

GRAND LAKES MUNICIPAL UTILITY DISTRICT NO. 4
NOTICE OF REGULAR PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above-captioned District (the "Board") will hold a regular public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, said address being an official meeting place of the District.

The meeting will be held on *Wednesday, August 19, 2026, at 11:30 a.m.*

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public comments;
2. Review and approval of the minutes of the Board special meeting of July 8, 2026;
3. Review and discussion of law enforcement services within the District, including:
 - A. Review and discussion of law enforcement services within the District, including the monthly activity report prepared by the Fort Bend County Precinct 1 Constable's Office ("FBCCO");
 - B. Review of FBCCO Rate Comparison for the period from October 1, 2026, to September 30, 2027, term;
 - C. Consider approval of FBCCO Contract Deputy Budget Proposal for the period from October 1, 2026, to September 30, 2027; and
 - D. Consider approval of Interlocal Law Enforcement Services Agreement between the District and FBCCO for the period from October 1, 2026, to September 30, 2027;
4. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
 - A. The required notice that the Board will consider adoption of a tax rate; and
 - B. The means of providing such notice;
5. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2026, and acceptance of Texas Ethics Commission Form 1295 (the "TEC Form 1295");
6. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
7. Adoption of operating budget for fiscal year ending August 31, 2027, pursuant to Exhibits A and B attached hereto;
8. Tax Assessor-Collector's Report, including status of delinquent taxes; authorize the payment of invoices presented, approval of tax refunds, and transfer of accounts to the uncollectible roll; and discuss the use of ACH electronic fund transfer to pay all future Fort

Bend Central Appraisal District invoices;

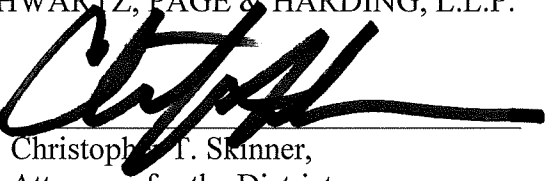
9. Review of Delinquent Tax Collection Attorneys' Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P.; authorize any action necessary and appropriate in connection therewith, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
10. Discussion regarding collection and use of Strategic Partnership Agreement revenues;
11. Operation and Maintenance Report, including:
 - A. Monthly report;
 - B. Appeals of District charges and other customer billing matters;
 - C. Repair and maintenance of District facilities, including consideration of any contracts for same and authorize acceptance of TEC Form 1295, including:
 - i. Discussion of Neil Technical Services: Pumps, Motors & Controls, Inc. ("NTS") proposal to repair the sewage treatment plant odorizer; and Odor Control Systems proposal for installation of an electrical outlet of the OCS Unit at the sewage treatment plant;
 - D. Refer accounts for collection;
 - E. Approve write-off of uncollectible accounts;
 - F. Compliance with permits and regulatory requirements, including review of any notices of violations, responses to notices and remedial action taken, self-reporting forms as and if required, and correspondence to and from regulatory agencies regarding same;
 - G. Discussion of the annual maintenance and painting of District facilities; and
 - H. Discussion of status of reclaimed water system and irrigation, including:
 - i. Status of the technology upgrades to the irrigation system; and
 - ii. Discussion of the Reclaimed Water Ground Storage Improvement Project;
12. Electricity matters, including:
 - A. Status of street lights and status of assumption of electrical accounts for irrigation controllers from the Grand Lakes Community Association to the District; and
 - B. 5 Energy Presentation;
13. Approval of Joint Water Supply and Wastewater Treatment Agreement;
14. Engineer's Report, including:
 - A. Authorizing the design and/or advertisement for bids for construction of facilities within the District, and approving of related storm water plans, including:
 - i. Lift Station No. 1 Rehabilitation: Design Phase;
 - B. Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith, including wastewater treatment plant site permit;

