

Overview

Grand Lakes Municipal Utility District No. 4



Created in **December 1985**



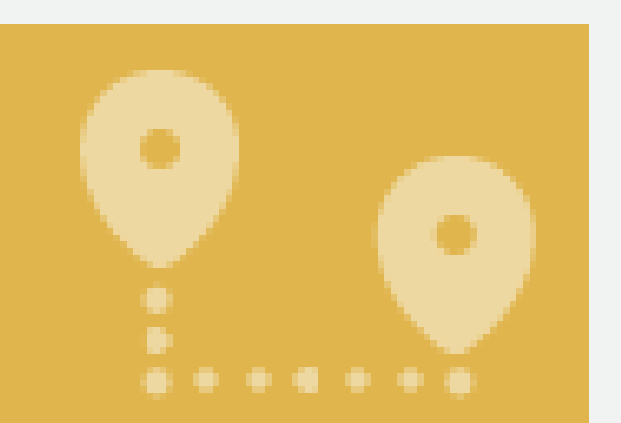
First Bond Sale **1999**



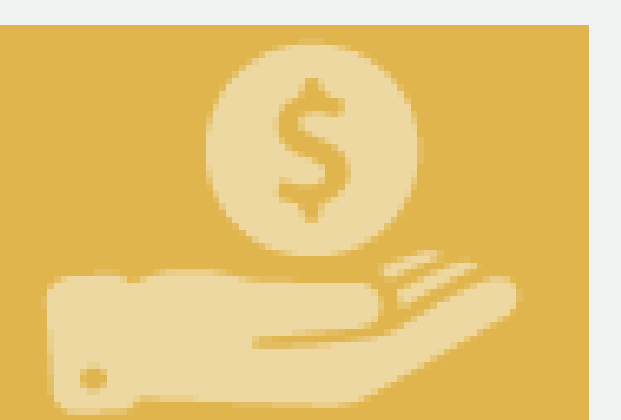
Total Utility Connections **1,046**



Fiscal Year End **August 31**



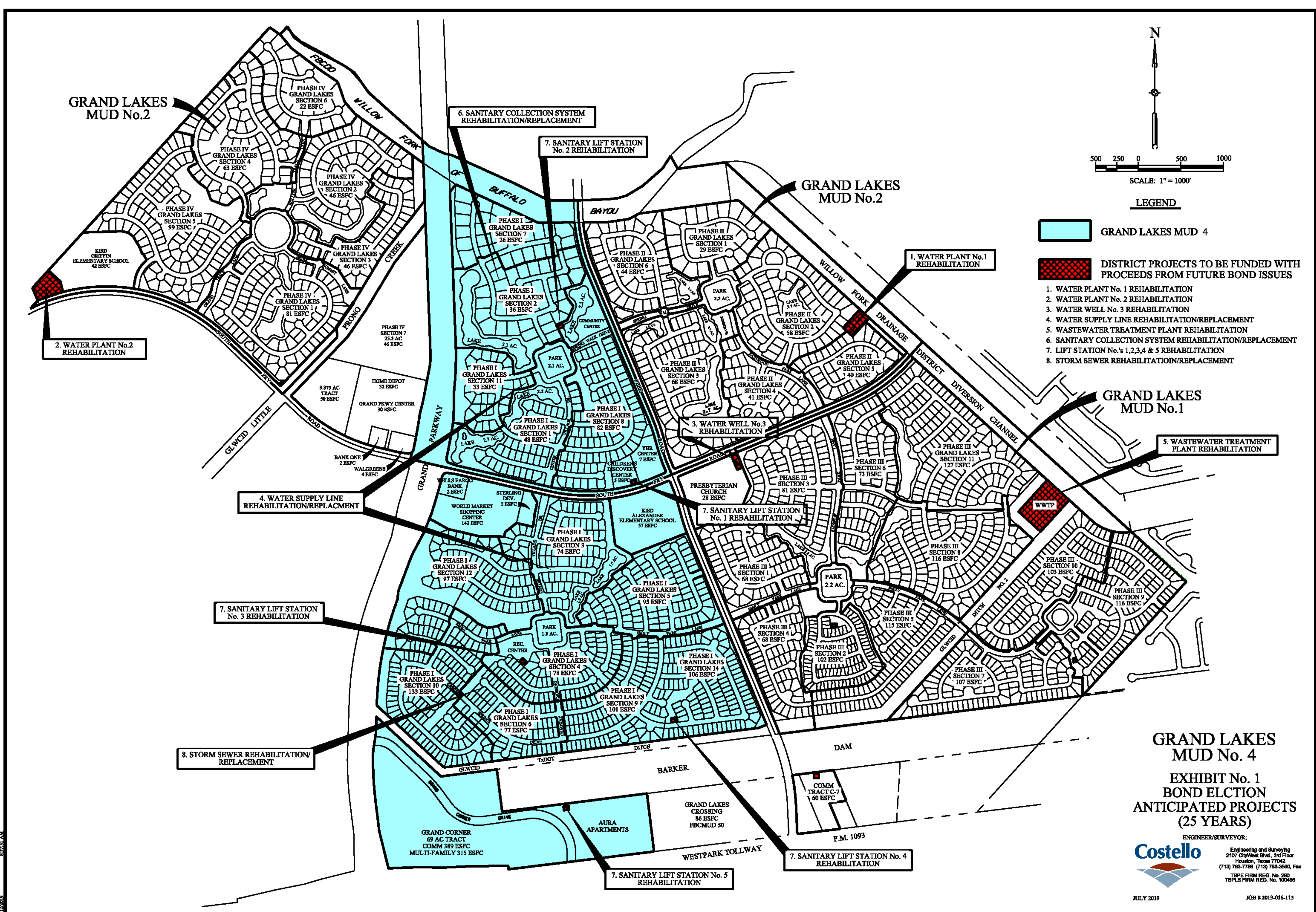
Grand Lakes MUD 4 Area. **520 Acres**
 (Grand Lakes Total Area. **1,390 Acres**)



