

# Welcome to Grand Lakes Municipal Utility District No. 2 Open House



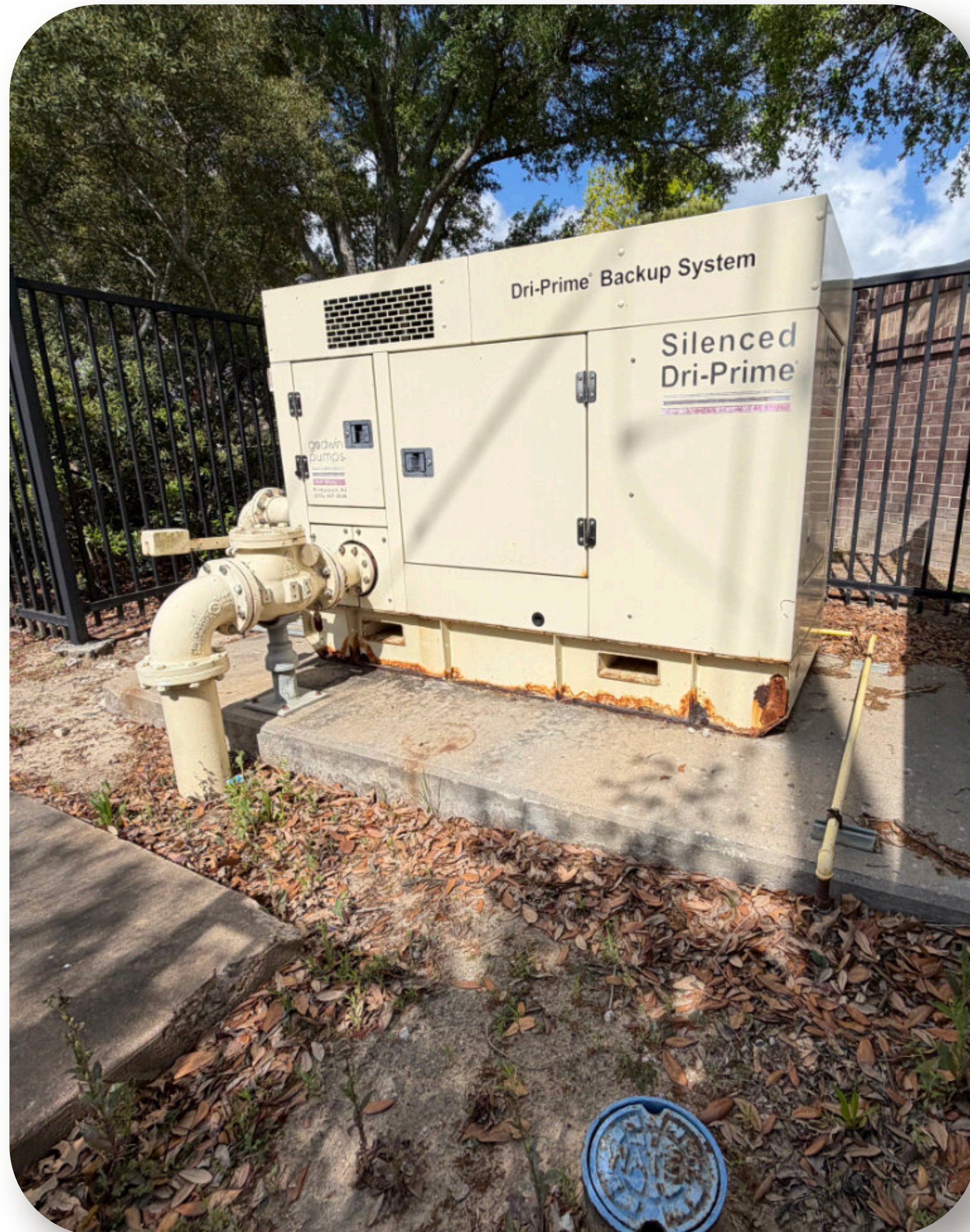
GRAND LAKES MUNICIPAL UTILITY DISTRICT NO. 2

# District Map



# Lift Station and Water Plant Rehabilitation

**Disaster Preparedness/Backup Generator:** The backup pumping systems at the lift stations are older systems with limited efficiency. They are at the end of the expected service life and replacement parts for these systems as well as for the generator at the WWTP are harder to locate for repairs.



