

Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
September 16, 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 August 12, 2025, meeting.
2. Approve August 2025 Staff Report
3. Approve July 2025 Financial Report.

Motion to Recess into Executive Session.

****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:

4. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business Section 551.087 - Deliberation regarding Economic Development Negotiations. The Aubrey Municipal Development District may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the City and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- Highpointe Ranch

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.

New Business: New items requested for consideration.

5. Consider and take action regarding re-appointment of members to Place 6 and Place 7 to the board for a two-year term expiring September 30, 2027.
6. Consider and take action regarding the resignation of Director Blackburn, Place 2, and make a recommendation for an appointment to the Aubrey Municipal Development District Board, Place 2.
7. Consider and take action regarding an Aubrey Municipal Development District Board appointment, Place 5.
8. Consider and take action regarding electing a President, Vice President, and Secretary for a one-year term of office, expiring on September 30, 2026, and designating those individuals to sign for funds for banking and financial accounts.

9. Consider and take action regarding an administrative services agreement with the City of Aubrey.
10. Hold a Public Hearing, consider and take action for a Targeted Improvement Grant application for 705 Sherman Drive.

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:

11. Section 551.087 - Deliberation regarding Economic Development Negotiations. The Aubrey Municipal Development District may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the City and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:
 - Grant application for 705 Sherman Drive
12. b.) 551.074 Personnel Matters: to deliberate the appointment of public officers
 - Place 5 & 6

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
September 16, 2025**

Agenda Item

Approve minutes of the August 12, 2025, meeting.

Staff Contact

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

Summary

The minutes of the August 12, 2025, Aubrey Municipal Development District meeting are attached for review and consideration.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

This item can be approved in the Consent Agenda. The board may also approve with conditions, table or deny the motion.

Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
August 12, 2025
6:00 PM



Call to Order - Determine if a Quorum is Present:

President Drew called the work session to order at 6:00 p.m.

President - Holly Drew (Place 6)
Vice President – Tim Heitman (Place 7)
Secretary - Erin Bogar (Place 3)
Director Place 1 – Todd Davis
Director Place 2 – Brenda Blackburn
Director Place 4 – Brooks Stoy
Director Place 5 - Vacant

Others Present:

Staff Present: Christine Gossett, Executive Director MDD; Charles Kreidler, City Manager; Bailey Thompson, Marketing/Communications Coordinator – City of Aubrey

Guests Present: Jason Claunch and Chris Branham with Catalyst Commercial

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Work Session – 6 p.m.

Catalyst Commercial led work session with the board and discussed strategic plan metrics, timelines, and goals.

Adjourn

President Drew adjourned the work session at 7:25 p.m.

Regular Session –

President Drew called the regular session of the Aubrey Municipal Development District Board Meeting to order on August 12, 2025, at 7:20 p.m. and took roll to determine if a quorum was present.

President - Holly Drew (Place 6)
Vice President – Tim Heitman (Place 7)
Secretary - Erin Bogar (Place 3)
Director Place 1 – Todd Davis
Director Place 2 – Brenda Blackburn
Director Place 4 – Brooks Stoy
Director Place 5 - Vacant

Community Announcements:

- The Aubrey 380 Area Chamber of Commerce will have a luncheon on Wednesday, August 20th at 11:30 a.m.
- The Aubrey 380 Area Chamber of Commerce and MDD will host the Small Business Resource Fair – Lunch & Learn on September 17th from 11:30 am to 1:30 p.m. at the Aubrey Community Center.

Citizen Input:

N/A

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:

3. Approve minutes of July 8th, 2025, MDD Board Meeting and August 5th, 2025, Special Meeting.
4. Approve June 2025 Financial Report.

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

Director Blackburn seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Staff Report:

5. Brief Overview of July Staff Activity Report.

Executive Director gave a brief overview of the report highlights.

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.

There were no future agenda requests.

Motion to Recess into Executive Session.

N/A - There was no Executive Session.

*****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:

1. Section 551.072 – Real Property
 - a. - Hwy. 377 Commercial
 - b. - Downtown Development

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.

N/A – There was no Executive Session

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:28 p.m. Director Stoy motioned to adjourn at 7:28 p.m..

Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Meeting adjourned at 7:07 p.m.

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
September 16, 2025

Agenda Item

Approve August 2025 Staff Report

Staff Contact

Summary

The August Staff Activity Report is attached for the board's review.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

The staff report for August may be approved with the Consent Agenda. The board may also approve with conditions, table, or deny the motion.



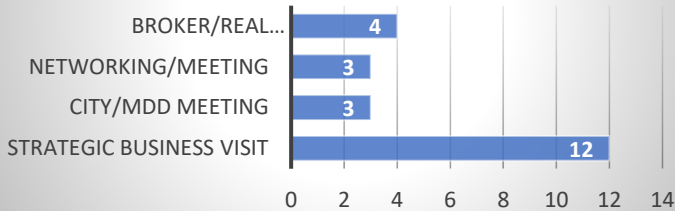
AUGUST 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



Montly Business Visits/Meetings/Trainings



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

August 11th's post was the highest performing and it featured Dos Mezclas

Combined commercial land for sale/lease 100 + 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

- No new openings/closings.

