analysis Report. Cpt. Garza discussed initiative to prevent any gang related activity in the District.

Upon inquiry by Director Moses, Cpt. Garza clarified that there are three shifts for the Constables: (1) 6:00 a.m. to 2:00 p.m.; (2) 2:00 p.m. to 10:00 p.m.; and (3) 10:00 p.m. to 6:00 a.m.

Upon inquiry by Director Allen, Cpt. Garza discussed Flock Safety cameras, which take photos of license plates in the area. He discussed Sentry Force Security, which are mounted surveillance cameras and the security service will contact law enforcement. He also discussed a drone patrolling system. Cpt. Garza stated that he can send information to the Board regarding these systems and include related costs.

It was the consensus of the Board to proceed with the proposed 65/35 contract structure for the 2026-2027 Constables' contract.

**2. Discuss and consider Attorney's Report, including:**

- a) **Presentation of Certificates of Election.** Mr. Wilson stated that the Recount, for the May 2026 Directors Election, was held on May 18<sup>th</sup>, and the results reflected that Director Ford and Director Moses were elected to the

Board. Mr. Wilson presented the Certificates of Election for Director Ford and Director Moses.

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 approve the Order Canvassing Directors Election following the results from the recount, a copy of which is attached hereto as *Exhibit C*.

- b) **Qualify Directors for term beginning May 2026; and c) Election of Officers.** Director Moses expressed interest in restructuring the Board. Discussion ensued. 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: (1) qualify Director Ford and Director Moses for their term beginning May 2026; and (2) to appoint Director Ford as President, Director Moses as Vice President, Director Allen as Secretary, Director Mayo as Director, and Director Scott as Director.

Mr. Wilson stated the slate of the Board is as follows: Director Ford – President, Director Moses – Vice President, Director Allen – Secretary, Director Mayo – Director, and Director Scott – Director.

- d) **Consider approval of Credit Card and Gift Card Policy.** Mr. Wilson presented the Resolution Adopting a Policy Prohibiting the Use of Credit Card Points and Gift Cards for District Purchases (“Resolution”), a copy of which is attached hereto as *Exhibit D*. This item was tabled until the Board has had sufficient time to review the Resolution.
- e) **Discuss Harris County Constable, Precinct 4 fiscal year 2027 contract rate increase.** This item was previously discussed during Public Comments.

3. **Review and approve Minutes on April 16, 2026 regular meeting, and May 13, 2026, special meeting.** The Board reviewed the minutes of the meetings held on April 16, 2026, and May 13, 2026, copies of which were previously distributed to the Board.

Director Moses noted that in the May 13, 2026 minutes, Ms. Angel Joman’s name is spelled incorrectly under item no. 2, paragraph 3.

Director Mayo clarified that in the April 16, 2026 minutes, under Public Comments, she discussed when her Oath of Office was administered, no Director Moses’ Oath of Office. She also noted that the last sentence of the same paragraph should be removed.

Director Mayo also noted that under item no. 4, paragraph 4, the first sentence should be removed.

Upon motion by Director Moses, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting held on April 16, 2026, and May 13, 2026, 2026, as revised.

4. **Discuss and consider Harris County Constables Precinct No. 4’s Monthly Productivity Analysis Report and take any necessary action.** Mr. Wilson recognized Sgt. Berkheimer-Lubeck, who presented to and reviewed with the Board for approval of the Monthly Productivity Analysis report.

Sgt. Berkheimer-Lubeck reported on various activities within the District in the past month. He discussed the night shift and early morning shift found people loitering that were registered gang members, but there was no gang related activity.

Upon inquiry by Director Allen, Sgt. Berkheimer-Lubeck stated that there are no updates at this time regarding the two stolen trucks.

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

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

Ms. Craig stated that there were no new website updates and six new posts in the past month.

Ms. Craig reported on various website statistics and text alert activity.

Ms. Craig reviewed website inquiries received in the past month.

Ms. Craig discussed suggested article regarding the WaterMyYard App!

Ms. Craig requested the Board's authorization to post the "Understanding Your Water Bill" article to the District website.

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 authorize Touchstone to post the "Understanding Your Water Bill" article to the District website.

Director Ford presented the Harris County Flood Warning System information regarding flood preparation, a copy of which is attached hereto as *Exhibit F*. She discussed the text alert system for residents to stay informed. Director Ford expressed interest in posting the Harris County Flood Warning System information to the District website.

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

6. **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 G*.

Ms. Luevano reported that 96.93% of 2025 taxes have been collected as of April 30, 2026.

Ms. Luevano presented one wire and checks number 5406 through 5407 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 Moses, seconded by Director Allen, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor-Collector's Report.

**7. 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 H*.

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

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

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

Ms. Ray presented 99 bills on Bill.com for approval.

Mr. Wilson stated that meals are not included in the Board's advances for the AWBD Winter Conference. He stated that he will coordinate with Ms. Ray, Director Scott, and Director Mayo to get everything reconciled. Upon inquiry by Director Moses, Mr. Wilson discussed two options: (1) having Director Scott and Director Mayo pay back the amount; or (2) withhold the amount from Director Scott's and Director Mayo's per diems. Ms. Ray clarified that the amount will be subtracted from Director Scott's and Director Mayo's total and entering the adjustment in the District's system, and a note can be included for auditing purposes.

Discussion ensued regarding advancements for the Board to attend the AWBD Summer Conference. Mr. Wilson clarified that the Board's current Ethics Policy, meals are included in advancements. Upon inquiry by Director Ford, Ms. Ray discussed the process of reviewing receipts submitted following the AWBD Summer Conference.

Mr. LeBlanc requested the Board approve the invoices presented, subject to further review of the ABC Pest invoices.

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 the bookkeeper's report, and authorize payment of invoices, subject to Mr. LeBlanc's review of the ABC Pest invoices.

**8. Review unclaimed properties and take any necessary action.** Mr. Wilson explained escheatment, which occurs when unclaimed property is transferred to the state.

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 authorize the bookkeeper send unclaimed properties to the State of Texas.

**9. Discuss and consider Ethoscapes 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 I*.

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

Mr. Patronella reviewed a flyer for Ethoscapes' Parks Division and discussed inspection services offered for playground equipment and splash pad areas.

Mr. Patronella discussed Ethoscapes' proposed temporary 3% fuel surcharge. He explained that if fuel prices are \$3.50 or higher, the 3% fuel surcharge would apply. Mr. Wilson stated that an amendment to the District's contract would be required, and the Board can consider this matter further at the next 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 approve the Detention and Drainage Facilities Report.

**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 J*.

Mr. Snell provided updates on Water Distribution Improvements, stating that EHRA awaits for the final closeout documents from the contractor. He stated that the contractor completed all major work items and addressed remaining punch-list items. EHRA continues to monitor for turf establishments, and they await for the contractor to submit the final pay request.

Discussion ensued regarding sprinkler system issue between ISJ Underground Utilities ("ISJ") and Silverglen North HOA. Mr. Snell stated that if Silverglen North HOA is seeking restitution for the sprinkler system repair, to send the repair invoice to NRF and he will coordinate with ISJ to resolve the issue.

Mr. Snell provided updates on Silverchase/Silverglen North Pipeline Easement Drainage, stating that the final pay request and closeout documents are under review.

Mr. Snell reported on Wastewater Treatment Plant Access Road – Phase II, stating that the design is pending Harris County Flood Control District ("HCFCD") approval. He discussed the current Interlocal Agreement between HCFCD and the District does not specify the width of the road. He is coordinating with NRF to review and revise the Interlocal Agreement.

Mr. Snell provided updates regarding the Wastewater Treatment Plant Expansion Project. He stated that EHRA attempted to follow up several times with TCEQ but they declined to provide a review schedule update. He noted that the plans were submitted to Harris County and City of Houston for permitting review.

Mr. Snell provided updates on GIS report, stating that EHRA added more information to the GIA application and user accounts were created. He discussed coordinating with the operator to review one section in the GIS system. Once finalized, EHRA will present the GIS report.

Mr. Snell reported on the Continued Maintenance Projects. He requested authorization to begin preliminary work on two infrastructure maintenance projects. He proposed televising, cleaning, and rehabilitation of Silverglen Estates & Silverglen West sanitary sewer lines; he reviewed the two phases: (1) clean and televise lines for an estimated cost of \$110,000; and (2) rehabilitation of lines for an estimated cost of \$800,000. Upon inquiry by Director Moses, Mr. Snell discussed possible causes for cement to sink around manholes. Upon inquiry by Director Ford, Mr. Snell stated that EHRA can look into including more mature neighborhoods in this project. Mr. Snell stated that once the preliminary phases are completed, then they will make recommendations on the repairs.

Mr. Snell also proposed recoating the water treatment plant to include piping, booster pumps, and water tank; he reviewed the two phases: (1) coating inspection for an estimated cost of \$5,000; and (2) water treatment plant recoating for an estimated cost of \$375,000. Discussion ensued regarding the previous inspections performed. Upon inquiry by Director Ford, Mr. Snell stated that EHRA will look into when the tank inspections were done last.

It was the consensus of the Board to table the televising, cleaning, and rehabilitation of Silverglen Estates & Silverglen West sanitary sewer lines.

Upon motion by Director Moses, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to authorize EHRA to begin preliminary work on recoating of the water treatment plant to include piping, booster pumps, and water tank.

Mr. Snell provided updates on Park Shade Structures & Lighting, stating that EHRA received feedback from the Board and HOA, and the design team has made adjustments. He reviewed the Pocket Park Exhibit Option 4. He also reviewed the Opinion of Probable Cost for the Silverchase Meadows Dr Park totaling \$251,400. He requested the Board's authorization to begin final design of the Silverchase Meadows Dr Park project. It was the consensus of the Board to table this item. Director Ford discussed coordinating with the bookkeeper regarding the park expenditures.

Mr. Wilson recognized Mr. Driskill and Mr. Plank of Crow Holdings Development. Mr. Driskill reviewed the renderings of three Class A industrial buildings at the northwest corner T C Jester Blvd. and Spears Rd. He noted that this development would bring about \$50-\$60 million of taxable value to the District. Mr. Driskill discussed the timeline of purchasing the land by the end of the year, then starting the project in the first part of 2027. Upon inquiry by Director Moses, Mr. Driskill discussed potential businesses that operate from industrial buildings, such as distribution companies, light assembly, or manufacturing. Upon inquiry by Director Ford, Mr. Driskill stated that the construction process takes about 12 months to complete. Upon inquiry by Director Moses, Mr. Driskill discussed potential increase in employment for the area. Discussion ensued. Director Ford inquired about relocation of deer in the area. Mr. Wilson stated that the developer could contact Texas Parks & Wildlife. Upon inquiry by Mr. Wilson, Mr. Driskill stated that they are currently in the due diligence phase, which is up at the end of August 2026, then possibly close in October or November. Upon inquiry by Director Scott, Mr. Driskill stated that he cannot be certain that a data center will be housed at the development. Mr. Wilson discussed the process of developers contacting the engineer to request a specified amount of water for their development. No action was required at this time.

Mr. Snell reported on the Harris County Precinct 1 ("Precinct 1") – Sidewalk to Claughton Middle School, stating that the revised Interlocal Agreement was provided back to Precinct 1 for final review.

Upon inquiry by Director Moses, Mr. Snell stated that he has not heard anything back regarding the progress of the Food Truck Park. Director Allen stated that he will follow up on this matter.

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 Engineer's Report.

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

Mr. Bonaventure stated that there are currently 1,885 active connections and 27 vacant connections. He provided the Revenue Recap for the past month.

Mr. Bonaventure reported on tagging delinquent customers. He stated that two letters were sent and 102 door hangers were hung.

Mr. Bonaventure reported that the District's accountability was 92% for the month of March.

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

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

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

Mr. Bonaventure reviewed the delinquency list.

Upon inquiry by Director Moses, Mr. Bonaventure discussed scheduling issues with Magna Flow and Precision having to call their back up contractor for service, which is why there was only one invoice for Magna Flow.

Upon inquiry by Director Allen, Mr. Bonaventure discussed the process of inspecting manholes, presenting their findings, recommending repairs, then presenting preliminary cost of repairs.

Upon inquiry by Director Allen, Mr. Bonaventure stated that he can include a recap of sidewalk repairs that were done last year, and this year, in the Operator's Report.

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 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 L*.

Mr. LeBlanc reported on the 2026 Juneteenth Event, stating that the event has been finalized, and they have spent a total of \$4,886.50.

Mr. LeBlanc reported on the Building A/V, stating that the new projector was installed and the new microphones are operating.

Mr. LeBlanc reported on the Outdoor Benches, stating that they are working with A&A Residential and Commercial on the bench and pavilion table changes. He discussed the quote for \$3,800 for the updated changes.

Mr. LeBlanc reported that the new pavilion grill was installed.

Mr. LeBlanc reported that the building re-pipe is scheduled to begin August 8<sup>th</sup> through August 16<sup>th</sup>.

Mr. LeBlanc reported that the District was not eligible for the School Safety Program, but he was informed by Precinct 1 that there are other programs that the District may be eligible for, and he will look into these programs further.

Mr. LeBlanc reported on the No Trespassing Signs, stating that signs are being drafted to be placed throughout the District along the waterway areas. He discussed quote of about \$4,000 for the proposed signs in 10 locations.

Mr. LeBlanc discussed the need for a new printer, and he recommending a commercial grade copier that would be maintained and serviced by a copier company.

Mr. LeBlanc discussed the residents' request for Speed Limit signs on T C Jester Blvd. from Laurel Oaks to FM 1960.

Mr. LeBlanc stated that the Administration Building will be closed on Memorial Day.

Mr. LeBlanc stated that he was notified by the President of Silverglen North HOA that the grass along the walking trail is out of hand. Mr. LeBlanc discussed this matter with Mr. Patronella and Ethoscapes will survey the area to confirm that it is the District's property.

Mr. LeBlanc stated that AED Training will be scheduled, and he will coordinate with Directors that are interested in attending the AED Training.

Mr. LeBlanc stated that Best Trash will be tagging garbage cans that need to be replaced, and residents will need to contact Best Trash for a new garbage can.

Mr. LeBlanc requested authorization to dispose of tents from National Night Out, backdrop stand, and old amplifiers. Upon motion by Director Moses, seconded by Director Mayo, after full discussion and the question being put to the Board, the Board voted unanimously to approve the disposal request.

Mr. LeBlanc presented to and reviewed with the Board the NTS quote to retrieve the election day footage in the Activity Room for \$544. He noted that NRF must review the footage first. Mr. Wilson stated that they have to ensure that the footage protects secrecy, then it will be open to the public at their request. Upon inquiry by Director Allen, Mr. Wilson discussed the request received to review the election day CCTV footage in the Activity Room. Upon motion by Director Scott, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the NTS quote of \$544 to retrieve the election day CCTV footage in the Activity Room.

Mr. LeBlanc presented to and reviewed with the Board the NTS Parking Lot Gate quotes for 2 auto sliding gates and the access control system for 2 sliding gates. He reviewed the total of \$14,900 for 2 auto sliding gates, and the total of \$15,306 for the access control system for the 2 sliding gates. Discussion ensued. It was the consensus of the Board to table this item until next month.

Upon motion by Director Moses, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve 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 Allen, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to convene at 8:37 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 persons left the meeting except the Director Ford, Director Allen, Director Mayo, and Director Scott, Mr. Wilson, Mr. Graham, and Ms. Lopez.

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 reconvene at 8:43 p.m. in open session.

Upon motion by Director Mayo, seconded by Director Allen, after full discussion and the question being put to the Board, the Board voted unanimously to move forward as discussed in Executive Session with litigation.

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 June 15, 2026.

  
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President, Board of Directors

ATTEST:

  
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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, May 21, 2026. Meeting documents can be found at [hcmud304.com/](http://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 April 16, 2026, regular meeting, and May 13, 2026, special 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 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;
6. Discuss and consider Bookkeeper's Report and Investment Report and take any necessary actions;
7. Review unclaimed properties 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) Presentation of Certificates of Election;
  - b) Qualify Directors for term beginning May 2026;
  - c) Election of Officers;
  - d) Consider for approval Credit Card and Gift Card Policy;
  - e) Discuss Harris County Constable, Precinct 4 fiscal year 2027 contract rate increase;
13. Executive Session pursuant to Sections 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;

and such other matters that may come before the Board.