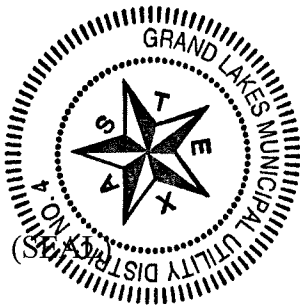
- C. Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits, and authorize acceptance of TEC Form 1295;
 - D. Status of construction of facilities to serve land within the District, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
 - i. Water and Sewer Line Repair Project at Peek and Fry Road (ARS Construction, LLC); and
 - ii. Proposal for Additional Services for SH99 Reclaimed Waterline Relocation Project (Pape-Dawson Consulting Engineers, LLC);
 - E. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes; and
 - F. Status of preparation of Waste Discharge Permit Renewal Application (Pape-Dawson Consulting Engineers, LLC);
15. Adoption of Resolution Expressing Official Intent to Reimburse Operating Account;
 16. Request for issuance of utility commitments;
 17. Discuss compliance with the EPA Phase II Small MS4 General Permit, including any training necessary under the storm water management plan;
 18. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
 19. Authorize filing of Local Government Bond, Tax, and Project Database report with Texas Comptroller of Public Accounts pursuant to Section 403.702, Gov't Code;
 20. District's Communications Report;
 21. Discuss Board and District policies and procedures to create transparency, communications and efficiency, including:
 - A. Memorandum Regarding Telephone Conference and Videoconference Meetings Under the Texas Open Meetings Act; and
 - B. Consider proposals from Touchstone District Services, LLC;
 22. Approval of Resolution Designating One Mailing Address and One Electronic Mailing Address for Receiving Written Requests for Public Information;
 23. Approval of Resolution Establishing a Reasonable Limit on The Amount of Personnel Time Required to Produce Public Information;
 24. Review Geroqe Wakileh Memorandum presented to Grand Lakes Municipal Utility District No. 2;

25. Attorney's Report;
26. Convene Closed Session for consultation with attorney regarding pending or threatened litigation or matters protected by attorney-client privilege pursuant to Section 551.071; as amended;
27. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
28. Take action on matters discussed during Closed Session; and
29. Matters for possible placement on future agendas.

SCHWARTZ, PAGE & HARDING, L.L.P.

By:


Christopher T. Skinner,
Attorneys for the District



Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

The Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Real Property), 551.073 (Prospective Gifts), 551.074 (Personnel Matters), and 551.076 (Security Devices).

