Harris County Municipal Utility District No. 504

Harris County, Texas

Independent Auditor's Report, Financial Statements, and Supplementary Information

June 30, 2026

Harris County Municipal Utility District No. 504
Contents
June 30, 2026

Independent Auditor's Report 1

Management's Discussion and Analysis 3

Basic Financial Statements

Statement of Net Position and Governmental Funds Balance Sheet 8

Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances 10

Notes to Financial Statements 11

Required Supplementary Information

Budgetary Comparison Schedule – General Fund 24

Notes to Required Supplementary Information 25

Supplementary Information

Other Schedules Included Within This Report 26

Schedule of Services and Rates 27

Schedule of General Fund Expenditures 28

Schedule of Temporary Investments 29

Analysis of Taxes Levied and Receivable 30

Schedules of Long-Term Debt Service Requirements by Years 32

Changes in Long-Term Bonded Debt 46

Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund – Five Years 48

Board Members, Key Personnel, and Consultants 50

Forvis Mazars, LLP
2700 Post Oak Boulevard, Suite 1500
Houston, TX 77056
P 713.499.4600 | F 713.499.4699
forvismazars.us

Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 504
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 504 (District), as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of June 30, 2026, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from

error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Forvis Mazars, LLP

Houston, Texas
November 17, 2026

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board (GASB) and by the District's state oversight agency, the Texas Commission on Environmental Quality (Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, sanitary sewer, and drainage services. Other activities, such as the provision of recreation facilities and solid waste collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position, and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period, and expenses are recorded even though they may not have used cash during the current year.

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures, and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time but do not include capital assets such as land and water, sewer, and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements:

Detailed Financial Analysis of the District as a Whole

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements:

Summary of Net Position

	2026	2025
Current and other assets	$ 22,267,877	$ 21,381,850
Capital and lease assets	54,327,989	53,205,927
Total assets	$ 76,595,866	$ 74,587,777
Long-term liabilities	$ 115,743,407	$ 115,031,616
Other liabilities	3,133,632	2,603,125
Total liabilities	118,877,039	117,634,741
Net position		
Net investment in capital assets	(21,215,656)	(21,159,320)
Restricted	13,563,352	11,701,225
Unrestricted	(34,628,869)	(33,588,869)
Total net position	$ (42,281,173)	$ (43,046,964)

Total assets increased by $2,008,089 primarily due to an increase in cash and short-term investments due to an increase in property tax revenues as the result of higher assessed values. Total liabilities increased $1,242,298, due the issuance of the Series 2025A bonds and due to the remeasurement of the lease liability, both of which were partially offset by reductions in amounts owed to the District's developers, which was paid from bond proceeds, and due to the scheduled maturities of existing bonds. Further, accounts payable increased for purchased services expenditures and the District received payment for commercial taps which were installed subsequent to year-end. The effect of these changes resulted in an increase in total net position by $765,791, or approximately 2%.

Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Summary of Changes in Net Position

	2026	2025
Revenues		
Property taxes	$ 9,832,863	$ 9,189,076
Charges for services	2,248,669	2,310,177
Other revenues	1,292,185	1,438,362
Total revenues	13,373,717	12,937,615
Expenses		
Services	6,060,793	5,491,455
Conveyance of capital assets	589,048	3,434,319
Depreciation and amortization	1,311,734	1,299,405
Debt service	4,646,351	4,384,144
Total expenses	12,607,926	14,609,323
Change in net position	765,791	(1,671,708)
Net position, beginning of year	(43,046,964)	(41,375,256)
Net position, end of year	$ (42,281,173)	$ (43,046,964)

The District reported an increase in net position of $765,791 in the current year compared to a decrease in net position of $1,671,708 in the prior year, representing an increase of $2,437,499 in the change in net position. Total revenues increased in the current year primarily due to an increase in property tax revenues related to an increase in total property valuations, which was offset by a decrease in service revenues due to a decrease in customer water consumption. Total expenses decreased in the current year primarily due to the District conveying less capital assets to another governmental entity for maintenance, which occurred in the prior year, offset by increases in purchased services related to regional facilities expenses. As a result, the increase in revenues combined with the decrease in expenses contributed to the increase in the change in net position during the current year.

Detailed Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended June 30, 2026 were $20,397,695, an increase of $334,596 from the prior year.

The general fund's fund balance decreased by $1,514,836. The District anticipated a decrease in purchased services and budgeted for a decrease to continue; however, significant repairs were necessary in regional facilities which increased overall purchased services expenditures.

The debt service fund's fund balance increased by $1,834,695 because property tax revenues exceeded bond principal and interest requirements as a result of an increase in the debt service tax rate from $0.7750 to $0.8100 per $100 of assessed valuation for the 2025 tax year combined with higher property valuations.

The capital projects fund's fund balance increased by $14,737 due to the net proceeds from sale of bonds exceeded capital outlay expenditures and debt issuance costs.

Capital and Lease Assets and Long-Term Financing Activities

Capital and Lease Assets

Capital and lease assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital and Lease Assets (Net of Accumulated Depreciation and Amortization)

	2026	2025
Land and improvements	$ 18,551,521	$ 17,427,535
Construction in progress	465,794	69,914
Water facilities	16,457,132	16,733,101
Wastewater facilities	15,370,653	15,645,013
Drainage facilities	2,397,563	2,464,338
Recreational facilities	122,284	86,003
Lease assets	963,042	780,023
Total capital and lease assets	$ 54,327,989	$ 53,205,927

During the current year, additions to capital and lease assets were as follows:

Water and sewer facilities to serve Groves, Section 40, utility extension to serve 26-acre Woodland Hills Drive commercial reserve and Gramina Way Street Dedication	$ 265,506
Lift pump No. 1 at the lift station	27,729
Tranquility Grove Drive landscape improvements	33,230
Construction in progress related lift station Nos. 2 and 3 emergency generators and construction of Madera Run landscape improvements	410,313
Detention and mass grading to serve Groves, Section 40	196,035
Clearing and grubbing to serve Groves, Section 40	61,487
3.2520-acre site to serve Groves, Section 40 Reserve C drainage and detention	504,695
1.2970-acre site to serve Groves, Section 40 Reserve F drainage	214,243
0.8931-acre site to serve Groves, Section 40	147,526
Remeasurement of lease asset	573,032
Total additions to capital assets	$ 2,433,796

Developers within the District have constructed water, sewer, drainage, park and recreational, and road facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Commission, if required. As of June 30, 2026, a liability for developer-constructed capital assets of $3,756,452 was recorded in the government-wide financial statements.

Debt

The changes in the debt position of the District during the fiscal year ended June 30, 2026 are summarized as follows:

Long-term debt payable, beginning of year	$ 115,031,616
Increases in long-term debt	7,649,212
Decreases in long-term debt	6,937,421
Long-term debt payable, end of year	$ 115,743,407

At June 30, 2026, the District had $145,940,000 of unlimited tax bonds authorized, but unissued, for the purpose of acquiring, constructing, and improving the water, sanitary sewer, and drainage systems within the District; $111,580,000 of unlimited tax bonds authorized, but unissued, for financing and constructing road facilities; and $40,700,000 of unlimited tax bonds authorized, but unissued, for financing and constructing park and recreational facilities.

The District's bonds carry an underlying rating of "Baa1" from Moody's Investors Service, Inc. (Moody's). The Series 2017, 2018, 2019, Road 2021A, 2022, Road 2022A, Road 2023A, 2025, and 2025A bonds carry a "AA" rating from Standard & Poor's (S&P) by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020, 2021, and 2023 bonds carry a "AA" rating from S&P and an "A1" rating from Moody's by virtue of bond insurance issued by Assured Guaranty Inc.

Currently Known Facts, Decisions, or Conditions

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent if the City complies with the requirements of Chapter 43, Texas Local Government Code, as amended, which may include voter approval. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days.

Contingencies

Developers of the District are constructing water, sewer, drainage, park and recreational, and road facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs plus interest from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District's engineer has stated that current construction contract amounts are approximately $1,675,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Adoption of New Accounting Standard

During the current year, the District implemented GASB Statement No. 103, *Financial Reporting Model Improvements* (GASB 103). GASB 103 modifies certain requirements related to management's discussion and analysis (MD&A), unusual or infrequent items, budgetary comparison information, and other financial reporting presentation matters. The adoption of GASB 103 did not have an effect on the District's financial position, results of operations, or fund balances; however, certain disclosures were revised to conform to the requirements of GASB 103.