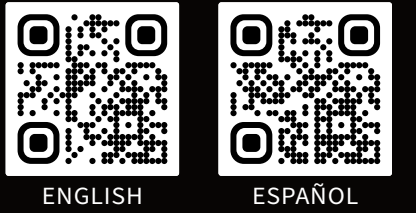
**Lift Stations:** The lift stations are in need of rehabilitation to replace piping, coatings in the wet well, replacement of valves and pumps that have reached the end of their service life to reduce infiltration and increased flows to the WWTP.



**Water Plant Ground Storage Tank 1:** Roof replacement and recoating to extend the life of the tank. A cost effective alternative to a new tank.

Original installation – 1986; Last Rehabilitation in 2009



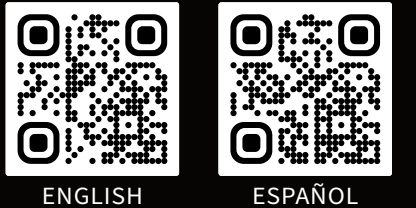


# What will the WS&D bond authorization be used for?

The Bond Election Report submitted by the District engineer identifies the projects the Board anticipates will be necessary over the next 25 years to rehabilitate the water, sanitary sewer, and drainage and stormwater infrastructure owned and operated by the District. As a proactive measure, the Bond Election Report outlines the potential cost for those projects (and required bond issuance costs), considering all information available today.

Specific projects include but are not limited to

- **Rehabilitation of Water Plant No. 1 and No. 2**
- **Rehabilitation of the Wastewater Treatment Plant**
- **Rehabilitation of Lift Station's Nos. 1, 2, 3, 4, & 5**



# BUDGETING TOOLS FOR CIP AND MAINTENANCE ITEMS

## WATER AND SEWER RATE ASSUMPTIONS

Number of Connections: 753  
(682 residential + 71 esfcs)  
 2025 Certified Assessed Value: \$461,723,513  
 Average Value of Homestead: \$618,614

## BOND FINANCING ASSUMPTIONS - UNLIMITED TAX BONDS

Interest Rate: 4.50%  
 Years of Level Debt Service: 25  
 Non-Construction Costs: 12.00%

## BOND FINANCING ASSUMPTIONS - REVENUE BONDS

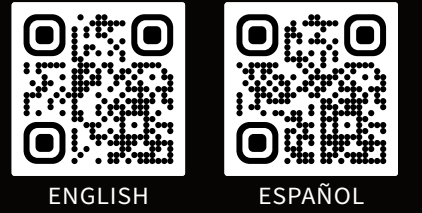
Interest Rate: 5.25%  
 Years of Level Debt Service: 25  
 Non-Construction Costs: 20.00%