Proposed Budget

Grand Lakes MUD No. 4 - GOF - Fiscal Year Ending August 31, 2027

Exhibit A

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water- Customer Service Revenue	370,031	499,031	541,200	504,000
14102 · Water Authority Revenue	555,034	750,034	785,000	844,000
14105 · Connection Fees	3,451	4,601	6,000	4,600
14201 · Wastewater-Customer Service Rev	490,900	654,534	668,500	680,700
14202 · Backflow Prevention Test	500	500	0	0
14203 · Grease Trap Inspection Fees	9,450	12,600	12,700	12,700
14301 · Maintenance Tax Collections	1,672,001	1,672,001	1,690,000	1,682,831
14401 · Sales Tax Revenue	126,387	168,516	161,400	170,200
14501 · Tap Connections	113,272	113,272	0	0
14502 · Inspection Fees	0	0	600	0
14701 · Administrative Income	14,518	22,032	19,960	24,932
14702 · Penalties & Interest	12,928	17,238	17,600	17,400
14801 · Interest Earned on Checking	157	209	600	200
14802 · Interest Earned on Temp. Invest	81,501	108,669	168,300	111,600
Total Revenues	\$3,450,132	\$4,023,237	\$4,071,860	\$4,053,163
Expenditures				
16102 · Operations - Water	12,651	16,868	22,000	17,500
16103 · Bulk Water Purchase	130,712	189,183	250,000	170,349
16105 · Maintenance & Repairs - Water	85,947	114,596	90,500	119,200
16108 · Laboratory Expense - Water	15,470	20,627	21,800	21,500
16111 · Reconnection Expense	2,674	3,565	1,220	3,700
16112 · Disconnection Expense	7,089	9,452	11,370	9,800
16116 · Permit Expense - Water	100	100	100	100
16117 · TCEQ Regulatory Expense - Water	1,001	2,884	3,024	2,962
16118 · Water Authority Expense	618,627	844,041	785,000	844,000
16120 · NFBWA Expense - RWDS	173,403	219,475	234,900	219,500
16122 · Maintenance & Repairs - - RWDS	136,792	278,771	187,143	177,641
16102 · Operations - Water	18,488	24,651	21,000	25,600
16203 · Grease Trap Inspections	9,371	12,495	12,500	13,000
16204 · Purchase Wastewater Service	217,257	290,632	249,210	313,719
16205 · Maint & Repairs - Wastewater	98,347	131,129	195,000	136,400
16209 · Mowing - Wastewater	3,384	4,512	4,000	4,700
16211 · Utilities - Lift Station	7,762	10,349	11,000	10,800
16214 · Telephone Expense - Wastewater	2,475	3,300	3,300	3,400
16217 · TCEQ Regulatory Exp-Wastewater	1,001	2,884	3,024	2,962
16301 · Garbage Expense	294,416	392,554	407,400	408,300
16401 · SWQ Management	5,625	7,500	15,600	7,500
16501 · Tap Connection Expense	58,224	58,224	0	0
16502 · Inspection Expense	94	94	100	0
16610 · Utilities - Streetlights	64,251	85,668	75,000	89,100
16701 · Administrative Fees	1,691	2,207	1,400	2,300
16703 · Legal Fees	89,226	118,968	90,000	90,000
16705 · Auditing Fees	24,000	24,000	23,900	25,000
16706 · Engineering Fees	114,190	152,253	100,000	100,000
16709 · Election Expense	16,401	16,401	10,000	0
16710 · Website Hosting	6,986	9,315	13,300	9,700
16711 · Sales Tax Consultant	2,575	3,325	3,000	3,000
16712 · Bookkeeping Fees	58,886	78,514	74,000	86,400

Proposed Budget

Grand Lakes MUD No. 4 - GOF - Fiscal Year Ending August 31, 2027

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
16713 · Legal Notices & Other Publ.	2,229	2,973	2,600	500
16714 · Printing & Office Supplies	7,851	10,468	12,800	10,900
16715 · Filing Fees	0	0	0	3,000
16716 · Delivery Expense	500	666	100	700
16717 · Postage	4,946	6,595	8,000	6,900
16718 · Insurance & Surety Bond	7,137	7,137	6,940	7,400
16719 · AWBD Expense	3,014	3,014	9,720	3,100
16721 · Meeting Expense	3,722	4,962	4,890	5,200
16722 · Bank Service Charge	755	920	110	660
16723 · Travel Expense	1,648	2,197	3,000	2,300
16728 · Record Storage Fees	1,716	2,287	2,490	2,400
16730 · Consumer Confident Report	0	2,950	2,950	2,950
16731 · Arbitrage Analysis	3,200	3,200	400	400
16735 · EVO Reporting	9,500	9,500	0	9,500
16801 · Patrol Expense	211,002	286,182	298,000	308,040
16803 · Security Alarms	233	233	7,450	500
17101 · Payroll Expenses	16,354	18,785	23,900	15,000
17102 · Payroll Administration	475	625	600	600
17103 · Payroll Tax Expense	1,251	1,465	2,800	1,170
17802 · Miscellaneous Expense	390	390	10,000	0
Total Expenditures	\$2,555,036	\$3,493,085	\$3,316,541	\$3,299,353
Other Revenues				
15905 · Transfer from Sewer Treatment Plant	4,038	4,038	4,038	0
Total Other Revenues	\$4,038	\$4,038	\$4,038	\$0
Capital Outlay				
17901 · Capital Outlay	0	0	50,000	50,000
17902 · Capital Outlay - STP	106	106	0	24,910
17903 · Capital Outlay - JWP	19,759	19,759	0	268,070
17904 · Capital Outlay - RWDS	0	101,360	0	9,215
17909 · Waterline Repl - Fry/Peek	24,087	24,087	70,000	150,000
Total Capital Outlay	\$43,952	\$145,311	\$120,000	\$502,195
Other Expenditures				
18105 · Transfer To Joint Water Plant	0	19,136	19,136	0
18108 · Transfer To Reclaimed Water DS	0	2,422	2,422	0
Total Other Expenditures	\$0	\$21,558	\$21,558	\$0
Net Excess Revenues (Expenditures)	\$855,182	\$367,320	\$617,799	\$251,615

Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request.
Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address:
Grand Lakes MUD No. 4, c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX 77056, (713)623-4531.

Proposed Budget

Grand Lakes MUD No. 4 - STP - Fiscal Year Ending August 31, 2027

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	09/25 - 05/26	FYE 08/26	2026 Budget	2027 Budget
Income				
74802 · Interest Earned on Temp Invest	2,472	3,300	5,070	2,100
75201 · Grand Lakes MUD No. 1	172,567	227,885	203,629	257,814
75202 · Grand Lakes MUD No. 2	177,387	229,808	227,453	257,459
75203 · Grand Lakes MUD No. 4	217,363	290,632	249,210	338,629
Total Income	\$569,789	\$751,625	\$685,362	\$856,002
Variable Expenses				
76301 · Dumpster Expense	1,144	1,526	1,500	1,600
77201 · Operations - Wastewater	49,532	66,043	61,300	68,700
77202 · Utilities	73,270	97,694	90,000	101,600
77203 · Maint & Repairs - Wastewater	247,309	329,745	200,000	342,900
77205 · Chemicals - Wastewater	49,436	65,915	108,000	68,600
77207 · Sludge Removal	64,427	85,903	99,000	89,300
77801 · Miscellaneous Expense	1,350	1,500	2,000	0
Total Variable Expenses	\$486,468	\$648,324	\$561,800	\$672,700
Fixed Expenses				
76701 · Legal Fees	927	1,235	5,000	5,000
76702 · Auditing Fees	2,700	2,700	2,700	2,900
76703 · Engineering Fees	0	0	19,000	19,000
76704 · Bookkeeping Fees	13,575	18,100	19,000	19,910
76705 · Printing & Office Supplies	230	306	400	300
76707 · Postage Expense	128	170	200	200
76708 · Insurance & Surety Bond	15,295	15,295	14,000	15,900
76709 · Bank Service Charges	235	325	0	360
76710 · Security Expense	793	793	2,000	800
76711 · Record Storage Fee	0	0	100	0
77206 · Laboratory Expense	21,803	29,071	28,000	30,200
77208 · Mowing - Wastewater	4,860	6,480	5,800	6,700
77209 · Telephone Expense	1,623	2,165	2,400	2,300
77211 · Permit Fees	4,629	4,629	5,000	4,800
Total Fixed Expenses	\$66,797	\$81,269	\$103,600	\$108,370
76712 · Administrative Expense	16,524	22,032	19,962	24,932
Total Expense	\$569,789	\$751,625	\$685,362	\$806,002
77903 · Capital Outlay Improvement	0	0	0	50,000
Total Capital Outlay	\$0	\$0	\$0	\$50,000
Net Surplus/(Deficit)	\$0	\$0	\$0	\$0