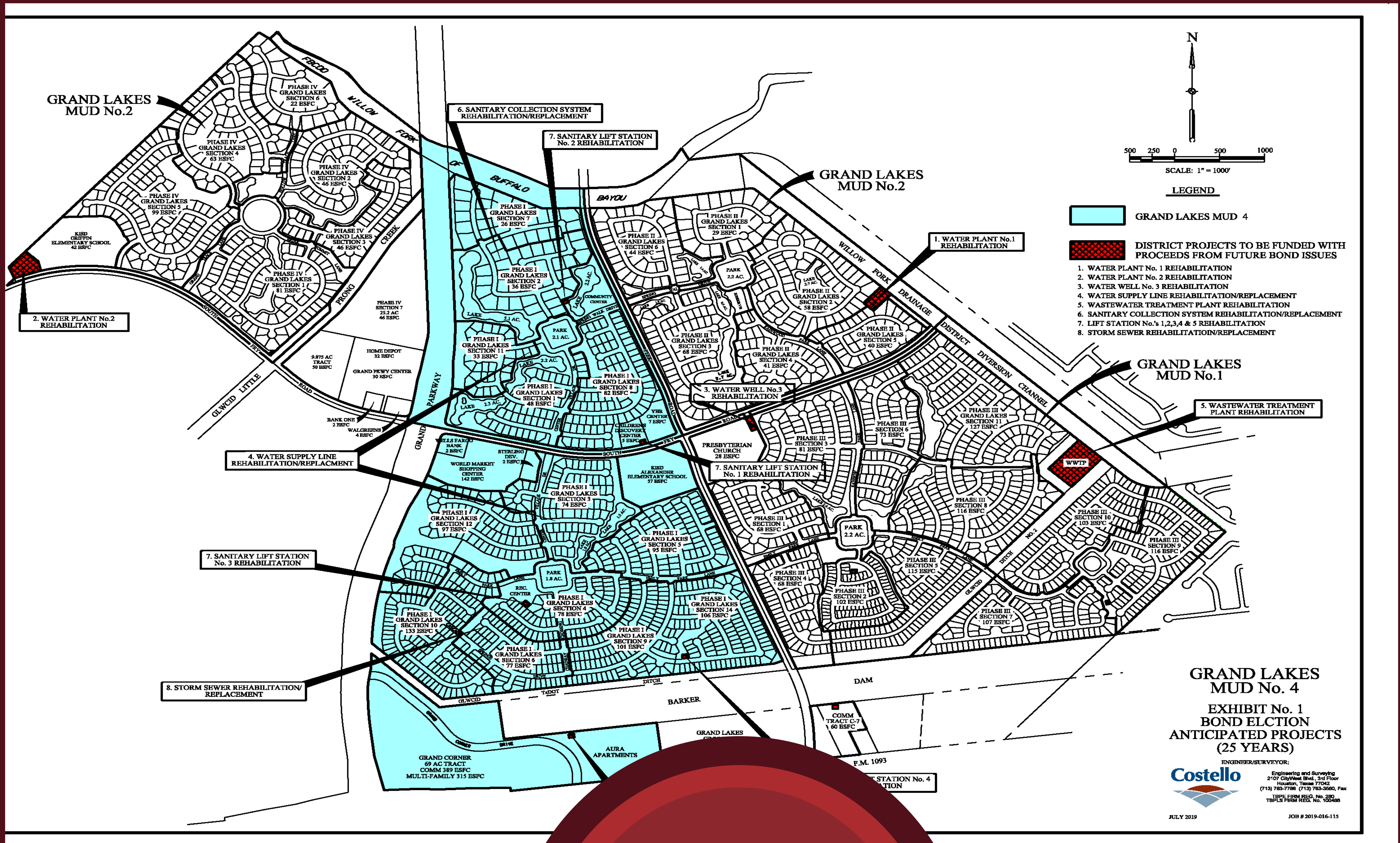
2019 Taxable Value **\$421,110,328**



Services Provided:
**Water, Wastewater, Joint