*1s/ Reginald Wilson*

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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

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COUNTY OF HARRIS

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

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I hereby certify that on May 15, 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 15<sup>th</sup> day of May, 2026.



A handwritten signature in black ink, appearing to read "David Kelly", is written over a horizontal line. The signature is stylized and cursive.

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 \_\_\_\_\_ May 14, 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 14th day of May, 2026.

  
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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  
May 21, 2026 6:05 PM

[Agenda](#) 114 kB

Special Meeting  
May 13, 2026 10:30 AM

[Agenda](#) 235 kB

Early Voting Ballot Board Meeting  
May 5, 2026 3:00 PM

[Agenda](#) 230 kB

Early Voting Ballot Board Meeting  
May 2, 2026 7:00 PM

[Agenda](#) 230 kB

Special Meeting  
Apr 21, 2026 11:30 AM

[Agenda](#) 228 kB

Regular Meeting  
Apr 16, 2026 6:05 PM

[Agenda](#) 114 kB

Regular Meeting  
Mar 19, 2026 6:05 PM

[Agenda](#) 141 kB [Minutes](#) 173 kB

Special Meeting  
Mar 18, 2026 6:00 PM

[Agenda](#) 133 kB [Minutes](#) 461 kB

Special Meeting  
Feb 26, 2026 6:00 PM

[Agenda](#) 133 kB [Minutes](#) 510 kB

Show Attachments

Regular Meeting  
Feb 19, 2026 6:05 PM

[Agenda](#) 141 kB [Minutes](#) 40.6 MB

Regular Meeting  
Jan 15, 2026 6:05 PM

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



# HARRIS COUNTY CONSTABLE, PRECINCT 4

## CONSTABLE MARK HERMAN

*"Proudly Serving the Citizens of Precinct 4"*

### Executive Summary

The Harris County Constable Precinct 4 Contract Patrol Division respectfully submits this proposal outlining the financial and operational benefits of transitioning the current four-deputy patrol contract for Harris County MUD 304 from the existing 70/30 funding structure to the new 65/35 operational model.

This proposal allows MUD 304 to:

- Maintain all four dedicated deputies
- Continue proactive patrol operations
- Preserve rapid response capability
- Increase operational flexibility
- Maintain strong patrol visibility
- Reduce annual and monthly operational costs

Most importantly, this proposal does not reduce patrol services.

Residents and businesses will continue receiving the same dedicated law enforcement coverage while benefiting from increased regional support and operational flexibility under the enhanced HALO patrol model.

### Current Contract Structure (70/30)

Existing Staffing

4 Dedicated Contract Deputies

Current Patrol Services Include

24-hour patrol coverage

Traffic enforcement

Proactive patrol operations

Suspicious activity response

Neighborhood visibility

Directed patrol initiatives

Community-oriented policing

Current 70/30 Contract Cost

Annual Cost Per Deputy

$$135,400 \times 0.70 = 94,780$$

Annual Cost Per Deputy: \$94,780

Total Current Annual Cost

$$94,780 \times 4 = 379,120$$

Current Annual Cost: \$379,120

Current Monthly Cost

$$379,120 \div 12 = 31,593.33$$

Current Monthly Cost: \$31,593.33

Proposed 65/35 Contract Structure

Proposed Staffing	
4 Dedicated Contract Deputies	
Recommended Deployment	
Shift	Staffing
Day Shift	1 Deputy
Evening Shift	2 Deputies
Night Shift	1 Deputy

This deployment structure increases visibility during peak activity periods while improving backup availability and proactive patrol capability.

Proposed 65/35 Contract Cost  
Annual Cost Per Deputy

$$135,400 \times 0.65 = 88,010$$

Annual Cost Per Deputy: \$88,010  
Total Proposed Annual Cost

$$88,010 \times 4 = 352,040$$

Proposed Annual Cost: \$352,040  
Proposed Monthly Cost

$$352,040 \div 12 = 29,336.67$$

Proposed Monthly Cost: \$29,336.67  
Total Savings to MUD 304  
Annual Savings

$$379,120 - 352,040 = 27,080$$

Annual Savings: \$27,080  
Monthly Savings

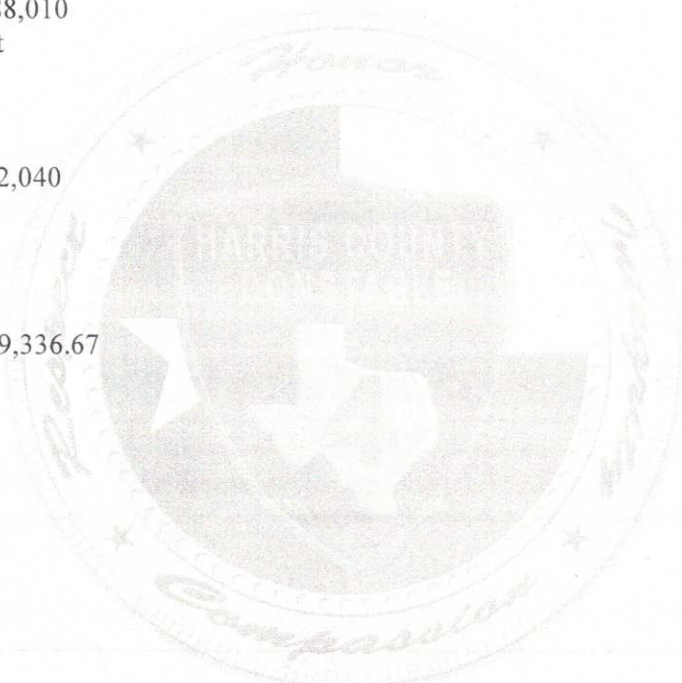
$$27,080 \div 12 = 2,256.67$$

Monthly Savings: \$2,256.67  
Patrol Services Will NOT Be Reduced  
Same Number of Deputies

MUD 304 will continue receiving:

- 4 Dedicated Contract Deputies
- 24-hour patrol coverage
- Proactive law enforcement operations
- Directed traffic enforcement
- High-visibility patrol presence
- Rapid response capability
- Community-oriented policing

No patrol positions are being removed under this proposal.



## Why Patrol Services Are Maintained

The new 65/35 operational model improves efficiency through:

- Expanded HALO patrol operations
- Greater regional patrol coordination
- Increased operational flexibility
- Enhanced backup availability
- Shared surrounding patrol support

This allows MUD 304 to maintain the same strong patrol presence while reducing operational costs.

## Regional Force Multiplier Benefits

One of the major advantages of partnering with Harris County Constable Precinct 4 is the regional force multiplier effect created through surrounding contract patrol areas already operating nearby.

This provides:

- Additional nearby patrol deputies
- Faster backup response capability
- Greater patrol saturation
- Increased proactive enforcement
- Better emergency response coordination
- Reduced criminal activity displacement

Rather than functioning as an isolated patrol area, MUD 304 becomes part of a larger coordinated regional law enforcement network.

This significantly enhances:

- Officer safety
- Resident safety
- Response times
- Crime deterrence
- Patrol visibility throughout the area
- Advantages Over Private Security Services

Unlike private security companies, contract deputies are:

- Fully commissioned Texas Peace Officers
- TCOLE-certified
- Authorized to enforce criminal law
- Able to make arrests
- Integrated directly into county dispatch systems
- Supported by county-wide law enforcement resources

This proposal maintains full law enforcement protection rather than passive observe-and-report security services.

Access to Specialized Resources

Through the Harris County Constable Precinct 4 Contract Patrol Program, MUD 304 also benefits from:

K9 Units  
Criminal Investigations Division  
Drone Operations  
Motors Unit  
Specialized Patrol Teams  
Traffic Enforcement Initiatives  
Emergency Management Support  
Multi-Agency Response Capability  
Recommendation

Approve the transition of the current four-deputy patrol contract for Harris County MUD 304 from the existing 70/30 funding structure to the new 65/35 operational model.

This proposal provides:

Continued 24-hour patrol coverage  
No reduction in patrol services  
Lower annual and monthly operational costs  
Increased operational flexibility  
Enhanced regional patrol support  
Long-term financial sustainability

while maintaining the strong proactive law enforcement presence currently protecting the district.

Respectfully Submitted,

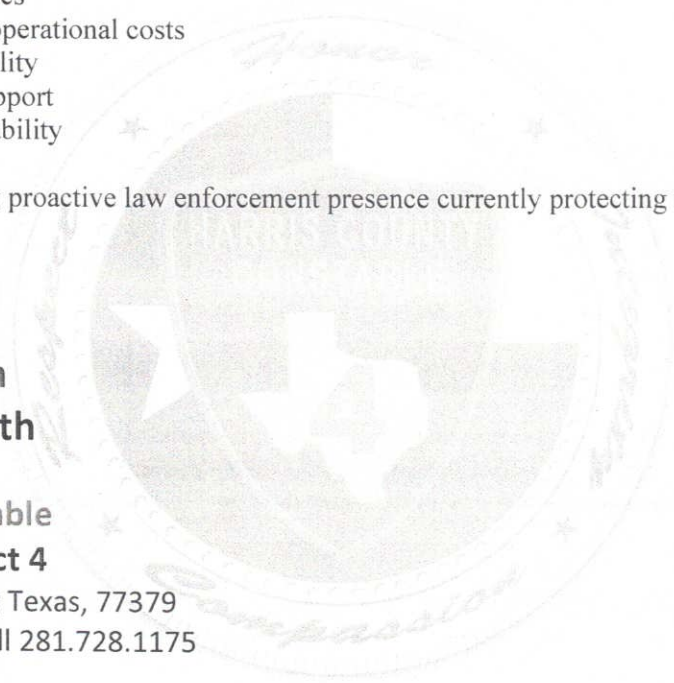
**Jose Garza, Captain**  
**Patrol Division South**

Office of

**Mark Herman, Constable**  
**Harris County, Precinct 4**

6831 Cypresswood Spring Texas, 77379

Office: 832.927.6219 / Cell 281.728.1175



CERTIFICATE FOR  
ORDER CANVASSING DIRECTORS ELECTION

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

§  
§  
§

We, the undersigned officers of the Board of Directors (the "Board") of Harris County Municipal Utility District No. 304 (the "District"), hereby certify as follows:

The Board convened in regular session, open to the public, on May 21, 2026, at 6:00 p.m. at 12525 Wellington Parkway, Houston, Texas 77014, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except the following: \_\_\_\_\_, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting:

ORDER CANVASSING DIRECTORS ELECTION

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: 5                      NOES: 0

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and

purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, as amended, and section 49.063, Texas Water Code, as amended.

SIGNED AND SEALED this May 21, 2026.

*Larry G. Allen*  
Secretary, Board of Directors

*Andrea Ford*  
President, Board of Directors



ORDER CANVASSING DIRECTORS ELECTION

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

WHEREAS, the Board of Directors (the "Board") of Harris County Municipal Utility District No. 304 (the "District") ordered that an election be held for and within the District on May 2, 2026, for the election of two persons to serve as Director;

WHEREAS, the Board of the District received and accepted a Petition Requesting a Recount of such election on May 13, 2026;

WHEREAS, the Chair of Recount Committee appointed by the Recount Supervisor has made returns of the results of recount of such election available to the President of the Board;

THEREFORE, THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The above-described election was duly and regularly called, notice thereof was given, and such election was conducted on May 2, 2026, all in accordance with the Texas Election Code, as amended, and the federal Voting Rights Act of 1965, as amended.
2. Only duly qualified resident electors of the District voted at such election.
3. The returns of such election were regularly canvassed by the Board to conduct such election on May 13, 2026, and the Order Canvassing Directors Election is attached hereto as Exhibit A.
3. The recount returns of such election were regularly made to the Board by the Chair of Recount Committee appointed by the Recount Supervisor as provided by the Texas Election Code, as amended, and the figures on the tally sheets correspond with the figures on the returns.
4. The returns indicate the following persons received the number of votes for director set out opposite their names, respectively, and no other person received a vote:

<u>Name</u>	<u>Early</u>	<u>Regular</u>	<u>Total Votes</u>
LaFrance Moses	157	48	205
Gail Crumes	80	26	106
Angel Joman	3	3	6

Sandra Ford	186	50	236
Elise Byrd	80	23	103

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 THAT:

The following candidates for Director received the highest number of votes and are hereby declared the duly elected directors of the District:

<u>Name</u>
LaFrances Moses
Sandra Ford

Such persons shall serve for a term of four years or until their successors are duly selected and qualified.

The President and Secretary of the Board are authorized to evidence adoption of this Order on behalf of the Board and to do all other things necessary or proper to carry out the intent hereof.

\* \* \*

EXHIBIT A

Order Canvassing Directors Election (May 13, 2026)

CERTIFICATE FOR  
ORDER CANVASSING DIRECTORS ELECTION

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

We, the undersigned officers of the Board of Directors (the "Board") of Harris County Municipal Utility District No. 304 (the "District"), hereby certify as follows:

The Board convened in special session, open to the public, on May 13, 2026, at 10:30 a.m. at 12525 Wellington Parkway, Houston, Texas 77014, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except the following: \_\_\_\_\_, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting:

ORDER CANVASSING DIRECTORS ELECTION

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: 5                      NOES: 0

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and

purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, as amended, and section 49.063, Texas Water Code, as amended.

SIGNED AND SEALED this May 13, 2026.

  
Secretary, Board of Directors

  
President, Board of Directors



ORDER CANVASSING DIRECTORS ELECTION

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

WHEREAS, the Board of Directors (the "Board") of Harris County Municipal Utility District No. 304 (the "District") ordered that an election be held for and within the District on May 2, 2026, for the election of three persons to serve as Director;

WHEREAS, the Presiding Judge or Alternate Presiding Judge appointed by the Board to hold such election has made returns of the results of such election available to the President of the Board;

THEREFORE, THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The above-described election was duly and regularly called, notice thereof was given, and such election was conducted on May 2, 2026, all in accordance with the Texas Election Code, as amended, and the federal Voting Rights Act of 1965, as amended.

2. Only duly qualified resident electors of the District voted at such election.

3. The returns of such election were regularly made to the Board by the Presiding Judge or Alternate Presiding Judge appointed by the Board to conduct such election as provided by the Texas Election Code, as amended, and the figures on the tally sheets correspond with the figures on the returns.

4. The returns indicate the following persons received the number of votes for director set out opposite their names, respectively, and no other person received a vote:

<u>Name</u>	<u>Early</u>	<u>Regular</u>	<u>*Provisional</u>	<u>Total Votes</u>
LaFrance Moses	157	54	0	211
Gail Crumes	81	27	0	108
Angel Joman	3	3	0	6
Sandra Ford	186	58	0	244
Elise Byrd	81	23	0	104

\*There were 8 provisional votes that were by rejected by the election officials and did not count towards the election results.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 THAT:

The following candidates for Director received the highest number of votes and are hereby declared the duly elected directors of the District:

<u>Name</u>
LaFrances Moses
Sandra Ford

Such persons shall serve for a term of four years or until their successors are duly selected and qualified.

The President and Secretary of the Board are authorized to evidence adoption of this Order on behalf of the Board and to do all other things necessary or proper to carry out the intent hereof.

\* \* \*

CERTIFICATE FOR  
RESOLUTION ADOPTING A POLICY PROHIBITING THE USE OF CREDIT CARD  
POINTS AND GIFT CARDS FOR DISTRICT PURCHASES

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

We, the undersigned officers of the Board of Directors (the “Board”) of Harris County Municipal Utility District No. 304 (the “District”), hereby certify as follows:

1. The Board convened in regular session, open to the public, on Monday, June 15, 2026, at 12525 Wellington Parkway, Houston, Texas, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except the following: \_\_\_\_\_  
\_\_\_\_\_ thus constituting a quorum.  
Whereupon among other business, the following was transacted at such Meeting: A written

RESOLUTION ADOPTING A POLICY PROHIBITING THE USE OF CREDIT CARD  
POINTS AND GIFT CARDS FOR DISTRICT PURCHASES

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board’s minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board’s minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, both as amended.

