Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 8, 2025
6:00 PM

**(Notice of Potential Quorum for City Council, Planning and Zoning Commission, Board of Adjustment, Library Board, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - “Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.”

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker’s podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen’s inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the March 17, 2025 Special Meeting.

2. Approve February 2025 Financial Report.

3. Approve Letter of Engagement with Naman Howell for legal services.

New Business: New items requested for consideration.

4. Discussion and guidance on financing options for loans to fund future projects.

5. Consider and take action on amending the Fiscal Year 2024-25 Budget to balance revenue surplus and expense surplus for the MDD Budget; and providing and effective date of April 24, 2025.

Staff Report: Review of staff activity report and updates from the Director.

6. March 2025 Staff Report and updates on upcoming events/activities, past events/activity, and project updates.

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the Board will recess into Executive Session (closed meeting) to discuss the following:

7. a.) Section 551.087 - Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

   - Project J
   - Project K

   b.) Section 551.072 – Real Property. Deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third person.

   - MDD Property Hwy. 377
   - Downtown Development

- ETJ Commercial Hwy. 377
- ETJ Commercial FM 428

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____day of _____, 2025.

(The Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

Municipal Development District Board Meeting
Staff Report
April 8, 2025

Agenda Item
Approve minutes of the March 17, 2025 Special Meeting.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The March 17, 2025 minutes from the Aubrey Municipal Development District Board Meeting are attached for your review and consideration for approval.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Approve the minutes of the March 17, 2025, Aubrey Municipal Development District Board Meeting.

Municipal Development Board Meeting

Aubrey Community Center
226 Countryside Dr.
Aubrey, TX 76227
March 17, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at Time: 6:00 p.m.

Present:

President - Holly Drew (Place 6)
Vice President - Mike Browning (Place 5)
Secretary - Erin Bogar (Place 3)
Director Place 1 – Brook Stoy
Director Place 4 – Todd Davis
Director Place 7 - Tim Heitman

Absent:

Director Place 2 – Brenda Blackburn

Staff Present:

Christine Gossett – Executive Director MDD; Mike English – Finance Director City of Aubrey; Baily Thompson – Assistant to City Manager; Anabelle Ackling, Attorney – TOASE

Invocation & Pledge of Allegiance:

Mike Browning led the Invocation and Pledge of Allegiance.

Community Announcements: President Drew announced that the Aubrey Public School Foundation Gala is Saturday, April 5th. Mike Browning announced the Easter Egg Hunt in downtown Aubrey at Veteran's Park on April 12th. Executive Director Gossett announced that the Fruit Jar Junction Farmer's Market is April 5th. Secretary Erin Bogar announced the Aubrey Area Chamber of Commerce luncheon on March 19th.

Citizen Input: None

Consent Items:

1. Approve minutes of the February 11,2025 meeting.
2. Approve January 2025 Monthly Financial Report.
3. Approve Sign Improvement Grant Policy

President Drew called for a motion to approve the consent agenda. Director Davis motioned to approve the Consent Agenda.

Secretary Bogar seconded the motion. All in Favor. Motion carried 6 to 0.

New Business: New items requested for consideration.

1. Consider and take action on a Project Plan for future opportunistic projects of the Aubrey MDD.

   MDD Executive Director, Christine Gossett, presented the project plan and Finance Director, Mike English, presented the financial summary for the plan.

   President Drew called for a motion to approve the Project Plan for future opportunities and director staff to implement the plan and begin the process necessary for funding approval and options for obtaining the funds.

   Director Heitman seconded the motion. All in Favor. Motion carried 6 to 0.

Staff Report: Review of staff activity report and updates from Director

4. February 2025 Staff Report and updates for the board on upcoming activities, past events, and project statuses.

   The Executive Director gave an overview of the staff active report and updates on projects.

Future Agenda Requests: Budget adjustments for 2024-25 FY.

*****EXECUTIVE SESSION*****

Executive session: Section 551.071 – Consultation with Attorney; Section 551.087 – Deliberation regarding Economic Development Negotiations; Section 551.072 – Real Property

Motion to Recess into Executive Session.

President Drew called for a motion to convene into executive session. Vice President Browning motioned to convene into Executive Session at 6:35 p.m.

Director Davis seconded the motion. All in Favor. Motion carried 6 to 0.

Reconvene into Open Session:

President Drew called for a motion to reconvene into Open Session. Vice President Browning motioned to reconvene into open session at 7:55 p.m. and adjourn the meeting at 7:55 p.m.

Director Davis seconded the motion. All in Favor. Motion carried 6 to 0.

-ADJOURN-

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this __ day of _____, 2025.

_____

Holly Drew, President

ATTEST:

_____

Erin Bogar, Secretary

Municipal Development District Board Meeting
Staff Report
April 8, 2025

Agenda Item
Approve February 2025 Financial Report.

Staff Contact
Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary
The February 2025 Monthly Financial summary and details have been provided for your review and consideration.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Approve the February 2025 Financial Report as presented.