Harris County Municipal Utility District No. 504
Statement of Net Position and Governmental Funds Balance Sheet
June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	$ 338,376	$ 107,950	$ 13,116	$ 459,442	$ -	$ 459,442
Certificates of deposit	1,424,271	-	-	1,424,271	-	1,424,271
Short-term investments	4,747,309	14,213,945	483,566	19,444,820	-	19,444,820
Receivables						
Property taxes	38,821	126,839	-	165,660	-	165,660
Service accounts	427,926	-	-	427,926	-	427,926
Accrued interest	15,110	-	-	15,110	-	15,110
Interfund receivables	43,312	-	-	43,312	(43,312)	-
Due from others	296,719	-	-	296,719	-	296,719
Prepaid expenditures	72,729	-	26,300	99,029	(65,100)	33,929
Capital and lease assets (net of accumulated depreciation and amortization)						
Land and improvements	-	-	-	-	18,551,521	18,551,521
Construction in progress	-	-	-	-	465,794	465,794
Infrastructure	-	-	-	-	34,225,348	34,225,348
Recreational facilities	-	-	-	-	122,284	122,284
Lease assets	-	-	-	-	963,042	963,042
Total Assets	$ 7,404,573	$ 14,448,734	$ 522,982	$ 22,376,289	$ 54,219,577	$ 76,595,866

Harris County Municipal Utility District No. 504
Statement of Net Position and Governmental Funds Balance Sheet
June 30, 2026 (Continued)

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	$ 889,285	$ 763	$ 279	$ 890,327	$ -	$ 890,327
Accrued interest payable	-	-	-	-	1,364,010	1,364,010
Retainage payable	31,407	-	-	31,407	-	31,407
Customer deposits	441,486	-	-	441,486	-	441,486
Due to others	19,408	-	-	19,408	-	19,408
Unearned tap connection fees	386,994	-	-	386,994	-	386,994
Interfund payables	-	43,312	-	43,312	(43,312)	-
Long-term liabilities						
Due within one year	-	-	-	-	2,406,583	2,406,583
Due after one year	-	-	-	-	113,336,824	113,336,824
Total Liabilities	1,768,580	44,075	279	1,812,934	117,064,105	118,877,039
Deferred Inflows of Resources						
Deferred property tax revenues	38,821	126,839	-	165,660	(165,660)	-
Fund Balances/Net Position						
Fund balances						
Nonspendable, prepaid expenditures	72,729	-	26,300	99,029	(99,029)	-
Restricted						
Unlimited tax bonds	-	11,898,261	-	11,898,261	(11,898,261)	-
Unlimited tax road bonds	-	2,379,559	-	2,379,559	(2,379,559)	-
Water, sewer, and drainage	-	-	488,109	488,109	(488,109)	-
Roads	-	-	8,294	8,294	(8,294)	-
Assigned						
Operating reserve	269,413	-	-	269,413	(269,413)	-
Future expenditures	260,520			260,520	(260,520)	-
Unassigned	4,994,510	-	-	4,994,510	(4,994,510)	-
Total fund balances	5,597,172	14,277,820	522,703	20,397,695	(20,397,695)	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 7,404,573	$ 14,448,734	$ 522,982	$ 22,376,289		
Net position						
Net investment in capital assets					(21,215,656)	(21,215,656)
Restricted for debt service					13,040,649	13,040,649
Restricted for capital projects					522,703	522,703
Unrestricted					(34,628,869)	(34,628,869)
Total net position					$ (42,281,173)	$ (42,281,173)

Harris County Municipal Utility District No. 504
Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances
Year Ended June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	$ 2,236,897	$ 7,542,971	$ -	$ 9,779,868	$ 52,995	$ 9,832,863
Water service	1,372,616	-	-	1,372,616	-	1,372,616
Sewer service	876,053	-	-	876,053	-	876,053
Penalty and interest	31,247	50,312	-	81,559	-	81,559
Tap connection and inspection fees	477,390	-	-	477,390	-	477,390
Investment income	249,403	440,505	18,590	708,498	-	708,498
Other income	24,738	-	-	24,738	-	24,738
Total Revenues	5,268,344	8,033,788	18,590	13,320,722	52,995	13,373,717
Expenditures/Expenses						
Service operations						
Purchased services	2,692,907	-	-	2,692,907	-	2,692,907
Professional fees	230,218	21,567	-	251,785	13,372	265,157
Contracted services	1,135,424	114,291	-	1,249,715	-	1,249,715
Utilities	25,372	-	-	25,372	-	25,372
Repairs and maintenance	1,515,504	-	-	1,515,504	-	1,515,504
Tap connections	141,586	-	-	141,586	-	141,586
Other expenditures	154,177	16,375	-	170,552	-	170,552
Capital outlay	485,792	-	6,307,857	6,793,649	(6,793,649)	-
Conveyance of capital assets	-	-	-	-	589,048	589,048
Depreciation and amortization	-	-	-	-	1,311,734	1,311,734
Debt service						
Principal retirement	-	1,955,000	-	1,955,000	(1,955,000)	-
Interest and fees	-	4,091,860	-	4,091,860	114,117	4,205,977
Lease payments	389,700	-	-	389,700	(389,700)	-
Debt issuance costs	12,500	-	427,874	440,374	-	440,374
Total Expenditures/Expenses	6,783,180	6,199,093	6,735,731	19,718,004	(7,110,078)	12,607,926
Excess (Deficiency) of Revenues Over Expenditures	(1,514,836)	1,834,695	(6,717,141)	(6,397,282)	7,163,073	
Other Financing Sources (Uses)						
General obligation bonds issued	-	-	6,940,000	6,940,000	(6,940,000)	
Discount on debt issued	-	-	(208,122)	(208,122)	208,122	
Total Other Financing Sources	-	-	6,731,878	6,731,878	(6,731,878)	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(1,514,836)	1,834,695	14,737	334,596	(334,596)	
Change in Net Position					765,791	765,791
Fund Balances/Net Position						
Beginning of year	7,112,008	12,443,125	507,966	20,063,099	-	(43,046,964)
End of year	$ 5,597,172	$ 14,277,820	$ 522,703	$ 20,397,695	$ -	$ (42,281,173)

Note 1. Nature of Operations and Summary of Significant Accounting Policies

Harris County Municipal Utility District No. 504 (District) was created by an order of the Texas Commission on Environmental Quality (Commission), effective March 3, 2009, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code, as amended, and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own, and operate waterworks, wastewater, drainage, road, and park and recreational facilities and to provide such facilities and services to the customers of the District.

The District is governed by a Board of Directors (Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-Wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, wastewater, drainage, and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services, and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District, which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services, and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for principal and interest-related costs, as well as the financial resources being accumulated for future debt service.

Capital Projects Fund – The capital projects fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays.

Fund Balances – Governmental Funds

The fund balances for the District's governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally, or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures, and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues

reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services, and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay the amount and if there is the ability to repay the advance on a timely basis. Transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period, and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes and penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended June 30, 2026 include collections during the current period or within 60 days of year-end related to the 2025 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended June 30, 2026, the 2025 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of $5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives is not capitalized.

Within Harris County, the county government assumes the maintenance and other incidents of ownership of most storm sewer and road facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

Water production and distribution facilities	10–45 years
Wastewater collection and treatment facilities	10–45 years
Drainage facilities	10–45 years
Recreational facilities	10–25 years

Lease Assets

Lease assets are initially recorded at the initial measurement of the lease liability, plus lease payments made at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease, plus initial direct costs that are ancillary to place the asset into service. Lease assets are amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Debt Issuance Costs

Debt issuance costs do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or are imposed by law through constitutional provisions or enabling legislation.

When both restricted and unrestricted resources are available for use, it is generally the District's policy to use restricted resources first.

Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital and lease assets used in governmental activities are not financial resources and are not reported in the funds.	$ 54,327,989
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	165,660
Prepaid lease expenditures are not reported as assets in the statement of net position.	(65,100)
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(1,364,010)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	(115,743,407)
Adjustment to fund balances to arrive at net position.	$ (62,678,868)

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures, and changes in fund balances because:

Change in fund balances.	$ 334,596
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlay expenditures exceeded depreciation and amortization expense, noncapitalized costs, and conveyance of capital assets in the current period.	4,879,495
Governmental funds report lease payments as expenditures. For the statement of activities, these amounts are reported as a reduction of lease liability and interest expense.	389,700

Governmental funds report the effect of premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	$	208,122
Governmental funds report proceeds from the sales of bonds because they provide current financial resources to governmental funds. Principal payments on debt are recorded as expenditures. For the statement of activities, these transactions do not have any effect on net position.		(4,985,000)
Revenues that do not provide current financial resources are not reported as revenues for the funds but are reported as revenues in the statement of activities.		52,995
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		(114,117)
Change in net position of governmental activities.	$	765,791

Note 2. Deposits, Investments, and Investment Income

Deposits

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The District's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies, or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At June 30, 2026, none of the District's bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities; direct obligations of Texas or its agencies or instrumentalities; collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; obligations of states, agencies, and counties and other political subdivisions with an investment rating not less than "A"; insured or collateralized certificates of deposit; and certain bankers' acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts, and investment pools.

The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexSTAR, an external investment pool that is not registered with the Securities and Exchange Commission. A Board of Directors, made up of participants and representatives of the administrator and investment manager, has oversight of TexSTAR. The District's investments may be redeemed at any time. The District's investments in TexSTAR are reported at amortized cost.

At June 30, 2026, the District had the following investments and maturities:

		Maturities in Years			
Type	Amortized Cost	Less Than 1	1–5	6–10	More Than 10
TexSTAR	$ 19,444,820	$ 19,444,820	$ -	$ -	$ -

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years, and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Credit Risk. Credit risk is the risk that this issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2026, the District's investments in TexSTAR were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet at June 30, 2026 as follows:

Carrying value	
Deposits	$ 1,883,713
Investments	19,444,820
Total	$ 21,328,533

Included in the following statement of net position captions:

Cash	$ 459,442
Certificates of deposit	1,424,271
Short-term investments	19,444,820
Total	$ 21,328,533

Investment Income

Investment income of $708,498 for the year ended June 30, 2026 consisted of interest income.

Note 3. Capital and Lease Assets

A summary of changes in capital and lease assets for the year ended June 30, 2026 is as follows.

Governmental Activities	Balances, Beginning of Year	Additions	Reclassifications	Balances, End of Year
Capital assets, non-depreciable				
Land and improvements	$ 17,427,535	$ 1,123,986	$ -	$ 18,551,521
Construction in progress	69,914	410,313	(14,433)	465,794
Total capital assets, non-depreciable	17,497,449	1,534,299	(14,433)	19,017,315
Capital and lease assets, depreciable and amortizable				
Water production and distribution facilities	18,828,189	152,655	-	18,980,844
Wastewater collection and treatment facilities	18,184,660	140,580	-	18,325,240
Drainage facilities	3,000,132	-	-	3,000,132
Recreational facilities	132,312	33,230	14,433	179,975
Lease asset – equipment	2,340,075	573,032	-	2,913,107
Total capital and lease assets, depreciable and amortizable	42,485,368	899,497	14,433	43,399,298
Less accumulated depreciation and amortization				
Water production and distribution facilities	(2,095,088)	(428,624)	-	(2,523,712)
Wastewater collection and treatment facilities	(2,539,647)	(414,940)	-	(2,954,587)
Drainage facilities	(535,794)	(66,775)	-	(602,569)
Recreational facilities	(46,309)	(11,382)	-	(57,691)
Lease asset – equipment	(1,560,052)	(390,013)	-	(1,950,065)
Total accumulated depreciation and amortization	(6,776,890)	(1,311,734)	-	(8,088,624)
Total governmental activities, net	$ 53,205,927	$ 1,122,062	$ -	$ 54,327,989

Note 4. Long-Term Liabilities

Changes in long-term liabilities for the year ended June 30, 2026 were as follows:

Governmental Activities	Balances, Beginning of Year	Increases	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable					
General obligation bonds	$ 109,400,000	$ 6,940,000	$ 1,955,000	$ 114,385,000	$ 2,125,000
Less discounts on bonds	3,140,740	208,122	71,735	3,277,127	-
	106,259,260	6,731,878	1,883,265	111,107,873	2,125,000
Lease liability	685,439	573,032	379,389	879,082	281,583
Due to developers	8,086,917	344,302	4,674,767	3,756,452	-
Total governmental activities long-term liabilities	$ 115,031,616	$ 7,649,212	$ 6,937,421	$ 115,743,407	$ 2,406,583

General Obligation Bonds

	Series 2015	Series 2017
Amounts outstanding, June 30, 2026	$4,355,000	$4,055,000
Interest rates	2.00% to 4.10%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2026/2044	September 1, 2026/2046
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2022	September 1, 2024

	Series 2018	Series 2019
Amounts outstanding, June 30, 2026	$9,455,000	$10,340,000
Interest rates	3.125% to 5.625%	3.00% to 5.50%
Maturity dates, serially beginning/ending	September 1, 2026/2047	September 1, 2026/2049
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2023	September 1, 2024

	Series 2020	Series 2021
Amounts outstanding, June 30, 2026	$11,165,000	$13,885,000
Interest rates	2.00% to 4.50%	2.00% to 4.50%
Maturity dates, serially beginning/ending	September 1, 2026/2050	September 1, 2026/2050
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2025	September 1, 2026

	Road Series 2021A	Series 2022
Amounts outstanding, June 30, 2026	$8,485,000	$12,450,000
Interest rates	1.25% to 3.75%	3.25% to 5.75%
Maturity dates, serially beginning/ending	September 1, 2026/2051	September 1, 2026/2051
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2026	September 1, 2027

*Or any date thereafter, callable at par plus accrued interest to the date of redemption

	Road Series 2022A	Series 2023
Amounts outstanding, June 30, 2026	$7,365,000	$15,000,000
Interest rates	4.25% to 6.75%	5.00% to 7.50%
Maturity dates, serially beginning/ending	September 1, 2026/2051	September 1, 2026/2053
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2027	September 1, 2028

	Road Series 2023A	Series 2025
Amounts outstanding, June 30, 2026	$3,390,000	$7,500,000
Interest rates	5.00% to 7.50%	4.00% to 6.50%
Maturity dates, serially beginning/ending	September 1, 2026/2050	September 1, 2027/2053
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2028	September 1, 2030

	Series 2025A
Amount outstanding, June 30, 2026	$6,940,000
Interest rates	4.75% to 7.25%
Maturity dates, serially beginning/ending	September 1, 2027/2054
Interest payment dates	September 1/March 1
Callable date*	September 1, 2030

*Or any date thereafter, callable at par plus accrued interest to the date of redemption

Annual Debt Service Requirements

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at June 30, 2026.

Year	Principal	Interest	Total
2027	$ 2,125,000	$ 4,220,384	$ 6,345,384
2028	2,395,000	4,123,045	6,518,045
2029	2,490,000	4,027,332	6,517,332
2030	2,585,000	3,933,721	6,518,721
2031	2,675,000	3,841,793	6,516,793
2032–2036	14,790,000	17,776,324	32,566,324
2037–2041	17,480,000	15,058,172	32,538,172
2042–2046	21,010,000	11,706,848	32,716,848
2047–2051	25,405,000	7,585,541	32,990,541
2052–2055	23,430,000	2,305,060	25,735,060
Total	$ 114,385,000	$ 74,578,220	$ 188,963,220

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount.

Bonds voted	
Water, sewer, and drainage facilities and refunding	$ 247,320,000
Roads and refunding	131,380,000
Recreational facilities and refunding	40,700,000
Bonds sold	
Water, sewer, and drainage facilities	101,380,000
Roads and refunding	19,800,000

Lease Liability

The following schedule shows the annual lease requirements to pay principal and interest on lease liability outstanding at June 30, 2026:

Year	Principal	Interest	Total
2027	$ 281,583	$ 32,217	$ 313,800
2028	291,649	22,151	313,800
2029	305,850	7,950	313,800
Total	$ 879,082	$ 62,318	$ 941,400

Due to Developers

Developers of the District have constructed water, sewer, drainage, park and recreational and road facilities on behalf of the District. The District has agreed to reimburse the developers for these construction costs and interest to the extent approved by the Commission, if required, from the proceeds of future bond sales. The District's engineer estimates reimbursable costs for completed projects are $3,756,452. These amounts have been recorded in the financial statements as long-term liabilities.