SIGNED AND SEALED this \_\_\_\_\_.

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
President, Board of Directors

(DISTRICT SEAL)

RESOLUTION

ADOPTING A POLICY PROHIBITING THE USE OF CREDIT CARD POINTS AND  
GIFT CARDS FOR DISTRICT PURCHASES

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

RECITALS

WHEREAS, Harris County Municipal Utility District No. 304 (the “District”) is a political subdivision of the State of Texas, duly created conservation and reclamation district operating pursuant to Chapters 49 and 54 of the Texas Water Code and other applicable Texas law;

WHEREAS, the Board of Directors of the District is responsible for establishing policies and procedures to govern the management of District funds and resources in a manner that is transparent, accountable, and consistent with the public trust;

WHEREAS, this Policy is intended to prevent personal enrichment through the use of public resources and ensure transparency and accountability in District financial transactions;

WHEREAS, this Policy applies to all members of the Board of Directors of the District and all District employees authorized to make purchases on behalf of the District;

NOW, THEREFORE, BE IT RESOLVED AND ADOPTED by the Board of Directors of Harris County Municipal Utility District No. 304 that the following Policy is hereby established:

## SECTION 1 — DEFINITIONS

For purposes of this Policy, the following definitions shall apply:

**1.1 “Credit Card”** means any credit card, charge card, or purchasing card (P-card) used to make purchases for the District funds.

**1.2 “Credit Card Points” or “Reward Points”** means any points, miles, cash-back credits, rebates, rewards, loyalty benefits, or other incentives earned, accrued, or offered by a credit card issuer or rewards program as a result of purchases made using a personal credit card for which the District reimburses the cardholder.

**1.3 “Gift Card”** means any prepaid card, stored-value card, gift certificate, electronic gift code, or similar instrument that can be used in lieu of currency to purchase goods or services, regardless of the issuer or the form of the instrument.

**1.4 “Authorized Purchase”** means any purchase of goods or services made in furtherance of an official District purpose, consistent with the District’s adopted budget, board approval, and procurement policies.

**1.5 “District Officer or Employee”** means any member of the Board of Directors or any employee of the District.

## SECTION 2 — PROHIBITION ON USE OF CREDIT CARD POINTS FOR DISTRICT PURCHASES

**2.1 General Prohibition.** No District Officer or Employee shall request District reimbursement from use of Credit Card Points, accrued on a personal credit card used for District purchases, to make purchases of goods or services intended for District use or benefit.

**2.2 Prohibition on Structuring Purchases to Earn Points.** No District Officer or Employee shall structure, arrange, or select a particular vendor, payment method, or purchase instrument for the primary purpose of earning or maximizing Credit Card Points for which the District Officer or Employee requests reimbursement from the District.

## SECTION 3 — PROHIBITION ON USE OF GIFT CARDS FOR DISTRICT PURCHASES

**3.1 General Prohibition.** No District Officer or Employee shall use Gift Cards to purchase goods or services on behalf of the District, regardless of the source of funds used to acquire the Gift Card, if the District Officer or Employee will request reimbursement from the District.

**3.2 Rationale.** The use of Gift Cards to purchase goods or services on behalf of a governmental entity creates significant risks, including:

- Lack of an auditable record linking expenditure to a specific authorized purpose;
- Inability to verify that public funds were used for a legitimate public purpose;

- Risk of personal misuse or conversion;

#### SECTION 4 — REPORTING AND ACCOUNTABILITY

**4.1 Disclosure of Policy Violations.** Any District Officer or Employee who becomes aware of a violation of this Policy shall promptly report such violation to the District’s Board of Directors.

**4.2 General Prohibition.** All District purchases must be made through procurement methods, District approved payment mechanisms, and approval processes authorized by the Board of Directors and the District’s purchasing and accounting procedures. No person may use personal Credit Card Points or Gift Cards to make a District purchase then seek reimbursement from the District for the equivalent cash value, replacement value, or any related amount. No person may request reimbursement for a purchase made in whole or in part with a personal reward, promotional credit, or similar benefit that did not result in an actual out-of-pocket expenditure in the amount claimed.

**4.2 Audit.** The District’s independent auditor may review compliance with this Policy as part of the District’s annual financial audit.

#### SECTION 5 — CONSEQUENCES FOR VIOLATIONS

**5.1 Disciplinary Action.** Any District Officer or Employee who violates this Policy may be subject to disciplinary actions in accordance with Texas law.

**5.2 Restitution.** Any District Officer or Employee who uses Credit Card Points or Gift Cards to make purchases on behalf of the District is in violation of this Policy, if reimbursement from the District is requested. The District Officer or Employee shall be required to make full restitution to the District for the value of any benefit received.

#### SECTION 6 — ACKNOWLEDGMENT

All District Officers and Employees authorized to make purchases on behalf of the District shall sign an acknowledgment form confirming that they have read, understood, and agree to comply with this Policy. Signed acknowledgment forms shall be maintained in the District’s official records.

#### SECTION 7 — GOVERNING LAW

This Policy shall be governed by and construed in accordance with the laws of the State of Texas, including without limitation the Texas Local Government Code, the Texas Government Code, and rules and guidance issued by the Texas Ethics Commission.





**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 APRIL 30, 2026**



**HARRIS COUNTY MUD #304**  
**TAX COLLECTOR MONTHLY REPORT : 10/1/2025 - 4/30/2026**

TAX COLLECTIONS								
TAX YEAR	BAL. FWD. AT 10/1/2025	SUPP/CORR / OTHER	WRITE OFF	ADJUSTED LEVY AT 4/30/2026	MONTHLY COLLECTIONS	TAX YEAR COLLECTIONS	AMT OUTSTDG. AT 4/30/2026	% COLL
2025	\$3,268,899.21	\$154,389.71	\$0.00	\$3,423,288.92	\$12,778.32	\$3,318,348.53	\$104,940.39	96.93
2024	\$30,163.59	\$378.96	\$0.00	\$30,542.55	\$266.03	\$13,988.21	\$16,554.34	45.79
2023	\$14,430.84	\$380.33	\$0.00	\$14,811.17	\$348.71	\$976.00	\$13,835.17	6.58
2022	\$9,098.37	\$90.00	\$0.00	\$9,188.37	\$255.56	\$939.24	\$8,249.13	10.22
2021	\$6,540.29	\$26.85	\$0.00	\$6,567.14	\$0.00	\$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
	<b>\$3,372,604.96</b>	<b>\$155,265.85</b>	<b>\$0.00</b>	<b>\$3,527,870.81</b>	<b>\$13,648.62</b>	<b>\$3,334,517.51</b>	<b>\$193,353.30</b>	<b>94.51</b>

**SUMMARY OF CASH ACCOUNT**

<b>BALANCE FORWARD 04/01/2026</b>	<b>\$109,617.14</b>
<b>TAXES ALL YEARS (2001-2025)</b>	<b>\$13,648.62</b>
<b>OTHER INCOME:</b>	
10% Rendition Penalty	\$38.22
Penalty & Interest	\$1,365.47
Statutory Delinquent Collection Charge	\$201.70
Tax Certificate	\$10.00
<b>TOTAL OTHER INCOME:</b>	<b>\$1,615.39</b>
<b>VOIDED CHECKS:</b>	<b>\$0.00</b>
<b>TOTAL INCOME:</b>	<b>\$15,264.01</b>
<b>LESS DISBURSEMENTS:</b>	
Transfer Taxes	
Maintenance & Operating Fund	\$13,448.72
Checks	\$9,804.28
<b>TOTAL DISBURSEMENTS</b>	<b>\$23,253.00</b>



**ADJUSTMENTS:**

Journal Entries \$1,618.44

**TOTAL ADJUSTMENTS: \$1,618.44**

**TOTAL EXPENSES: \$24,871.44**

**CASH BALANCE - 4/30/2026 \$100,009.71**

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**LESS DISBURSEMENTS 5/1/2026**

Transfer Taxes

Maintenance & Operating Fund \$7,146.07

Checks \$4,325.16

**TOTAL DISBURSEMENTS 5/1/2026 \$11,471.23**

**CASH BALANCE TO FORWARD - 5/1/2026 \$88,538.48**



HARRIS COUNTY MUD #304  
MONTHLY CHECK REGISTER AS OF MAY 2026

CHECK #	DATE	PAYEE	DESCRIPTION	AMOUNT
5406	5/1/2026	Wheeler & Associates Inc Catherine Wheeler TAC	May 2026 Billing Fee	\$2,588.00
5407	5/14/2026	Wheeler & Associates Inc Catherine Wheeler TAC	May 2026 Billing Expense	\$1,737.16
Wire - M&O	5/1/2026	Harris County MUD # 304 - M&O	Maintenance & Operating	\$7,146.07
			<b>TOTAL (3 Transactions)</b>	<b>\$11,471.23</b>
			<b>NET TOTAL:</b>	<b>\$11,471.23</b>



**HARRIS COUNTY MUD #304**

**HISTORICAL VALUATION AND COLLECTION DATA : 10/1/2025 - 4/30/2026**

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	19
2023	0.257500	0.387534	0.000000	0.645034	\$122,551,835	\$447,117,780	\$0	\$9,924,376	\$83,492,700	\$496,101,291	16	31
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 4/30/2026	TAX YEAR COLLECTION	AMT. OUTSTDG. AT 4/30/2026	% COLL
2025	\$3,268,899.21	\$154,389.71		\$3,423,288.92	\$3,318,348.53	\$104,940.39	96.93
2024	\$3,390,861.85	(\$355.50)		\$3,390,506.35	\$3,373,952.01	\$16,554.34	99.51
2023	\$3,199,750.53	\$241.68		\$3,199,992.21	\$3,186,157.04	\$13,835.17	99.56
2022	\$3,006,101.13	\$90.00		\$3,006,191.13	\$2,997,942.00	\$8,249.13	99.72
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	\$12,778.32					
%	0.00	2.77	12.31	90.71	95.95	96.60	96.93					
	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 - JUR NO 179**

**NON-DELINQUENT COLLECTIONS LISTINGS: AS OF 4/30/2026**

PERSONAL & REAL PROPERTY					
TAX YEAR	COUNT	TAXES DUE	RENDITION DUE	OTHER FEES	TOTAL DUE
2025	6	\$3,771.71	\$3.79	\$0.00	\$3,775.50
	<b>6 Acct(s)</b>	<b>\$3,771.71</b>	<b>\$3.79</b>	<b>\$0.00</b>	<b>\$3,775.50</b>
<b>2025 Delinquent:</b>					<b>\$101,164.89</b>



**HARRIS COUNTY MUD #304**

**CALCULATION OF CASH BALANCE FORWARD - AS OF 4/30/2026**

DESCRIPTION	CURRENT MONTH 4/1/2026 - 4/30/2026	TAX YEAR 10/1/2025 - 4/30/2026	FISCAL YEAR 9/1/2025 - 4/30/2026
<b>BEGINNING BALANCE</b>	<b>\$109,617.14</b>	<b>\$91,100.51</b>	<b>\$133,707.25</b>
Taxes	\$12,030.18	\$3,336,916.96	\$3,339,513.85
Bankruptcy Payments	\$0.00	\$0.00	\$34.86
Voluntary Overpayment	\$0.00	\$6,603.08	\$6,603.08
Penalty & Interest	\$1,365.47	\$9,825.40	\$10,385.71
Collection Fee	\$201.70	\$4,083.05	\$4,665.81
10% Rendition Penalty	\$38.22	\$244.49	\$244.49
Tax Certificate	\$10.00	\$10.00	\$10.00
<b>INCOME</b>	<b>\$13,645.57</b>	<b>\$3,357,682.98</b>	<b>\$3,361,457.80</b>
Correction Roll Refund	\$96.00	\$3,452.91	\$8,222.63
M & O Fund	\$13,448.72	\$1,972,461.86	\$1,991,817.64
I & S Fund	\$0.00	\$1,300,000.00	\$1,315,000.00
Tax A/C Fee - CW	\$2,588.00	\$18,116.00	\$20,705.25
Audit Preparation	\$0.00	\$525.00	\$525.00
Delinquent Assistance/Water Termination	\$63.75	\$472.50	\$472.50
Delinquent Data File Transmissions	\$0.00	\$737.50	\$907.50
Evening Meeting	\$100.00	\$700.00	\$800.00
Annual Web Host Fee	\$0.00	\$1,800.00	\$1,800.00
Travel Mileage	\$26.10	\$178.20	\$203.40
Special Request by BOD/District Consultant	\$42.50	\$1,087.50	\$1,172.50
Postage	\$25.74	\$1,686.11	\$1,687.96
Phone Calls	\$0.00	\$0.00	\$0.00
Processing and Balancing (CR)	\$0.00	\$3,312.00	\$3,312.00
Copies, Scans & Faxes	\$148.50	\$1,386.45	\$1,521.00
Research Requested	\$127.50	\$703.75	\$725.00
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
Unclaimed Property	\$85.00	\$85.00	\$85.00
Record Retention	\$0.00	\$3,864.00	\$3,864.00
HB 1154	\$175.00	\$1,225.00	\$1,400.00
SB Website Documents	\$175.00	\$1,050.00	\$1,225.00
Correspondence With Taxpayer	\$85.00	\$382.50	\$403.75
Court Affidavits	\$0.00	\$218.75	\$218.75
Installment Agreement	\$85.00	\$1,025.00	\$1,200.00
Statements - CR	\$0.00	\$2,871.00	\$2,871.00
Statements - SR/KR/NC	\$19.50	\$103.50	\$103.50
Certificates of Value (CCOV) (EOV)	\$0.00	\$262.50	\$262.50
Required Forms	\$170.00	\$1,340.00	\$1,340.00
Cyber Security w/ Port Management	\$350.00	\$350.00	\$350.00
Internet E-check ACH / Credit Card	\$0.00	\$0.00	\$523.50
Bank Correspondence / Wires	\$42.50	\$212.50	\$212.50
Bank Handling Charges	\$21.60	\$321.70	\$343.94
Delinquent Tax Attorney Fees	\$137.82	\$4,824.83	\$7,516.80
Pledged Securities	\$175.00	\$1,225.00	\$1,400.00
Bankruptcies	\$0.00	\$42.50	\$85.00
Special Meeting/Extra Meeting Time	\$85.00	\$85.00	\$212.50



# Wheeler & Associates, Inc.

The Leader In Tax Information And Collection Systems

50 YEARS OF EXCELLENCE

No New Revenue Rate Calculation	\$0.00	\$1,400.00	\$1,400.00
Newspaper Publishing Tracking Notice	\$0.00	\$962.50	\$962.50
Voluntary Overpayment Refund	\$4,979.77	\$6,280.72	\$6,280.72
<b>DISBURSEMENT</b>	<b>\$23,253.00</b>	<b>\$3,348,773.78</b>	<b>\$3,395,155.34</b>
<b>TOTAL</b>	<b>\$100,009.71</b>	<b>\$100,009.71</b>	<b>\$100,009.71</b>