Project Updates:

- Landscaping/flowerbeds finished on southside of MDD building; more improvements set for September.
- Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ. Commercial property available in business corridors has increased by 15+ acres.
- Strategic Plan: Staff and board held work session in August to discuss priorities, metrics and timelines for the Strategic Plan goals.
- Closed on property purchase for the Development Project.

Marketing:

- Executive Director presented about Aubrey ED Goals at 2 events.
- Website - Preparation for redesign.
- Social Media/Facebook – On-going content management and posts on Aubrey MDD FB page. August 11th's post was the highest performing and it featured Dos Mezclas Restaurant and their TIP Grant award. The post generated 15,137 Views, 6,315 Reach, and 3,078 Engagements. Posts feature businesses, activities, events, and business education.
- Website Statistics: August '25 – 255 Visitors and 484 Views; July '25 – 198 Visitors and 342 Views; June '25 – 241 Visitors and 440 Views.
- Development/Commercial Real Estate: On-going calls and meetings.

Sales & Use-Tax Allocation:

- Payment received in Aug: \$95,814.34
(Gross collections derived from audit payments \$2,026.21.04)



Executive Director was guest speaker at South Asian Business Alliance (SABA) Catalyst and Aubrey 380 Chamber of Commerce membership events and presented Aubrey's economic development goals.



Highest performing post was on August 11th with 15,137 views. Post featured Aubrey's newest restaurant and Targeted Improvement Grant.



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Approve July 2025 Financial Report.

Staff Contact

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

Summary

The July 2025 Financials are attached for review and consideration.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

The financials may be approved with the Consent Agenda. The Board may also approve with conditions, table, or deny the motion.

8-29-2025 08:48 AM

CITY OF AUBREY
BALANCE SHEET
AS OF: JULY 31ST, 2025

PAGE: 1

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<u>ASSETS</u>			
=====			
701-11-000-00	MDD Cash	1,862,727.08	
701-11-000-84	Claim on Cash MDD	(80,561.67)	
701-11-000-90	Investment Account	1,689,250.20	
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)	
		<u>4,640,080.02</u>	
TOTAL ASSETS			4,640,080.02
			=====
<u>LIABILITIES</u>			
=====			
701-21-010-00	Accounts Payable Pooled	303.21	
701-21-021-10	Accrued Vacation	<u>792.00</u>	
	TOTAL LIABILITIES		<u>1,095.21</u>
<u>EQUITY</u>			
=====			
701-31-040-10	Fund Balance - MDD	<u>3,712,426.29</u>	
	TOTAL BEGINNING EQUITY	3,712,426.29	
TOTAL REVENUE		1,640,910.39	
TOTAL EXPENSES		<u>714,351.87</u>	
TOTAL REVENUE OVER/ (UNDER) EXPENSES		926,558.52	
TOTAL EQUITY & REV. OVER/ (UNDER) EXP.		<u>4,638,984.81</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.			4,640,080.02
			=====

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		1,764,499.61	
7/09/25	7/09	B25032	Deposit 000000	03262	Transfer cash from funds to PY	JE# 006681	536.45CR	1,763,963.16	
7/11/25	7/15	B25081	Deposit 000000	03275	MDD SALES TAX - JULY 2025	JE# 006697	92,633.89	1,856,597.05	
7/25/25	7/23	B25179	Deposit 000000	03292	Transfer cash from funds to PY	JE# 006714	536.45CR	1,856,060.60	
7/31/25	8/11	B25341	Interest000000	03327	INTEREST INCOME	JE# 006750	6,666.48	1,862,727.08	
=====				JULY ACTIVITY	DB: 99,300.37	CR: 1,072.90CR	98,227.47		
=====				ACCOUNT TOTAL	DB: 99,300.37	CR: 1,072.90CR			