Note 5. Significant Bond Resolution and Commission Requirements

(A) The Bond Resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on water, sewer, and drainage bonds when due. During the year ended June 30, 2026, the District levied an ad valorem debt service tax at the rate of $0.6800 per $100 of assessed valuation, which resulted in a tax levy of $6,408,883 on the taxable valuation of $942,482,701 for the 2025 tax year. The principal and interest requirements to be paid from the tax revenues are $5,357,610, of which $1,852,141 has been paid and $3,505,469 was due September 1, 2026.

(B) The Road Bond Resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on road bonds when due. During the year ended June 30, 2026, the District levied an ad valorem road debt service tax at the rate of $0.1300 per $100 of assessed valuation, which resulted in a tax levy of $1,225,228 on the taxable valuation of $942,482,701 for the 2025 tax year. The principal and interest requirements to be paid from the road tax revenues and available resources are $1,133,906, of which $379,453 has been paid and $754,453 was due September 1, 2026.

Note 6. Maintenance Taxes

At an election held November 5, 2013, voters authorized a maintenance tax not to exceed $1.50 per $100 of assessed valuation on all property within the District subject to taxation. During the year ended June 30, 2026, the District levied an ad valorem maintenance tax at the rate of $0.2400 per $100 of assessed valuation, which resulted in a tax levy of $2,261,958 on the taxable valuation of $942,482,701 for the 2025 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Note 7. Wastewater Treatment Plant Leases

On January 6, 2014, the District entered into a lease of a 395,000 gallons per day (gpd) wastewater treatment plant. The initial term of the lease was for 60 months and called for monthly payments of $18,600 and after the initial term, the lease continues for successive 90-day periods at a rate of $12,500 per month. Payments are currently $12,500 per month beginning March 2020. On February 10, 2020, the District entered into a lease for Phase III expansion of the wastewater treatment plant. The initial term of the lease is for 60 months and began in February 2021, with monthly lease payments of $26,300. After the initial term, the lease continues for successive 90-day periods at a rate of $13,650 per month. Lease expenditures for the current fiscal year were $389,700.

Note 8. Contracts With Other Governmental Units

Water Facilities Agreement

On May 18, 2010, the developer of the District entered into a Water Facilities Cost Sharing Agreement (Water Facilities Agreement) with Harris County Municipal Utility District No. 412 (District No. 412) and Harris County Municipal Utility District No. 505 (District No. 505). The Water Facilities Agreement provides for the construction and operation of joint water facilities to be utilized by the parties to the Water Facilities Agreement. Construction costs are to be allocated based upon each district's projected number of equivalent single-family connections (ESFC) to be served by the water facilities. Operating costs are to be billed based upon each district's actual ESFCs which are calculated on a quarterly basis. The District has remitted an operating reserve of $235,788 to District No. 412 and has recorded expenditures of $1,941,435 for the year ended June 30, 2026 under the terms of the Water Facilities Agreement.

Sanitary Sewer Facilities Agreement

On May 18, 2010, the developer of the District entered into a Sanitary Sewer Facilities Cost Sharing Agreement (Sanitary Sewer Facilities Agreement) with District No. 412 and District No. 505. The Sanitary Sewer Facilities Agreement provides for the construction and operation of joint sanitary sewer facilities to be utilized by the parties to the Sanitary Sewer Facilities Agreement. Construction costs are to be allocated based upon each district's projected number of ESFCs to be served by the sewer facilities. Operating costs are to be billed based upon each district's actual ESFCs which are calculated on a quarterly basis. The District has remitted an operating reserve of $23,625 to District No. 412 and has recorded expenditures of $402,898 for the year ended June 30, 2026 under the terms of the Sanitary Sewer Facilities Agreement.

Drainage Facilities Agreement

On May 18, 2010, the developer of the District entered into a Drainage Facilities Cost Sharing Agreement (Drainage Facilities Agreement) with District No. 412 and District No. 505. The Drainage Facilities Agreement provides for the construction and operation of joint drainage facilities to be utilized by the parties to the Drainage Facilities Agreement. Construction costs are to be allocated based upon each district's acreage served by the facilities. Operating costs are to be billed based upon each district's acreage served by the components of the facilities. The District has remitted an operating reserve of $10,000 to District No. 412 and has recorded expenditures of $348,574 for the year ended June 30, 2026 under the terms of the Drainage Facilities Agreement.

Note 9. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three fiscal years.

Note 10. Contingencies

Developers of the District are constructing water, sewer, drainage, recreational and road facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission, if required. The District's engineer has stated that current construction contract amounts are approximately $1,675,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Required Supplementary Information

Harris County Municipal Utility District No. 504
Budgetary Comparison Schedule – General Fund
Year Ended June 30, 2026

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 2,400,000	$ 2,236,897	$ (163,103)
Water service	1,600,000	1,372,616	(227,384)
Sewer service	850,000	876,053	26,053
Penalty and interest	30,000	31,247	1,247
Tap connection and inspection fees	342,000	477,390	135,390
Investment income	250,000	249,403	(597)
Other income	-	24,738	24,738
Total Revenues	5,472,000	5,268,344	(203,656)
Expenditures			
Service operations			
Purchased services	1,620,000	2,692,907	(1,072,907)
Professional fees	211,000	230,218	(19,218)
Contracted services	1,073,000	1,135,424	(62,424)
Utilities	26,000	25,372	628
Repairs and maintenance	1,409,000	1,515,504	(106,504)
Other expenditures	169,500	154,177	15,323
Tap connections	300,000	141,586	158,414
Capital outlay	-	485,792	(485,792)
Debt service			
Debt issuance costs	-	12,500	(12,500)
Lease payments	465,600	389,700	75,900
Total Expenditures	5,274,100	6,783,180	(1,509,080)
Excess (Deficiency) of Revenues Over Expenditures	197,900	(1,514,836)	(1,712,736)
Fund Balances, Beginning of Year	7,112,008	7,112,008	-
Fund Balances, End of Year	$ 7,309,908	$ 5,597,172	$ (1,712,736)

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during the fiscal year ended June 30, 2026.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

General Fund Budgetary Highlights

The fund balance as of June 30, 2026 was expected to be $7,309,908, and the actual end-of-year fund balance was $5,597,172.

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to purchased services expenditures being greater than anticipated and property tax and water service revenues being less than anticipated. In addition, capital outlay expenditures incurred were not included in the budget.

Purchased services expenditures were higher due to unanticipated repairs being required in regional water, sewer, and drainage facilities. Property tax revenues were less than budgeted because the District budgeted revenues based on historical averages but ultimately reduced the maintenance tax rate more than the increase in property valuations. Water service revenues were less than anticipated due to an overall reduction in demand from the District's customers. The District did not anticipate any capital outlay expenditures in the current year; however, several projects were started during the year. As a result of these factors, the District's actual deficiency of revenues over expenditures of $1,514,836 was more than the budgeted excess of revenues over expenditures of $197,900.

Supplementary Information

Harris County Municipal Utility District No. 504
Other Schedules Included Within This Report
June 30, 2026

(Schedules included are checked or explanatory notes provided for omitted schedules.)