BALANCE SHEET

AS OF: FEBRUARY 28TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	1,651,447.57		
701-11-000-84	Claim on Cash MDD	(78,433.10)		
701-11-000-90	Investment Account	1,658,219.14		
701-11-013-37	Sales Tax Receivable	187,664.42		
701-12-015-00	Land	696,835.95		
701-12-015-10	Buildings and improvements	340,267.04		
701-12-017-00	Accumulated Depreciation	(56,103.00)		
			4,399,898.02	
	TOTAL ASSETS			4,399,898.02
				==========
LIABILITIES				
==========				
701-21-010-00	Accounts Payable Pooled	101.37		
701-21-021-01	Payroll tax liabilities	483.83		
701-21-021-08	MDD HSA Bank	100.00		
701-21-021-09	Deferred Comp - 457	375.00		
701-21-021-10	Accrued Vacation	1,458.00		
701-21-023-00	MDD Fund TMRS due to state	314.74		
	TOTAL LIABILITIES		2,832.94	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	3,711,760.29		
	TOTAL BEGINNING EQUITY	3,711,760.29		
	TOTAL REVENUE	874,493.71		
	TOTAL EXPENSES	189,188.92		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	685,304.79		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		4,397,065.08	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			4,399,898.02
				==========

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
11-000-00			MDD Cash							
					B E G I N N I N G B A L A N C E					1,217,990.45
2/01/25	3/07	B23854	Interest	000000	02976 INTEREST INCOME		JE# 006363		4,887.99	1,222,878.44
2/04/25	2/04	B23579	Deposit	000000	02922 Transfer cash from funds to PY		JE# 006307		536.45CR	1,222,341.99
2/14/25	2/18	B23727	Deposit	000000	02951 MDD SALES TAX - FEB 2025		JE# 006338		429,642.03	1,651,984.02
2/18/25	2/18	B23722	Deposit	000000	02948 Transfer cash from funds to PY		JE# 006335		536.45CR	1,651,447.57
			==========		FEBRUARY ACTIVITY DB: 434,530.02 CR: 1,072.90CR				433,457.12	
			==========		ACCOUNT TOTAL DB: 434,530.02 CR: 1,072.90CR					
11-000-84			Claim on Cash MDD							
					B E G I N N I N G B A L A N C E					29,470.82CR
2/02/25	1/14	A45217	TRANSFER		07700 701-901 A/P REIMBURSEMEN				724.13CR	30,194.95CR
2/03/25	2/03	B23564	MDD		02920 MDD 2502		JE# 006305		1,450.00CR	31,644.95CR
2/04/25	2/04	B23579	Deposit	000000	02922 Transfer cash from funds to PY		JE# 006307		536.45	31,108.50CR
2/06/25	2/06	A45675	TRANSFER		07741 701-901 A/P REIMBURSEMEN				6,093.45CR	37,201.95CR
2/07/25	2/04	P00588	TRANSFER		00294 PR 01/18/25 - 01/31/25				3,309.33CR	40,511.28CR
2/07/25	2/04	B23580	Misc	000000	02921 Self Insurance		JE# 006306		536.45CR	41,047.73CR
2/07/25	2/04	A45551	TRANSFER		07731 701-901 A/P REIMBURSEMEN				935.55CR	41,983.28CR
2/13/25	2/13	B23679	Deposit	000000	02939 MISC DEPOSIT		JE# 006326		1,500.00	40,483.28CR
2/13/25	2/13	A45787	TRANSFER		07750 701-901 A/P REIMBURSEMEN				4,445.55CR	44,928.83CR
2/18/25	2/18	B23722	Deposit	000000	02948 Transfer cash from funds to PY		JE# 006335		536.45	44,392.38CR
2/20/25	2/10	A45682	TRANSFER		07744 701-901 A/P REIMBURSEMEN				165.41CR	44,557.79CR
2/20/25	2/13	A45794	TRANSFER		07751 701-901 A/P REIMBURSEMEN				65.00CR	44,622.79CR
2/20/25	2/20	A45893	TRANSFER		07765 701-901 A/P REIMBURSEMEN				99.00CR	44,721.79CR
2/21/25	2/18	P00590	TRANSFER		00295 PR 02/01/25 - 02/14/25				3,309.33CR	48,031.12CR
2/21/25	2/18	B23723	Misc	000000	02946 Self Insurance		JE# 006333		536.45CR	48,567.57CR
2/21/25	2/18	A45815	TRANSFER		07756 701-901 A/P REIMBURSEMEN				935.55CR	49,503.12CR
2/21/25	2/18	A45825	TRANSFER		07759 701-901 A/P REIMBURSEMEN				1,587.20CR	51,090.32CR
2/27/25	2/27	A45988	TRANSFER		07774 701-901 A/P REIMBURSEMEN				24,120.00CR	75,210.32CR
2/28/25	3/04	P00592	TRANSFER		00296 PR 02/15/25 - 02/28/25				3,222.78CR	78,433.10CR
			==========		FEBRUARY ACTIVITY DB: 2,572.90 CR: 51,535.18CR				48,962.28CR	
			==========		ACCOUNT TOTAL DB: 2,572.90 CR: 51,535.18CR					
11-000-90			Investment Account							
					B E G I N N I N G B A L A N C E					1,652,514.95
2/01/25	3/07	B23854	Interest	000000	02976 INTEREST INCOME		JE# 006363		5,704.19	1,658,219.14
			==========		FEBRUARY ACTIVITY DB: 5,704.19 CR: 0.00				5,704.19	
			==========		ACCOUNT TOTAL DB: 5,704.19 CR: 0.00					