11-000-50		Cash Bank Note 2025		B E G I N N I N G		B A L A N C E		0.00	
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11-000-84		Claim on Cash MDD		B E G I N N I N G		B A L A N C E		47,591.91CR	
7/01/25	7/07	B24988	MDD	03252	MDD ADMIN FEE	JE# 006668	1,450.00CR	49,041.91CR	
7/02/25	7/03	A48259	TRANSFER	08035	701-901 A/P REIMBURSEMEN		349.00CR	49,390.91CR	
7/03/25	6/12	A47890	TRANSFER	08000	701-901 A/P REIMBURSEMEN		6,827.09CR	56,218.00CR	
7/07/25	7/07	B25002	Deposit 000000	03254	MISC DEPOSIT	JE# 006670	1,500.00	54,718.00CR	
7/09/25	7/09	B25032	Deposit 000000	03262	Transfer cash from funds to PY	JE# 006681	536.45	54,181.55CR	
7/10/25	7/10	A48407	TRANSFER	08055	701-901 A/P REIMBURSEMEN		3,053.88CR	57,235.43CR	
7/11/25	7/08	P00614	TRANSFER	00307	PR 06/21/2025-07/04/2025		3,304.01CR	60,539.44CR	
7/11/25	7/09	B25033	Misc 000000	03258	Self Insurance	JE# 006676	536.45CR	61,075.89CR	
7/11/25	7/09	A48286	TRANSFER	08048	701-901 A/P REIMBURSEMEN		839.42CR	61,915.31CR	
7/17/25	7/17	A48567	TRANSFER	08077	701-901 A/P REIMBURSEMEN		11,813.89CR	73,729.20CR	
7/20/25	7/10	A48416	TRANSFER	08057	701-901 A/P REIMBURSEMEN		65.00CR	73,794.20CR	
7/22/25	7/16	A48445	TRANSFER	08073	701-901 A/P REIMBURSEMEN		93.84CR	73,888.04CR	
7/24/25	7/24	A48760	TRANSFER	08102	701-901 A/P REIMBURSEMEN		620.00CR	74,508.04CR	
7/25/25	7/22	P00616	TRANSFER	00308	PR 07/05/2025-07/18/2025		3,304.01CR	77,812.05CR	
7/25/25	7/23	B25179	Deposit 000000	03292	Transfer cash from funds to PY	JE# 006714	536.45	77,275.60CR	
7/25/25	7/23	B25180	Misc 000000	03290	Self Insurance	JE# 006712	536.45CR	77,812.05CR	
7/25/25	7/23	A48612	TRANSFER	08092	701-901 A/P REIMBURSEMEN		839.42CR	78,651.47CR	
7/25/25	7/23	A48622	TRANSFER	08096	701-901 A/P REIMBURSEMEN		1,787.20CR	80,438.67CR	
7/31/25	7/31	A48843	TRANSFER	08114	701-901 A/P REIMBURSEMEN		123.00CR	80,561.67CR	
=====				JULY ACTIVITY	DB: 2,572.90	CR: 35,542.66CR	32,969.76CR		
=====				ACCOUNT TOTAL	DB: 2,572.90	CR: 35,542.66CR			

11-000-90		Investment Account		B E G I N N I N G		B A L A N C E		1,682,947.27	
7/31/25	8/11	B25341	Interest000000	03327	INTEREST INCOME	JE# 006750	6,302.93	1,689,250.20	
=====				JULY ACTIVITY	DB: 6,302.93	CR: 0.00	6,302.93		
=====				ACCOUNT TOTAL	DB: 6,302.93	CR: 0.00			

FUND : 701-MDD

TRANSACTION DATE: 7/01/2025 THRU 7/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====
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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		556.99CR	
7/01/25	7/02	A48165	CHK: 015665	08019	INTEGRITY FACILITY SOLUT	0187	627246	349.00CR	905.99CR
7/01/25	7/10	A48300	CHK: 015719	08038	TML-IRP	0272	Q3 2025	349.64CR	1,255.63CR
7/01/25	7/24	A48697	CHK: 015771	08085	ARROW EXTERMINATION, INC	1368	JULY 2025	100.00CR	1,355.63CR
7/02/25	7/10	A48314	CHK: 015716	08038	TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 35	1,400.25CR	2,755.88CR
7/02/25	7/03	A48259	TRANSFER	08035	701-901 A/P REIMBURSEMEN			349.00	2,406.88CR
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011	6,827.09CR	9,233.97CR
7/03/25	7/10	A48337	CHK: 015698	08038	GRAHAMSON INC	1043	12164	260.00CR	9,493.97CR
7/03/25	7/17	A48471	CHK: 015758	08060	PILOT POINT POST-SIGNAL	0238	97784	342.50CR	9,836.47CR
7/03/25	6/12	A47890	TRANSFER	08000	701-901 A/P REIMBURSEMEN			6,827.09	3,009.38CR
7/07/25	7/10	A48333	CHK: 015698	08038	GRAHAMSON INC	1043	12160	260.00CR	3,269.38CR
7/09/25	7/10	A48357	CHK: 015693	08038	E. BROOKE ASSOCIATES, LL	1374	485	480.00CR	3,749.38CR
7/10/25	7/10	A48407	TRANSFER	08055	701-901 A/P REIMBURSEMEN			3,053.88	695.50CR
7/11/25	7/09	A48280	DFT: 002876	08048	Federal W/H Payable	0116	T1 202507081937	240.78CR	936.28CR
7/11/25	7/09	A48280	DFT: 002876	08048	Medicare Payable	0116	T4 202507081937	123.64CR	1,059.92CR
7/11/25	7/09	A48282	DFT: 002878	08048	457 Withholding	0554	ICM202507081937	475.00CR	1,534.92CR
7/11/25	7/23	A48613	DFT: 002906	08094	HSA Contributions	0117	HSA202507081937	100.00CR	1,634.92CR
7/11/25	7/23	A48615	DFT: 002907	08094	TMRS Payable	0273	TMR202507081937	793.60CR	2,428.52CR
7/11/25	7/24	A48683	CHK: 015785	08085	GRAHAMSON INC	1043	12192	260.00CR	2,688.52CR
7/11/25	7/09	A48286	TRANSFER	08048	701-901 A/P REIMBURSEMEN			839.42	1,849.10CR
7/15/25	7/17	A48511	CHK: 015728	08060	BBC CARWASH, LLC	1378	2025 GRANT	11,341.39CR	13,190.49CR
7/17/25	7/17	A48567	TRANSFER	08077	701-901 A/P REIMBURSEMEN			11,813.89	1,376.60CR