[X] Notes Required by the Water District Accounting Manual
See “Notes to Financial Statements,” Pages 11–25

[X] Schedule of Services and Rates

[X] Schedule of General Fund Expenditures

[X] Schedule of Temporary Investments

[X] Analysis of Taxes Levied and Receivable

[X] Schedules of Long-Term Debt Service Requirements by Years

[X] Changes in Long-Term Bonded Debt

[X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund – Five Years

[X] Board Members, Key Personnel, and Consultants

Harris County Municipal Utility District No. 504
Schedule of Services and Rates
Year Ended June 30, 2026

1. Services provided by the District

X Retail Water	___ Wholesale Water	X Drainage
X Retail Wastewater	___ Wholesale Wastewater	___ Irrigation
X Parks/Recreation	___ Fire Protection	X Security
X Solid Waste/Garbage	___ Flood Control	___ Roads

X Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)
___ Other ___

2. Retail service providers

a. Residential rates for a 5/8" meter (or equivalent) per the District's Rate Order dated January 9, 2026:

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate Per 1,000 Gallons Over Minimum	Usage Levels		
Water:	$ 36.50	5,000	N	$ 2.25	5,001	to	10,000
				$ 3.00	10,001	to	20,000
				$ 3.50	20,001	to	No Limit
Wastewater:	$ 33.00	-	Y				

Does the District employ winter averaging for wastewater usage? Yes ___ No X

Total charges per 10,000 gallons usage (including fees) Water $ 47.75 Wastewater $ 33.00

b. Water and wastewater retail connections

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered			x1.0	-
≤ 3/4"	2,000	1,993	x1.0	1,993
1"	165	164	x2.5	410
1 1/2"	-	-	x5.0	-
2"	29	29	x8.0	232
3"	1	1	x15.0	15
4"	1	1	x25.0	25
6"	2	2	x50.0	100
8"	2	2	x80.0	160
10"	-	-	x115.0	-
Total water	2,200	2,192		2,935
Total wastewater	2,130	2,122	x1.0	2,122

3. Total water consumption (in thousands) during the fiscal year

Gallons pumped into the system:	315,352
Gallons billed to customers:	268,017
Water accountability ratio (gallons billed/gallons pumped):	84.99%

*"ESFC" means equivalent single-family connections

Harris County Municipal Utility District No. 504
Schedule of General Fund Expenditures
Year Ended June 30, 2026

Personnel (including benefits)		$ -
Professional Fees		
Auditing	$ 26,600	
Legal	145,149	
Engineering	58,469	
Financial advisor	-	230,218
Purchased Services for Resale		
Bulk water and wastewater service purchases		2,692,907
Regional Water Fee		-
Contracted Services		
Bookkeeping	26,700	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	348,280	
Other contracted services	168,394	543,374
Utilities		25,372
Repairs and Maintenance		1,515,504
Administrative Expenditures		
Directors' fees	26,299	
Office supplies	82,398	
Insurance	14,533	
Other administrative expenditures	30,947	154,177
Capital Outlay		
Capitalized assets	471,273	
Expenditures not capitalized	14,519	485,792
Tap Connection Expenditures		141,586
Lease Payments		389,700
Solid Waste Disposal		592,050
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		12,500
Total Expenditures		$ 6,783,180

Harris County Municipal Utility District No. 504
Schedule of Temporary Investments
June 30, 2026

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 10850	3.85%	03/30/27	$ 230,000	$ 2,232
No. 95900012298737	3.67%	08/10/26	240,526	3,386
No. 6550156483	3.70%	08/22/26	240,177	3,117
No. 51207484	3.80%	09/09/26	243,391	2,863
No. 601977	3.85%	03/22/27	240,177	2,533
No. 3102266	3.70%	11/19/26	230,000	979
TexSTAR	3.64%	Demand	4,747,309	-
			6,171,580	15,110
Debt Service Fund				
TexSTAR	3.64%	Demand	2,379,559	-
TexSTAR	3.64%	Demand	11,834,386	-
			14,213,945	-
Capital Projects Fund				
TexSTAR	3.64%	Demand	8,012	-
TexSTAR	3.64%	Demand	475,554	-
			483,566	-
Totals			$ 20,869,091	$ 15,110

Harris County Municipal Utility District No. 504
Analysis of Taxes Levied and Receivable
Year Ended June 30, 2026

	Maintenance Taxes	Debt Service Taxes	Road Debt Service Taxes
Receivable, Beginning of Year	$ 30,592	$ 68,477	$ 13,596
Additions and corrections to prior years' taxes	(16,832)	(38,430)	(7,944)
Adjusted Receivable, Beginning of Year	13,760	30,047	5,652
2025 Original Tax Levy	2,126,341	6,024,634	1,151,769
Additions and corrections	135,617	384,249	73,459
Adjusted tax levy	2,261,958	6,408,883	1,225,228
Total to Be Accounted For	2,275,718	6,438,930	1,230,880
Tax collections: Current year	(2,225,919)	(6,306,771)	(1,205,706)
Prior years	(10,978)	(25,315)	(5,179)
Receivable, End of Year	$ 38,821	$ 106,844	$ 19,995
Receivable, by Years			
2025	$ 36,039	$ 102,112	$ 19,522
2024	668	1,555	328
2023	302	656	145
2022	180	338	-
2021	111	180	-
2020	458	720	-
2019	1,063	1,283	-
Receivable, End of Year	$ 38,821	$ 106,844	$ 19,995

Harris County Municipal Utility District No. 504
Analysis of Taxes Levied and Receivable
Year Ended June 30, 2026 **(Continued)**

	2025	2024	2023	2022
Property Valuations				
Land	$ 240,264,597	$ 176,329,679	$ 146,600,575	$ 143,456,991
Improvements	792,366,633	791,122,806	798,075,225	634,360,475
Personal property	27,647,879	12,061,075	10,434,842	9,701,995
Exemptions	(117,796,408)	(101,208,460)	(121,968,845)	(81,632,043)
Total Property Valuations	$ 942,482,701	$ 878,305,100	$ 833,141,797	$ 705,887,418
Tax Rates per $100 Valuation				
Debt service tax rates	$ 0.6800	$ 0.6400	$ 0.6300	$ 0.7700
Road debt service tax rates	0.1300	0.1350	0.1400	-
Maintenance tax rates*	0.2400	0.2750	0.2900	0.4100
Total Tax Rates per $100 Valuation	$ 1.0500	$ 1.0500	$ 1.0600	$ 1.1800
Tax Levy	$ 9,896,069	$ 9,222,203	$ 8,831,303	$ 8,329,472
Percent of Taxes Collected to Taxes Levied**	98%	99%	99%	99%

*Maximum tax rate approved by voters: $1.50 on November 5, 2013
**Calculated as taxes collected for a tax year divided by taxes levied for that tax year

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026

Due During Fiscal Years Ending June 30	Series 2015		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 140,000	$ 171,714	$ 311,714
2028	145,000	166,636	311,636
2029	155,000	161,100	316,100
2030	160,000	155,095	315,095
2031	170,000	148,595	318,595
2032	180,000	141,595	321,595
2033	190,000	134,195	324,195
2034	200,000	126,395	326,395
2035	210,000	118,195	328,195
2036	220,000	109,595	329,595
2037	235,000	100,495	335,495
2038	245,000	90,773	335,773
2039	255,000	80,523	335,523
2040	270,000	69,895	339,895
2041	285,000	58,795	343,795
2042	300,000	46,945	346,945
2043	315,000	34,338	349,338
2044	330,000	21,115	351,115
2045	350,000	7,175	357,175
Totals	$ 4,355,000	$ 1,943,169	$ 6,298,169

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2017		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 115,000	$ 146,907	$ 261,907
2028	120,000	143,382	263,382
2029	120,000	139,782	259,782
2030	130,000	135,950	265,950
2031	130,000	131,807	261,807
2032	135,000	127,500	262,500
2033	135,000	123,029	258,029
2034	140,000	117,950	257,950
2035	145,000	112,250	257,250
2036	150,000	106,350	256,350
2037	155,000	100,250	255,250
2038	160,000	93,950	253,950
2039	165,000	87,656	252,656
2040	170,000	81,375	251,375
2041	175,000	74,906	249,906
2042	180,000	68,250	248,250
2043	185,000	61,406	246,406
2044	190,000	54,375	244,375
2045	195,000	47,156	242,156
2046	565,000	32,906	597,906
2047	595,000	11,156	606,156
Totals	$ 4,055,000	$ 1,998,293	$ 6,053,293