Utility Facilities,
 Drainage, Garbage, Security**



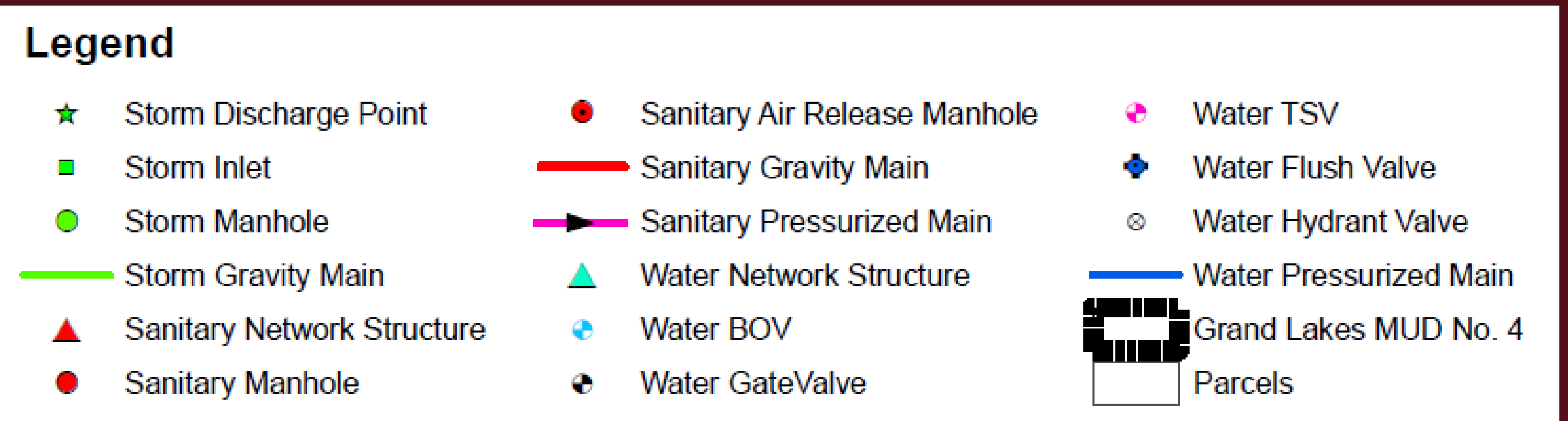
Engineer Costello, Inc.



