NOTICE OF MEETING

COLE RANCH IMPROVEMENT DISTRICT NO. 3 OF DENTON COUNTY, TEXAS

The Board of Directors (the "Board") of Cole Ranch Improvement District No. 3 of Denton County, Texas will hold a regular meeting on **Thursday, November 12, 2026, at 1:00 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 June 8, 2026, Board meeting.

3. Developer's report, and take any other action necessary in connection with consents to assignment, or other development-related items.

4. Engineering matters, including:
   a. design;
   b. approve plans and specifications and authorize advertisement for bids;
   c. review bids and award contract;
   d. approve pay estimate, change order, and final acceptance; and
   e. deeds, easements, consents to encroachment, requests for service or utility commitment letters.

5. Termination of agreement with Dye & Tovery, LLC, and execution of agreement with Tovery Accounting Consultants, LLC, to serve as bookkeeper for the District.

6. Authorize filing of TCEQ District Registration Form.

7. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.

8. Adopt budget for fiscal year ending September 30, 2027.

9. Engage Tovery Accounting Consultants, LLC, to prepare and file the TCEQ Annual Financial Report for the fiscal year ended September 30, 2026.

10. Communications/website report and authorize any appropriate action in connection with the same.

11. Items for future agendas.

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.

12. Adjourn.



Attorney for the District

Cole Ranch Improvement District No. 3 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).

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Exhibit 1

TAXPAYER IMPACT STATEMENT

For the Fiscal Year **2026**

The Cole Ranch Improvement District No. 3 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. 3 of Denton County, Texas**.

Cole Ranch Improvement District #3

General Operating Budget

10/01/2026 - 9/30/2027

Draft

	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	TOTAL Oct '26 - Sep '27	Prior Budget 2025-2026	Variance
Revenue															
Interest Revenue	1	1	1	1	1	1	1	1	1	1	1	1	12	8	4
Total Revenue	1	1	1	1	1	1	1	1	1	1	1	1	12	8	4
Expense															
Accounting	1,600	1,000	1,000	1,600	1,000	1,000	1,600	1,000	1,000	1,600	1,000	1,000	14,400	12,000	2,400
Directors' Fees	1,400	-	-	1,400	-	-	1,400	-	-	1,400	-	-	5,600	10,800	(5,200)
Engineering	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	10,200	4,800
Insurance	-	-	-	-	3,126	-	-	-	-	-	-	-	3,126	3,126	-
Legal	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	61,200	61,200	-
Meeting Expense	220	-	-	220	-	-	220	-	-	220	-	-	880	1,600	(720)
Office Supplies	180	-	-	-	-	-	-	-	-	-	-	-	180	-	180
Publishing	-	-	-	-	-	-	65	-	-	-	-	-	65	-	65
Website	697	697	697	697	697	697	697	697	777	697	697	697	8,444	4,285	4,159
Total Expense	10,447	8,047	8,047	10,267	11,173	8,047	10,332	8,047	8,127	10,267	8,047	8,047	108,895	103,211	5,684
Net Ordinary Revenue	(10,446)	(8,046)	(8,046)	(10,266)	(11,172)	(8,046)	(10,331)	(8,046)	(8,126)	(10,266)	(8,046)	(8,046)	(108,883)	(103,203)	(5,680)
Other Revenue															
Developer Advance	10,446	8,046	8,046	10,266	11,172	8,046	10,331	8,046	8,126	10,266	8,046	8,046	108,883	103,203	5,680
Total Other Revenue	10,446	8,046	8,046	10,266	11,172	8,046	10,331	8,046	8,126	10,266	8,046	8,046	108,883	103,203	5,680
Net Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-