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2018		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 250,000	$ 345,588	$ 595,588
2028	260,000	331,244	591,244
2029	275,000	317,056	592,056
2030	280,000	305,806	585,806
2031	295,000	296,822	591,822
2032	305,000	287,256	592,256
2033	320,000	277,100	597,100
2034	335,000	266,247	601,247
2035	350,000	254,688	604,688
2036	365,000	242,394	607,394
2037	375,000	229,444	604,444
2038	395,000	215,969	610,969
2039	415,000	201,534	616,534
2040	430,000	186,219	616,219
2041	450,000	170,269	620,269
2042	470,000	153,593	623,593
2043	490,000	136,194	626,194
2044	510,000	117,750	627,750
2045	530,000	98,250	628,250
2046	560,000	77,812	637,812
2047	575,000	56,531	631,531
2048	1,220,000	22,875	1,242,875
Totals	$ 9,455,000	$ 4,590,641	$ 14,045,641

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2019		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 215,000	$ 314,688	$ 529,688
2028	230,000	308,012	538,012
2029	235,000	301,038	536,038
2030	250,000	293,762	543,762
2031	255,000	286,188	541,188
2032	265,000	278,387	543,387
2033	270,000	270,363	540,363
2034	275,000	262,187	537,187
2035	285,000	253,788	538,788
2036	290,000	245,162	535,162
2037	300,000	236,313	536,313
2038	310,000	227,162	537,162
2039	320,000	217,713	537,713
2040	330,000	207,962	537,962
2041	340,000	197,913	537,913
2042	345,000	187,422	532,422
2043	360,000	176,406	536,406
2044	370,000	165,000	535,000
2045	385,000	153,203	538,203
2046	395,000	141,016	536,016
2047	410,000	128,437	538,437
2048	420,000	115,469	535,469
2049	1,705,000	82,265	1,787,265
2050	1,780,000	27,813	1,807,813
Totals	$ 10,340,000	$ 5,077,669	$ 15,417,669

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2020 Principal Due September 1	Series 2020 Interest Due September 1, March 1	Total
2027	$ 250,000	$ 267,925	$ 517,925
2028	255,000	260,375	515,375
2029	270,000	255,125	525,125
2030	275,000	249,675	524,675
2031	285,000	244,075	529,075
2032	290,000	238,325	528,325
2033	300,000	232,425	532,425
2034	310,000	226,325	536,325
2035	320,000	219,825	539,825
2036	335,000	212,656	547,656
2037	345,000	205,006	550,006
2038	350,000	197,187	547,187
2039	365,000	188,916	553,916
2040	375,000	179,894	554,894
2041	385,000	170,394	555,394
2042	400,000	160,581	560,581
2043	410,000	150,456	560,456
2044	430,000	139,956	569,956
2045	440,000	129,081	569,081
2046	455,000	117,894	572,894
2047	470,000	106,331	576,331
2048	485,000	94,394	579,394
2049	500,000	81,769	581,769
2050	505,000	68,578	573,578
2051	2,360,000	30,975	2,390,975
Totals	$ 11,165,000	$ 4,428,143	$ 15,593,143

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2021 Principal Due September 1	Series 2021 Interest Due September 1, March 1	Total
2027	$ 405,000	$ 292,924	$ 697,924
2028	420,000	279,613	699,613
2029	425,000	271,162	696,162
2030	440,000	262,513	702,513
2031	445,000	253,662	698,662
2032	460,000	244,613	704,613
2033	470,000	235,312	705,312
2034	485,000	225,761	710,761
2035	490,000	216,012	706,012
2036	500,000	206,112	706,112
2037	515,000	195,973	710,973
2038	535,000	185,462	720,462
2039	540,000	174,712	714,712
2040	560,000	163,713	723,713
2041	570,000	152,056	722,056
2042	590,000	139,731	729,731
2043	605,000	127,034	732,034
2044	620,000	114,019	734,019
2045	635,000	100,684	735,684
2046	650,000	86,625	736,625
2047	665,000	71,831	736,831
2048	685,000	56,644	741,644
2049	705,000	41,006	746,006
2050	720,000	24,975	744,975
2051	750,000	8,437	758,437
Totals	$ 13,885,000	$ 4,130,586	$ 18,015,586

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Road Series 2021A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 220,000	$ 208,119	$ 428,119
2028	230,000	201,694	431,694
2029	230,000	197,956	427,956
2030	230,000	194,794	424,794
2031	230,000	190,769	420,769
2032	225,000	186,219	411,219
2033	230,000	181,669	411,669
2034	225,000	177,119	402,119
2035	225,000	172,478	397,478
2036	225,000	167,556	392,556
2037	220,000	162,413	382,413
2038	215,000	157,247	372,247
2039	215,000	152,141	367,141
2040	210,000	146,962	356,962
2041	210,000	141,712	351,712
2042	200,000	136,587	336,587
2043	200,000	131,588	331,588
2044	195,000	126,649	321,649
2045	190,000	121,719	311,719
2046	185,000	116,797	301,797
2047	180,000	112,006	292,006
2048	175,000	107,347	282,347
2049	170,000	102,712	272,712
2050	160,000	98,175	258,175
2051	150,000	93,913	243,913
2052	3,340,000	45,925	3,385,925
Totals	$ 8,485,000	$ 3,832,266	$ 12,317,266

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2022 Principal Due September 1	Series 2022 Interest Due September 1, March 1	Total
2027	$ 290,000	$ 494,738	$ 784,738
2028	300,000	477,775	777,775
2029	315,000	460,881	775,881
2030	325,000	446,113	771,113
2031	340,000	432,812	772,812
2032	350,000	420,325	770,325
2033	360,000	408,787	768,787
2034	375,000	396,375	771,375
2035	390,000	382,500	772,500
2036	405,000	367,593	772,593
2037	420,000	351,600	771,600
2038	435,000	334,500	769,500
2039	455,000	316,700	771,700
2040	470,000	298,200	768,200
2041	485,000	279,100	764,100
2042	510,000	259,200	769,200
2043	525,000	238,500	763,500
2044	540,000	217,200	757,200
2045	565,000	195,100	760,100
2046	585,000	172,100	757,100
2047	610,000	148,200	758,200
2048	630,000	123,400	753,400
2049	655,000	97,700	752,700
2050	680,000	71,000	751,000
2051	700,000	43,400	743,400
2052	735,000	14,700	749,700
Totals	$ 12,450,000	$ 7,448,499	$ 19,898,499

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Road Series 2022A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 145,000	$ 367,181	$ 512,181
2028	150,000	357,225	507,225
2029	160,000	346,763	506,763
2030	165,000	335,793	500,793
2031	175,000	326,506	501,506
2032	185,000	318,856	503,856
2033	195,000	310,781	505,781
2034	205,000	302,281	507,281
2035	215,000	292,551	507,551
2036	225,000	281,550	506,550
2037	235,000	270,050	505,050
2038	245,000	258,050	503,050
2039	260,000	245,750	505,750
2040	270,000	233,162	503,162
2041	285,000	219,625	504,625
2042	300,000	205,000	505,000
2043	315,000	189,625	504,625
2044	330,000	173,500	503,500
2045	345,000	156,625	501,625
2046	365,000	138,875	503,875
2047	380,000	120,250	500,250
2048	400,000	100,750	500,750
2049	420,000	80,250	500,250
2050	440,000	58,750	498,750
2051	465,000	36,125	501,125
2052	490,000	12,250	502,250
Totals	$ 7,365,000	$ 5,738,124	$ 13,103,124

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2023 Principal Due September 1	Series 2023 Interest Due September 1, March 1	Total
2027	$ 85,000	$ 780,575	$ 865,575
2028	105,000	773,450	878,450
2029	110,000	765,388	875,388
2030	120,000	756,763	876,763
2031	130,000	747,388	877,388
2032	135,000	737,450	872,450
2033	135,000	727,325	862,325
2034	130,000	717,388	847,388
2035	135,000	707,450	842,450
2036	140,000	698,888	838,888
2037	145,000	691,763	836,763
2038	155,000	684,263	839,263
2039	155,000	676,513	831,513
2040	165,000	668,513	833,513
2041	175,000	660,013	835,013
2042	180,000	651,138	831,138
2043	190,000	641,888	831,888
2044	205,000	632,012	837,012
2045	215,000	621,512	836,512
2046	225,000	610,512	835,512
2047	235,000	599,012	834,012
2048	250,000	586,887	836,887
2049	260,000	574,137	834,137
2050	280,000	560,637	840,637
2051	295,000	546,262	841,262
2052	305,000	531,262	836,262
2053	5,030,000	397,887	5,427,887
2054	5,310,000	136,068	5,446,068
Totals	$ 15,000,000	$ 17,882,344	$ 32,882,344