8-29-2025 8:50 AM

D E T A I L L I S T I N G

PAGE: 3

FUND : 701-MDD

TRANSACTION DATE: 7/01/2025 THRU 7/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
7/18/25	7/24	A48685	CHK: 015785	08085	GRAHAMSON INC	1043	12194		260.00CR	1,636.60CR
7/20/25	7/10	A48412	DFT: 002881	08057	INVOICE 39528690	0594	072025-1181993		65.00CR	1,701.60CR
7/20/25	7/10	A48416	TRANSFER	08057	701-901 A/P REIMBURSEMEN				65.00	1,636.60CR
7/22/25	7/16	A48441	DFT: 002890	08073	ATMOS ENERGY	0126	3064561863-2506		93.84CR	1,730.44CR
7/22/25	7/16	A48445	TRANSFER	08073	701-901 A/P REIMBURSEMEN				93.84	1,636.60CR
7/24/25	7/24	A48760	TRANSFER	08102	701-901 A/P REIMBURSEMEN				620.00	1,016.60CR
7/25/25	7/23	A48606	DFT: 002903	08092	Federal W/H Payable	0116	T1 202507221938		240.78CR	1,257.38CR
7/25/25	7/23	A48606	DFT: 002903	08092	Medicare Payable	0116	T4 202507221938		123.64CR	1,381.02CR
7/25/25	7/23	A48608	DFT: 002905	08092	457 Withholding	0554	ICM202507221938		475.00CR	1,856.02CR
7/25/25	7/23	A48614	DFT: 002906	08094	HSA Contributions	0117	HSA202507221938		100.00CR	1,956.02CR
7/25/25	7/23	A48616	DFT: 002907	08094	TMR5 Payable	0273	TMR202507221938		793.60CR	2,749.62CR
7/25/25	7/23	A48612	TRANSFER	08092	701-901 A/P REIMBURSEMEN				839.42	1,910.20CR
7/25/25	7/23	A48622	TRANSFER	08096	701-901 A/P REIMBURSEMEN				1,787.20	123.00CR
7/31/25	8/14	A49052	CHK: 015923	08140	VERIZON WIRELESS	0277	6119948372		43.21CR	166.21CR
7/31/25	8/28	A49362	CHK: 016003	08182	GRAHAMSON INC	1043	12280		260.00CR	426.21CR
7/31/25	7/31	A48843	TRANSFER	08114	701-901 A/P REIMBURSEMEN				123.00	303.21CR
			=====		JULY ACTIVITY	DB:	26,411.74	CR:	26,157.96CR	253.78
			=====		ACCOUNT TOTAL	DB:	26,411.74	CR:	26,157.96CR	

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

7/11/25	7/08	P00614	FEDWH	00307	PR 06/21/2025-07/04/2025				240.78CR	240.78CR
7/11/25	7/08	P00614	MEDIC	00307	PR 06/21/2025-07/04/2025				61.82CR	302.60CR
7/11/25	7/09	A48280	DFT: 002876	08048	Federal W/H Payable	0116	T1 202507081937		240.78	61.82CR
7/11/25	7/09	A48280	DFT: 002876	08048	Medicare Payable	0116	T4 202507081937		61.82	0.00
7/25/25	7/22	P00616	FEDWH	00308	PR 07/05/2025-07/18/2025				240.78CR	240.78CR
7/25/25	7/22	P00616	MEDIC	00308	PR 07/05/2025-07/18/2025				61.82CR	302.60CR
7/25/25	7/23	A48606	DFT: 002903	08092	Federal W/H Payable	0116	T1 202507221938		240.78	61.82CR
7/25/25	7/23	A48606	DFT: 002903	08092	Medicare Payable	0116	T4 202507221938		61.82	0.00
			=====		JULY ACTIVITY	DB:	605.20	CR:	605.20CR	0.00
			=====		ACCOUNT TOTAL	DB:	605.20	CR:	605.20CR	

21-021-08 MDD HSA Bank
B E G I N N I N G B A L A N C E 0.00

7/11/25	7/08	P00614	HSA	00307	PR 06/21/2025-07/04/2025				100.00CR	100.00CR
7/11/25	7/23	A48613	DFT: 002906	08094	HSA Contributions	0117	HSA202507081937		100.00	0.00
7/25/25	7/22	P00616	HSA	00308	PR 07/05/2025-07/18/2025				100.00CR	100.00CR
7/25/25	7/23	A48614	DFT: 002906	08094	HSA Contributions	0117	HSA202507221938		100.00	0.00
			=====		JULY ACTIVITY	DB:	200.00	CR:	200.00CR	0.00
			=====		ACCOUNT TOTAL	DB:	200.00	CR:	200.00CR	

8-29-2025 8:50 AM			D E T A I L L I S T I N G				PAGE: 4	
FUND : 701-MDD			TRANSACTION DATE: 7/01/2025 THRU 7/31/2025					
DEPT : N/A			ACCOUNTS: ALL					
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE =====AMOUNT=====

