

GRAND LAKES MUNICIPAL UTILITY DISTRICT NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference and telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to [https://meet.goto.com/ 548550957](https://meet.goto.com/548550957)**. If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is +1(866)899-4679 and the access code is 548-550-957**. All members of the public may participate in the meeting via videoconference or telephone conference call.

The meeting will be held on **Monday, August 3, 2026, at 12:00 p.m.**

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

1. Consider adoption of a resolution adopting public comment policies and procedure for virtual meetings;
2. Public comments;
3. Review and approval of the minutes of the Board meeting held on July 6, 2026;
4. 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 and consider the proposed rate schedule for the 2026-2027 Interlocal Law Enforcement Services Agreement for Constable patrols;
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. 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;
7. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented, including:
 - A. Proposal from Municipal Information Services for EVO Report and Utility Rate Study;
8. Adoption of operating budget for fiscal year ending August 31, 2027, pursuant to Exhibit A and B attached hereto;
9. 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;
10. Discussion regarding collection and use of Strategic Partnership Agreement revenues;

11. 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;
12. 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;
 - 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; and
 - G. Review rate analysis and take any necessary action related thereto, including approval of an amended Rate Order;
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, approving of related storm water plans;
 - i. Lift Station No. 1 Improvements;
 - 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;
 - 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;
 - E. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and the acceptance of facilities for operation and maintenance purposes;
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. District Communications Report;
19. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
20. 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;

21. Attorney's Report and discussion of rescheduling the September 7, 2026, Board due to the Labor Day holiday;
22. Discussion concerning George Wakileh allegations against the District, the Board and District Consultants, and status of Wakileh litigation;
23. Convene Closed Session for consultation with attorney regarding pending or threatened litigation or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended;
24. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
25. Take action on matters discussed during Closed Session; and
26. Matters for possible placement on future agendas.



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

By: _____

Christopher J. Skinner
Attorneys for the District

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).

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.

Exhibit A

Proposed Budget

Grand Lakes MUD No. 1 - Fiscal Year Ending 08/2027

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
16729 · Arbitrage Fees	2,720	2,720	4,100	4,100
16732 · Energy Advisor Fees	0	250	250	250
16801 · Security Patrol	218,196	293,376	250,000	299,700
17101 · Payroll Expenses	9,061	12,597	19,804	14,500
17102 · Payroll Administration	400	550	600	600
17103 · Payroll Tax Expense	693	896	1,602	1,000
17802 · Miscellaneous Expense	2,282	2,282	0	0
Total Expenditures	\$2,033,410	\$2,842,012	\$3,091,499	\$3,001,678
Other Revenues				
15906 · Assigned Operating Surplus	0	0	460,906	201,267
Total Other Revenues	\$0	\$0	\$460,906	\$201,267
Capital Outlay				
17901 · Capital Outlay	68,288	68,288	25,000	50,000
17904 · Capital Outlay - STP	0	0	14,550	14,550
17905 · Capital Outlay - JWP	0	0	22,515	163,405
17913 · Manhole Repairs	54,236	54,236	127,719	0
17914 · Capital Outlay - RWDS	0	66,402	9,417	6,037
17915 · Capital Outlay - Fry Rd Repairs	0	0	125,000	150,000
17916 · Capital Outlay - Water Valve Rp	0	0	150,000	0
Total Capital Outlay	\$122,524	\$188,926	\$474,201	\$383,992
Net Excess Revenues <Expenditures>	\$411,636	\$48,620	\$0	\$0

Proposed Budget

Grand Lakes MUD No. 1 - Fiscal Year Ending 08/2027

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	09/25 - 05/26	FYE 08/26	2026 Budget	2027 Budget