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Road Series 2023A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ 10,000	$ 174,213	$ 184,213
2028	10,000	173,463	183,463
2029	15,000	172,525	187,525
2030	25,000	171,025	196,025
2031	30,000	169,188	199,188
2032	45,000	166,938	211,938
2033	45,000	164,238	209,238
2034	55,000	161,238	216,238
2035	60,000	157,788	217,788
2036	70,000	154,238	224,238
2037	85,000	150,363	235,363
2038	100,000	145,737	245,737
2039	105,000	140,612	245,612
2040	125,000	134,862	259,862
2041	135,000	128,362	263,362
2042	155,000	121,112	276,112
2043	170,000	112,987	282,987
2044	190,000	103,987	293,987
2045	210,000	93,987	303,987
2046	230,000	82,987	312,987
2047	255,000	70,862	325,862
2048	275,000	57,612	332,612
2049	300,000	43,050	343,050
2050	330,000	26,906	356,906
2051	360,000	9,225	369,225
Totals	$ 3,390,000	$ 3,087,505	$ 6,477,505

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2025 Principal Due September 1	Series 2025 Interest Due September 1, March 1	Total
2027	$ -	$ 320,937	$ 320,937
2028	140,000	316,388	456,388
2029	145,000	307,125	452,125
2030	150,000	297,538	447,538
2031	155,000	287,625	442,625
2032	165,000	277,225	442,225
2033	170,000	268,462	438,462
2034	180,000	261,463	441,463
2035	190,000	254,062	444,062
2036	195,000	246,363	441,363
2037	205,000	238,362	443,362
2038	215,000	229,963	444,963
2039	225,000	221,162	446,162
2040	235,000	211,963	446,963
2041	250,000	202,262	452,262
2042	260,000	192,063	452,063
2043	270,000	181,462	451,462
2044	285,000	170,363	455,363
2045	300,000	158,662	458,662
2046	315,000	146,363	461,363
2047	325,000	133,562	458,562
2048	345,000	120,163	465,163
2049	360,000	106,062	466,062
2050	375,000	91,363	466,363
2051	395,000	75,962	470,962
2052	525,000	57,234	582,234
2053	550,000	35,063	585,063
2054	575,000	11,859	586,859
Totals	$ 7,500,000	$ 5,421,081	$ 12,921,081

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026 **(Continued)**

Due During Fiscal Years Ending June 30	Series 2025A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2027	$ -	$ 334,875	$ 334,875
2028	30,000	333,788	363,788
2029	35,000	331,431	366,431
2030	35,000	328,894	363,894
2031	35,000	326,356	361,356
2032	30,000	324,000	354,000
2033	40,000	321,463	361,463
2034	40,000	319,013	359,013
2035	35,000	317,181	352,181
2036	35,000	315,519	350,519
2037	25,000	314,094	339,094
2038	15,000	313,143	328,143
2039	15,000	312,431	327,431
2040	-	312,075	312,075
2041	-	312,075	312,075
2042	-	312,075	312,075
2043	-	312,075	312,075
2044	-	312,075	312,075
2045	-	312,075	312,075
2046	-	312,075	312,075
2047	-	312,075	312,075
2048	-	312,075	312,075
2049	-	312,075	312,075
2050	-	312,075	312,075
2051	-	312,075	312,075
2052	105,000	309,581	414,581
2053	110,000	304,475	414,475
2054	85,000	299,844	384,844
2055	6,270,000	148,912	6,418,912
Totals	$ 6,940,000	$ 8,999,900	$ 15,939,900

Harris County Municipal Utility District No. 504
Schedule of Long-Term Debt Service Requirements by Years
June 30, 2026

Due During Fiscal Years Ending June 30	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2027	$ 2,125,000	$ 4,220,384	$ 6,345,384
2028	2,395,000	4,123,045	6,518,045
2029	2,490,000	4,027,332	6,517,332
2030	2,585,000	3,933,721	6,518,721
2031	2,675,000	3,841,793	6,516,793
2032	2,770,000	3,748,689	6,518,689
2033	2,860,000	3,655,149	6,515,149
2034	2,955,000	3,559,742	6,514,742
2035	3,050,000	3,458,768	6,508,768
2036	3,155,000	3,353,976	6,508,976
2037	3,260,000	3,246,126	6,506,126
2038	3,375,000	3,133,406	6,508,406
2039	3,490,000	3,016,363	6,506,363
2040	3,610,000	2,894,795	6,504,795
2041	3,745,000	2,767,482	6,512,482
2042	3,890,000	2,633,697	6,523,697
2043	4,035,000	2,493,959	6,528,959
2044	4,195,000	2,348,001	6,543,001
2045	4,360,000	2,195,229	6,555,229
2046	4,530,000	2,035,962	6,565,962
2047	4,700,000	1,870,253	6,570,253
2048	4,885,000	1,697,616	6,582,616
2049	5,075,000	1,521,026	6,596,026
2050	5,270,000	1,340,272	6,610,272
2051	5,475,000	1,156,374	6,631,374
2052	5,500,000	970,952	6,470,952
2053	5,690,000	737,425	6,427,425
2054	5,970,000	447,771	6,417,771
2055	6,270,000	148,912	6,418,912
Totals	$ 114,385,000	$ 74,578,220	$ 188,963,220

Harris County Municipal Utility District No. 504
Changes in Long-Term Bonded Debt
Year Ended June 30, 2026

	Bond			
	Series 2015	**Series 2017**	**Series 2018**	**Series 2019**
Interest rates	2.00% to 4.10%	2.00% to 4.00%	3.125% to 5.625%	3.00% to 5.50%
Dates interest payable	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1
Maturity dates	September 1, 2026/2044	September 1, 2026/2046	September 1, 2026/2047	September 1, 2026/2049
Bonds outstanding, beginning of current year	$ 4,485,000	$ 4,170,000	$ 9,700,000	$ 10,540,000
Bonds sold during the current year	-	-	-	-
Retirements, principal	130,000	115,000	245,000	200,000
Bonds outstanding, end of current year	$ 4,355,000	$ 4,055,000	$ 9,455,000	$ 10,340,000
Interest paid during the current year	$ 176,341	$ 150,356	$ 359,509	$ 320,913

Paying agent's name and address

Series 2015	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2017	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2018	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2019	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2020	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2021	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Road Series 2021A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2022	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Road Series 2022A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2023	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas

Bond authority	**Utility Bonds and Refunding**	**Park Bonds and Refunding**	**Road Bonds and Refunding**
Amount authorized by voters	$ 247,320,000	$ 40,700,000	$ 131,380,000
Amount issued	$ 101,380,000	$ -	$ 19,800,000
Remaining to be issued	$ 145,940,000	$ 40,700,000	$ 111,580,000

Debt service fund cash and temporary investment balances as of June 30, 2026:	$ 14,321,895
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 6,515,973

Issues						
Series 2020	**Series 2021**	**Road Series 2021A**	**Series 2022**	**Road Series 2022A**	**Series 2023**
2.00% to 4.50%	2.00% to 4.50%	1.25% to 3.75%	3.25% to 5.75%	4.25% to 6.75%	5.00% to 7.50%
September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1
September 1, 2026/2050	September 1, 2026/2050	September 1, 2026/2051	September 1, 2026/2051	September 1, 2026/2051	September 1, 2026/2053
$ 11,405,000	$ 14,275,000	$ 8,695,000	$ 12,730,000	$ 7,500,000	$ 15,000,000
-	-	-	-	-	-
240,000	390,000	210,000	280,000	135,000	-
$ 11,165,000	$ 13,885,000	$ 8,485,000	$ 12,450,000	$ 7,365,000	$ 15,000,000
$ 278,325	$ 310,813	$ 216,181	$ 511,125	$ 376,294	$ 783,763

Harris County Municipal Utility District No. 504
Changes in Long-Term Bonded Debt
Year Ended June 30, 2026 **(Continued)**