# HARRIS COUNTY

## MUNICIPAL UTILITY DISTRICT No. 304

BOOKKEEPER'S REPORT  
FOR MONTH ENDING  
APRIL 30, 2026



**MEETING DATE:**

**May 21, 2026**

**PREPARED BY**

**TNR Advisors & Management Consultants, LLC**

**24285 Katy Freeway, Suite 300**

**KATY, TEXAS 77494**

**TELEPHONE: 832-398-6125**

**EMAIL: [BOOKKEEPER@HCMUD304.COM](mailto:BOOKKEEPER@HCMUD304.COM)**

# Harris County MUD 304

## Executive Summary – Bookkeeper Report as of Apr 2026 Board Meeting on May 21, 2026

- **Operating Fund – Cash Flow**
  - Investments:
    - YTD Interest income is \$190K, which is \$23K over budget FYTD.
  - Status:
    - YTD revenue is \$4.39M. Below budget by \$79K. Primarily due to the lower than projected tax collections (\$229K), which was offset by higher than projected water and sewer revenue (\$127K), and higher than projected interest income (\$23K).
    - YTD total expenses are \$3.70 million. Over budget by \$296K, primarily due to Building maintenance (\$67K), Park maintenance (\$74K) and Engineering Fees (\$103K).
  - General Operating Fund = **\$8,419,067.69**
- **Debt Service Fund**
  - Debt Service Fund = **\$2,295,874.62**
- **Tax Fund**
  - Transferred \$13,448.72 to GOF and \$0 to the DSF.
- **CPF Fund**
  - Capital Service Fund = **\$7,554,416.53**
- **Electricity Report – Apr 2026**
  - Total KWH Used (Current Mth) = 79,812
  - Total Costs (Current Mth) = \$5,744.90
  - Average Costs per KWH (For Month) = \$0.072
  - Average Costs per KWH (For Year) = \$0.075
- **Water Report – Apr 2026**
  - Total Gallons Purchased (Current Mth) = 15,298
  - Total Costs (Current Mth) = \$67,616.14
  - Average Costs per Gallon (For Month) = \$4.42
  - Average Costs per Gallon (For Year) = \$4.42
- **E-Payment Approvals**
  - Total Bills in Bill.com = 99
  - Total Bill.com Amount = **\$518,409.42**
  - Total with Payroll and checks = **\$521,181.87**
  - 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 ACCOUNT**

CENTRAL BANK - BUILDING ACCOUNT (XXXX7607)

*(THIS IS THE ACCOUNT FOR THE COMMUNITY BUILDING RENTALS)*

	<b>BEGINNING BALANCE AS OF 04/01/2026</b>	\$ 42,019.57
<b>DEPOSITS/CREDITS</b>		
	<b>BUILDING DEPOSIT RENTALS - TOTAL</b>	3,340.00
	WIS Payment or Bill.com Voids	0.00
	INTEREST REVENUE	70.32
	<b>TOTAL RENTAL AND RENT DEPOSITS</b>	<u>3,410.32</u>
	DEPOSIT REFUND	(100.00)
	<b>BANK SERVICE FEES</b>	
	SWEEP FEES	0.00
	CHARGEBACK FEES	0.00
	SC MAINTENANCE FEES	(5.00)
	POSITIVE PAY	(25.00)
	TRANSFER TO ACCT. 5426	0.00
	<b>ENDING BLANCE AS OF 04/30/2026</b>	<u><u>\$ 45,299.89</u></u>

**OPERATING ACCOUNT**

CENTRAL BANK - OPERATOR LOCKBOX ACCOUNT (XXXX4799)

*(THIS IS THE ACCOUNT THE OPERATOR DEPOSITS ACCTS REC INTO)*

	<b>BEGINNING BALANCE AS OF 04/01/2026</b>	\$ 158,482.31
<b>DEPOSITS/CREDITS</b>		
	ACCOUNT RECEIVABLE COLLECTIONS	274,284.66
	CB INTERNAL SWEEPS TO XX4799	71,591.05
<b>CHECKS/PAYMENTS/DEBITS</b>		
	<b>BANK SERVICE FEES</b>	
	ACCOUNT ANALYSIS FEES	(5.00)
	PAYMENT TECH TRANSFERS	(1,292.36)
	SC MAINTENANCE FEES	(25.00)
	CHARGEBACKS FEE	(10.00)
	CHARGEBACKS - NSF CHECKS	(131.04)
	TRANSFER TO OPERATING ACCT (GOF)	(328,000.00)
	CB INTERNAL SWEEP TO XXX5426	(71,587.61)
	<b>ENDING BLANCE AS OF 04/30/2026</b>	<u><u>\$ 103,307.01</u></u>

CENTRAL BANK - GOF OPERATING ACCT (XXXX5426)

*(THIS IS THE ACCOUNT WE DISBURSE FUNDS FROM)*

	<b>BEGINNING BALANCE AS OF 04/01/2026</b>	\$ 65,847.45
<b>DEPOSITS/CREDITS</b>		
	CB INTERNAL SWEEPS FROM XX4799	113,224.78
	Bill.com Void Payments	755.32
	TAX Collection from Tax Assessor	0.00
	Other Deposits	24.07
	TRANSFER FROM CENTRAL ACCT XXX4799	328,000.00
	TRANSFER FROM TEXPOOL ACCT xx0001	0.00
<b>CHECKS/PAYMENTS/DEBITS</b>		
	CENTRAL BANK DEMAND ACCOUNT SWEPT TO SWEEP ACCOUNT (SWEPT TO OTHER BANKS)	(113,223.52)
	TRANSFER TO TEXPOOL ACCT xx0001	0.00
	TOTAL ELECTRONIC PAYMENTS	(373,881.62)
	CHARGEBACKS - NSF CHECKS	0.00
	DIRECTOR's FEES INTUIT Payroll and Taxes	(3,164.60)
	Checks Cleared	0.00
	<b>BANK SERVICE FEES</b>	(30.00)
	COLLATERAL MANAGEMENT FEE	0.00
	SWEEP MONTHLY MAINTENANCE FEE	0.00
	<b>ENDING BLANCE AS OF 04/30/2026</b>	<u><u>\$ 17,551.88</u></u>

**ELECTRONIC PAYMENTS FOR APPROVAL**

Bill	A&A Residential & Commercial	Admin Bldg Repairs and Maintenance- Apr2026	(585.00)
Bill	A&A Residential & Commercial	Admin Bldg Repairs and Maintenance- Apr2026	(250.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(3,385.72)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(2,990.71)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(150.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	ABC Pest Control	Mosquito Maintenance Commercial-Apr2026	(395.00)
Bill	AWBD	2026 AWBD Annual Conference - Sandra Ford (120437)	(525.00)
Bill	Astredia M Newsome	Election May 2026 - 31 hours x \$20	(620.00)
Bill	BEST TRASH, LLC	Residential Curbside Cart Trash Pick Up Service- Apr2026	(39,901.32)
Bill	BURT'S CLEANING	Cleaning Service and Repairs -Apr2026	(3,250.00)
Bill	Cathy Phillips	Admin Bldg Rental Reimbursement	(100.00)
Bill	Cawthon, Joyce	Election May 2026 - 48.75 hours x \$20	(975.00)
Bill	CHAMPIONS	Annual Maintenance Budget-May2026	(550.00)
Bill	CHAMPIONS	Annual Maintenance Budget-May2026	(1,641.25)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(13,157.30)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(2,561.25)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(4,603.75)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(68.50)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(3,456.66)
Bill	CHAMPIONS	Annual Maintenance Budget-Apr2026	(6,403.50)
Bill	CHCRWA	SURFACE WATER FEE - Apr2026	(67,603.90)
Bill	CHCRWA	Ground WATER FEE - Apr2026	(12.24)
Bill	Cintas Corporation	ZOLL 3 AED AUTOMATIC AGREEMENT	(135.31)
Bill	COREY & DIONDRIA SMITH	Water Damage Deposit Refund	(21.54)
Bill	Courtyard Dallas Grapevine	Guest Sandra Ford - AWBD Conference June2026	(906.92)
Bill	Demarcus Jones	Off Duty Security Officer - Apr2026	(300.00)
Bill	DJ Petty	Juneteenth 2026 - DJ Services	(500.00)
Bill	EHRA	Park and Trail Improvements-May2026	(900.00)
Bill	EHRA	Permanent Access Road - Phase 2 Extension - Apr2026	(855.00)
Bill	EHRA	Engineering and Consultation -Apr2026	(18,522.38)
Bill	EHRA	Water Line Extension Along TC Jester - Apr2026	(4,203.25)
Bill	EHRA	WWTP TPDES Permit - Major Amendment 2024 - Apr2026	(375.00)

**ELECTRONIC PAYMENTS FOR APPROVAL**

Bill	EHRA	Park & Trail Improvements- Apr2026	(4,475.00)
Bill	EHRA	Water Line Extension Along TC J ester -Apr2026	(1,209.83)
Bill	EHRA	Engineering and Consultation -Apr2026	(10,600.28)
Bill	EHRA	Permanent Access Road - Apr2026	(1,890.00)
Bill	Evelyn J McGee	Election May 2026 - 44.5 hours x \$20	(890.00)
Bill	Finley Enterprises	Admin Building Repairs	(2,939.00)
Bill	Finley Enterprises	Building Maintenance - Apr2026	(4,219.95)
Bill	Gaylord Texan Resort	AWBD Conference June 2026 for Guest - Geri Scott	(1,316.30)
Bill	Gaylord Texan Resort	AWBD Conference June 2026 for Guest - Sharon Mayo	(1,316.30)
Bill	George Cao	Off Duty Officer Invoice - Apr2026	(300.00)
Bill	HARRIS COUNTY TREASURER	Patrol Services - May 2026	(29,037.00)
Bill	HARRIS COUNTY TREASURER	Patrol Services - March 2026	(29,037.00)
Bill	HARRIS COUNTY TREASURER	Patrol Services - April 2026	(29,037.00)
Bill	Herbert Williams	Election May 2026 - 44.5 hours x \$20	(890.00)
Bill	Iris Campbel	Water Damage Deposit Refund	(134.02)
Bill	Keeyoko Lee	Admin Bldg Rental Reimbursement	(100.00)
Bill	Ladi Doherty	Election May 2026 - 31.5 hours x \$20	(630.00)
Bill	Laverne Darnell	Election May 2026 - 48 hours x \$20	(960.00)
Bill	LE ANH PHUONG	Water Damage Deposit Refund	(21.54)
Bill	MAGNA FLOW	Sludge Removal and Dewatering	(3,804.50)
Bill	Maria Alberto	Admin Bldg Rental Reimbursement	(100.00)
Bill	Maureen Took	Admin Bldg Rental Reimbursement	(100.00)
Bill	Municipal Risk Management	2026 Arbitrage Annual Maintenance Report	(850.00)
Bill	NADINE CIUS	Water Damage Deposit Refund	(200.00)
Bill	Norton Rose Fulbright US LLP	Legal Services -May2026	(26,168.75)
Bill	Norton Rose Fulbright US LLP	Legal Services -Apr2026	(6,632.37)
Bill	NT SECURITY USA, LLC	Admin Building Repairs - Apr 2026	(929.75)
Bill	PHUONG DIEM HOANG	Water Damage Deposit Refund	(43.08)
Bill	PRECISION UTILITY, LLC	Base Fee Inv - Apr2026 (May2026 Meeting)	(8,515.84)
Bill	PRECISION UTILITY, LLC	Maintenance Inv - Apr2026 (May Meeting)	(86,501.01)
Bill	PVS DX, INC.	CHLORINE, 150# CYL	(140.00)
Bill	PVS DX, INC.	CHLORINE, 150# CYL	(962.01)
Bill	PVS DX, INC.	CHLORINE, 150# CYL	(577.21)
Bill	RELIANT , DEPT 0954	Account Name: HARRIS COUNTY MUD #304	(339.15)
Bill	RELIANT , DEPT 0954	Account Name: WASTEWATER TREATMENT PLANT	(3,733.04)
Bill	RELIANT , DEPT 0954	Account Name: LIFT STATION #2	(262.73)
Bill	RELIANT , DEPT 0954	Account Name: WATER PLANT	(1,094.82)
Bill	RELIANT , DEPT 0954	Account Name: LIFT STATION #1	(315.16)

**ELECTRONIC PAYMENTS FOR APPROVAL**

Bill	ROBERTO JARAMILLO	Water Damage Deposit Refud	(29.95)
Bill	Salazar, Matthew	Off Duty Officer Invoice - May 9, 2026	(350.00)
Bill	Special Districts Management	Contracted General Mgmt - Apr 2026	(5,000.00)
Bill	Special Districts Management	Contracted Building Mgmt - Apr 2026	(8,750.00)
Bill	SuperAll Environmental LLC	Monthly Chemicals - Mar2026	(8,408.28)
Bill	TNR Advisors	CFO Services and Reimbursement -Apr2026	(5,360.88)
Bill	TOP CHOICE PARTY RENTALS	Juneteenth Celebration - 2026	(1,922.50)
Bill	Touchstone	Public Relations-Apr2026	(2,267.70)
Bill	Touchstone	Monthly Website Hosting and Maintenance - Apr2026	(690.00)
Bill	Touchstone	Decal Envelopes-Apr2026	(40.44)
Bill	VERITRUST	Records Storage-May2026	(80.00)
Bill	VERITRUST	Records Storage-Apr2026	(80.00)
Bill	VERIZON WIRELESS, LLC	Apr2026 Invoice - Account Number 542727764-00001	(192.65)
Bill	Verna Clark	Election May 2026 - 12 hours X \$20	(240.00)
Bill	Wastewater Transport Services	Vector Service - Apr2026	(10,190.28)
Bill	Wastewater Transport Services	Vector Service - Apr2026	(13,155.01)
Bill	Wastewater Transport Services	Vector Service - Apr2026	(4,019.04)
Bill	Wastewater Transport Services	Vector Service - Apr2026	(8,974.56)
Bill	WATER UTILITY SERVICES, INC.	Magnesium Hydroxide - 60% Slurry	(2,340.00)
Bill	WATER UTILITY SERVICES, INC.	Magnesium Hydroxide - 60% Slurry	(1,560.00)
Bill	WATER UTILITY SERVICES, INC.	Magnesium Hydroxide - 60% Slurry	(1,560.00)
Bill	WOW Party Art LLC	2026 Juneteenth Celebration	(600.00)
Bill	XCESS SECURITY SERVICES, INC.	Alarm System - May 2026	(49.99)
Check	Sharon Mayo	Advance AWBD Conference	(400.00)
Check	Geri Scott	Advance AWBD Conference	(400.00)
DD	US TREASURY	PAYROLL TAXES	(339.70)
DD	LARRY ALLEN	DIRECTOR FEES: 04/16/2026	(204.10)
DD	SANDRA FORD	DIRECTOR FEES: 04/16/2026	(204.10)
DD	SHARON MAYO	DIRECTOR FEES: 03/18/2026, 04/16/2026	(408.18)
DD	LAFRANCES MOSES(Reimb)	DIRECTOR FEES: 04/16/2026, 04/17/2026	(383.19)
DD	LAFRANCES MOSES(Reimb)	REIMBURSEMENTS: 04/17/2026	(25.00)
DD	GERI SCOTT (Director Fees)	DIRECTOR FEES: 03/18/2026, 04/16/2026	(408.18)
<b>TOTAL OF GOF CHECKS/DISBURSEMENTS:</b>			<b>(521,181.87)</b>

**OPERATING ACCOUNT - SWEEP AND TIME DEPOSITS**

**CENTRAL BANK - SWEEP ACCOUNT - XXXXXX5426 AND XXXXXX4799**

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	4.70
SWEEP INTO CENTRAL BANK OPERATING DEMAND (XXXX5426)	113,223.52
SWEEP FROM CENTRAL BANK OPERATING DEMAND (XXXX5426)	(113,224.78)
SWEEP INTO CENTRAL BANK OPERATING DEMAND (XXXX4799)	71,587.61
SWEEP FROM CENTRAL BANK OPERATING DEMAND (XXXX4799)	(71,591.05)
INTEREST EARNED	1.42
BANK FEES	0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ 1.42</u>

**INVESTMENTS: TEXPOOL (XXXX0001)**

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	8,214,724.29
<b>TRANSFER FROM TAX ACCOUNT</b>	13,448.72
TRANSFER TO OPERATING ACCT	0.00
TRANSFERED FROM TEXPOOL DSF	0.00
CD INTEREST DEPOSITED INTO TEXPOOL	0.00
INTEREST EARNED	24,734.48
TRANSFER FROM CENTRAL BANK	0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ 8,252,907.49</u>

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

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	0.00
INTEREST EARNINGS	0.00
TRANSFER to CENTRAL BANK GOF	0.00
TRANSFER from TEXPOOL GOF	0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ -</u>
<b>TOTAL OPERATING FUNDS</b>	<u><b>\$ 8,419,067.69</b></u>