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
11-013-37					Sales Tax Receivable					
					B E G I N N I N G B A L A N C E					187,664.42
11-088-41					EDC cash					
					B E G I N N I N G B A L A N C E					0.00
12-015-00					Land					
					B E G I N N I N G B A L A N C E					696,835.95
12-015-10					Buildings and improvements					
					B E G I N N I N G B A L A N C E					340,267.04
12-017-00					Accumulated Depreciation					
					B E G I N N I N G B A L A N C E					56,103.00CR
13-000-00					Due from other funds					
					B E G I N N I N G B A L A N C E					0.00
21-010-00					Accounts Payable Pooled					
					B E G I N N I N G B A L A N C E					24,465.60CR
2/01/25	2/06	A45567	CHK: 014903	07726	INTEGRITY FACILITY SOLUT	0187	624274		349.00CR	24,814.60CR
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		724.13CR	25,538.73CR
2/02/25	1/14	A45217	TRANSFER	07700	701-901 A/P REIMBURSEMEN				724.13	24,814.60CR
2/06/25	2/06	A45570	CHK: 014894	07726	DENTON COUNTY TAX ASSESS	0214	2024 TAX		944.45CR	25,759.05CR
2/06/25	2/06	A45675	TRANSFER	07741	701-901 A/P REIMBURSEMEN				6,093.45	19,665.60CR
2/07/25	2/04	A45545	DFT: 002662	07731	Federal W/H Payable	0116	T1 202502041836		434.01CR	20,099.61CR
2/07/25	2/04	A45545	DFT: 002662	07731	Medicare Payable	0116	T4 202502041836		126.54CR	20,226.15CR
2/07/25	2/04	A45547	DFT: 002664	07731	457 Withholding	0554	ICM202502041836		375.00CR	20,601.15CR
2/07/25	2/13	A45721	CHK: 014946	07742	TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO 30		4,399.95CR	25,001.10CR
2/07/25	2/18	A45818	DFT: 002689	07758	TMRS Payable	0273	TMR202502041836		793.60CR	25,794.70CR
2/07/25	2/04	A45551	TRANSFER	07731	701-901 A/P REIMBURSEMEN				935.55	24,859.15CR
2/08/25	2/27	A45919	CHK: 014978	07768	EVENING OF EDU SPONSORSH	0661	02082025		500.00CR	25,359.15CR
2/13/25	2/13	A45787	TRANSFER	07750	701-901 A/P REIMBURSEMEN				4,445.55	20,913.60CR
2/14/25	2/27	A45948	CHK: 014980	07768	MDD Strategic Plan	1212	77648		4,000.00CR	24,913.60CR
2/18/25	2/20	A45834	CHK: 014953	07752	ADAMS EXTERMINATING COMP	0120	1179064		99.00CR	25,012.60CR
2/20/25	2/10	A45677	DFT: 002667	07744	209 S MAIN ST	0126	3064561863-2501		165.41CR	25,178.01CR
2/20/25	2/13	A45790	DFT: 002678	07751	UBEO BUSINESS SERVICES	0594	022025-1181993		65.00CR	25,243.01CR
2/20/25	2/10	A45682	TRANSFER	07744	701-901 A/P REIMBURSEMEN				165.41	25,077.60CR
2/20/25	2/13	A45794	TRANSFER	07751	701-901 A/P REIMBURSEMEN				65.00	25,012.60CR
2/20/25	2/20	A45893	TRANSFER	07765	701-901 A/P REIMBURSEMEN				99.00	24,913.60CR
2/21/25	2/18	A45809	DFT: 002685	07756	Federal W/H Payable	0116	T1 202502181837		434.01CR	25,347.61CR

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
2/21/25	2/18	A45809	DFT: 002685	07756	Medicare Payable	0116	T4 202502181837		126.54CR	25,474.15CR
2/21/25	2/18	A45811	DFT: 002687	07756	457 Withholding	0554	ICM202502181837		375.00CR	25,849.15CR
2/21/25	2/18	A45819	DFT: 002689	07758	TMRS Payable	0273	TMR202502181837		793.60CR	26,642.75CR
2/21/25	2/18	A45815	TRANSFER	07756	701-901 A/P REIMBURSEMEN				935.55	25,707.20CR
2/21/25	2/18	A45825	TRANSFER	07759	701-901 A/P REIMBURSEMEN				1,587.20	24,120.00CR
2/27/25	2/27	A45988	TRANSFER	07774	701-901 A/P REIMBURSEMEN				24,120.00	0.00
2/28/25	3/13	A46188	CHK: 015089	07798	VERIZON WIRELESS	0277	6107417381		45.48CR	45.48CR
2/28/25	3/27	A46476	CHK: 015167	07842	UBEO BUSINESS SERVICES	0594	INV2359009		55.89CR	101.37CR
			==========	FEBRUARY ACTIVITY	DB: 39,170.84		CR: 14,806.61CR		24,364.23	
			==========	ACCOUNT TOTAL	DB: 39,170.84		CR: 14,806.61CR			

21-010-12 Accounts Payable -MDD

B E G I N N I N G B A L A N C E 0.00

21-021-01 Payroll tax liabilities

B E G I N N I N G B A L A N C E 0.00

2/07/25	2/04	P00588	FEDWH	00294	PR 01/18/25 - 01/31/25				434.01CR	434.01CR
2/07/25	2/04	P00588	MEDIC	00294	PR 01/18/25 - 01/31/25				63.27CR	497.28CR
2/07/25	2/04	A45545	DFT: 002662	07731	Federal W/H Payable	0116	T1 202502041836		434.01	63.27CR
2/07/25	2/04	A45545	DFT: 002662	07731	Medicare Payable	0116	T4 202502041836		63.27	0.00
2/21/25	2/18	P00590	FEDWH	00295	PR 02/01/25 - 02/14/25				434.01CR	434.01CR
2/21/25	2/18	P00590	MEDIC	00295	PR 02/01/25 - 02/14/25				63.27CR	497.28CR
2/21/25	2/18	A45809	DFT: 002685	07756	Federal W/H Payable	0116	T1 202502181837		434.01	63.27CR
2/21/25	2/18	A45809	DFT: 002685	07756	Medicare Payable	0116	T4 202502181837		63.27	0.00
2/28/25	3/04	P00592	FEDWH	00296	PR 02/15/25 - 02/28/25				422.01CR	422.01CR
2/28/25	3/04	P00592	MEDIC	00296	PR 02/15/25 - 02/28/25				61.82CR	483.83CR
			==========	FEBRUARY ACTIVITY	DB: 994.56		CR: 1,478.39CR		483.83CR	
			==========	ACCOUNT TOTAL	DB: 994.56		CR: 1,478.39CR			