	Bond Issues			
	Road Series 2023A	Series 2025	Series 2025A	Totals
Interest rates	5.00% to 7.50%	4.00% to 6.50%	4.75% to 7.25%	
Dates interest payable	September 1/ March 1	September 1/ March 1	September 1/ March 1	
Maturity dates	September 1, 2026/2050	September 1, 2027/2053	September 1, 2027/2054	
Bonds outstanding, beginning of current year	$ 3,400,000	$ 7,500,000	$ -	$ 109,400,000
Bonds sold during the current year	-	-	6,940,000	6,940,000
Retirements, principal	10,000	-	-	1,955,000
Bonds outstanding, end of current year	$ 3,390,000	$ 7,500,000	$ 6,940,000	$ 114,385,000
Interest paid during the current year	$ 174,962	$ 312,023	$ 112,555	$ 4,083,160

Paying agent's name and address:

Road Series 2023A – The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2025 – The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2025A – The Bank of New York Mellon Trust Company, N.A., Houston, Texas

Harris County Municipal Utility District No. 504
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended June 30,

	Amounts				
	2026	2025	2024	2023	2022
General Fund					
Revenues					
Property taxes	$ 2,236,897	$ 2,408,652	$ 2,399,694	$ 2,891,001	$ 2,596,079
Water service	1,372,616	1,433,687	1,365,577	1,217,479	1,159,286
Sewer service	876,053	876,490	772,424	777,743	658,117
Penalty and interest	31,247	35,083	29,293	27,108	24,699
Tap connection and inspection fees	477,390	480,965	295,350	323,969	275,760
Investment income	249,403	339,467	369,940	195,402	12,652
Other income	24,738	19,440	10,157	7,600	7,780
Total Revenues	5,268,344	5,593,784	5,242,435	5,440,302	4,734,373
Expenditures					
Service operations					
Purchased services	2,692,907	1,984,039	1,485,550	1,102,169	1,002,008
Professional fees	230,218	287,014	269,614	198,371	150,141
Contracted services	1,135,424	1,022,891	865,234	587,977	467,339
Utilities	25,372	24,811	21,749	18,554	10,876
Repairs and maintenance	1,515,504	1,508,244	1,441,790	1,152,568	992,364
Tap connections	141,586	274,809	241,812	95,473	233,776
Other expenditures	154,177	133,977	125,213	114,463	101,428
Capital outlay	485,792	745,280	203,443	33,913	158,437
Debt service					
Lease payments	389,700	465,600	150,000	150,000	125,000
Debt issuance costs	12,500	-	-	59,972	-
Total Expenditures	6,783,180	6,446,665	4,804,405	3,513,460	3,241,369
Excess (Deficiency) of Revenues Over Expenditures	(1,514,836)	(852,881)	438,030	1,926,842	1,493,004
Other Financing Sources					
Interfund transfers in	-	-	80,590	-	8,526
Insurance proceeds	-	-	-	-	45,757
Total Other Financing Sources	-	-	80,590	-	54,283
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(1,514,836)	(852,881)	518,620	1,926,842	1,547,287
Fund Balance, Beginning of Year	7,112,008	7,964,889	7,446,269	5,519,427	3,972,140
Fund Balance, End of Year	$ 5,597,172	$ 7,112,008	$ 7,964,889	$ 7,446,269	$ 5,519,427
Total Active Retail Water Connections	2,192	2,173	2,065	1,903	1,805
Total Active Retail Wastewater Connections	2,122	2,110	2,010	1,852	1,753

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
42.5 %	43.1 %	45.8 %	53.2 %	54.9 %
26.0	25.6	26.1	22.4	24.5
16.6	15.7	14.7	14.3	13.9
0.6	0.6	0.5	0.5	0.5
9.1	8.6	5.6	5.9	5.7
4.7	6.1	7.1	3.6	0.3
0.5	0.3	0.2	0.1	0.2
100.0	100.0	100.0	100.0	100.0
51.1	35.5	28.3	20.3	21.2
4.4	5.1	5.1	3.6	3.2
21.6	18.3	16.5	10.8	9.8
0.5	0.4	0.4	0.3	0.2
28.8	27.0	27.5	21.2	21.0
2.7	4.9	4.6	1.8	4.9
2.9	2.4	2.4	2.1	2.1
9.2	13.3	3.9	0.6	3.4
7.4	8.3	2.9	2.8	2.6
0.2	-	-	1.1	-
128.8	115.2	91.6	64.6	68.4
(28.8) %	(15.2) %	8.4 %	35.4 %	31.6 %

Harris County Municipal Utility District No. 504
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended June 30,

	Amounts				
	2026	2025	2024	2023	2022
Debt Service Fund					
Revenues					
Property taxes	$ 7,542,971	$ 6,782,251	$ 6,362,833	$ 5,424,002	$ 4,185,786
Penalty and interest	50,312	79,179	53,915	37,822	42,379
Investment income	440,505	445,274	432,474	240,968	11,880
Total Revenues	8,033,788	7,306,704	6,849,222	5,702,792	4,240,045
Expenditures					
Current					
Professional fees	21,567	15,206	18,186	13,846	11,809
Contracted services	114,291	102,982	101,546	64,533	77,107
Other expenditures	16,375	10,683	2,338	11,621	9,941
Debt service					
Principal retirement	1,955,000	1,735,000	1,205,000	815,000	585,000
Interest and fees	4,091,860	3,977,862	2,946,792	2,341,569	1,614,532
Total Expenditures	6,199,093	5,841,733	4,273,862	3,246,569	2,298,389
Excess of Revenues Over Expenditures	1,834,695	1,464,971	2,575,360	2,456,223	1,941,656
Other Financing Sources					
General obligation bonds issued	-	-	-	-	341,709
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,834,695	1,464,971	2,575,360	2,456,223	2,283,365
Fund Balance, Beginning of Year	12,443,125	10,978,154	8,402,794	5,946,571	3,663,206
Fund Balance, End of Year	$ 14,277,820	$ 12,443,125	$ 10,978,154	$ 8,402,794	$ 5,946,571

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
93.9 %	92.8 %	92.9 %	95.1 %	98.7 %
0.6	1.1	0.8	0.7	1.0
5.5	6.1	6.3	4.2	0.3
100.0	100.0	100.0	100.0	100.0
0.3	0.2	0.3	0.2	0.3
1.4	1.4	1.5	1.1	1.8
0.2	0.1	0.0	0.2	0.2
24.4	23.8	17.6	14.3	13.8
50.9	54.4	43.0	41.1	38.1
77.2	79.9	62.4	56.9	54.2
22.8 %	20.1 %	37.6 %	43.1 %	45.8 %

Harris County Municipal Utility District No. 504
Board Members, Key Personnel, and Consultants
Year Ended June 30, 2026

Complete District mailing address:	Harris County Municipal Utility District No. 504 c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2400 Houston, TX 77027	
District business telephone number:	713.860.6400	
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 45.054):		May 27, 2026
Limit on fees of office that a director may receive during a fiscal year:		$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-End
John Hernandez	Elected 05/24–05/28	$ 4,862	$ 520	President
Ebony McGowen	Elected 05/26–05/30	6,851	593	Vice President
Kedrin Bell	Elected 05/24–05/28	5,525	1,378	Secretary
Kimberly Badu	Elected 05/24–05/28	2,873	294	Assistant Vice President
Anthony Turner	Elected 05/26–05/30	6,188	2,621	Assistant Secretary

*Fees are the amounts actually paid to a director during the District's fiscal year.

Harris County Municipal Utility District No. 504
Board Members, Key Personnel, and Consultants
Year Ended June 30, 2026 **(Continued)**

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Allen Boone Humphries Robinson LLP	10/30/12	$ 156,965 186,004	General Counsel Bond Counsel
Assessments of the Southwest, Inc.	03/07/13	42,995	Tax Assessor/ Collector
BGE, Inc.	10/30/12	118,892	Engineer
Forvis Mazars, LLP	06/04/15	48,300	Auditor
Harris Central Appraisal District	Legislative Action	76,761	Appraiser
Inframark Services, LLC	09/05/13	995,137	Operator
Myrtle Cruz, Inc.	03/07/13	36,055	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/06/14	21,567	Delinquent Tax Attorney
Rathmann & Associates, L.P.	03/07/13	140,300	Financial Advisor
Investment Officer			
Mary Jarmon	03/07/13	N/A	Bookkeeper