

NOTICE OF MEETING

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

The Board of Directors (the "Board") of Cole Ranch Improvement District No. 2 of Denton County, Texas will hold a regular meeting on **Thursday, September 10, 2026, at 12:00 p.m., at the Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201**, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Minutes of July 21, 2026, Board meeting.
3. Developer's report; take any action necessary in connection with reimbursement agreements, consents to assignment, or other development-related items.
4. Engineer's report, including the following items and actions related to grading, paving, water, sanitary sewer, and drainage facilities to serve Phase 1A and Phase 1B, offsite/onsite Hickory Creek sewer - Cole Ranch 1 through Cole Ranch 2; offsite/onsite MMD water - Cole Ranch 1 through Cole Ranch 2, and Lake 13 MMD improvements:
 - a. status of District construction projects;
 - b. authorize preparation of plans and specifications for District construction projects;
 - c. approve plans and specifications and authorize advertising for construction contracts;
 - d. approve\ratify award of construction contract(s), including award of construction contracts;
 - e. approve\ratify disbursements, pay application(s), and change order(s) to construction contracts; and
 - f. deeds, easements, consents to encroachment, requests for service or utility commitment letters.
5. Terminate Agreement for Bookkeeping Services with Dye & Toverly, LLC and engage Toverly Accounting Consultants, LLC, as the District's bookkeeper.
6. Financial and bookkeeping matters.
7. Engage Bookkeeper to prepare TCEQ Annual Financial Report for fiscal year ending September 30, 2026.
8. Adopt budget for fiscal year ending September 30, 2027.

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) 823-0800 at least three business days prior to the meeting so that the appropriate arrangements can be made.

9. Adopt Resolution Establishing New Posting Place for Notice of Board of Directors Meetings.
10. Review District Communications Consultant report; website and technology review and recommendations; take any appropriate related action.
11. Items for future agendas.
12. Adjourn.





Attorney for the District

Cole Ranch Improvement District No. 2 of Denton County, Texas 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, Section 551.071 (Consultation with Attorney), Section, 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

Cole Ranch Improvement District #2
General Operating Budget
10/01/2026 - 9/30/2027

DRAFT

	26-Oct	26-Nov	26-Dec	27-Jan	27-Feb	27-Mar	27-Apr	27-May	27-Jun	27-Jul	27-Aug	Sep-27	TOTAL	2025-2026 Budget	Variance
Revenue															
Interest Revenue	2	2	2	2	2	2	2	2	2	2	2	2	24	8	16
Total Revenue	2	2	2	2	2	2	2	2	2	2	2	2	24	8	16
Expense															
Accounting	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	12,000	6,000
Delivery / Courier	-	-	32	-	-	32	-	-	32	-	-	32	126	-	126
Directors' Fees	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200	10,800	5,400
Election Costs	-	-	-	-	-	-	-	750	-	-	-	-	750	-	750
Engineering	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	35,000	23,500	11,500
Insurance	-	-	-	-	3,126	-	-	-	-	-	-	-	3,126	3,126	-
Legal	6,892	6,892	6,892	6,892	6,892	6,892	6,892	6,892	6,892	6,892	6,892	6,888	82,700	82,700	-
Meeting Expense	225	225	225	225	225	225	225	225	225	225	225	225	2,700	1,600	1,100
Publishing	-	-	-	-	-	-	-	100	-	-	-	-	100	-	100
Website	825	825	825	825	825	825	825	825	905	825	825	825	9,980	4,285	5,695
Total Expense	13,709	13,709	13,741	13,709	16,835	13,741	13,709	14,559	13,821	13,709	13,709	13,733	168,682	138,011	30,671
Net Ordinary Revenue	(13,707)	(13,707)	(13,739)	(13,707)	(16,833)	(13,739)	(13,707)	(14,557)	(13,819)	(13,707)	(13,707)	(13,731)	(168,658)	(138,003)	(30,655)
Other Revenue															
Developer Advance	13,707	13,707	13,739	13,707	16,833	13,739	13,707	14,557	13,819	13,707	13,707	13,731	168,658	138,003	30,655
Total Other Revenue	13,707	13,707	13,739	13,707	16,833	13,739	13,707	14,557	13,819	13,707	13,707	13,731	168,658	138,003	30,655

Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year **2026**

The Cole Ranch Improvement District No. 2 of Denton County, Texas does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the **Cole Ranch Improvement District No. 2 of Denton County, Texas**.