Facilities

GRAND LAKES MUD No. 4 UTILITIES

FORT BEND COUNTY, TEXAS



Grand Lakes MUD 4 has:

- 15.9 miles of Water Lines
- 12.8 miles of Sanitary Sewer Lines
- 9.3 miles of Storm Sewer Lines



Costello, Inc.
Engineering and Surveying

Texas Board of Professional Engineers Firm Registration No. 280

DATE: OCTOBER 2019

JOB NO. 2019016-115

BY CMP

Bond Issues

Projects Funded

Bond Issue 1 (Series 1999)

\$3,975,000

- Peek and Fry Roads Utilities (MUD 4 share)
- Water Plant No. 1 (MUD 4 share)
- Interim Wastewater Treatment Plant (MUD 4 share)
- Permanent Site Improvements for WWTP

Bond Issue 2 (Series 2000)

\$5,240,000

- Sections 1 & 2 Utilities
- Sections 3 & 4 Utilities

Bond Issue 3 (Series 2001)

\$5,225,000

- Section 5 Utilities
- Section 6 Utilities
- Section 7 Utilities
- Section 8 Utilities
- Section 10 Utilities
- Section 11 Utilities
- Section 12 Utilities
- Drainage Channel 2 Improvements (MUD 4 share)
- Site Work for Expansion of WWTP (MUD 4 share)

Bond Series 1999-2008

Bond Issue 4

(Series 2001B)

\$4,650,000

- Section 9 Utilities
- Section 14 Utilities
- Permanent 0.9 MGD WWTP (MUD 4 share)
- Water Plant No. 1, Phase 3 (MUD 4 share)

Bond Issue 5 (Series 2003)

\$1,540,000

- Drainage Channel 2 Box Culvert (MUD 4 share)
- Water Plant No. 2, Phase 1 (MUD 4 share)
- Water Plant No. 1 Rehab (MUD 4 share)

Bond Issue 6 (Series 2007)

\$1,330,000

- Improvements at Water Plant No. 2 (MUD 4 share)
- Improvements at Water Plant No. 1 (MUD 4 share)
- Water Well No. 3 Collection Lines (MUD 4 share)

Bond Issue 7 (Series 2008)

\$3,590,000

- Clearing, Site Prep & Utilities for Grand Corner Drive
- Lift Station No. 5
- 12" Offsite Waterline

Hurricane Harvey

Impact on Grand Lakes



Recovering



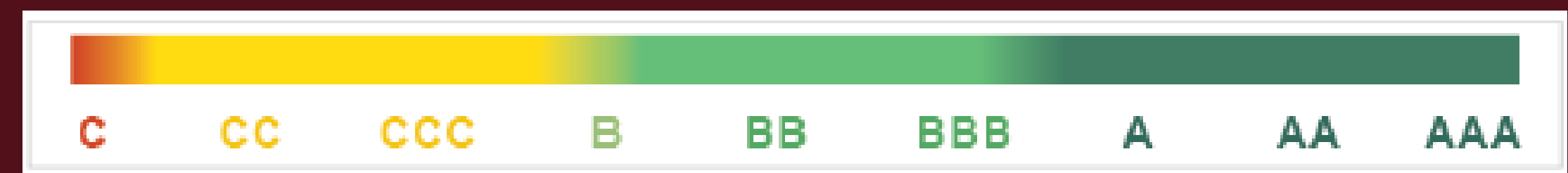
Surrounding Area Bond Authorizations In Comparison