### WATER / SEWER BILL IMPACT

### DEBT SERVICE IMPACT

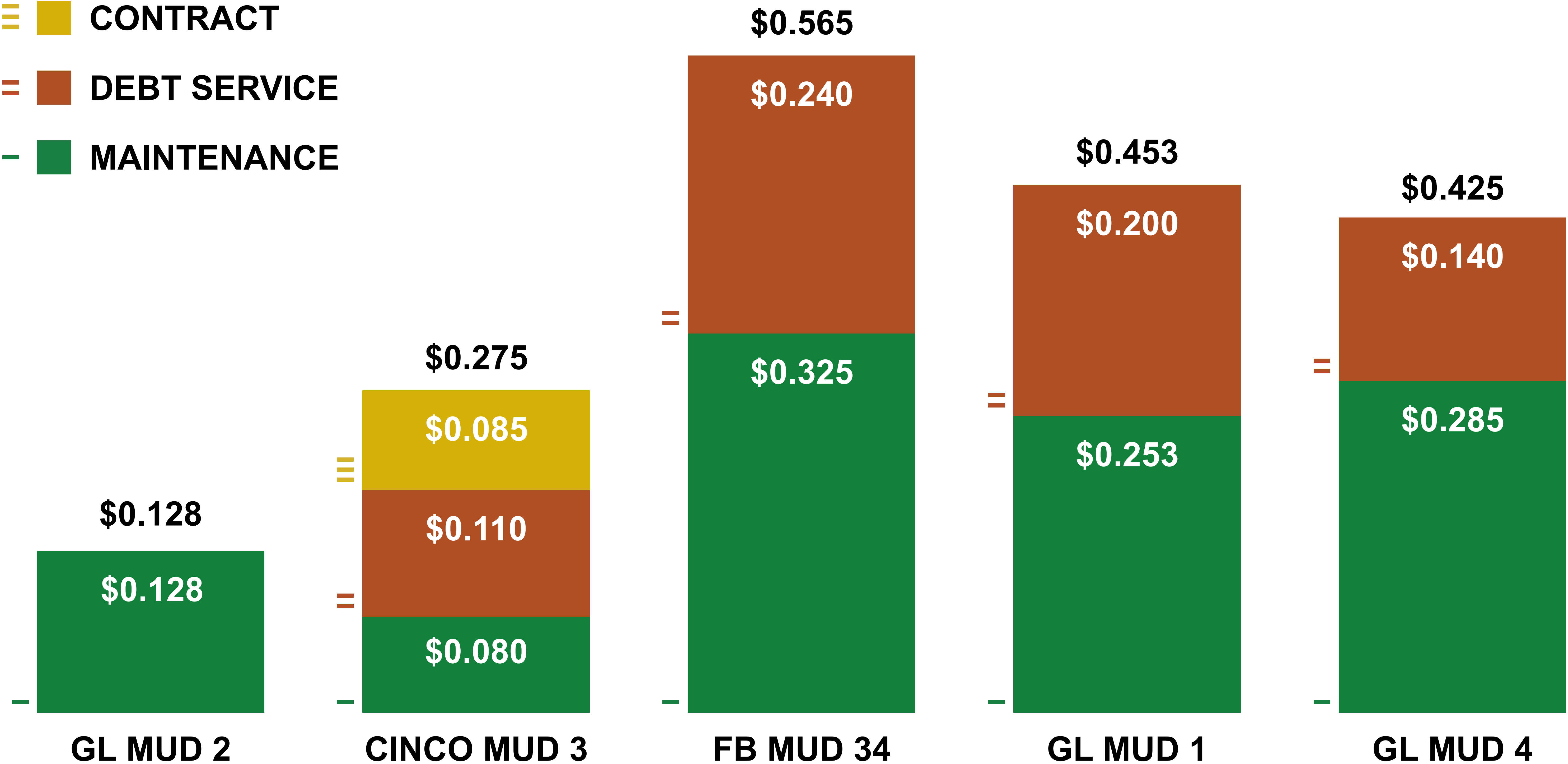
### WATER AND SEWER BILL IMPACT

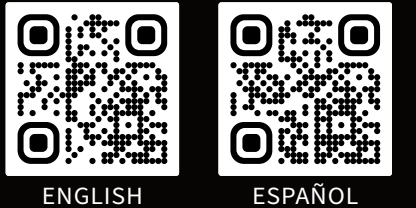
Dollars Needed for CIP or Maintenance Items	Annual Bill to customer	Monthly Bill to customer	Bond Issue Size	Annual Debt Service	Debt Service Tax Required	Annual Bill to customer	Monthly Bill to customer	Bond Issue Size	Annual Debt Service	Require 1.25 times annual	Annual Bill to customer	Monthly Bill to customer
\$250,000	\$332.01	\$27.67	\$285,000	\$19,220	\$0.00	\$25.75	\$2.15	\$312,500	\$22,731	\$28,414	\$37.73	\$3.14
\$500,000	\$664.01	\$55.33	\$570,000	\$38,440	\$0.01	\$51.50	\$4.29	\$625,000	\$45,463	\$56,829	\$75.47	\$6.29
\$750,000	\$996.02	\$83.00	\$850,000	\$57,323	\$0.01	\$76.80	\$6.40	\$937,500	\$68,194	\$85,243	\$113.20	\$9.43
\$1,000,000	\$1,328.02	\$110.67	\$1,135,000	\$76,543	\$0.02	\$102.55	\$8.55	\$1,250,000	\$90,926	\$113,657	\$150.94	\$12.58
\$1,500,000	\$1,992.03	\$166.00	\$1,705,000	\$114,984	\$0.03	\$154.05	\$12.84	\$1,875,000	\$136,389	\$170,486	\$226.41	\$18.87
\$2,000,000	\$2,656.04	\$221.34	\$2,275,000	\$153,424	\$0.03	\$205.56	\$17.13	\$2,500,000	\$181,852	\$227,315	\$301.88	\$25.16
\$2,500,000	\$3,320.05	\$276.67	\$2,840,000	\$191,527	\$0.04	\$256.61	\$21.38	\$3,125,000	\$227,315	\$284,143	\$377.35	\$31.45
\$3,000,000	\$3,984.06	\$332.01	\$3,410,000	\$229,967	\$0.05	\$308.11	\$25.68	\$3,750,000	\$272,777	\$340,972	\$452.82	\$37.73
\$3,500,000	\$4,648.07	\$387.34	\$3,975,000	\$268,070	\$0.06	\$359.16	\$29.93	\$4,375,000	\$318,240	\$397,800	\$528.29	\$44.02