21-021-09			Deferred Comp - 457					
			B E G I N N I N G		B A L A N C E			0.00
7/11/25	7/08	P00614	ICMA	00307	PR 06/21/2025-07/04/2025			475.00CR 475.00CR
7/11/25	7/09	A48282	DFT: 002878	08048	457 Withholding	0554	ICM202507081937	475.00 0.00
7/25/25	7/22	P00616	ICMA	00308	PR 07/05/2025-07/18/2025			475.00CR 475.00CR
7/25/25	7/23	A48608	DFT: 002905	08092	457 Withholding	0554	ICM202507221938	475.00 0.00
			=====	JULY ACTIVITY	DB:	950.00	CR: 950.00CR	0.00
			=====	ACCOUNT TOTAL	DB:	950.00	CR: 950.00CR	

21-021-10			Accrued Vacation					
			B E G I N N I N G		B A L A N C E			792.00CR

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
7/11/25	7/08	P00614	TMR	00307	PR 06/21/2025-07/04/2025			314.74CR 314.74CR
7/11/25	7/23	A48615	DFT: 002907	08094	TMRS Payable	0273	TMR202507081937	314.74 0.00
7/25/25	7/22	P00616	TMR	00308	PR 07/05/2025-07/18/2025			314.74CR 314.74CR
7/25/25	7/23	A48616	DFT: 002907	08094	TMRS Payable	0273	TMR202507221938	314.74 0.00
			=====	JULY ACTIVITY	DB:	629.48	CR: 629.48CR	0.00
			=====	ACCOUNT TOTAL	DB:	629.48	CR: 629.48CR	

21-029-10			Bank Note Payable 2025					
			B E G I N N I N G		B A L A N C E			0.00

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

8-29-2025 8:50 AM		D E T A I L L I S T I N G		PAGE: 5			
FUND : 701-MDD		TRANSACTION DATE: 7/01/2025 THRU 7/31/2025					
DEPT : N/A		ACCOUNTS: ALL					
POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND INV/JE #	NOTE =====AMOUNT=====	=====BALANCE=====

31-040-10			Fund Balance - MDD				
			B E G I N N I N G	B A L A N C E			3,712,426.29CR

4000-02-4130			Sales Taxes				
			B E G I N N I N G	B A L A N C E			1,413,127.85CR
7/11/25	7/15	B25081	Deposit 000000	03275 MDD SALES TAX - JULY 2025	JE# 006697	92,633.89CR	1,505,761.74CR
			=====	JULY ACTIVITY DB: 0.00	CR: 92,633.89CR	92,633.89CR	
			=====	ACCOUNT TOTAL DB: 0.00	CR: 92,633.89CR		

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			107,159.24CR
7/31/25	8/11	B25341	Interest000000	03327 INTEREST INCOME	JE# 006750	6,666.48CR	113,825.72CR
7/31/25	8/11	B25341	Interest000000	03327 INTEREST INCOME	JE# 006750	6,302.93CR	120,128.65CR
			=====	JULY ACTIVITY DB: 0.00	CR: 12,969.41CR	12,969.41CR	
			=====	ACCOUNT TOTAL DB: 0.00	CR: 12,969.41CR		

4000-09-4501			Interest Income Bank Note 2025				
			B E G I N N I N G	B A L A N C E			0.00

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			13,520.00CR
7/07/25	7/07	B25002	92430	03254 DRIVEN DISTR - AUTO PARTS RENT	JE# 006670	1,500.00CR	15,020.00CR
			=====	JULY 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

5176-01-5101	Salaries								
				B E G I N N I N G		B A L A N C E			89,019.11
7/11/25	7/08	P00614	PYEXP	00307	PR	06/21/2025-07/04/2025		4,496.35	93,515.46
7/25/25	7/22	P00616	PYEXP	00308	PR	07/05/2025-07/18/2025		4,496.35	98,011.81
			=====	JULY ACTIVITY	DB:	8,992.70	CR:	0.00	8,992.70
			=====	ACCOUNT TOTAL	DB:	8,992.70	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

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			8,244.49
7/11/25	7/23	A48615	DFT: 002907	08094	TMRS Payable	0273	TMR202507081937	478.86	8,723.35
7/25/25	7/23	A48616	DFT: 002907	08094	TMRS Payable	0273	TMR202507221938	478.86	9,202.21
			=====	JULY 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			1,245.51
7/11/25	7/09	A48280	DFT: 002876	08048	Medicare Payable	0116	T4 202507081937	61.82	1,307.33
7/25/25	7/23	A48606	DFT: 002903	08092	Medicare Payable	0116	T4 202507221938	61.82	1,369.15
			=====	JULY ACTIVITY	DB:	123.64	CR:	0.00	123.64
			=====	ACCOUNT TOTAL	DB:	123.64	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			13,029.00
7/11/25	7/09	B25033	Self Ins	03258	Self Insurance		JE# 006676	536.45	13,565.45
7/25/25	7/23	B25180	Self Ins	03290	Self Insurance		JE# 006712	536.45	14,101.90
			=====	JULY ACTIVITY	DB:	1,072.90	CR:	0.00	1,072.90
			=====	ACCOUNT TOTAL	DB:	1,072.90	CR:	0.00	

8-29-2025 8:50 AM		D E T A I L L I S T I N G		PAGE: 7								
FUND : 701-MDD		TRANSACTION DATE: 7/01/2025 THRU 7/31/2025										
DEPT : 5176 MDD		ACCOUNTS: ALL										
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====