Total Bond Authorization of area communities in comparison to Grand Lakes

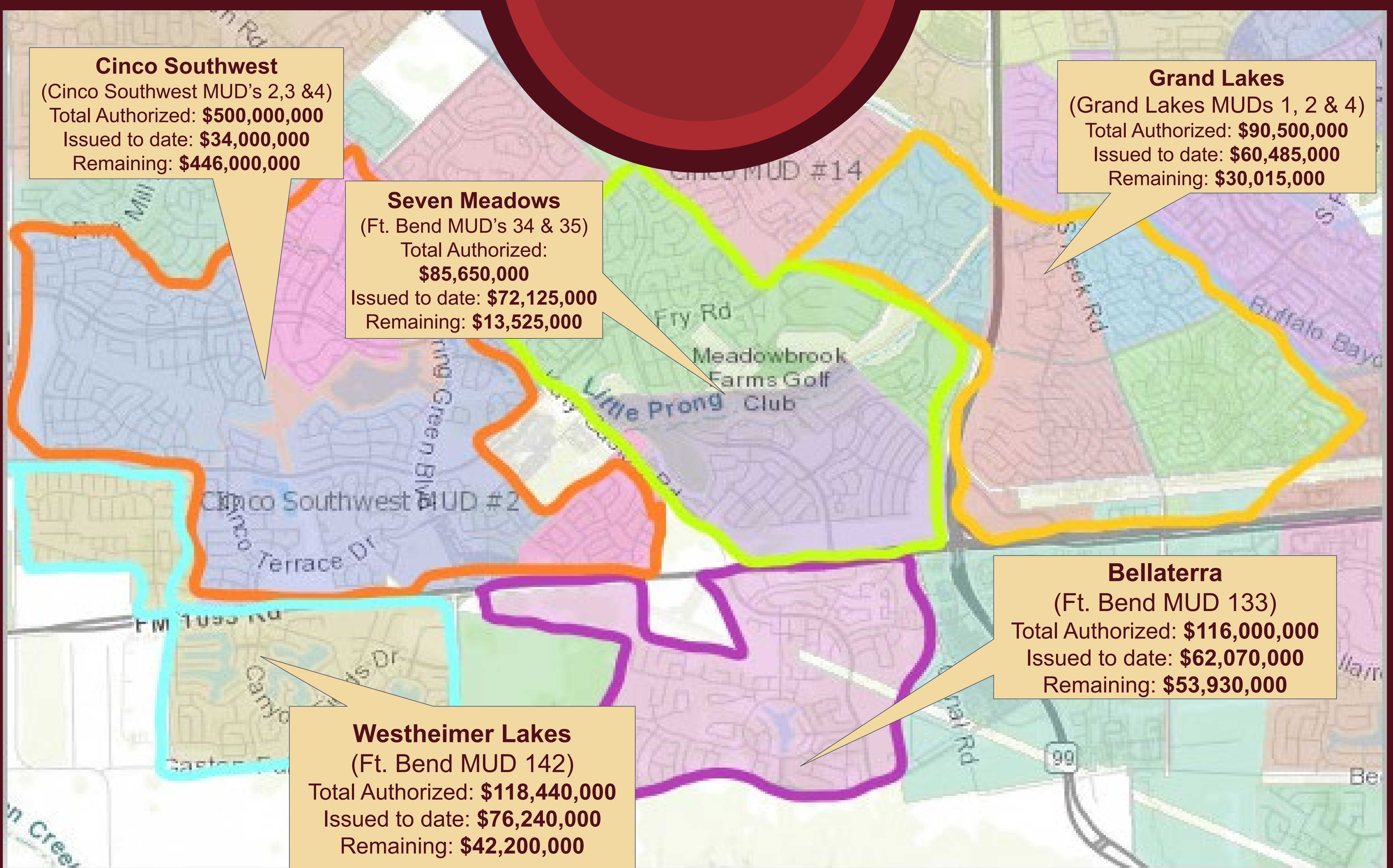
Bond Authorization acts as a line of credit for Special Districts that enable them to design and construct facilities to service the residents within the District and afterwards maintain those facilities as the District matures. Grand Lakes as a whole has a combined authorization that is among the lowest of all the surrounding communities

Grand Lakes Municipal Utility District No. 4 Bond Summary

WATER, SEWER, DRAINAGE	Years to Maturity 13
Authorized: \$29.9M	Bond Rating A
Issued to date: \$25.55M	
Remaining: \$4.35M	
PERCENT ISSUED 85.50%	BONDS OUTSTANDING \$12.655M



Bond Profile



Financial Advisor

Masterson Advisors, LLC

Certified Value

Increase Over Time



Total Tax Rate

Decrease Over Time



Financial Advisor

Masterson Advisors, LLC

Total Bonds Issued

\$25.55M

Total Bonds Outstanding

\$12.655M

Total Percentage Paid

50%

**All Bonds Retired
2032**

Current Bond Status & Tax Projections

New Bond Authorization Amount
\$26.648M

Current Total Tax Rate

\$0.50

Tax Scenarios if Issued

Based on
2019 value

At this time the District has no plans to issue any bonds from the proposed new Bond authorization

Projections based on six issues for a total of \$26.648M- 3 years apart

First Issue Date	Tax Rate Increase
If 1 st of 6 issued in 2026	NONE
If 1 st of 6 issued in 2025	NONE
If 1 st of 6 issued in 2022	\$0.07*

*rate increase for only 3 years- then reverts to previous rate as older bonds are retired.