\$4,000,000	\$5,312.08	\$442.67	\$4,545,000	\$306,510	\$0.07	\$410.66	\$34.22	\$5,000,000	\$363,703	\$454,629	\$603.76	\$50.31
\$4,500,000	\$5,976.10	\$498.01	\$5,115,000	\$344,951	\$0.08	\$462.16	\$38.51	\$5,625,000	\$409,166	\$511,458	\$679.23	\$56.60
\$5,000,000	\$6,640.11	\$553.34	\$5,680,000	\$383,054	\$0.08	\$513.21	\$42.77	\$6,250,000	\$454,629	\$568,286	\$754.70	\$62.89
\$6,000,000	\$7,968.13	\$664.01	\$6,820,000	\$459,934	\$0.10	\$616.22	\$51.35	\$7,500,000	\$545,555	\$681,944	\$905.64	\$75.47
\$7,000,000	\$9,296.15	\$774.68	\$7,955,000	\$536,477	\$0.12	\$718.77	\$59.90	\$8,750,000	\$636,481	\$795,601	\$1,056.57	\$88.05
\$8,000,000	\$10,624.17	\$885.35	\$9,090,000	\$613,021	\$0.13	\$821.32	\$68.44	\$10,000,000	\$727,407	\$909,258	\$1,207.51	\$100.63
\$9,000,000	\$11,952.19	\$996.02	\$10,225,000	\$689,564	\$0.15	\$923.87	\$76.99	\$11,250,000	\$818,332	\$1,022,915	\$1,358.45	\$113.20
\$10,000,000	\$13,280.21	\$1,106.68	\$11,365,000	\$766,445	\$0.17	\$1,026.88	\$85.57	\$12,500,000	\$909,258	\$1,136,573	\$1,509.39	\$125.78



# Tax Rate Comparison

- ≡ ■ CONTRACT
- = ■ DEBT SERVICE
- ■ MAINTENANCE





# Ballot Language

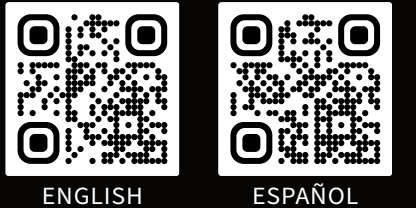
The language below will be on the ballot for residents of the District when they go to the polls or vote by mail for the May 2, 2026 election, asking voters to select one (1) option of either **FOR** or **AGAINST** on the following propositions:

## Proposition A –

*THIS IS A TAX INCREASE*

*THE ISSUANCE OF UP TO \$27,930,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR WATER, SANITARY SEWER, AND DRAINAGE AND STORM SEWER SYSTEM FACILITIES AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS*