5176-01-5110		Workmens Comp TML										
		B E G I N N I N G		B A L A N C E								206.45
7/01/25	7/10	A48300	CHK: 015719	08038	TML-IRP	0272	Q3 2025			43.75		250.20
			=====	JULY ACTIVITY	DB:	43.75	CR:	0.00		43.75		
			=====	ACCOUNT TOTAL	DB:	43.75	CR:	0.00				

5176-01-5621		Travel/training										
		B E G I N N I N G		B A L A N C E								12,279.86
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011			2,452.00		14,731.86
			=====	JULY ACTIVITY	DB:	2,452.00	CR:	0.00		2,452.00		
			=====	ACCOUNT TOTAL	DB:	2,452.00	CR:	0.00				

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								409.86
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011			32.25		442.11
			=====	JULY ACTIVITY	DB:	32.25	CR:	0.00		32.25		
			=====	ACCOUNT TOTAL	DB:	32.25	CR:	0.00				

5176-03-5060		Promotional Materials										
		B E G I N N I N G		B A L A N C E								1,871.38

5176-04-5120		Building Maintenance										
		B E G I N N I N G		B A L A N C E								25,822.54
7/01/25	7/02	A48165	CHK: 015665	08019	MDD	0187	627246			349.00		26,171.54
7/01/25	7/24	A48697	CHK: 015771	08085	ARROW EXTERMINATION, INC	1368	JULY 2025			100.00		26,271.54
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011			493.47		26,765.01
7/03/25	7/10	A48337	CHK: 015698	08038	GRAHAMSON INC	1043	12164			260.00		27,025.01
7/07/25	7/10	A48333	CHK: 015698	08038	GRAHAMSON INC	1043	12160			260.00		27,285.01
7/09/25	7/10	A48357	CHK: 015693	08038	E. BROOKE ASSOCIATES, LL	1374	485			480.00		27,765.01
7/11/25	7/24	A48683	CHK: 015785	08085	GRAHAMSON INC	1043	12192			260.00		28,025.01
7/18/25	7/24	A48685	CHK: 015785	08085	GRAHAMSON INC	1043	12194			260.00		28,285.01
7/31/25	8/28	A49362	CHK: 016003	08182	GRAHAMSON INC	1043	12280			260.00		28,545.01
			=====	JULY ACTIVITY	DB:	2,722.47	CR:	0.00		2,722.47		
			=====	ACCOUNT TOTAL	DB:	2,722.47	CR:	0.00				

8-29-2025 8:50 AM		D E T A I L L I S T I N G		PAGE: 8								
FUND : 701-MDD		TRANSACTION DATE: 7/01/2025 THRU 7/31/2025										
DEPT : 5176 MDD		ACCOUNTS: ALL										
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====

5176-05-5616	Utilities - Electricity											
	B E G I N N I N G		B A L A N C E								758.35	
7/22/25	7/16	A48441	DFT: 002890	08073	ATMOS ENERGY	0126	3064561863-2506			93.84		852.19
			=====	JULY ACTIVITY	DB:	93.84	CR:	0.00		93.84		
			=====	ACCOUNT TOTAL	DB:	93.84	CR:	0.00				

5176-05-5618	Telephone											
	B E G I N N I N G		B A L A N C E								409.84	
7/31/25	8/14	A49052	CHK: 015923	08140	VERIZON WIRELESS	0277	6119948372			43.21		453.05
			=====	JULY ACTIVITY	DB:	43.21	CR:	0.00		43.21		
			=====	ACCOUNT TOTAL	DB:	43.21	CR:	0.00				

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								24,356.20	
7/02/25	7/10	A48314	CHK: 015716	08038	TAYLOR, OLSON, ADKINS, S 0775	STATEMENT NO. 35				1,400.25		25,756.45
			=====	JULY ACTIVITY	DB:	1,400.25	CR:	0.00		1,400.25		
			=====	ACCOUNT TOTAL	DB:	1,400.25	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	

8-29-2025 8:50 AM		D E T A I L L I S T I N G		PAGE: 9								
FUND : 701-MDD		TRANSACTION DATE: 7/01/2025 THRU 7/31/2025										
DEPT : 5176 MDD		ACCOUNTS: ALL										
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====

5176-06-5765	Thoroughfare Plan		Traffic 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											
	B E G I N N I N G		B A L A N C E								13,673.75	

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								777.03	

7/01/25	7/10	A48300	CHK: 015719	08038 TML-IRP	0272	Q3 2025				305.89	1,082.92
			=====	JULY ACTIVITY	DB:	305.89	CR:	0.00		305.89	
			=====	ACCOUNT TOTAL	DB:	305.89	CR:	0.00			

5176-07-5260	Dues & Memberships											
	B E G I N N I N G		B A L A N C E								13,017.00	

7/03/25	6/12	A47884	DFT: 002858	08000 CITI BANK 2505	1285	3654385011				678.50	13,695.50
			=====	JULY ACTIVITY	DB:	678.50	CR:	0.00		678.50	
			=====	ACCOUNT TOTAL	DB:	678.50	CR:	0.00			