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

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	\$	9,961.60
INTEREST EARNED		16.21
TRANSFER TO DSF TEXPOOL		0.00
TAX COLLECTIONS		0.00
BANK CHARGES		(30.00)
PREVIOUSLY APPROVED CHECKS		0.00
<b>TOTAL PREVIOUSLY APPROVED CHECKS</b>		<u>0.00</u>
<b>ENDING BLANCE AS OF 04/30/2026</b>	\$	<u>9,947.81</u>

**NET AMOUNT IN CENTRAL BANK - DEBT SERVICE ACCOUNTS****\$ 9,947.81****INVESTMENTS: TEXPOOL (XXXX0002)**

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	2,231,007.34
INTEREST EARNINGS	6,708.73
TRANSFER to TEXPOOL GOF	0.00
BOND PAYMENT	0.00
TRANSFER FROM TAX ACCOUNT	0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ 2,237,716.07</u>

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

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	48,061.41
INTEREST EARNINGS	149.33
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
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ 48,210.74</u>

**TOTAL DEBT SERVICE FUND \$ 2,295,874.62**

**CAPITAL PROJECT FUND**

**CENTRAL BANK - CPF (XXXX1006)**

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	\$	7.28
INTEREST EARNED		0.00
TRANSFER FROM CPF TEXAS CLASS		0.00
BANK CHARGES		(30.00)
CHECKS		0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$</u>	<u>(22.72)</u>

**NET AMOUNT IN CENTRAL BANK - CPF**

\$ (22.72)

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

<b>BEGINNING BALANCE AS OF 04/01/2026</b>	7,531,040.49
INTEREST EARNINGS	23,398.76
TRANSFER to CENTRAL BANK CPF	0.00
BOND CLOSING Funding	0.00
Bank Service Fee	0.00
<b>ENDING BLANCE AS OF 04/30/2026</b>	<u>\$ 7,554,439.25</u>
<b>TOTAL CAPITAL PROJECT FUND</b>	<u>\$ 7,554,416.53</u>

**ELECTRONIC PAYMENTS FOR APPROVAL-CPF**

None	None	None	0.00
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<b>TOTAL OF CHECKS/DISBURSEMENTS:</b>			<b>0.00</b>
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## 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
<b>Year 2026</b>			-				
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
<b>Year 2027</b>			-				
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
<b>Year 2028</b>			-				
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
<b>Year 2029</b>			-				
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
<b>Year 2030</b>			-				
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
<b>Year 2031</b>			-				
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
<b>Year 2032</b>			-				
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
	<b>TOTAL</b>	<b>947,844</b>	<b>\$78,553</b>	

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
	<b>TOTAL</b>	<b>954,284</b>	<b>\$76,909</b>	

	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	79,812	\$5,744.90	\$0.072
	May			\$0.000
	June			\$0.000
	July			\$0.000
	August			\$0.000
	September			\$0.000
	October			\$0.000
	November			\$0.000
	December			\$0.000
	<b>TOTAL</b>	<b>318,765</b>	<b>\$23,981</b>	

Average Cost / kWh	\$0.075
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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	15,298	\$67,616.14	\$4.420
	May			\$0.000
	June			\$0.000
	July			\$0.000
	August			\$0.000
	September			\$0.000
	October			\$0.000
	November			\$0.000
	December			\$0.000
<b>Average Cost /gallon</b>		<b>59,979</b>	<b>\$265,089.16</b>	<b>\$4.42</b>

# 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			
Sandra Ford	X			

### Note

Register on-line [www.awbd-tx.org](http://www.awbd-tx.org) (For log in assistance, contact Taylor Cavnar: [tcavnar@awbd-tx.org](mailto: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  
April 30, 2026**

	April 2026			YTD April 2026			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Income</b>							
41100 WATER SERVICE REVENUE	120,152	64,044	(64,044)	958,702	512,355	446,347	768,532
41120 CHCRWA - SURFACE WATER FEE	69,669	72,000	48,152	541,003	576,000	(34,997)	864,000
41120 CHCRWA - GROUND WATER FEE	0	3,876	(3,876)	0	31,008	(31,008)	46,512
41300 RECONNECTION FEES	0	158	(158)	2,220	1,265	955	1,898
42100 SEWER- CUSTOMER SERVICE REVENUE	48,809	110,635	(61,826)	379,938	885,081	(505,143)	1,327,621
42200 INSPECTION FEES	0	490	(490)	0	3,920	(3,920)	5,880
43100 PENALTIES & INTEREST	5,020	5,734	(714)	51,691	45,869	5,822	68,804
43300 MISCELLANEOUS INCOME	1,329	2,899	(1,570)	(18,540)	23,194	(41,734)	34,791
43500 MAINTENANCE TAX COLLECTIONS	13,449	46,127	(32,678)	1,991,818	2,221,127	(229,309)	2,221,127
43600 GREASE TRAP INSPECTIONS	420	278	142	3,360	2,221	1,139	3,331
43700 GARBAGE REVENUE	36,143	0	36,143	289,426	0	289,426	0
53910 INTEREST EARNED	24,806	20,833	3,973	189,844	166,667	23,177	250,000
<b>Total Income</b>	<b>319,797</b>	<b>327,074</b>	<b>(7,277)</b>	<b>4,389,462</b>	<b>4,468,706</b>	<b>(79,244)</b>	<b>5,592,496</b>
<b>Expenses</b>							
60110 ADMINISTRATIVE EXPENSE	0	926	(926)	0	7,410	(7,410)	11,115
60120 OPERATIONS	14,394	8,500	5,894	102,558	68,000	34,558	102,000
60140 MARKETING AND PUBLIC RELATIONS	2,998	2,500	498	21,455	20,000	1,455	30,000
60150 GRANT WRITER	0	1,667	(1,667)	1,500	13,333	(11,833)	20,000
60100 BILLING SERVICE FEE	0	250	(250)	0	2,000	(2,000)	3,000
61300 MAINTENANCE & REPAIRS - WATER	25,332	38,501	(13,169)	307,733	308,011	(278)	462,016

**Harris County MUD 304 - GOF  
Actual vs. Budget Comparison  
April 30, 2026**

	April 2026			YTD April 2026			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
61400 CHEMICALS - WATER	1,679	3,026	(1,347)	13,537	24,209	(10,672)	36,314
61500 LABORATORY EXPENSE -WATER	0	2,551	(2,551)	1,361	20,406	(19,045)	30,609
61600 UTILITIES	5,405	5,936	(531)	47,824	47,485	339	71,227
61800 RECONNECTIONS	0	1,667	(1,667)	0	13,333	(13,333)	20,000
62300 MAINTENANCE & REPAIRS - SEWER	55,290	24,987	30,303	217,195	199,894	17,301	299,841
62400 CHEMICALS- SEWER	13,868	2,672	11,196	75,421	21,375	54,046	32,063
62500 LABORATORY EXPENSE - SEWER	0	867	(867)	0	6,933	(6,933)	10,400
62600 SLUDGE REMOVAL/RESIDUIAL MGMT	40,143	9,341	30,802	168,045	74,731	93,314	112,097
62610 DUMPSTER AT STP	0	752	(752)	5,771	6,014	(243)	9,021
63110 DIRECTOR FEES	3,165	3,000	165	19,037	24,000	(4,963)	36,000
63300 LEGAL FEES	32,801	21,667	11,134	174,466	173,333	1,133	260,000
63400 AUDITING FEES	0	0	0	36,500	35,000	1,500	35,000
63500 ENGINEERING FEES	29,123	5,000	24,123	142,797	40,000	102,797	60,000
63590 OTHER EXPENSES	231	895	(664)	3,944	7,160	(3,216)	10,740
63700 ELECTION EXPENSE	5,205	4,167	1,038	43,725	33,333	10,392	50,000
63800 PERMIT FEES	0	833	(833)	0	6,667	(6,667)	10,000
64300 BOOKKEEPING FEES	5,239	5,833	(594)	43,296	46,667	(3,371)	70,000
64400 ARBITRAGE FEES	850	1,750	(900)	850	14,000	(13,150)	21,000
64600 PRINTING & OFFICE SUPPLIES	75	706	(631)	4,608	5,651	(1,043)	8,476
64610 WEBSITE EXPENSE	0	690	(690)	2,070	5,520	(3,450)	8,280
65200 POSTAGE	0	42	(42)	74	333	(259)	500

**Harris County MUD 304 - GOF  
Actual vs. Budget Comparison  
April 30, 2026**

	April 2026			YTD April 2026			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
65300 INSURANCE & SURETY BOND	0	36	(36)	0	290	(290)	435
65400 TRAVEL EXPENSE	47	50	(3)	357	400	(43)	600
65450 GARBAGE EXPENSE	39,901	38,391	1,510	317,338	307,127	10,211	460,691
65500 SECURITY PATROL	29,387	28,957	430	232,946	231,656	1,290	347,484
65600 MISC. EXPENSE (MEETING ROOM)	0	173	(173)	0	1,383	(1,383)	2,075
65700 DIRECTORS REIMBURSED EXPENSES	0	600	(600)	512	4,800	(4,288)	7,200
65710 CONFERENCE EXPENSES	4,065	725	3,340	6,885	5,800	1,085	8,700
65800 RECORD STORAGE FEE	160	75	85	640	600	40	900
65850 DISTRICT MANAGER FEES	5,000	5,000	0	40,525	40,000	525	60,000
65900 CHCRWA Fees - GW	12	708	(696)	11,174	5,667	5,507	8,501
65910 CHCRWA FEES - SW	67,604	76,308	(8,704)	552,589	610,461	(57,872)	915,691
66700 TCEQ ASSESSMENT	0	1,741	(1,741)	21,195	13,927	7,268	20,890
70000 CAPITAL OUTLAY							
75060 CAPITAL - ENGINEERING	13,908	20,208	(6,300)	87,649	161,667	(74,018)	242,500
79990 CAPITAL OUTLAY - MISC.	0	56,042	(56,042)	551,182	448,333	102,849	672,500
<b>Total Expenses</b>	<b>395,882</b>	<b>377,739</b>	<b>18,143</b>	<b>3,256,759</b>	<b>3,056,911</b>	<b>199,848</b>	<b>4,567,866</b>
<b>Net Operating Income</b>	<b>(76,085)</b>	<b>(50,664)</b>	<b>(25,421)</b>	<b>1,132,703</b>	<b>1,411,795</b>	<b>(279,092)</b>	<b>1,024,630</b>
<b>Other Income</b>							
59000 COMMUNITY CENTER RENTALS	2,290	1,800	(1,800)	9,023	14,400	(5,377)	21,600
<b>Total Other Income</b>	<b>2,290</b>	<b>1,800</b>	<b>490</b>	<b>9,023</b>	<b>14,400</b>	<b>(5,377)</b>	<b>21,600</b>
<b>Other Expenses</b>							

**Harris County MUD 304 - GOF  
Actual vs. Budget Comparison  
April 30, 2026**

	April 2026			YTD April 2026			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
62960 INSURANCE - COMMUNITY BLDG	0	0	0	55,047	55,164	(117)	55,164
63000 REPAIRS & MAINTENANCE BLDG	9,059	2,083	6,976	84,172	16,667	67,505	25,000
64000 UTILITIES-DISTRICT BUILDING	339		339	3,423	1,215	2,208	2,915
65510 SECURITY SYSTEM MONITORING	50	0	50	514	0	514	0
65650 COMMUNITY EVENT EXPENSE	3,023	2,083	940	13,337	16,667	(3,330)	25,000
65660 BUILDING - EVENT SECURITY	600	417	183	6,500	3,333	3,167	5,000
65950 TELEPHONE & WIFI - COMMUNITY BG	193	343	(150)	3,879	2,747	1,132	4,121
66030 PARK MAINTENANCE & OPERATIONS	41,734	16,597	25,137	206,977	132,778	74,199	199,167
66400 BUILDING CLEANING & SUPPLIES	3,250	1,749	1,501	20,902	13,989	6,913	20,983
67500 BUILDING - MANAGEMENT EXPENSE	8,750	8,750	0	54,333	70,000	(15,667)	105,000
65801 RECORDS MANAGEMENT EXPENSE	0	5,000	(5,000)	0	40,000	(40,000)	60,000
<b>Total Other Expenses</b>	<b>66,998</b>	<b>37,023</b>	<b>29,975</b>	<b>449,084</b>	<b>352,559</b>	<b>96,525</b>	<b>502,350</b>
<b>Net Other Income</b>	<b>(64,708)</b>	<b>(35,223)</b>	<b>(31,775)</b>	<b>(440,061)</b>	<b>(338,159)</b>	<b>(101,902)</b>	<b>(480,750)</b>
<b>Net Income</b>	<b>(140,793)</b>	<b>(85,887)</b>	<b>(57,196)</b>	<b>692,642</b>	<b>1,073,636</b>	<b>(380,994)</b>	<b>543,880</b>

# Harris County MUD 304 (GOF)

## Statement of Financial Position (001)

As of April 30, 2026

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	0.00
11001 CENTRAL BANK - 6035426 (new)	17,551.88
11002 SWEEP- CENTRAL BK - XXXXX426	1.42
11003 CENTRAL BANK - COMM CTR 7607	45,299.89
11100 PNC (BBVA) Checking-XXXXX1699	0.00
11102 CENTRAL BK - LOCKBOX - XXX4799	103,307.01
11301 TEXPOOL-OPERATING-XXXX00001	8,252,907.49
<b>Total Bank Accounts</b>	<b>\$8,419,067.69</b>
Accounts Receivable	
Accounts Receivable (A/R)	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
11161 PREPAID SECURITY	57,990.00
11500 ACCOUNTS RECEIVABLE	491,867.15
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	578.81
<b>Total Other Current Assets</b>	<b>\$596,378.31</b>
<b>Total Current Assets</b>	<b>\$9,015,446.00</b>
Fixed Assets	
121100 Fixed Assets	
121101 Fixed Assets-Computer	1,177.96
<b>Total 121100 Fixed Assets</b>	<b>1,177.96</b>
<b>Total Fixed Assets</b>	<b>\$1,177.96</b>
<b>TOTAL ASSETS</b>	<b>\$9,016,623.96</b>

# Harris County MUD 304 (GOF)

## Statement of Financial Position (001)

As of April 30, 2026

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 ACCOUNTS PAYABLE	521,013.32
<b>Total Accounts Payable</b>	<b>\$521,013.32</b>
Other Current Liabilities	
21000 PAYROLL LIABILITIES	3,952.56
Federal Taxes (941/943/944)	-2,448.28
Federal Unemployment (940)	42.39
TX Unemployment Tax	-12.15
<b>Total 21000 PAYROLL LIABILITIES</b>	<b>1,534.52</b>
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	367,278.92
26105 COMMUNITY CENTER RENTAL DEPOSITS	2,300.00
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
<b>Total Other Current Liabilities</b>	<b>\$453,495.49</b>
<b>Total Current Liabilities</b>	<b>\$974,508.81</b>
<b>Total Liabilities</b>	<b>\$974,508.81</b>
Equity	
30100 UNASSIGNED FUND BALANCE	7,349,473.00
Net Income	692,642.15
<b>Total Equity</b>	<b>\$8,042,115.15</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$9,016,623.96</b>

# Harris County MUD 304 (DSF)

## Statement of Financial Position (002)

As of April 30, 2026

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
12000 BBVA DEBT -XXXX5519	0.00
12100 CENTRAL BANK-DSF	9,947.81
14000 TOTAL TIME DEPOSITS	
14000.01 TEXPOOL(Money Market Cash) XXX2	2,237,716.07
14000.02 TIME DEPOSIT(TEXAS CLASS 1202-002)	48,210.74
<b>Total 14000 TOTAL TIME DEPOSITS</b>	<b>2,285,926.81</b>
<b>Total Bank Accounts</b>	<b>\$2,295,874.62</b>
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
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$2,295,874.62</b>
<b>TOTAL ASSETS</b>	<b>\$2,295,874.62</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
10200 ACCOUNTS PAYABLE	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
27300 DUE TO OPERATING FUND	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
30100 DRESTRICTED FUND BALANCE	1,198,032.05
Net Income	1,097,842.57
<b>Total Equity</b>	<b>\$2,295,874.62</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$2,295,874.62</b>

