MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

October 2, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 278 (the "District") met in regular session, open to the public, on the 2nd day of October, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Eugene Newsom	President
Tommie Ruth Allen	Vice President
Gwen Thornburg	Secretary
Shantai Magee	Assistant Vice President
Don B. Bennett	Assistant Secretary

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

Also attending the meeting were: Lucas Mason of BHW Capital; Loren Morales of Rathmann & Associates, LP; Tam Trinh of Municipal Accounts & Consulting, L.P. ("MAC"); Megan Boyance of Assessments of the Southwest, Inc. ("ASW"); and Katie Carner and Hope Palmer of Allen Boone Humphries Robinson LP ("ABHR").

MINUTES

The Board considered approving the minutes of the regular meeting of September 4, 2026. After review and discussion, Director Allen moved to approve the minutes, as presented. Director Bennett seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Director Newsom offered any members of the public attending the meeting the opportunity to make public comment.

Mr. Mason distributed an invitation to a ribbon cutting ceremony for The Clayton that will be held on October 29, 2026, a copy of which is attached.

There being no additional members of the public present to address the Board, Director Newsom closed the public comments portion of the meeting.

THE WATER EXPO CONFERENCE

The Board discussed The Water Expo Conference ("Water Expo") and considered approving expenses from the conference and authorizing attendance at the next Water Expo. After discussion, Director Allen moved to approve reimbursement of all eligible expenses for Directors who attended Water Expo, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the next Water Expo. Director Thornburg seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Trinh presented and reviewed the bookkeeper's report, a copy of which is attached, including the summary of investments and bills for payment from the District's accounts. She also requested the Board approve the following additional checks: (1) check no. 17635 in the amount of $984.34, payable to Director Newsom for expenses related to attendance at Water Expo; and (2) check no. 17636 in the amount of $7,258.95, payable to Director Newsom for expenses related to attendance at the Water Environment Federation's Annual Technical Exhibition and Conference ("WEFTEC").

The Board then reviewed deposit balances for utility commitment letters, plan reviews, and annexations. Following discussion, the Board directed Ms. Trinh to invoice the developer of Providence Church for an additional plan review deposit in the amount of $1,164.25, which is in addition to the $5,000.00 recently invoiced but not yet paid. Discussion ensued regarding the negative balance for Alliance Apartments, and Ms. Trinh stated she will contact the District's engineer for further direction.

Ms. Trinh inquired if the Board would like to begin receiving their Director fees by automatic deposit using HR&P, Inc., a payroll processing service. Following discussion, the Board concurred not to switch to automatic deposit.

Director Newsom requested the Board revisit matters related to 2026 reimbursement of Flock Safety ("Flock") license plate reader expenses to homeowners associations ("HOAs") in the District. He noted that some HOAs have reported they did not receive their invoices from Flock within enough time to submit their paperwork to the District for reimbursement. He stated he will work with the various HOAs to determine the timing of their Flock invoicing to prepare a more customized plan for 2027 reimbursements. Ms. Palmer reported that the following HOAs have now provided the required documentation for the 2026 reimbursement: (1) Clayton's Corner HOA's request for reimbursement in the amount of $20,000.00; and (2) Village of Tour 18 HOA's request for reimbursement in the amount of $10,000.00.

Following review and discussion, Director Allen moved to: (1) approve the bookkeeper's report, summary of investments, and payment of the bills, including check

nos. 17635 and 17636; and (2) approve reimbursements for Flock expenses to Clayton's Corner HOA in the amount of $20,000.00 and to Village of Tour 18 HOA in the amount of $10,000.00. Director Bennett seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Boyance presented and reviewed the tax assessor/collector's report. She stated that 99.08% of the 2025 property taxes were collected as of September 30, 2026. The Board requested Ms. Boyance investigate the tax account that shows "no owner on file."

Following review and discussion, Director Allen moved to approve the tax assessor/collector's report and the delinquent tax report. Director Thornburg seconded the motion, which passed unanimously. Copies of the tax assessor/collector's report and the delinquent tax report are attached.

2026 TAX RATE

The Board considered the District's 2026 tax rate. Mr. Morales reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of $0.46 per $100 of assessed valuation, based on the District's initial 2026 certified value of $820,647,525 plus $35,160,119 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Morales discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Thornburg moved to: (1) set the public hearing date for November 6, 2026; and (2) authorize the tax assessor/collector to publish notice in the Observer Group of the District's meeting on November 6, 2026, to set the proposed 2026 total tax rate of $0.70 per $100 of assessed valuation. Director Bennett seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

Ms. Carner stated she had nothing to report.

ADDITIONAL REPORTS FROM DIRECTORS AND CONSULTANTS

Directors Thornburg and Newsom discussed topics that were presented at WEFTEC.

There were no additional reports from Directors or consultants.

The Board noted that the next meeting regarding financial matters will be held on November 6, 2026, at 12:00 p.m.

There being no further business to come before the Board, and based on a motion made by Director Thornburg, seconded by Director Allen, and voted unanimously by the Board, the meeting was adjourned.

Secretary, Board of Directors

(SEAL)



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