\* Starting with the November 4, 2025 election, local government entities (including the District) that call a bond authorization election must, by law, include the phrase “THIS IS A TAX INCREASE” on all ballot measures.\*



# Early Voting

Early voting will take place April 20, 2026 – April 28, 2026 during the following hours:

**April 20:** 7:00 a.m. – 7:00 p.m.

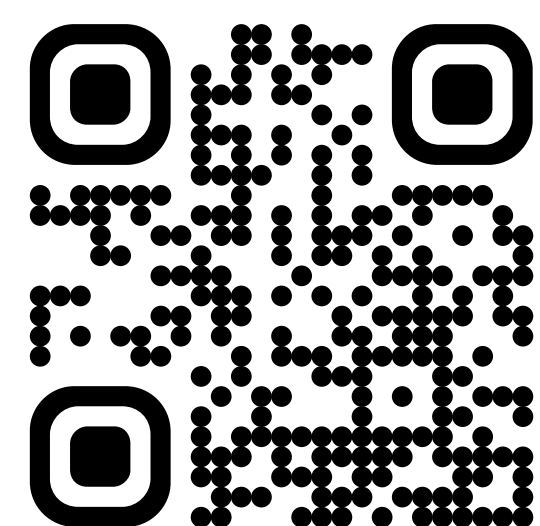
**April 21:** Closed for San Jacinto Day

**April 22 – 25:** 7:00 a.m. – 7:00 p.m.

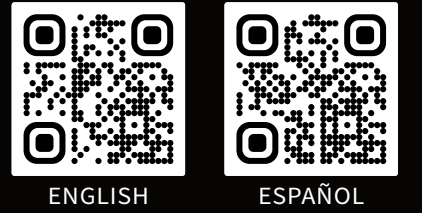
**April 26:** noon – 6:00 p.m.

**April 27 – 28:** 7:00 a.m. – 7:00 p.m.

For polling locations in Fort Bend County, visit:



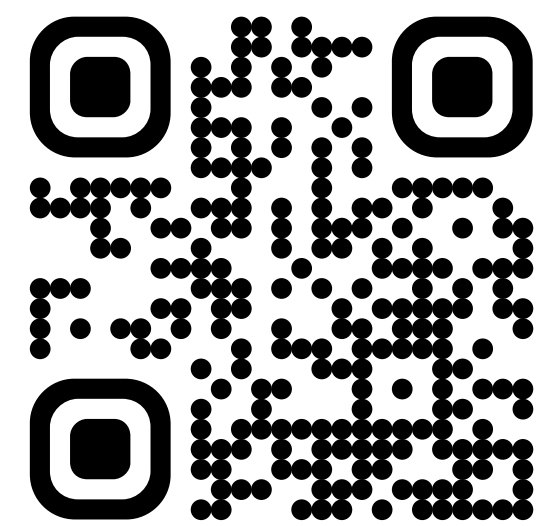
<https://www.fortbendcountytexas.gov/government/departments/elections-voter-registration>



# Election Day Voting

**Election day voting will take place  
May 2, 2026 from 7:00am – 7:00pm.**

For polling locations in Fort Bend County, visit:



<https://www.fortbendcountytexas.gov/government/departments/elections-voter-registration>

# SAMPLE BALLOT

# BOLETA DE MUESTRA



## **Grand Lakes Municipal Utility District No. 2 - Proposition A**

**THIS IS A TAX INCREASE**

The issuance of up to \$27,930,000 in total principal amount of bonds for water, sanitary sewer, and drainage and storm sewer system facilities and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

## ***Grand Lakes Municipal Utility District No. 2 - Proposición A***

***ESTO ES UN AUMENTO DE IMPUESTOS***

*La emisión de hasta \$27,930,000 en la cantidad total de capital de bonos para instalaciones de sistemas de agua, de alcantarillado sanitario y de alcantarillado de drenaje y agua de tormenta, y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos*

**FOR A FAVOR**

**AGAINST EN CONTRA**