# Harris County MUD 304 (CPF)

## Statement of Financial Position (003)

As of April 30, 2026

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
21100 Central Bank-CPF 1006	-22.72
<b>Total Bank Accounts</b>	<b>\$ -22.72</b>
Other Current Assets	
21300 Time Deposits (Texas Class 1202-003)	7,554,439.25
<b>Total Other Current Assets</b>	<b>\$7,554,439.25</b>
<b>Total Current Assets</b>	<b>\$7,554,416.53</b>
<b>TOTAL ASSETS</b>	<b>\$7,554,416.53</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
22000 Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
22200 Due To Developer	0.00
22710 Due to Operating Fund	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
23010 Restricted Fund Balance	0.00
Net Income	7,554,416.53
<b>Total Equity</b>	<b>\$7,554,416.53</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$7,554,416.53</b>



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

**Effective Date: 04/30/2026**

**Accounts Through: 04/30/2026 7:00 PM**

**Forecasting Through:**

**ICS Accounts Through: 04/30/2026 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
<b>Bond Fund</b>									
6022731	PF/MMA SVGS	62	\$9,947.81	\$0.00	\$9,947.81	\$9,968.91	\$9,981.99	776022731	\$0.00
<b>Subtotal Bond Fund</b>			<b>\$9,947.81</b>	<b>\$0.00</b>	<b>\$9,947.81</b>	<b>\$9,968.91</b>	<b>\$9,981.99</b>		<b>\$0.00</b>
<b>Demand Deposits</b>									
6034799	PF/CKG DDA 06012021	65	\$103,307.01	\$0.00	\$103,307.01	\$133,641.37	\$193,558.19	776034799	\$0.82
6035426	PF/CKG DDA 06012021	65	\$17,551.88	\$0.00	\$17,551.88	\$95,169.55	\$172,908.73	776035426	\$0.60
6051006	PF/CKG DDA 06012021	65	\$0.00	\$0.00	\$0.00	\$5.92	\$288.82	776051006	\$0.00
<b>Subtotal Demand Deposits</b>			<b>\$120,858.89</b>	<b>\$0.00</b>	<b>\$120,858.89</b>	<b>\$228,816.83</b>	<b>\$366,755.75</b>		<b>\$1.42</b>
<b>Time/Savings/MMA</b>									
6037607	PF/MMA SVGS	62	\$45,299.89	\$0.00	\$45,299.89	\$43,385.22	\$41,011.47	776037607	\$0.00
<b>Subtotal Time/Savings/MMA</b>			<b>\$45,299.89</b>	<b>\$0.00</b>	<b>\$45,299.89</b>	<b>\$43,385.22</b>	<b>\$41,011.47</b>		<b>\$0.00</b>
<b>Total Deposits</b>			<b>\$176,106.59</b>	<b>\$0.00</b>	<b>\$176,106.59</b>	<b>\$282,170.96</b>	<b>\$417,749.22</b>		<b>\$1.42</b>

**SECURITIES**

Safekeeping	Agency	CUSIP	Pool No.	Maturity	Date Pledged	Units Pledged	Market Value
CH	LOC	10032358-3	LOC132358-3	07/09/2026	04/16/2026	115,000	\$115,000.00
<b>Total Securities Pledged</b>						<b>115,000</b>	<b>\$115,000.00</b>



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

**Effective Date: 04/30/2026**

**Accounts Through: 04/30/2026 7:00 PM**

**Forecasting Through:**

**ICS Accounts Through: 04/30/2026 7:00 PM**

**HARRIS CO MUD 304**

Tax ID: 760158893

FHLB Pledge Code: 20512

1st Consultant: TNR

2nd Consultant:

**DEPOSIT COLLATERAL CALCULATION**

	<b>Account Balances</b>	<b>FDIC Insurance</b>	<b>Collateral Required</b>
<b>Subtotal Demand Deposits:</b>	\$120,858.89	\$120,858.89	\$0.00
<b>Subtotal Time/Svgs/MMA:</b>	\$45,299.89	\$45,299.89	\$0.00
<b>Subtotal Bond Fund Deposits:</b>	\$9,947.81	\$9,947.81	\$0.00
<b>TOTALS:</b>	<b>\$176,106.59</b>	<b>\$176,106.59</b>	<b>\$0.00</b>

**DEPOSIT COLLATERAL POSITION**

	<b>Deposits Requiring Collateral</b>	<b>Securities Pledged</b>	<b>Excess Collateral</b>	<b>% Pledged</b>
<b>At 100%</b>	\$0.00	\$115,000.00	<b>\$115,000.00</b>	
<b>At 105%</b>	\$0.00	\$115,000.00	<b>\$115,000.00</b>	

## Contact List

- Deposit Services
- Deposit Collateral & Funds Management
- PF Treasury Management

## Email

- [PFDS@cbhou.com](mailto:PFDS@cbhou.com)
- [PFFM@cbhou.com](mailto:PFFM@cbhou.com)
- [PFTM@cbhou.com](mailto:PFTM@cbhou.com)

## Management

Christin Yokubaitis, SVP 832.782.5249  
Susan Clark, VP 832.782.5247

### Rates Effective 05/01/2026

### REMEMBER A DISTRICT IS ELEGIBLE FOR

\$250,000 FDIC EACH for Demands Deposits, Time/Savings/MMA Deposits & Bond Fund Deposits

	Rate	APY***		Rate	APY***
<b>IntraFi ICS DDA Sweep</b>			<ul style="list-style-type: none"> <li>• Rate is quoted monthly &amp; subject to change at any time.</li> <li>• Subject to the terms of the TMMA Sweep Amendment, Sweep Cascade, TMMAA-Administrator &amp; related documents.</li> </ul>	<b>0.05%</b>	<b>0.05%</b>
<b>IntraFi ICS MMA Sweep</b>			<ul style="list-style-type: none"> <li>• Rate is quoted monthly &amp; subject to change at any time.</li> <li>• Subject to the terms of the TMMA Sweep Amendment, Sweep Cascade, TMMAA-Administrator &amp; related documents.</li> </ul>	<b>1.98%</b>	<b>2.00</b>
<b>PF DDA**</b>			Conditions per fee schedule.	<b>0.00%</b>	<b>0.00%</b>
<b>PF MMA**</b>			Conditions per fee schedule and according to Money Market regulations.	<b>1.98%</b>	<b>2.00%</b>
<b>PF HIGH YIELD MMA**</b>			Conditions per fee schedule and according to Money Market regulations.	<b>3.66%</b>	<b>3.73%</b>
<b>PF Special Development Escrow MMA**</b>			<p><b>ACCOUNT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. No standard fees: no wire fees, no monthly service charges, nor any TM Service fees.</li> <li>2. Conditions per fee schedule and according to Money Market regulations.</li> <li>3. Must be one of the following:                             <ol style="list-style-type: none"> <li>a. Standard third-party escrow with TCEQ or TWBD, or</li> <li>b. Project development with special conditions that may or may not be monitored by Central Bank with agreement conditions provided to Central, or</li> <li>c. Project conditions between the developer and the district, etc.</li> </ol> </li> </ol> <p>Conditions per fee schedule and according to Money Market regulations.</p>	<b>1.98%</b>	<b>2.00%</b>
<b>CERTIFICATE OF DEPOSIT <sup>1</sup></b>	<b>RENEWALS ONLY</b>		<b>CDARS <sup>2</sup></b>		
	Rate	APY***	Term <sup>3</sup>	Rate	APY***
90-179 days	0.50%	0.50%	13 week	Not quoting	Not quoting
180 - 364 days	0.65%	0.65%	26 week	3.50%	3.61%
1 year	0.75%	0.75%	52 week	3.44%	3.49%
18 months	0.90%	0.90%	2 year	3.30%	3.35%

#### Rate Disclosure

- \* No minimum balance required.
- \*\* No minimum balance required to earn the APY. Fees could reduce earnings.
- \*\*\* APY = Annual Percentage Yield.

#### Special Conditions

1. A penalty may be imposed for early withdrawal. No minimum balance is required to earn the APY.
2. CDARS Deposit Placement Agreement and Account Placement Form required; restrictions apply. Funds and Account Placement Form are due Tuesday, and settlement occurs Thursday.
3. Specific term limits apply as stated. Deviation from the stated maturity is not permitted.



# ETHOSCAPES

Erosion Control Specialist since 1976

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 304

Detention and Drainage Facilities Report

May 21, 2026



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

Account Manager: Chip Patronella ~ Email: [cpatronella@champhydro.com](mailto:cpatronella@champhydro.com)

Silverleaf / Silverchase





Silverchase SWQ Feature (Annual Renewal Date July 7<sup>th</sup>)



# Silverglen North Park



**Green Belt beside Silverleaf / Silverchase**



2026-05-14 09:18:16-05:00  
Mimmb, y n



2026-05-14 09:18:20-05:00  
Mimmb, y n

At Lansing Holw Lane



2026-05-14 09:21:54-05:00  
Mmmb y n



2026-05-14 09:21:42-05:00  
Mmmb y n

### Silverglen North Section 3 pond



SWQ Feature



2026-05-14 09:29:37-05:00  
Mmmby n



2026-05-14 09:31:20-05:00  
Mmmby n

WWTP Road



**Silverglen North Section 3**



**Silverglen North Section 3 SWQ Feature (Annual Renewal Date December 16<sup>th</sup>)**





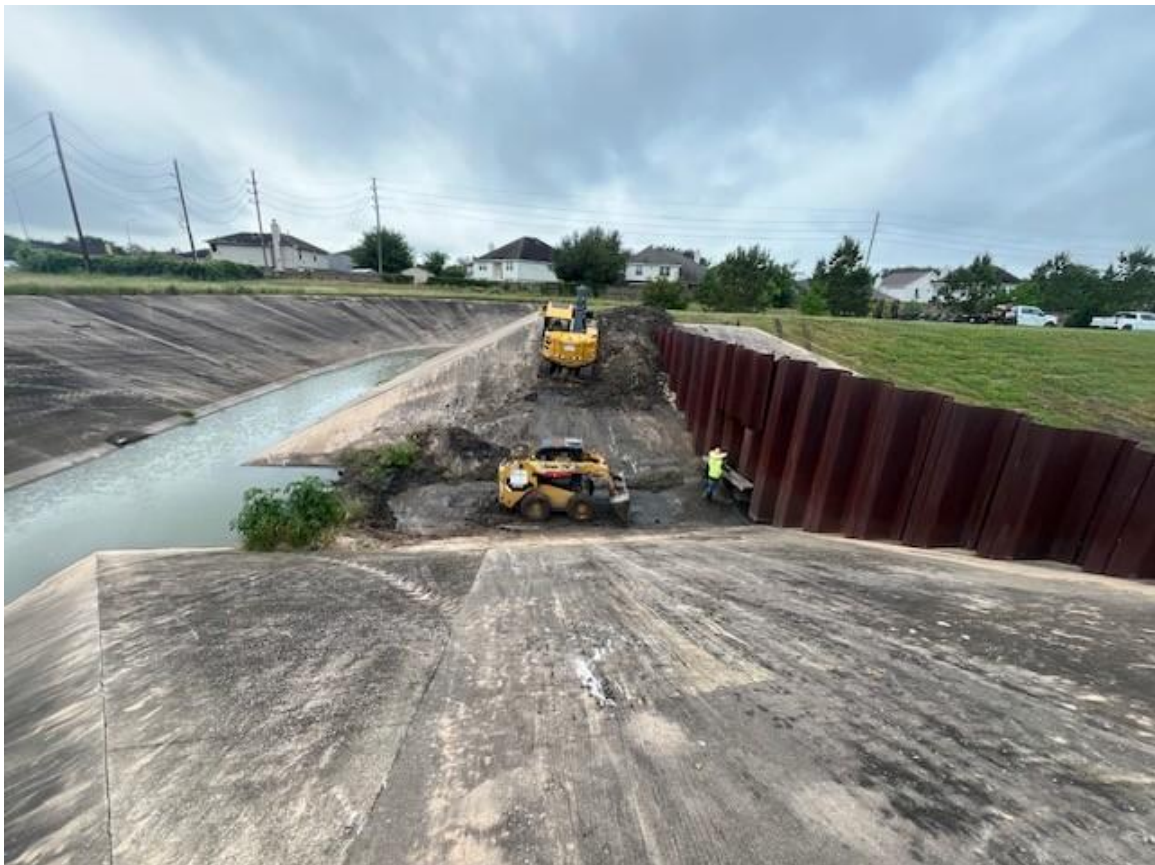


2026-05-14 09:37:35-05:00  
Mimbo, y. n.



2026-05-14 09:37:55-05:00  
Mimbo, y. n.

# Silverglen North Section 4 pond



SWQ cleaning out



**Before**



2026-04-09 10:46:50-05:00  
Mmmby n

**After regrading**







**Washout along pilot channel repaired**



Silverglen North P245 Extention Channel looking north





ENGINEERING THE FUTURE  
SINCE 1936

TBPE No. F-726  
TBPLS No. 10092300

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304**  
**MONTHLY ENGINEERING REPORT**  
**May 21, 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: Final pay request and closeout documents have been received and are in review.

Board Action: No action.

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

May 21, 2026

Page 2

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

Design is pending agency Harris County Flood Control District approval. Received clarification from HCFCD that the current ILA & Amendment are insufficient. Coordinating with the District's Attorney to revise the ILA.

**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 24<sup>th</sup>. 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**

Added more site information to the GIS application. User accounts have been created. We will host the Board subcommittee members presentation and demonstration at EHRA offices.

**Continued Maintenance Projects**

Continuing with the District's Capital Improvement Plan, EHRA requests authorization to begin preliminary work on two infrastructure maintenance projects.

First is televising, cleaning, and rehabilitation of Silverglen Estates & Silverglen West Sanitary Sewer lines. The project will occur in two (2) phases:

- Clean & Televis Lines – Estimated Cost \$110,000
- Rehabilitation of lines – Estimated Cost \$800,000

Second is recoating of the water treatment plant to include piping, booster pumps, and water tank. The project will occur in two (2) phases:

- Coating Inspection – Estimated Cost \$5,000
- WTP Recoating – Estimated Cost \$375,000

**EHRA requests to begin preliminary phases for Silverglen Estates & Silverglen West Sanitary Sewer and Water Treatment Plant Recoating projects.**

**Park Shade Structures & Lighting**

After receiving Board and HOA feedback on the Silverchase Meadows Dr Park alternatives the design team has drafted a conformed option for revitalizing the park. Attached for the Board's review is preliminary cost estimate and layout, both detailing elements of the proposed park. Addition of 4+1 parking stalls adjacent to the park is also presented.