21-021-08 MDD HSA Bank

B E G I N N I N G B A L A N C E 0.00

2/28/25	3/04	P00592	HSA	00296	PR 02/15/25 - 02/28/25				100.00CR	100.00CR
			==========	FEBRUARY ACTIVITY	DB: 0.00		CR: 100.00CR		100.00CR	
			==========	ACCOUNT TOTAL	DB: 0.00		CR: 100.00CR			

21-021-09 Deferred Comp - 457

B E G I N N I N G B A L A N C E 0.00

2/07/25	2/04	P00588	ICMA	00294	PR 01/18/25 - 01/31/25				375.00CR	375.00CR
2/07/25	2/04	A45547	DFT: 002664	07731	457 Withholding	0554	ICM202502041836		375.00	0.00

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025
DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
2/21/25	2/18	P00590	ICMA	00295	PR 02/01/25 - 02/14/25				375.00CR	375.00CR
2/21/25	2/18	A45811	DFT: 002687	07756	457 Withholding	0554	ICM202502181837		375.00	0.00
2/28/25	3/04	P00592	ICMA	00296	PR 02/15/25 - 02/28/25				375.00CR	375.00CR
			==========		FEBRUARY ACTIVITY DB: 750.00 CR: 1,125.00CR				375.00CR	
			==========		ACCOUNT TOTAL DB: 750.00 CR: 1,125.00CR					

21-021-10 Accrued Vacation

B E G I N N I N G B A L A N C E 1,458.00CR

21-022-10 Wages Payable

B E G I N N I N G B A L A N C E 0.00

21-023-00 MDD Fund TMRS due to state

B E G I N N I N G B A L A N C E 0.00

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
2/07/25	2/04	P00588	TMR	00294	PR 01/18/25 - 01/31/25				314.74CR	314.74CR
2/07/25	2/18	A45818	DFT: 002689	07758	TMRS Payable	0273	TMR202502041836		314.74	0.00
2/21/25	2/18	P00590	TMR	00295	PR 02/01/25 - 02/14/25				314.74CR	314.74CR
2/21/25	2/18	A45819	DFT: 002689	07758	TMRS Payable	0273	TMR202502181837		314.74	0.00
2/28/25	3/04	P00592	TMR	00296	PR 02/15/25 - 02/28/25				314.74CR	314.74CR
			==========		FEBRUARY ACTIVITY DB: 629.48 CR: 944.22CR				314.74CR	
			==========		ACCOUNT TOTAL DB: 629.48 CR: 944.22CR					

23-000-00 Due to other funds

B E G I N N I N G B A L A N C E 0.00

23-100-00 Due to other funds

B E G I N N I N G B A L A N C E 0.00

31-000-00 Fund Balance - EDC

B E G I N N I N G B A L A N C E 0.00

31-040-10 Fund Balance - MDD

B E G I N N I N G B A L A N C E 3,711,760.29CR

4000-02-4130 Sales Taxes

B E G I N N I N G B A L A N C E 381,587.12CR

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
2/14/25	2/18	B23727	Deposit 000000	02951	MDD SALES TAX - FEB 2025		JE# 006338		429,642.03CR	811,229.15CR
			==========		FEBRUARY ACTIVITY DB: 0.00 CR: 429,642.03CR				429,642.03CR	
			==========		ACCOUNT TOTAL DB: 0.00 CR: 429,642.03CR					

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025
DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
4000-03-4737					TCF - business expension					
					B E G I N N I N G B A L A N C E					0.00
4000-09-4500					Interest Income					
					B E G I N N I N G B A L A N C E					45,152.38CR
2/01/25	3/07	B23854	Interest000000	02976	INTEREST INCOME		JE# 006363		4,887.99CR	50,040.37CR
2/01/25	3/07	B23854	Interest000000	02976	INTEREST INCOME		JE# 006363		5,704.19CR	55,744.56CR
			==========		FEBRUARY ACTIVITY DB: 0.00 CR: 10,592.18CR				10,592.18CR	
			==========		ACCOUNT TOTAL DB: 0.00 CR: 10,592.18CR					
4000-09-4550					Proceeds for Property Purchase					
					B E G I N N I N G B A L A N C E					0.00
4000-09-4730					Property Rental Income					
					B E G I N N I N G B A L A N C E					6,020.00CR
2/13/25	2/13	B23679	88473	02939	DRIVEN DIST - AUTO PARTS RENT		JE# 006326		1,500.00CR	7,520.00CR
			==========		FEBRUARY ACTIVITY DB: 0.00 CR: 1,500.00CR				1,500.00CR	
			==========		ACCOUNT TOTAL DB: 0.00 CR: 1,500.00CR					
4000-99-4090					Unallocated Fund balance					
					B E G I N N I N G B A L A N C E					0.00
DEPT: 5176					MDD					
5176-01-5101					Salaries					
					B E G I N N I N G B A L A N C E					39,559.26
2/07/25	2/04	P00588	PYEXP	00294	PR 01/18/25 - 01/31/25				4,496.35	44,055.61
2/21/25	2/18	P00590	PYEXP	00295	PR 02/01/25 - 02/14/25				4,496.35	48,551.96
2/28/25	3/04	P00592	PYEXP	00296	PR 02/15/25 - 02/28/25				4,496.35	53,048.31
			==========		FEBRUARY ACTIVITY DB: 13,489.05 CR: 0.00				13,489.05	
			==========		ACCOUNT TOTAL DB: 13,489.05 CR: 0.00					
5176-01-5105					Overtime					
					B E G I N N I N G B A L A N C E					0.00

