

NOTICE OF MEETING

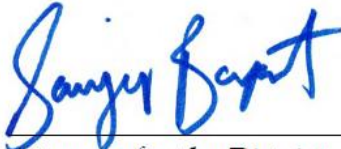
HUNTER RANCH IMPROVEMENT DISTRICT NO. 2 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 2 of Denton County, Texas will hold a regular meeting on **Tuesday, August 25, 2026, at 1:00 p.m.**, at Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Review and approve minutes of prior meeting.
3. Developer's report.
4. Engineering matters, including authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, approval of Pay Estimates, Change Orders, and Task Orders, acceptance of projects, issuance of notices to the City of Denton and direct engineer to notify insurance company of new facility, if appropriate, for projects, including:
 - a. Landmark – 2N/2S Pavement Improvements
 - b. Landmark – 2N/2S Mass Grading Improvements
 - c. Landmark – 2N/2S Utility Improvements
 - d. next phase of District facilities;
 - e. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - f. proposals for engineering services; and
 - g. other engineering matters.
5. Financial and bookkeeping matters, including payment of bills and review of investments.
6. Terminate Agreement for Bookkeeping Services with Dye & Toverly, LLC and engage Toverly Accounting Consultants, LLC, as the District's bookkeeper.
7. Adopt budget for fiscal year ending September 30, 2027.
8. Tax assessment and collection matters.
9. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing.
10. Review District Communications Consultant Report, website and technology review, and recommendations; take any appropriate related action.

11. Annexation matters, including:
 - a. approve feasibility study;
 - b. accept Petition for Addition of Certain Land; and
 - c. adopt Order Adding Land and authorize execution of Amendment to Information Form and provision of description of revised district boundaries to City of Denton.
12. Discuss items for inclusion on future agendas.





Attorney for the District

Hunter Ranch Improvement District No. 2
Operating Budget
Oct 2026-Sept 2027

DRAFT Budget

	TOTAL												Prior Yr	Change in Budget
	Amended Budget												Oct'25 Sep'26	FY 26 vs FY 26
	26-Oct	26-Nov	26-Dec	27-Jan	27-Feb	27-Mar	27-Apr	27-May	27-Jun	27-Jul	27-Aug	27-Sep	Oct '26 - Sep '27	
Revenue														
Property Tax Revenue	-	-	299,692	59,938	39,959	-	-	-	-	-	-	-	399,589	-
Interest Revenue	1	1	1	1	1	1	1	1	1	1	1	1	12	-
Total Revenue	1	1	299,693	59,939	39,960	1	1	1	1	1	1	1	399,601	-
Expense														
Accounting	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	26,400	12,000
Auditing	-	5,000	-	-	-	5,000	-	-	-	-	-	-	10,000	-
Delivery/Courier Services	5	5	5	5	5	5	5	5	5	5	5	5	60	-
Directors' Fees & Expenses	1,891	1,891	1,891	1,891	1,891	1,891	1,891	1,891	1,891	1,891	1,891	1,891	22,696	8,594
Payroll Taxes	83	83	83	83	83	83	83	83	83	83	83	83	1,000	1,000
Election Costs	-	-	-	-	-	-	-	750	-	-	-	-	750	-
Engineering	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000
Insurance	-	-	-	-	-	-	3,661	-	-	-	-	-	3,661	3,604
Legal	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000
Legal Construction	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	20,000
Office Supplies	15	15	15	15	15	15	15	15	15	15	15	15	180	-
CCMA - Annual Service Fee	-	-	-	10,000	-	-	-	-	-	-	-	-	10,000	-
Communications	400	400	400	400	400	400	400	440	400	400	400	400	4,840	4,840
Website	152	152	152	152	152	152	152	152	152	152	152	152	1,828	1,788
Total Expense	13,914	18,914	13,914	23,914	13,914	18,914	17,575	14,704	13,914	13,914	13,914	13,914	191,415	141,826
Net Ordinary Revenue	(13,913)	(18,913)	285,779	36,026	26,046	(18,913)	(17,574)	(14,703)	(13,913)	(13,913)	(13,913)	(13,913)	208,186	(141,826)
8510 - Developer advance	13,913	18,913	-	-	-	-	-	-	-	-	-	-	32,825	141,826
Total Other Revenue	13,913	18,913	-	-	-	-	-	-	-	-	-	-	32,825	141,826
Net Revenue	-	-	285,779	36,026	26,046	(18,913)	(17,574)	(14,703)	(13,913)	(13,913)	(13,913)	(13,913)	241,011	0

TAXPAYER IMPACT STATEMENT

For the Fiscal Year **2027**

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of **Hunter Ranch Improvement District #2** as of the date of the most recent certified values provided by **Denton County Appraisal District**.