5176-07-5280	Copier Maintenance Contract											
	B E G I N N I N G		B A L A N C E								685.95	

7/20/25	7/10	A48412	DFT: 002881	08057 UBEO - COPIERS/PRINTERS	0594	072025-1181993				65.00	750.95
			=====	JULY ACTIVITY	DB:	65.00	CR:	0.00		65.00	
			=====	ACCOUNT TOTAL	DB:	65.00	CR:	0.00			

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FUND : 701-MDD		TRANSACTION DATE: 7/01/2025 THRU 7/31/2025										
DEPT : 5176 MDD		ACCOUNTS: ALL										
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====

5176-07-5665		Technology/Promotional Video										
		B E G I N N I N G B A L A N C E										
												39,166.96
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011			40.97		39,207.93
			=====	JULY ACTIVITY	DB:	40.97	CR:	0.00		40.97		
			=====	ACCOUNT TOTAL	DB:	40.97	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										
												7,574.11
7/03/25	6/12	A47884	DFT: 002858	08000	CITI BANK 2505	1285	3654385011			3,129.90		10,704.01
7/03/25	7/17	A48471	CHK: 015758	08060	PILOT POINT POST-SIGNAL 0238	97784				342.50		11,046.51
			=====	JULY ACTIVITY	DB:	3,472.40	CR:	0.00		3,472.40		
			=====	ACCOUNT TOTAL	DB:	3,472.40	CR:	0.00				

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										
		B E G I N N I N G B A L A N C E										
												450.14

5176-09-5133		Marketing & Promotions										
		B E G I N N I N G B A L A N C E										
												0.00

5176-09-5134		Feasibility Studies										
		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										
												352,965.46

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	
5176-98-5801		Principal Bank Note 2025		B E G I N N I N G		B A L A N C E		0.00	
5176-98-5802		Interest Bank Note 2025		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		13,050.00	
7/01/25	7/07	B24988	MDD	03252 MDD ADMIN FEE	JE# 006668	1,450.00	14,500.00		
			=====	JULY ACTIVITY	DB:	1,450.00	CR:	0.00	1,450.00
			=====	ACCOUNT TOTAL	DB:	1,450.00	CR:	0.00	
5176-99-5700		Grant Match		B E G I N N I N G		B A L A N C E		30,000.00	
7/15/25	7/17	A48511	CHK: 015728	08060 BBC CARWASH, LLC	1378	2025 GRANT	11,341.39	41,341.39	
			=====	JULY ACTIVITY	DB:	11,341.39	CR:	0.00	11,341.39
			=====	ACCOUNT TOTAL	DB:	11,341.39	CR:	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		25,000.00	

8-29-2025 8:50 AM
FUND : 701-MDD
DEPT : 5176 MDD

DETAIL LISTING
TRANSACTION DATE: 7/01/2025 THRU 7/31/2025
ACCOUNTS: ALL

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POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
5176-99-9900			Depreciation							
			BEGINNING		BALANCE					0.00

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

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	5,351,277.28	5,351,277.28CR
REPORTED ACTIVITY:	172,261.50	172,261.50CR
ENDING BALANCES:	5,523,538.78	5,523,538.78CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2024 / Sep-2025
FUND: Include: 701
TRANSACTION DATES: 7/01/2025 THRU 7/31/2025
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZ
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 ***

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

701-MDD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 83.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
<u>GENERAL REVENUE</u>						
Taxes	975,000	92,633.89	1,505,761.74	0.00 (	530,761.74)	154.44
Miscellaneous	127,020	14,469.41	135,148.65	0.00 (	8,128.65)	106.40
TOTAL GENERAL REVENUE	<u>1,102,020</u>	<u>107,103.30</u>	<u>1,640,910.39</u>	<u>0.00 (</u>	<u>538,890.39)</u>	<u>148.90</u>
TOTAL REVENUE	1,102,020	107,103.30	1,640,910.39	0.00 (	538,890.39)	148.90
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>MDD</u>						
Personnel	161,609	13,642.71	137,717.13	0.00	23,891.87	85.22
Materials & Supplies	7,000	32.25	2,313.49	0.00	4,686.51	33.05
Repairs & Maintenance	41,000	2,722.47	28,545.01	0.00	12,454.99	69.62
Utilities	2,445	137.05	1,305.24	0.00	1,139.76	53.38
Contract Services	88,174	1,400.25	44,430.20	0.00	43,743.80	50.39
Fees & Other Services	86,105	4,562.76	65,783.81	0.00	20,321.19	76.40
Miscellaneous	501,500	0.00	353,415.60	0.00	148,084.40	70.47
Contingency/FB	342,400	12,791.39	80,841.39	0.00	261,558.61	23.61
TOTAL MDD	<u>1,230,233</u>	<u>35,288.88</u>	<u>714,351.87</u>	<u>0.00</u>	<u>515,881.13</u>	<u>58.07</u>
TOTAL EXPENSES	1,230,233	35,288.88	714,351.87	0.00	515,881.13	58.07
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	(128,213)	71,814.42	926,558.52	0.00 (	1,054,771.52)	722.67-