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Proposed Budget

Grand Lakes MUD No. 4 - JWP - Fiscal Year Ending August 31, 2027

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
Partners Share				
84801 · Interest Earned on Checking	19	26	300	100
84802 · Interest Earned on Temp Invest	13,348	17,797	24,000	15,000
85301 · Grand Lakes MUD No. 1 Revenue	589,020	793,614	896,020	946,407
85302 · Grand Lakes MUD No. 2 Revenue	611,669	835,886	971,265	948,133
85303 · Grand Lakes MUD No. 4 Revenue	769,097	1,033,223	1,042,025	1,282,419
Total Income	\$1,983,153	\$2,680,547	\$2,933,610	\$3,192,060
Variable Expenses				
87301 · Operations - Water	29,091	38,788	41,000	40,300
87302 · Maintenance & Repairs - Water	119,712	159,616	326,000	166,000
87303 · Chemicals - Water	37,500	50,000	97,000	52,000
87305 · Utilities	74,168	98,891	103,000	102,800
87308 · Telephone Expense	2,604	3,472	3,600	3,600
87309 · Water Authority Fees	1,604,924	2,199,924	2,282,000	2,199,900
Total Variable Expenses	\$1,868,000	\$2,550,692	\$2,852,600	\$2,564,600
Fixed Expenses				
86701 · Legal Fees	18,837	25,116	7,000	7,000
86702 · Auditing Fees	2,700	2,700	2,700	2,900
86703 · Engineering Fee	630	630	2,500	2,500
86704 · Bookkeeping Fee	13,504	18,006	19,000	19,800
86705 · Printing & Office Supplies	240	320	800	300
86707 · Postage	93	125	110	100
86708 · Insurance & Surety Bond	29,052	29,052	26,900	30,200
86709 · Bank Service Charge	235	325	0	360
86710 · Security Expense	4,251	6,351	7,900	6,600
86712 · Record Storage Fee	0	0	100	0
87304 · Laboratory Expense - Water	0	0	1,000	1,000
87306 · Mowing Expense - Water	4,860	6,480	12,200	6,700
87801 · Miscellaneous Expense	0	0	800	0
Total Fixed Expenses	\$74,402	\$89,104	\$81,010	\$77,460
Total Expenses	\$1,942,402	\$2,639,796	\$2,933,610	\$2,642,060
87901 · Capital Outlay	40,751	40,751	0	550,000
Total Capital Outlay	\$40,751	\$40,751	\$0	\$550,000
Net Surplus/(Deficit)	\$0	\$0	\$0	\$0

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Proposed Budget

Grand Lakes MUD No. 4 - RWDS - Fiscal Year Ending August 31, 2027

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
Partners Share				
94802 - Interest Earned on Temp Invest	2,026	2,701	20	2,000
95551 - Grand Lakes MUD No. 1 Revenue	203,211	326,405	276,484	266,207
95552 - Grand Lakes MUD No. 2 Revenue	328,188	527,147	446,524	429,927
95553 - Grand Lakes MUD No. 4 Revenue	310,194	498,245	422,043	406,356
Total Income	\$843,619	\$1,354,498	\$1,145,071	\$1,104,490
Fixed Expenses				
96701 - Legal Fees	133	133	2,500	2,500
96702 - Auditing Fees	2,700	2,700	2,730	2,900
96703 - Engineering Fee	0	0	5,000	5,000
96704 - Bookkeeping Fee	8,983	11,978	13,300	13,180
96705 - Printing & Office Supplies	195	260	300	270
96707 - Postage	27	36	40	40
96708 - Insurance & Surety Bond	11,208	11,208	10,400	11,660
96709 - Bank Service Charge	235	325	0	360
97551 - Operations - Water	9,340	12,453	12,000	12,950
97552 - Maintenance & Repairs	313,823	418,431	460,000	435,170
97557 - Permit Fee	0	0	1,500	0
97559 - Water Authority Fees	470,460	595,460	637,200	595,460
97801 - Miscellaneous Expense	0	0	101	0
Total Fixed Expenses	\$817,105	\$1,052,984	\$1,145,071	\$1,079,490
97901 - Capital Outlay	26,514	301,514	\$0	25,000
Total Capital Outlay	\$26,514	\$301,514	\$0	\$25,000
Net Surplus/(Deficit)	\$0	\$0	\$0	\$0

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Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 08/26	Proposed Budget Fiscal Year Ending** 08/27	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,436.51	\$1,449.11	\$1,436.51

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.285 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.