

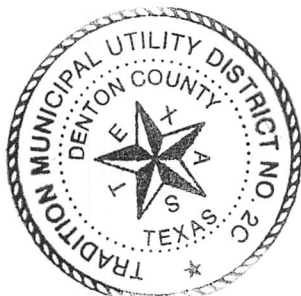
AGENDA
TRADITION MUNICIPAL UTILITY DISTRICT NO. 2C OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Tradition Municipal Utility District No. 2C of Denton County will meet in regular session, open to the public, **at 12:00 p.m., on Friday, April 10, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of meeting from February 13, 2026;
3. Hear Bookkeeper's Report and consider taking action requested, including:
 - (a) consider approving payment of bills;
 - (b) consider adopting a proposed budget for the fiscal year ending April 30, 2027;
 - (c) consider approving amended District bookkeeping agreement with L&S District Services, LLC;
4. Consider authorizing engagement of auditor to prepare an audit report for the fiscal year ending April 30, 2026;
5. Hear Developer's Report;
6. Hear Engineer's Report and authorize any necessary action, including:
 - (d) authorize Engineer to proceed with the design of District facilities;
 - (e) approve plans and specifications of District facilities;
 - (f) authorize Engineer to advertise for bids for District projects;
 - (g) approve of report, pay estimates and change orders for construction projects in progress in the District;
7. Hear Financial Advisor's Report and authorize any necessary action;
8. Consider matters related to the District's Unlimited Tax Utility Bonds, Series 2026 (the "Bonds"), including:
 - (a) review and approval of a Preliminary Official Statement ("POS") and Notice of Sale ("NOS") for the Bonds; consider approving Order Distributing POS and NOS;
 - (b) authorization of District's Financial Advisor to advertise the sale of the Bonds;
 - (c) authorization of preparation of a developer reimbursement audit report;
 - (d) authorization of District consultants to take any and all other actions necessary to proceed with the issuance of the Bonds;
9. Hear Attorney's Report and consider taking any necessary action, including:
 - (a) acceptance of a Certificate Regarding Unopposed Candidates;
 - (b) approval of an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office;
 - (c) consider approving amended District Registration Form and authorize the filing of same with the TCEQ;
 - (d) take such other action and execute such other documents relating to the Directors Election;
 - (e) approval of a Drainage Easement to Northwest Independent School District;
 - (f) consider approving a Partial Assignment of Facilities and Operating Costs Reimbursement Agreement (Operations, Water, Sewer, Drainage, and Roads);
 - (g) consider approving Acknowledgements of and Consents to Assignments in favor of Third Coast Bank SSB and authorize any necessary action and the execution of such other documents as are necessary to complete the Assignment in favor of Third Coast Bank; and
 - (h) approval of an insurance renewal proposal from McDonald & Wessendorff.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. 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 (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 30th day of March, 2026.



(DISTRICT SEAL)

TRADITION MUNICIPAL UTILITY
DISTRICT NO. 2C OF DENTON COUNTY

By: _____

Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.
Attorneys for the District

Tradition MUD 2C

	Actuals at 03/23/2026	Budget for 04/30/2026	Proposed Budget for 04/30/2027
<u>Income</u>			
Maintenance Taxes	\$ 662,601.40	\$ 140,700.00	\$ 569,000.00
Builder Inspection Fees	262,000.00	91,500.00	150,000.00
Interest Income	5,630.07	600.00	5,500.00
Total Income	\$ 930,231.47	\$ 232,800.00	\$ 724,500.00
<u>Expense</u>			
Director Fees	\$ 6,188.00	\$ 6,630.00	\$ 9,945.00
Payroll Taxes	473.39	530.00	795.00
Appraisal Fees	1,545.60	800.00	4,660.00
Legal Fees	36,189.73	78,500.00	78,500.00
Audit Fees	9,500.00	0.00	11,000.00
Engineering Fees	50,060.69	88,000.00	65,000.00
Election Expense	400.00	0.00	0.00
Bookkeeping Fees	2,231.25	3,600.00	6,000.00
M & R - Other Facilities	1,800.00	0.00	2,000.00
Landscape Maintenance	0.00	0.00	125,000.00
Sidewalk and Trail Maintenance	0.00	0.00	15,000.00
Legal Notices	0.00	100.00	100.00
Utilities	1,418.87	0.00	6,000.00
Insurance	3,032.00	3,113.00	3,113.00
Travel Expense	907.20	700.00	1,200.00
Website Expenses	2,195.00	3,300.00	3,300.00
Other Expenses	1,083.03	500.00	1,200.00
Builder Inspections	133,763.96	37,000.00	190,000.00
Emergency Services- Clty of Justin	4,290.00	0.00	17,000.00
<u>Capital Outlay</u>			
Erosion Control & Outfall Clean Up	\$ 0.00	\$ 0.00	\$ 10,000.00
Total Expense	\$ 255,078.72	\$ 222,773.00	\$ 549,813.00
Net Gain	\$ 675,152.75	\$ 10,027.00	\$ 174,687.00

Maintenance Tax - Value: \$128,990,000 Rate: .45 Collections @ 98%

TAXPAYER IMPACT STATEMENT

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of Tradition Municipal Utility District No. 2C as of the date of the most recent certified values provided by Denton CAD.