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5176-01-5106					Longevity					
					B E G I N N I N G B A L A N C E					50.00
5176-01-5107					TMRS Contribution					
					B E G I N N I N G B A L A N C E					2,977.03
2/07/25	2/18	A45818	DFT: 002689	07758	TMRS Payable	0273	TMR202502041836		478.86	3,455.89
2/21/25	2/18	A45819	DFT: 002689	07758	TMRS Payable	0273	TMR202502181837		478.86	3,934.75
			==========		FEBRUARY ACTIVITY DB: 957.72		CR: 0.00		957.72	
			==========		ACCOUNT TOTAL DB: 957.72		CR: 0.00			
5176-01-5108					Payroll Tax Expense (medicare)					
					B E G I N N I N G B A L A N C E					562.59
2/07/25	2/04	A45545	DFT: 002662	07731	Medicare Payable	0116	T4 202502041836		63.27	625.86
2/21/25	2/18	A45809	DFT: 002685	07756	Medicare Payable	0116	T4 202502181837		63.27	689.13
			==========		FEBRUARY ACTIVITY DB: 126.54		CR: 0.00		126.54	
			==========		ACCOUNT TOTAL DB: 126.54		CR: 0.00			
5176-01-5109					Group Health Insurance					
					B E G I N N I N G B A L A N C E					5,628.05
2/07/25	2/04	B23580	Self Ins	02921	Self Insurance		JE# 006306		536.45	6,164.50
2/21/25	2/18	B23723	Self Ins	02946	Self Insurance		JE# 006333		536.45	6,700.95
			==========		FEBRUARY ACTIVITY DB: 1,072.90		CR: 0.00		1,072.90	
			==========		ACCOUNT TOTAL DB: 1,072.90		CR: 0.00			
5176-01-5110					Workmens Comp TML					
					B E G I N N I N G B A L A N C E					118.96
5176-01-5621					Travel/training					
					B E G I N N I N G B A L A N C E					8,444.49
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		75.00	8,519.49
			==========		FEBRUARY ACTIVITY DB: 75.00		CR: 0.00		75.00	
			==========		ACCOUNT TOTAL DB: 75.00		CR: 0.00			

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5176-02-5737					CDBG grant match					
					B E G I N N I N G B A L A N C E					0.00
5176-03-5050					Office Supplies					
					B E G I N N I N G B A L A N C E					232.79
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		9.99	242.78
			==========		FEBRUARY ACTIVITY DB: 9.99 CR: 0.00				9.99	
			==========		ACCOUNT TOTAL DB: 9.99 CR: 0.00					
5176-03-5060					Promotional Materials					
					B E G I N N I N G B A L A N C E					66.00
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		351.00	417.00
			==========		FEBRUARY ACTIVITY DB: 351.00 CR: 0.00				351.00	
			==========		ACCOUNT TOTAL DB: 351.00 CR: 0.00					
5176-04-5120					Building Maintenance					
					B E G I N N I N G B A L A N C E					21,184.32
2/01/25	2/06	A45567	CHK: 014903	07726	INTEGRITY FACILITY SOLUT	0187	624274		349.00	21,533.32
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		62.99	21,596.31
2/18/25	2/20	A45834	CHK: 014953	07752	ADAMS EXTERMINATING COMP	0120	1179064		99.00	21,695.31
2/20/25	2/10	A45677	DFT: 002667	07744	209 S MAIN ST	0126	3064561863-2501		165.41	21,860.72
			==========		FEBRUARY ACTIVITY DB: 676.40 CR: 0.00				676.40	
			==========		ACCOUNT TOTAL DB: 676.40 CR: 0.00					
5176-05-5616					Utilities - Electricity					
					B E G I N N I N G B A L A N C E					0.00
5176-05-5618					Telephone					
					B E G I N N I N G B A L A N C E					194.92
2/28/25	3/13	A46188	CHK: 015089	07798	VERIZON WIRELESS	0277	6107417381		45.48	240.40
			==========		FEBRUARY ACTIVITY DB: 45.48 CR: 0.00				45.48	
			==========		ACCOUNT TOTAL DB: 45.48 CR: 0.00					

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5176-05-5619	Utilities - Water/Sewer									
					B E G I N N I N G B A L A N C E					0.00
5176-06-5060	Election Services									
					B E G I N N I N G B A L A N C E					0.00
5176-06-5240	Drug screening/background chec									
					B E G I N N I N G B A L A N C E					0.00
5176-06-5620	Legal & Professional									
					B E G I N N I N G B A L A N C E					8,377.80
2/07/25	2/13	A45721	CHK: 014946	07742	TAYLOR, OLSON, ADKINS, S 0775	0775	STATEMENT NO 30		4,399.95	12,777.75
			==========		FEBRUARY ACTIVITY DB: 4,399.95 CR: 0.00				4,399.95	
			==========		ACCOUNT TOTAL DB: 4,399.95 CR: 0.00					
5176-06-5724	Water/Sewer Impact Fee Study									
					B E G I N N I N G B A L A N C E					0.00
5176-06-5764	Special Services									
					B E G I N N I N G B A L A N C E					0.00
5176-06-5765	Thoroughfare PlanTraffic Count									
					B E G I N N I N G B A L A N C E					0.00
5176-06-7860	Downtown Master Plan									
					B E G I N N I N G B A L A N C E					0.00
5176-06-7861	Comprehensive Plan									
					B E G I N N I N G B A L A N C E					0.00
5176-06-7862	Maps									
					B E G I N N I N G B A L A N C E					5,000.00
5176-06-7863	Strategic Plan									