**EHRA requests to begin final design of the Silverchase Meadows Dr Park project.**

**Crow Holdings Industrial**

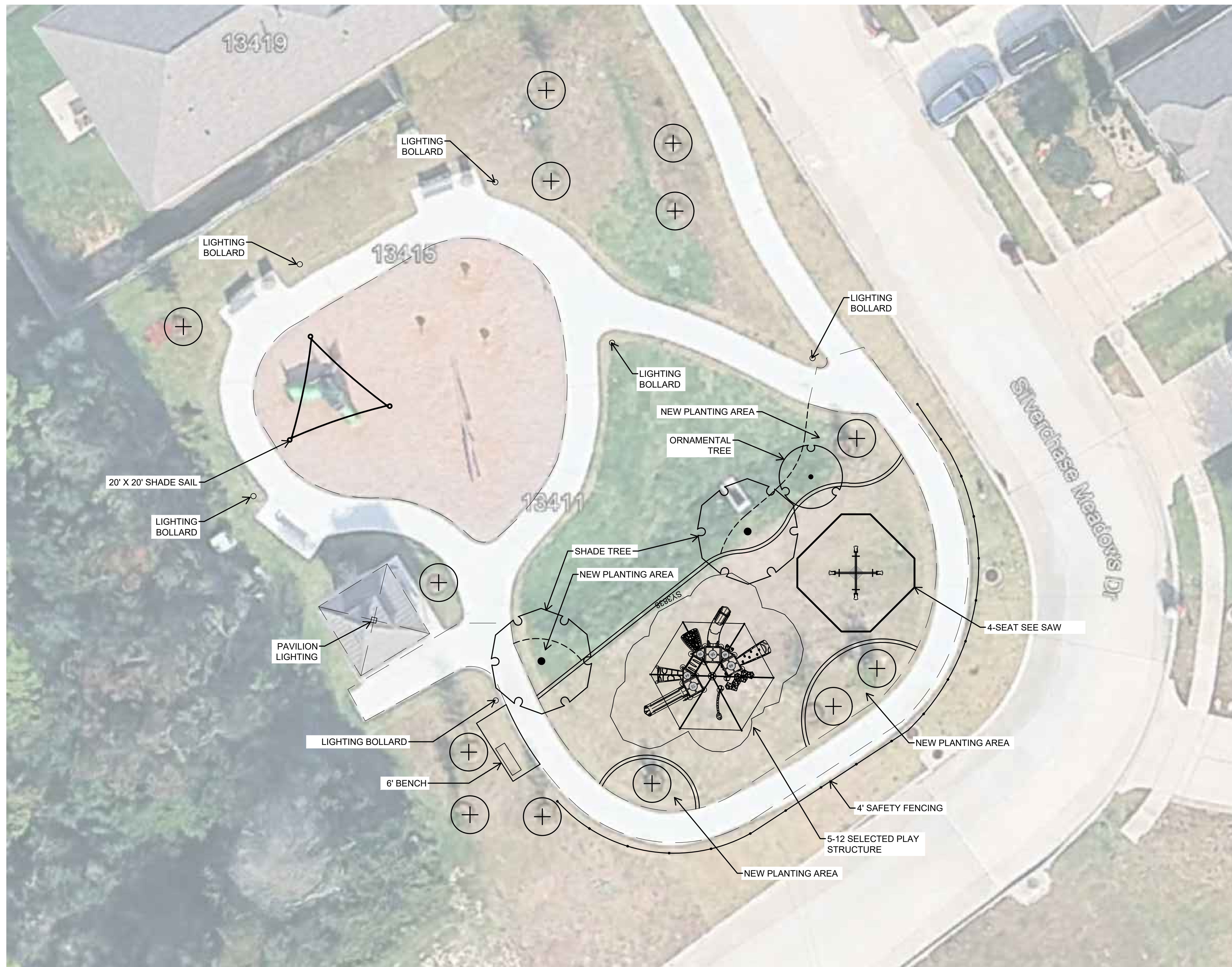
EHRA has received a copy of the preliminary site plan and has begun coordination with the site developer and their design engineer..

**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**

- **EHRA requests to begin preliminary phases for Silverglen Estates & Silverglen West Sanitary Sewer and Water Treatment Plant Recoating projects.**
- **EHRA requests to begin final design of the Silverchase Meadows Dr Park project.**



5 - 12 AGE GROUP BURKE PLAYGROUND STRUCTURE - SY3838



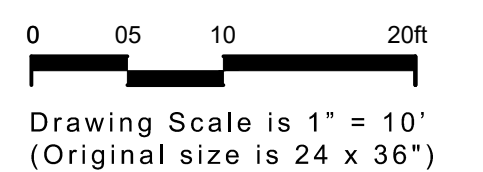
EXISTING PLAYGROUND AREA



4-SEAT SEE SAW

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 4



**HCMUD 304 - Silverchase Meadows Dr Park**

Opinion of Probable Cost

19-May-26  
HCMUD 304

**Silverchase Meadows Dr Park Option 4**

ITEM	DESCRIPTION	QTY	UNIT PRICE	LINE ITEM PRICE	TOTAL
<b>SITE WORK</b>					
1	Site prep, Grading, Drainage	1 LS	\$5,000	\$5,000	<b>\$5,000</b>
<b>HARDSCAPE</b>					
2	4' Height Safety Fencing	200 LF	\$150	\$30,000	<b>\$71,650</b>
3	Concrete Band at Playground	150 LF	\$45	\$6,750	
4	Play Surfacing (Wood Mulch)	3400 SF	\$6	\$20,400	
5	Lighting Bollards	4 EA	\$3,000	\$12,000	
6	Lighting at Pavilion	1 EA	\$2,500	\$2,500	
<b>FURNISHINGS</b>					
7	Large Playground Equipment	1 LS	\$80,000	\$80,000	<b>\$122,100</b>
8	Bench with Pad	1 ea	\$4,000	\$4,000	
9	Shade Structure to cover 2-5 Playground Structure	1 LS	\$25,000	\$25,000	
10	4-Seat See Saw	1 LS	\$12,500	\$12,500	
11	Molded rubber belt seat for the swing set	1 LS	\$600	\$600	
<b>LANDSCAPE</b>					
12	Landscape Beds	750 sf	\$7	\$5,250	<b>\$10,750</b>
13	Shade Trees	2 ea	\$900	\$1,800	
14	Ornamental Trees	1 ea	\$700	\$700	
15	Irrigation (POC, Tie into existing)	1 ls	\$3,000	\$3,000	

**20% CONTINGENCY      \$41,900.0**  
**TOTAL                      \$251,400**

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>
<b>TOTAL EXCAVATION AND PAVING</b>					<b>\$42,777.55</b>

**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.



# PRECISION UTILITY LLC

## HC MUD No. 304 OPERATIONS REPORT

THURSDAY, MAY 21, 2026

CONNECTION RECAP											
ACTIVE	1885	VACANT	27	TOTAL	1912	ESFC	2199				

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	\$36,183.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,674.14	\$48,840.43	\$0.00	\$120,114.85	\$275,232.42

RECEIVABLES AND AGING RECAP									
ACCOUNT	CURRENT	30 Day	60 Day	90 Day	120 DAY	UnApp Credits	TOTAL	DELINQUENT PROCESS	
App Fee	\$0.00	\$330.00	\$30.00	\$30.00	\$30.00	\$0.00	\$420.00		
Deposits	\$0.00	\$2,250.00	\$200.00	\$50.00	\$28.92	\$0.00	\$2,528.92		
Disconnection Fee	\$0.00	\$0.00	\$0.00	\$60.00	\$353.05	\$0.00	\$413.05	TAGS	102
GT Inspections	\$420.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$480.00	TERMINATION	0
Garbage	\$36,183.00	\$7,973.74	\$3,270.91	\$833.55	\$1,305.17	\$0.00	\$49,566.37	THEFT	0
Letter Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COLLECTIONS	0
Miscellaneous	\$0.00	\$240.00	\$180.00	\$218.59	\$240.00	-\$1,322.13	-\$443.54	DISCONNECT LETTERS	2
NSF	\$0.00	\$200.00	\$50.00	\$0.00	\$150.00	\$0.00	\$400.00	METER REINSTALL	0
Penalty	\$0.00	\$8,702.45	\$1,813.53	\$549.95	\$1,071.73	\$0.00	\$12,137.66	PULLED METERS	0
CHCRWA	\$69,674.14	\$12,016.44	\$5,847.42	\$1,486.34	\$3,424.31	\$0.00	\$92,448.65	RECONNECTS	0
Sewer	\$48,840.43	\$9,333.18	\$3,698.68	\$927.90	\$2,552.86	\$0.00	\$65,353.05		
Tap Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Water	\$120,114.85	\$19,542.98	\$6,367.24	\$1,707.06	\$3,069.69	\$0.00	\$150,801.82		
OVERPAYMENTS						-\$12,304.15	-\$12,304.15		
TOTAL	\$275,232.42	\$60,648.79	\$21,457.78	\$5,863.39	\$12,225.73	-\$13,626.28	\$361,801.83		

WATER USAGE & ACCOUNTABILITY RECAP									
BILLING CYCLE 3/21/2026 - 4/20/2026									
	PUMPED	PURCHASED	TOTAL (1)	BILLED	SOLD	LEK/MAIN	NON BILLED	TOTAL (2)	P vs B
	5	16,391	16,396	13959	0	1,125	0	15,084	92.00%
WATER WELL	WATER PERMIT	EXPIRES	MONTHLY	YTD	PERMIT	YTD%			
CHCRWA		5/31/2026	16,391,000	54,710,000	200,000,000	27%			
Water Well #4037	WP2024-106337	5/31/2026	5,000	53,000	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				<div style="text-align: center;"> <h2>HARRIS COUNTY MUD NO. 304</h2> </div>					
March-26									
TEST	PERMITTED	ACTUAL	MEASURED				FLOW	Location	Test Results
FLOW AVG	0.65	0.34	MGD				VERSUS	2306 Milford Place	COLIFORM Absent
FLOW 2 HR	1482	1194	GPM				CAPACITY	WP Interconnect	E. COLI Absent
CBOD	10	4.68	MG/L				52.91	2611 Bradburn Hill Ln	COLIFORM Absent
CBOD	54	7.26	LB/DAY					13303 Arden Ridge Ln	E. COLI Absent
TSS	15	15.00	MG/L				RAIN	13418 Bella Chase Dr	COLIFORM Absent
TSS	81	23.82	LB/DAY				4.95	12627 Mardi Gras Dr	E. COLI Absent
CL2 MAX	4	3.21	MG/L					2706 Glenfield Manor Ln	COLIFORM Absent
CL2 MIN	1	1.02	MG/L			E. COLI Absent			
NH3	3	4.90	MG/L			COLIFORM Absent			
NH3	16	10.02	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	6.70	MG/L			COLIFORM Absent			




Actions Items List

- 1) Water Utility Services
  - a) Monthly Bac-T Sample Report
  - b) Nitrification Monitoring - Report 4/20/2026
  
- 2) WWTP Pulled Pump 1 - Complete
  - a) Pump Installed and operational
  
- 3) No Pot Water Pump Replaced - Complete
  
- 4) Emergency Repair
  - a) No Power - Electrical Wiring
  - b) Cave In - Manhole has a Whole on the Side and Started Caving In
  
- 5) Delinquency List
  
- 6) Sample Bill

**Water Utility Services, Inc.**  
**Bacteriological Test Report**  
**March 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>
3262686	TX1012941	Harris County MUD 304	2306 Milford Place	Harris	03/17/26	8:47	BF	03/17/26	15:45	Routine	Total	0.68	not found	not found
3262687	TX - N/A	Harris County MUD 304	WP Interconnect	Harris	03/17/26	8:55	BF	03/17/26	15:45	Special	Total	2.05	not found	not found
3262688	TX1012941	Harris County MUD 304	2611 Bradburn Hill Ln	Harris	03/17/26	9:02	BF	03/17/26	15:45	Routine	Total	1.35	not found	not found
3262689	TX1012941	Harris County MUD 304	13303 Arden Ridge Ln	Harris	03/17/26	9:06	BF	03/17/26	15:45	Routine	Total	0.50	not found	not found
3262690	TX1012941	Harris County MUD 304	13418 Bella Chase Dr	Harris	03/17/26	9:10	BF	03/17/26	15:45	Routine	Total	1.29	not found	not found
3262691	TX1012941	Harris County MUD 304	12627 Mardi Gras Dr	Harris	03/17/26	9:17	BF	03/17/26	15:45	Routine	Total	1.84	not found	not found
3263671	TX1012941	Harris County MUD 304	2706 Glenfield Manor Ln	Harris	03/23/26	11:46	KWM	03/23/26	20:10	Routine	Total	1.62	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  
COLLECTION DATE: 04/20/26  
SAMPLE TYPE: Grab  
COLLECTED BY: BF  
SAMPLE MATRIX: Potable Water

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	0.79	0.76	0.14	0.750	0.201	188	A
WP GST	2.63	2.55	0.15	0.752	< 0.01	20	N
Surface Water Interconnect	2.94	2.91	0.15	0.744	< 0.01	16	N
2611 Bradburn Hill Ln	1.87	1.79	0.10	0.731	0.131	44	A
13303 Arden Ridge Ln	1.31	1.28	0.09	0.816	0.151	42	A
13418 Bella Chase Dr	1.98	1.85	0.12	0.753	0.091	34	A
12627 Mardi Gras Dr	2.47	2.28	0.14	0.729	0.108	26	A

Method: Hach 8167 Hach 10200 Hach 10200 EPA 300.0 EPA 300.0 SM 9215  
Analyst: BF BF BF TC TC TC  
Date: 04/20/26 04/20/26 04/20/26 04/20/26 04/20/26 04/20/26

\* 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

## Harris County MUD 304 Delinquent List

5385	\$284.36	374927	\$98.17	6382	\$131.04	8388	\$423.43
258886	\$325.24	263732	\$140.12	6391	\$69.00	8399	\$139.01
5404	\$114.88	7399	\$130.48	281534	\$474.31	8415	\$122.96
5406	\$130.00	267386	\$92.63	6405	\$60.00	9480	\$94.22
5411	\$282.83	271545	\$173.63	6415	\$198.94	274586	\$224.26
5415	\$239.13	7481	\$124.63	6421	\$72.80	8458	\$266.16
5437	\$239.97	7488	\$106.79	6448	\$216.11	8477	\$202.39
5469	\$43.09	7495	\$85.54	6454	\$69.50	8486	\$32.20
5471	\$214.98	270128	\$74.49	6460	\$194.56	8508	\$100.00
5479	\$121.41	279700	\$51.08	121272	\$166.00	225792	\$240.96
274583	\$106.79	265989	\$147.00	6492	\$167.39	8527	\$140.12
5491	\$345.50	7561	\$149.21	6502	\$208.30	262984	\$283.30
5500	\$93.72	7578	\$106.75	6504	\$193.46	228590	\$148.08
5501	\$142.80	7579	\$398.73	6516	\$176.79	8541	\$48.72
5505	\$226.08	7585	\$99.68	280630	\$100.00	8555	\$219.01
5517	\$149.21	7591	\$131.04	6531	\$298.14	270303	\$226.08
268091	\$50.22	7604	\$106.79	6586	\$99.71	437865	\$126.33
5545	\$202.31	269303	\$126.37	6592	\$118.50	8568	\$149.21
362850	\$216.47	7612	\$32.39	6596	\$41.00	8576	\$99.00
275089	\$131.04	7618	\$114.88	254219	\$121.94	8605	\$106.79
5562	\$140.12	7620	\$80.60	6602	\$106.79	8617	\$260.92
265917	\$121.29	278257	\$167.13	6609	\$233.16	8620	\$100.00
5592	\$400.44	7631	\$781.48	6629	\$437.40	8632	\$106.55



# PRECISION UTILITY LLC

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5613	\$169.37	7655	\$130.63	269302	\$223.15	8633	\$100.46
5634	\$48.63	7661	\$152.02	6666	\$223.04	8638	\$60.80
5642	\$596.84	7668	\$203.71	6668	\$200.00	8650	\$100.00
274440	\$180.44	7678	\$74.69	6674	\$92.63	8664	\$99.71
5672	\$150.44	7680	\$153.11	6692	\$99.71	227112	\$131.04
264802	\$217.52	7685	\$293.57	6702	\$433.26	8696	\$120.18
374928	\$752.29	7691	\$202.31	268453	\$345.53	8697	\$102.31
60892	\$31.04	7692	\$99.71	6711	\$74.14	8700	\$266.52
5716	\$196.93	237237	\$395.69	6721	\$118.49	8711	\$106.79
271363	\$106.79	7713	\$183.38	6723	\$43.22	8712	\$316.06
5736	\$36.66	437920	\$75.73	265895	\$61.47	8713	\$131.04
436425	\$361.20	275849	\$337.09	6753	\$267.10	224885	\$122.96
5743	\$99.71	7773	\$106.29	6791	\$99.71	8791	\$464.48
5756	\$70.07	7787	\$117.82	6795	\$226.47	8800	\$106.79
5784	\$240.18	7820	\$153.90	6820	\$88.00	259460	\$117.47
5786	\$287.15	7822	\$96.86	6823	\$94.88	8803	\$138.27
5793	\$134.43	263961	\$579.90	6824	\$167.42	8811	\$29.14
5796	\$111.22	7842	\$161.00	275326	\$275.18	278031	\$146.97
5808	\$85.54	7858	\$90.00	6838	\$38.02	372246	\$56.43
5818	\$252.71	7859	\$123.84	6842	\$251.41	8833	\$140.12
5831	\$56.31	7862	\$15.37	6849	\$168.88	8838	\$242.33
5837	\$91.56	7881	\$265.25	6856	\$145.19	8844	\$85.54
5839	\$165.49	7892	\$106.79	229040	\$432.34	8846	\$103.05
5861	\$217.18	7896	\$120.68	6926	\$123.88	372292	\$395.43

