MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

September 12, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in special session, open to the public, on the 12th day of September, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and by videoconference, with access available to the public, pursuant to Chapter 551.127 of the Texas Government Code, and the roll was called of the members of the Board present in person:

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

and all of the above were present except Director Badu, thus constituting a quorum.

Also present at the meeting either in person or via videoconference were Jo-Ann Whitehouse and Geri Spears, residents of the District; Loren Morales of Rathmann & Associates, L.P.; Tiffany Darst of Ashlar Development; Daniel Fein of Martin Fein Interests, Ltd.; Jenna Craig of Touchstone District Services; Brittni Silva of Assessments of the Southwest, Inc.; and Sanjay Bapat, Elizabeth Cone, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

SERIES 2025A UNLIMITED TAX BONDS

Mr. Morales discussed the proposed schedule for the District's Series 2025A Unlimited Tax Bonds.

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Mr. Morales reviewed a draft Preliminary Official Statement for the District's issuance and sale of its $6,940,000 Unlimited Tax Bonds, Series 2025A ("Series 2025A Bonds"). Following review and discussion, Director Hernandez moved to approve the Preliminary Official Statement, subject to final review. Director Bell seconded the motion, which passed unanimously.

ENGAGE RATING COMPANY

The Board considered engaging Moody's Investor Services ("Moody's") to perform credit rating analysis for the District's Series 2025A Bonds. After review and discussion, Director Hernandez moved to engage Moody's to perform credit rating analysis for the Series 2025A Bonds. Director Bell seconded the motion, which passed unanimously.

APPOINT PAYING AGENT/REGISTRAR

The Board considered appointing a paying agent/registrar in connection with the Series 2025A Bonds. After discussion, Director Hernandez moved to appoint The Bank of New York Mellon Trust Company, N.A., as the paying agent/registrar, as recommended by the financial advisor. Director Bell seconded the motion, which passed unanimously.

AUTHORIZE ADVERTISEMENT FOR SALE OF SERIES 2025A BONDS AND SCHEDULE BOND SALE

The Board considered authorizing the District's financial advisor to advertise the sale of the District's Series 2025A Bonds. After discussion, Director Hernandez moved to authorize the District's financial advisor to advertise the sale of the District's Series 2025A Bonds and schedule the bond sale for October 2, 2025, at 6 p.m. Director Bell seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING

Mr. Morales reviewed a tax rate analysis, a copy of which is attached. He recommended that the Board levy a tax rate of $0.81 per $100 of assessed valuation to provide for the District's debt service requirements, consisting of $0.68 to pay for water, sewer, and drainage debt service and $0.13 for road debt service. The Board then discussed the District's operation and maintenance tax rate. Mr. Morales recommended that the District levy a tax rate in the total amount of $1.05 such that the tax bill for the average homestead would slightly decrease. Ms. Cone discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Hernandez moved to (1) set the public hearing date for October 2, 2025 at 6:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 2, 2025 at 6:00 p.m., to set the proposed 2025 total tax rate of $1.05 per $100 of assessed valuation, with $0.81 allocated for the District's debt service and $0.24 allocated for operations and maintenance. Director Turner seconded the motion, which passed unanimously.

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

(SEAL)

Secretary, Board of Directors

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