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025

DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					9,673.75
2/14/25	2/27	A45948	CHK: 014980	07768	MDD Strategic Plan	1212	77648		4,000.00	13,673.75
			==========		FEBRUARY ACTIVITY DB: 4,000.00 CR: 0.00				4,000.00	
			==========		ACCOUNT TOTAL DB: 4,000.00 CR: 0.00					
			5176-07-5150		Printing					
					B E G I N N I N G B A L A N C E					0.00
			5176-07-5190		Insurance - TML					
					B E G I N N I N G B A L A N C E					751.14
			5176-07-5260		Dues & Memberships					
					B E G I N N I N G B A L A N C E					11,500.00
			5176-07-5280		Copier Maintenance Contract					
					B E G I N N I N G B A L A N C E					260.00
2/20/25	2/13	A45790	DFT: 002678	07751	UBEO - COPIERS/PRINTERS	0594	022025-1181993		65.00	325.00
2/28/25	3/27	A46476	CHK: 015167	07842	UBEO BUSINESS SERVICES	0594	INV2359009		55.89	380.89
			==========		FEBRUARY ACTIVITY DB: 120.89 CR: 0.00				120.89	
			==========		ACCOUNT TOTAL DB: 120.89 CR: 0.00					
			5176-07-5665		Technology/Promotional Video					
					B E G I N N I N G B A L A N C E					34,867.26
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		187.98	35,055.24
			==========		FEBRUARY ACTIVITY DB: 187.98 CR: 0.00				187.98	
			==========		ACCOUNT TOTAL DB: 187.98 CR: 0.00					
			5176-07-5667		Marketing and Advertising					
					B E G I N N I N G B A L A N C E					2,401.00
2/08/25	2/27	A45919	CHK: 014978	07768	EVENING OF EDU SPONSORSH	0661	02082025		500.00	2,901.00
			==========		FEBRUARY ACTIVITY DB: 500.00 CR: 0.00				500.00	
			==========		ACCOUNT TOTAL DB: 500.00 CR: 0.00					

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025
DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5176-07-5763	Chamber of Commerce									
					B E G I N N I N G B A L A N C E					0.00
5176-09-5131	Meetings Meals									
					B E G I N N I N G B A L A N C E					238.83
2/02/25	1/14	A45213	DFT: 002638	07700	CITI BANK 2412	1285	3654385006		37.17	276.00
			==========		FEBRUARY ACTIVITY DB: 37.17 CR: 0.00				37.17	
			==========		ACCOUNT TOTAL DB: 37.17 CR: 0.00					
5176-09-5133	Marketing & Promotions									
					B E G I N N I N G B A L A N C E					0.00
5176-09-5140	Miscellaneous									
					B E G I N N I N G B A L A N C E					0.00
5176-09-5630	Property Purchase									
					B E G I N N I N G B A L A N C E					2,856.21
2/06/25	2/06	A45570	CHK: 014894	07726	DENTON COUNTY TAX ASSESS	0214	2024 TAX		944.45	3,800.66
			==========		FEBRUARY ACTIVITY DB: 944.45 CR: 0.00				944.45	
			==========		ACCOUNT TOTAL DB: 944.45 CR: 0.00					
5176-09-5790	Keep Aubrey Beautiful									
					B E G I N N I N G B A L A N C E					0.00
5176-16-5764	Contract Labor-consultant									
					B E G I N N I N G B A L A N C E					0.00
5176-99-4091	Administrative fee									
					B E G I N N I N G B A L A N C E					5,800.00
2/03/25	2/03	B23564	MDD	02920	MDD 2502		JE# 006305		1,450.00	7,250.00
			==========		FEBRUARY ACTIVITY DB: 1,450.00 CR: 0.00				1,450.00	
			==========		ACCOUNT TOTAL DB: 1,450.00 CR: 0.00					

FUND : 701-MDD TRANSACTION DATE: 2/01/2025 THRU 2/28/2025
DEPT : 5176 MDD ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5176-99-5700	Grant Match									
					B E G I N N I N G B A L A N C E					0.00
5176-99-5710	Business Survival Program									
					B E G I N N I N G B A L A N C E					0.00
5176-99-5750	Economic Incentives									
					B E G I N N I N G B A L A N C E					0.00
5176-99-5762	Contingency									
					B E G I N N I N G B A L A N C E					0.00
5176-99-5800	Municipal Projects									
					B E G I N N I N G B A L A N C E					0.00
5176-99-9900	Depreciation									
					B E G I N N I N G B A L A N C E					0.00

--*-*-*-*-*-*-*-*-*-*-*- 000 ERRORS IN THIS REPORT! *-*-*-*-*-*-*-*-*-*-*-*-*

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	4,256,017.21	4,256,017.21CR
REPORTED ACTIVITY:	512,796.51	512,796.51CR
ENDING BALANCES:	4,768,813.72	4,768,813.72CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2024 / Sep-2025
FUND: Include: 701
TRANSACTION DATES: 2/01/2025 THRU 2/28/2025
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZZ
DEPARTMENT RANGE: - THRU -
ACTIVE FUNDS ONLY: NO
ACTIVE ACCOUNT ONLY: NO
INCLUDE RESTRICTED ACCOUNTS: NO
DIGIT SELECTION:

PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO
PRINT ENCUMBRANCES: NO
PRINT VENDOR NAME: NO
PRINT PROJECTS: NO
PRINT JOURNAL ENTRY NOTES: NO
PRINT MONTHLY TOTALS: YES
PRINT GRAND TOTALS: NO
PRINT: INVOICE #
PAGE BREAK BY: NONE

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2025

701-MDD

FINANCIAL SUMMARY % OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
Miscellaneous	127,020	12,092.18	63,264.56	0.00	63,755.44	49.81
TOTAL GENERAL REVENUE	1,102,020	441,734.21	874,493.71	0.00	227,526.29	79.35
TOTAL REVENUE	1,102,020	441,734.21	874,493.71	0.00	227,526.29	79.35
EXPENSE SUMMARY						
MDD						
Personnel	161,609	15,721.21	73,061.59	0.00	88,547.41	45.21
Materials & Supplies	7,000	360.99	659.78	0.00	6,340.22	9.43
Repairs & Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
Utilities	2,445	45.48	240.40	0.00	2,204.60	9.83
Contract Services	46,500	8,399.95	31,451.50	0.00	15,048.50	67.64
Fees & Other Services	70,305	808.87	50,588.27	0.00	19,716.73	71.96
Miscellaneous	151,500	981.62	4,076.66	0.00	147,423.34	2.69
Contingency/FB	317,400	1,450.00	7,250.00	0.00	310,150.00	2.28
TOTAL MDD	782,759	28,444.52	189,188.92	0.00	593,570.08	24.17
TOTAL EXPENSES	782,759	28,444.52	189,188.92	0.00	593,570.08	24.17
REVENUE OVER/(UNDER) EXPENSES	319,261	413,289.69	685,304.79	0.00	(366,043.79)	214.65

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2025

701-MDD

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
TOTAL Taxes	975,000	429,642.03	811,229.15	0.00	163,770.85	83.20
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	109,000	10,592.18	55,744.56	0.00	53,255.44	51.14
701-4000-09-4730 Property Rental Income	18,020	1,500.00	7,520.00	0.00	10,500.00	41.73
TOTAL Miscellaneous	127,020	12,092.18	63,264.56	0.00	63,755.44	49.81
Contingency/FB						
TOTAL REVENUE	1,102,020	441,734.21	874,493.71	0.00	227,526.29	79.35

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2025

701-MDD

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD						
Personnel						
701-5176-01-5101 Salaries	116,900	13,489.05	53,048.31	0.00	63,851.69	45.38
701-5176-01-5106 Longevity	50	0.00	50.00	0.00	0.00	100.00
701-5176-01-5107 TMRS Contribution	12,455	957.72	3,934.75	0.00	8,520.25	31.59
701-5176-01-5108 Payroll Tax Expense (me	1,696	126.54	689.13	0.00	1,006.87	40.63
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	6,700.95	0.00	5,177.05	56.41
701-5176-01-5110 Workmens Comp TML	230	0.00	118.96	0.00	111.04	51.72
701-5176-01-5621 Travel/training	18,400	75.00	8,519.49	0.00	9,880.51	46.30
TOTAL Personnel	161,609	15,721.21	73,061.59	0.00	88,547.41	45.21
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	9.99	242.78	0.00	1,757.22	12.14
701-5176-03-5060 Promotional Materials	5,000	351.00	417.00	0.00	4,583.00	8.34
TOTAL Materials & Supplies	7,000	360.99	659.78	0.00	6,340.22	9.43
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
TOTAL Repairs & Maintenance	26,000	676.40	21,860.72	0.00	4,139.28	84.08
Utilities						
701-5176-05-5616 Utilities - Electricity	1,850	0.00	0.00	0.00	1,850.00	0.00
701-5176-05-5618 Telephone	595	45.48	240.40	0.00	354.60	40.40
TOTAL Utilities	2,445	45.48	240.40	0.00	2,204.60	9.83
Contract Services						
701-5176-06-5620 Legal & Professional	35,000	4,399.95	12,777.75	0.00	22,222.25	36.51
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	8,500	0.00	5,000.00	0.00	3,500.00	58.82
701-5176-06-7863 Strategic Plan	0	4,000.00	13,673.75	0.00	(13,673.75)	0.00
TOTAL Contract Services	46,500	8,399.95	31,451.50	0.00	15,048.50	67.64
Fees & Other Services						
701-5176-07-5150 Printing	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-07-5190 Insurance - TML	930	0.00	751.14	0.00	178.86	80.77
701-5176-07-5260 Dues & Memberships	14,500	0.00	11,500.00	0.00	3,000.00	79.31
701-5176-07-5280 Copier Maintenance Cont	1,400	120.89	380.89	0.00	1,019.11	27.21
701-5176-07-5665 Technology/Promotional	23,000	187.98	35,055.24	0.00	(12,055.24)	152.41
701-5176-07-5667 Marketing and Advertisi	27,475	500.00	2,901.00	0.00	24,574.00	10.56
TOTAL Fees & Other Services	70,305	808.87	50,588.27	0.00	19,716.73	71.96
Miscellaneous						
701-5176-09-5131 Meetings Meals	1,500	37.17	276.00	0.00	1,224.00	18.40
701-5176-09-5630 Property Purchase	150,000	944.45	3,800.66	0.00	146,199.34	2.53
TOTAL Miscellaneous	151,500	981.62	4,076.66	0.00	147,423.34	2.69