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# PRECISION UTILITY LLC

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5863	\$229.65	7900	\$83.71	6954	\$165.56	8850	\$173.81
5865	\$60.34	7912	\$89.79	6970	\$92.63	437789	\$52.18
5930	\$195.98	7928	\$140.12	6974	\$79.27	8857	\$412.95
5936	\$137.88	7934	\$126.36	6994	\$118.83	8872	\$114.88
5952	\$405.83	7976	\$32.04	6995	\$75.62	8879	\$201.18
81800	\$227.86	8023	\$96.34	384989	\$212.70	8884	\$173.00
5957	\$92.35	8027	\$252.36	7023	\$57.00	8930	\$155.18
5970	\$112.00	8069	\$160.40	7035	\$131.04	8937	\$304.65
5976	\$99.71	265766	\$664.52	7039	\$85.54	8976	\$116.78
6007	\$85.54	8094	\$220.07	7040	\$92.63	224691	\$309.16
384036	\$21.59	8103	\$106.79	7041	\$303.02	60886	\$377.17
6035	\$89.49	8124	\$147.84	7047	\$131.04	9006	\$172.61
6043	\$241.25	429942	\$114.88	7064	\$126.31	9009	\$99.05
6058	\$131.04	8139	\$178.91	7082	\$247.05	9018	\$83.31
6083	\$198.74	437609	\$99.71	7091	\$124.85	9034	\$99.71
6113	\$139.92	8166	\$185.23	7118	\$106.79	9035	\$153.09
6115	\$99.71	437863	\$276.84	7124	\$99.69	9054	\$257.41
18771	\$124.00	8177	\$363.41	7127	\$456.62	199907	\$343.59
6138	\$122.96	385344	\$92.63	7129	\$106.79	383132	\$237.73
6155	\$81.73	8191	\$270.92	7134	\$99.67	311515	\$178.70
261429	\$106.79	245074	\$135.56	7139	\$241.25	9229	\$177.75
6224	\$271.74	265320	\$69.71	7147	\$345.59	44588	\$467.06
259191	\$99.71	8210	\$92.63	7165	\$200.00	9255	\$145.74
6251	\$214.52	8214	\$179.46	264963	\$100.00	267055	\$249.21

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# PRECISION UTILITY LLC

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6261	\$122.60	8241	\$186.72	7173	\$258.22	9267	\$159.29
6283	\$300.00	298306	\$240.54	7184	\$34.17	9281	\$186.44
6291	\$305.03	8323	\$783.78	7188	\$39.15	9300	\$110.39
265783	\$250.93	436430	\$361.10	7209	\$342.02	9325	\$152.49
6301	\$201.60	8345	\$25.26	199111	\$97.40	9339	\$108.05
6307	\$197.51	8351	\$58.83	7222	\$113.24	9352	\$120.00
6314	\$130.43	8355	\$319.96	7231	\$207.23	9371	\$122.96
6331	\$106.79	8356	\$128.74	7251	\$155.04	9380	\$92.63
6343	\$102.58	8375	\$599.59	7265	\$472.27	279487	\$114.63
6364	\$30.98	8376	\$122.19	7270	\$99.71	9428	\$110.28
7310	\$179.46	9447	\$199.09	7273	\$92.63	9445	\$131.04

# 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**

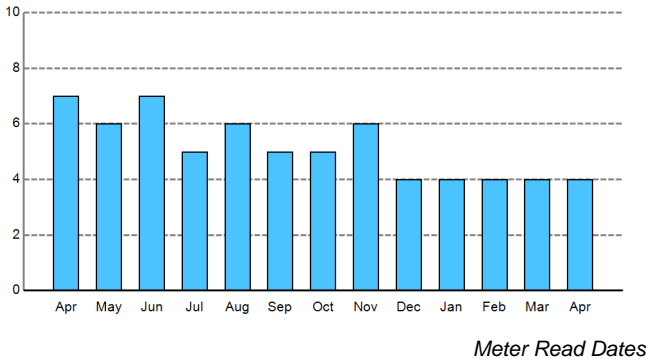
**Pay By Phone IVR System: 281-671-0901**

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

ACCOUNT NAME	
IVR ID #	
STATEMENT DATE	05/05/26
BILLING PERIOD	03/21/26 - 04/20/26
SECURITY CODE	
ACCOUNT NUMBER	

METER NO.	SERVICE ADDRESS	PRIOR READ	CURRENT READ	TOTAL USAGE	READ DATE
47049145		968	972	4 KGAL	04/20/26

*13 Month Usage (in 1,000 gallons)*



**ACCOUNT SUMMARY**

Description	Amount
Previous Balance	\$384.36
Payment - Thank You!	(\$100.00)
Balance Forward	\$284.36
<b>Current Billing</b>	
Water Charges	\$47.22
Sewer Charges	\$39.24
CHCRWA	\$20.33
<b>Total Current Billing Charges</b>	<b>\$106.79</b>
Due date applies to current charges only.	<b>TOTAL DUE BY 05/28/26</b> \$391.15
	<b>TOTAL DUE AFTER 05/28/26</b> \$391.15

**MESSAGES**

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

Your bill is past due! Please pay the previous balance immediately to avoid being cut off.

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>	<b>05/28/26</b>
TOTAL DUE BY 05/28/26	<b>\$391.15</b>
TOTAL DUE AFTER 05/28/26	<b>\$391.15</b>
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

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# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

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## **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](mailto:generalmanager@hcmud304.com)

Meeting Date: May 21, 2026

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*Board Action Requests*

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**1. Disposal Request**

- a. Backdrop Stand
- b. Tents

**2. NTS Footage Backup Quote**

**BOARD ACTION REQUEST**: APPROVE/DENY REQUEST

**3. NTS Quote for Parking Lot Gates**

**BOARD ACTION REQUEST**: APPROVE/DENY REQUEST

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*Projects Update*

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1. **2026 Juneteenth Event** – See attached.
2. **Building Front Doors** – We are looking to have the front door adjusted and repainted. Currently waiting for estimate from A&A Commercial/Residential
3. **SIDEWALK REPAIRS**: No new update at this time.
4. **BUILDING A/V**: Finley Enterprises completed A/V installation.
5. **OUTDOOR BENCHES**: We are working with A&A Residential and Commercial on the bench and pavilion table changes. Currently waiting for estimate.
6. **Pavilion Grill** – A new Pavilion Grill has been installed.
7. **Building Repipe**: Building Re-pipe is scheduled to begin August 8<sup>th</sup> – August 16<sup>th</sup>.
8. **OUTSIDE RESTROOMS**: Lock Upgrades have been completed. Restroom hours are now 8am-8pm Monday-Friday & 10am-8pm on Weekends.
9. **GENERATOR UPDATE**: A new generator company is currently being researched.
10. **Mail Delivery**: Amazon is delivering packages to an incorrect address. I have spoken with Amazon leadership who have assured me that this should not happen again.
11. **DISTRICT COMMUNICATION POLICY**: No updates.

12. **WALKING TRAIL IMPROVEMENTS:** New Sign posted at trail entrance. Dog waste stations requested to be placed along walking trail.
13. **School Safety Program** – We were not eligible for this program.
14. **Administration Building Phones/Internet** – AT&T has begun the process to update the building from copper to fiber. Scheduled to lay fiber May 28, 2026.
15. **No Trespassing Signs** – At the request of Director Allen, “No Trespassing, Authorized Vehicles Only” Signs are being drafted to be placed throughout the District along the waterway areas. More details are forthcoming.

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*General Manager Updates*

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- Jewels & Gents event was cancelled for the Month of May due to Director Elections. Scheduled to restart in June.
- A new printer is needed for the office. We are recommending a commercial grade copier that would be maintained and serviced by a copier company. More details to come next month.
- Requested speed limit signs to be placed down TC Jester from Laurel Oaks to 1960.
- All administrative building systems are functioning normally.
- We are officially transitioned to a new Spring/Summer Property Hours Schedule – 6:00am-8:00pm beginning Monday, April 6, 2026. Building Hours will remain the same 10am-4pm. Restrooms will not be opening until 8am due to the unwanted activity that happens during early morning hours. They will also close at 8pm. Weekend Restroom hours are 10am-8pm.
- 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.
- 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.
- Wastewater Treatment Plant Emergency project is currently underway. A meeting was held with Precision, EHRA and Legal on the matter.
- 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.
- New desk phones are needed for the administration building.

- AED Training is being scheduled. We need to know how many people would like to attend training.
- Best Trash will be tagging garbage cans that need replacement. Residents will need to contact them for a new garbage can.
- ABC Pest Control has begun the seasonal fogging for Mosquitos. See attached report.

***Requested Board Actions for April Meeting***

1. Approve/Deny Disposal Request
2. Approve/Deny NTS Footage Quote
3. Approve/Deny NTS Parking Lot Gate Quote(s)



NT SECURITY USA LLC

12775 Beechnut ST.  
Suite D300  
Houston, TX 77072

No. 250510  
Date 5/18/2026  
Promise Date 5/18/2026



**BILL TO**

Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(832) 544-9356  
generalmanager@hcmud304.com

**SHIP TO**

Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(832) 544-9356  
generalmanager@hcmud304.com

TERMS	REP	QUOTE DATE	VALID TO	AMOUNT DUE	PROJECT NAME
7 days	Johnny, Lam	5/18/2026	5/25/2026	544.00	Activity Room CCTV Footage Retrieval - MUD 304

LINE NO.	ITEM	DESCRIPTION	QUANTITY	PRICE	UOM	IMAGE	TOTAL
1	External Hard Drive	WD 2TB Elements Portable External Hard Drive for Windows, USB 3.2 Gen 1/USB 3.0 for PC & Mac, Plug and Play Ready WDBU6Y0020BBK	1.00	149.00	EA		149.00
2	Labor - Service Call	Export CCTV footage from the Activity Room for the following dates: April 20, April 22, April 23, April 24, April 27, April 28, April 29, and May 2	1.00	395.00	HR		395.00

<b>Purchase Term of payment :</b>	Subtotal	544.00
	Total Amount	544.00

Scope of Work



NT SECURITY USA LLC

12775 Beechnut ST.  
Suite D300  
Houston, TX 77072

No. 250401  
Date 04/12/2025  
Promise Date 04/12/2025




**BILL TO**

Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(281) 587-9000  
desmond@specialdistrictsmanagement.com

**SHIP TO**

Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(281) 587-9000  
desmond@specialdistrictsmanagement.com

TERMS	REP	QUOTE DATE	VALID TO	AMOUNT DUE	PROJECT NAME
7 days	Johnny, Lam	04/12/2025	11/12/2025		Two (2) Auto Sliding Gates - MUD304

LINE NO.	ITEM	DESCRIPTION	QUANTITY	PRICE	UOM	IMAGE	TOTAL
1	28ft Sliding Gate - MUD304	28ft x 6ft Sliding Gate - MUD304	2,00	5.550,00	EA		11.100,00
2	exempted material	Materials not including the quote such as accessories of the project: Concrete install 2 sliding gate,...	1,00	200,00	EA		200,00
3	Labor install gate	Scope of Work – 28 ft Sliding Gate -Cut & Remove Concrete for V-track and operator pad. -Excavate & Pour 4000 PSI Concrete for V-track base, posts, and pad. -Install U-Posts and Columns, plumb and level. -Mount Galvanized V-Track and align straight. -Install 28 ft Sliding Gate on V-groove rollers. -Clean Job Site and provide 1-year labor warranty.	2,00	1.800,00	HR		3.600,00

**Purchase Term of payment :**

Subtotal 14.900,00

Total Amount 14.900,00

Scope of Work



NT SECURITY USA LLC

12775 Beechnut ST.  
Suite D300  
Houston, TX 77072

No. 250402  
Date 11/7/2025  
Promise Date 11/7/2025



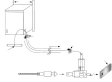



**BILL TO**











Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(281) 587-9000  
desmond@specialdistrictsmanagement.com

**SHIP TO**

Harris County MUD 304  
12525 Wellington Pkwy  
Houston, TX 77014  
(281) 587-9000  
desmond@specialdistrictsmanagement.com

TERMS	REP	QUOTE DATE	VALID TO	AMOUNT DUE	PROJECT NAME
7 days	Johnny, Lam	11/7/2025	11/14/2025		Access Control System for (2) Sliding Gate – MUD 304

LINE NO.	ITEM	DESCRIPTION	QUANTITY	PRICE	UOM	IMAGE	TOTAL
1	CSL24 24VDC	CSL24UL 24VDC High Traffic Commercial Slide Gate Operator	2.00	2,947.10	EA		5,894.20
2	Machine Stand	Machine Stand	2.00	180.00	EA		360.00
3	GTEACP17	Manual Fire Release Box	2.00	119.60	EA		239.20
4	LOOPDETLM	LiftMaster LOOPDETLM Plug in Loop Detector	4.00	168.23	EA		672.92
5	exempted material	Materials not including the quote such as accessories of the project: , pipe, wire,...	1.00	300.00	EA		300.00
6	Labor Access Ctrl Install	-Install DoorBird D1101V and card reader at gate. -Run Cat6 and 18/6 direct-burial cables in PVC conduit. -Integrate with existing Win-Pak system for gate control. -Configure DoorBird app for video, audio, and remote unlock. -Test operation and provide 1-year labor warranty.	1.00	2,200.00	HR		2,200.00

LINE NO.	ITEM	DESCRIPTION	QUANTITY	PRICE	UOM	IMAGE	TOTAL
7	Nema16168	VEVOR Fiberglass Enclosure 15.7 x 15.7 x 7.9" Electrical Enclosure Box NEMA 3X Electronic Equipment Enclosure Box IP65 Weatherproof Wall-Mounted Electrical Enclosure With Hinges & Quarter-Turn Latches	1.00	143.25	EA		143.25
8	5355A Keypad Proximity Reader	HID 5355AGK00 ProxPro 125 kHz Wall Switch Keypad Proximity Reader with Wiegand Output, Buffer One Key, No Parity, 4-Bit Message, Gray	1.00	564.07	EA		564.07
9	423866744 DoorBird	DoorBird 423866744 D1101V Surface Mount IP Video Intercom, Surface-Mount, Stainless Steel V2A	1.00	850.07	EA		850.07
10	RG-NBS3100-8GT2SFP-P-V1	Reyee 8-Port GbE L2 Managed PoE+ Switch, 8 x GbE (8 x PoE+), 2 x SFP, 125W PoE Budget	1.00	232.70	EA		232.70
11	41581008 18/6 Cable	Genesis 41581008 18/6 Stranded Unshielded Access Control Cable	0.50	594.01	EA		297.01
12	LMRRUL	LiftMaster Monitored Retro-Reflective Photo Eyes   LIF-LMRRUL	2.00	308.19	EA		616.38
13	SHPedestal	Single Headed, Gooseneck Pedestal (Low)	1.00	550.00	EA		550.00
14	NBE-5AC-GEN2-US Ubiquiti	Ubiquiti NBE-5AC-GEN2-US NanoBeam 5AC Gen2, US	2.00	114.44	EA		228.88
15	892LT Remote 2	LiftMaster 892LT 2-Button Security+ 2.0 Learning Remote Control for Garage Doors or Gate Operators	4.00	39.48	EA		157.92
16	Labor install gate motor	-Install LiftMaster CSW24UL Operator, connect power and controls. -Install Exit Loop, wire to operator, and test detection. -Test & Adjust open/close limits and safety features. -Clean Job Site and provide 1-year labor warranty.	2.00	1,000.00	HR		2,000.00

**Purchase Term of payment :**

Subtotal 15,306.60

Total Amount 15,306.60

**Scope of Work**