Revenues

14101 · Water - Customer Service Revenue	290,313	390,313	414,975	391,000
14102 · NFBWA - Revenue	435,211	655,797	636,655	688,611
14104 · Reconnection Fee	2,600	3,467	5,800	3,600
14105 · Connection Fees	3,650	4,867	3,700	5,000
14201 · Wastewater - Customer Service Fee	437,578	583,437	586,923	600,900
14203 · Grease Trap	3,150	4,200	4,200	4,300
14301 · Maintenance Tax Collections	1,312,786	1,327,786	1,301,389	1,359,805
14401 · Sales Tax Revenue	10,039	13,385	14,340	13,800
14702 · Penalties & Interest	10,398	13,864	14,497	14,300
14801 · Interest Earned on Checking	220	293	706	350
14802 · Interest Earned on Temp. Invest	61,568	82,091	121,609	102,737
15801 · Miscellaneous Income	59	59	0	0
Total Revenues	\$2,567,570	\$3,079,558	\$3,104,794	\$3,184,403

Expenditures

16101 · Billing Service Fees - Water	4,466	5,955	21,068	6,100
16102 · Operations - Water	10,300	13,733	1,826	14,100
16104 · Purchase Water / JWP	100,159	140,606	215,000	128,761
16105 · Maintenance & Repairs - Water	110,105	146,807	150,000	151,200
16108 · Laboratory Expense - Water	5,121	6,828	6,860	7,200
16111 · Reconnections	3,431	4,575	7,500	4,800
16112 · Disconnect Expense	1,353	1,804	0	2,000
16113 · Smart Meter Expense	9,145	12,194	12,524	12,600
16115 · Permit Expense - Water	2,729	2,729	2,816	3,000
16116 · TCEQ Regulatory Expense - Water	808	2,308	2,500	2,480
16117 · NFBWA Expense	426,732	655,797	695,069	688,611
16118 · NFBWA Expense - RWDS	105,860	151,463	138,886	159,035
16119 · Purchase RWDS Service	77,746	118,050	177,905	168,563
16120 · Irrigation Evaluation - NFBWA	325	500	0	500
16201 · Billing Service Fees - Wastewater	5,179	6,905	25,801	7,100

Proposed Budget

Grand Lakes MUD No. 1 - Fiscal Year Ending 08/2027

	Nine Month Actuals 09/25 - 05/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
16202 · Operations - Wastewater	12,963	17,284	0	18,000
16204 · Purchase Wastewater Service	158,521	227,885	231,497	245,478
16205 · Maint & Repairs - Wastewater	78,483	104,643	136,093	107,800
16206 · Security Monitoring - L/S	3,103	4,137	3,772	4,500
16209 · Mowing - Wastewater	1,709	2,278	2,339	2,300
16211 · Utilities - Lift Station	3,410	4,547	5,241	4,700
16213 · Grease Trap Inpsection Expense	2,758	3,677	5,214	3,800
16214 · Telephone Expense - Lift Station	6,624	8,832	6,412	9,100
16217 · TCEQ Regulatory Exp-Wastewater	808	2,308	2,505	2,480
16301 · Garbage Expense	319,639	426,185	449,820	439,000
16401 · SWQ Management	5,625	7,500	16,995	7,700
16502 · Inspection Expense	4,896	6,528	31,310	0
16604 · Utilities - Streetlights	68,849	103,274	101,676	106,400
16703 · Legal Fees	55,534	74,045	90,000	100,000
16705 · Auditing Fees	23,800	23,800	22,900	24,000
16706 · Engineering Fees	78,295	104,393	120,000	120,000
16709 · Election Expense	19,308	19,308	10,000	0
16710 · SB 625 Expenses	700	700	600	700
16712 · Bookkeeping Fees	46,455	61,940	63,000	67,000
16714 · Printing & Office Supplies	7,338	9,784	9,782	10,100
16715 · Filing Fees	110	147	160	200
16716 · Delivery Expense	386	514	25	600
16717 · Postage	5,743	7,658	8,047	7,900
16718 · Insurance & Surety Bond	12,903	12,903	12,450	17,700
16719 · AWBD Expense	3,251	4,251	4,843	4,500
16721 · Meeting Expense	4,229	5,639	5,045	5,800
16722 · Bank Service Charges	395	575	190	720
16723 · Travel Expense	1,362	1,816	2,293	2,000
16724 · Website Expense	8,407	11,209	13,913	11,500
16727 · Record Storage Fee	995	1,326	1,267	1,500

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*	\$1,225.75	\$1,225.75	\$1,225.75

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.24106 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.