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2025

701-MDD

% OF YEAR COMPLETED: 41.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	7,250.00	0.00	10,150.00	41.67
701-5176-99-5700 Grant Match	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contingency/FB	317,400	1,450.00	7,250.00	0.00	310,150.00	2.28
TOTAL MDD	782,759	28,444.52	189,188.92	0.00	593,570.08	24.17
TOTAL EXPENSES	782,759	28,444.52	189,188.92	0.00	593,570.08	24.17
REVENUE OVER/(UNDER) EXPENSES	319,261	413,289.69	685,304.79	0.00	(366,043.79)	214.65

Municipal Development District Board Meeting
Staff Report
April 8, 2025

Agenda Item
Discussion and guidance on financing options for loans to fund future projects.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
At the March 17, 2025, Aubrey MDD Special Meeting, the Aubrey MDD Board approved the goals of a Project Plan for future opportunistic projects in Aubrey and the ETJ. The plan will take an estimated $5 million to secure land and buildings in the City or ETJ. Staff will present options for potential loans to fund the Project Plan.

Financial Summary
Staff will present sample loan terms and recommend loan options for the board to consider and decide how to borrow the funds.

Staff Recommended Action

Staff Recommended Motion
The board may make a motion to direct staff to move forward with this process for loans.

This item can also be approved with conditions, tabled or denied.

Municipal Development District Board Meeting
Staff Report
April 8, 2025

Agenda Item
Consider and take action on amending the Fiscal Year 2024-25 Budget to balance revenue surplus and expense surplus for the MDD Budget; and providing and effective date of April 24, 2025.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The Aubrey MDD Budget adjustments are to amend the current 2024-25 Fiscal Year budget to cover the project expenses from 2023-24 that were completed in FY 2024-25 and adjust expense estimates for FY 2024-25. These projects include the MDD building mural; MDD/Economic Development Strategic Plan; Promotional and Technology (video and tech); Professional Services (legal and professional service fees); and Municipal Projects (Farmers Market Plan).

Financial Summary
The total adjustment for FY 2024-25 is $97,473.75 to cover project expenses from FY 2023-24 and adjusted expense estimates for FY 2024-25.

Staff Recommended Action

Staff Recommended Motion
The board may make a motion to approve the budget amendment as presented.

The board may also approve with conditions, table or deny the motion.

Municipal Development District Board Meeting
Staff Report
April 8, 2025

Agenda Item
March 2025 Staff Report and updates on upcoming events/activities, past events/activity, and project updates.

Staff Contact

Summary
Receive and update from the Executive Director on project statuses, video, building maintenance, upcoming events and trainings.

Financial Summary
N/A

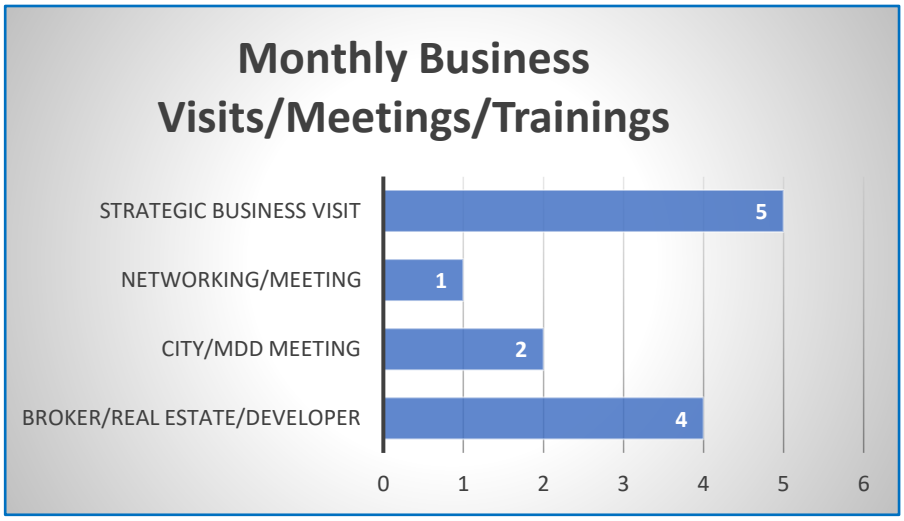
Staff Recommended Action

Staff Recommended Motion
N/A

MARCH 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



Commercial Property for Sale/Lease/Build-to-Suit:

Combined commercial land for sale/lease 60 +/- acres and combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

Real Estate & Maps – Aubrey Municipal Development District

Business Activity and Updates

- New Business - Honey Hive Salon opened March 3, 2025

Project Updates:

- Video: The final video draft was delivered in March.
- Site Selection GIS Map Page: staff continues to update properties and photos for the map to feature commercial sites available in Aubrey City Limits and ETJ.
- Strategic Plan: Executive Director presented the Aubrey MDD Strategic Plan goals and other program updates at the Point Bank Business Breakfast in Aubrey on March 6, 2025; board approved proposed project plan for future opportunistic projects at the March meeting.

Marketing:

- Website - Updates to pages and business directory as needed.
- Social Media/Facebook - Manage regular posts on activities, area business and local posts. March's highest performing post the Aubrey Florist post on March 25, 2025 with 5,345 Views; 2,623 Reach; 705 Engagement. Posts featured Aubrey businesses and other activites to support local business and events.
- Website Statistics: March '25 – 220 Visitors and 377 Views; Feb '25 - 227 Visitors and 390 Views; Jan '25. - 188 Visitors and 398 Views;
- Development/Commercial Real Estate - On-going meetings and recruitment and retention efforts.

Sales & Use-Tax Allocation:

- Payment received in March: $99,551.27
- Prior month received: $429,642.03 (Gross collections derived from audit payments - $323, 687.61)