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

701-MDD

% OF YEAR COMPLETED: 83.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Taxes</u>						
701-4000-02-4130 Sales Taxes	975,000	92,633.89	1,505,761.74	0.00 (	530,761.74)	154.44
TOTAL Taxes	975,000	92,633.89	1,505,761.74	0.00 (	530,761.74)	154.44
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	109,000	12,969.41	120,128.65	0.00 (	11,128.65)	110.21
701-4000-09-4730 Property Rental Income	18,020	1,500.00	15,020.00	0.00	3,000.00	83.35
TOTAL Miscellaneous	127,020	14,469.41	135,148.65	0.00 (	8,128.65)	106.40
<u>Contingency/FB</u>						
TOTAL REVENUE	1,102,020	107,103.30	1,640,910.39	0.00 (	538,890.39)	148.90

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

701-MDD

% OF YEAR COMPLETED: 83.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD ===						
<u>Personnel</u>						
701-5176-01-5101 Salaries	116,900	8,992.70	98,011.81	0.00	18,888.19	83.84
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	9,202.21	0.00	3,252.79	73.88
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	1,369.15	0.00	326.85	80.73
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	14,101.90	0.00 (	2,223.90)	118.72
701-5176-01-5110 Workmens Comp TML	230	43.75	250.20	0.00 (	20.20)	108.78
701-5176-01-5621 Travel/training	18,400	2,452.00	14,731.86	0.00	3,668.14	80.06
TOTAL Personnel	161,609	13,642.71	137,717.13	0.00	23,891.87	85.22
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	2,000	32.25	442.11	0.00	1,557.89	22.11
701-5176-03-5060 Promotional Materials	5,000	0.00	1,871.38	0.00	3,128.62	37.43
TOTAL Materials & Supplies	7,000	32.25	2,313.49	0.00	4,686.51	33.05
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	41,000	2,722.47	28,545.01	0.00	12,454.99	69.62
TOTAL Repairs & Maintenance	41,000	2,722.47	28,545.01	0.00	12,454.99	69.62
<u>Utilities</u>						
701-5176-05-5616 Utilities - Electricity	1,850	93.84	852.19	0.00	997.81	46.06
701-5176-05-5618 Telephone	595	43.21	453.05	0.00	141.95	76.14
TOTAL Utilities	2,445	137.05	1,305.24	0.00	1,139.76	53.38
<u>Contract Services</u>						
701-5176-06-5620 Legal & Professional	63,000	1,400.25	25,756.45	0.00	37,243.55	40.88
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	13,674	0.00	13,673.75	0.00	0.25	100.00
TOTAL Contract Services	88,174	1,400.25	44,430.20	0.00	43,743.80	50.39
<u>Fees & Other Services</u>						
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	305.89	1,082.92	0.00 (	152.92)	116.44
701-5176-07-5260 Dues & Memberships	14,500	678.50	13,695.50	0.00	804.50	94.45
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	750.95	0.00	649.05	53.64
701-5176-07-5665 Technology/Promotional	38,800	40.97	39,207.93	0.00 (	407.93)	101.05
701-5176-07-5667 Marketing and Advertisi	27,475	3,472.40	11,046.51	0.00	16,428.49	40.21
TOTAL Fees & Other Services	86,105	4,562.76	65,783.81	0.00	20,321.19	76.40
<u>Miscellaneous</u>						
701-5176-09-5131 Meetings	1,500	0.00	450.14	0.00	1,049.86	30.01
701-5176-09-5630 Property Purchase	500,000	0.00	352,965.46	0.00	147,034.54	70.59
TOTAL Miscellaneous	501,500	0.00	353,415.60	0.00	148,084.40	70.47

CITY OF AUBREY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

701-MDD

% OF YEAR COMPLETED: 83.33

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>Debt Service</u>						
<u>Contingency/FB</u>						
701-5176-99-4091 Administrative fee	17,400	1,450.00	14,500.00	0.00	2,900.00	83.33
701-5176-99-5700 Grant Match	150,000	11,341.39	41,341.39	0.00	108,658.61	27.56
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-99-5800 Municipal Projects	25,000	0.00	25,000.00	0.00	0.00	100.00
TOTAL Contingency/FB	342,400	12,791.39	80,841.39	0.00	261,558.61	23.61
 TOTAL MDD	 1,230,233	 35,288.88	 714,351.87	 0.00	 515,881.13	 58.07
 TOTAL EXPENSES	 1,230,233	 35,288.88	 714,351.87	 0.00	 515,881.13	 58.07
 REVENUE OVER/ (UNDER) EXPENSES	 (128,213)	 71,814.42	 926,558.52	 0.00	 (1,054,771.52)	 722.67-



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Consider and take action regarding re-appointment of members to Place 6 and Place 7 to the board for a two-year term expiring September 30, 2027.

Staff Contact

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

Summary

The Aubrey Municipal Development District Board members in Places 6 and 7 have terms expiring September 30, 2025. Directors Holly Drew, Place 6, and Tim Heitman, Place 7, submitted applications and would like to continue to serve on the Board another term. Both seats each carry a two-year term expiring September 30, 2027. The recommendations will go to the September 25, 2025, City Council meeting for final approval.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

The Board may choose to approve the re-appointments. The Board may also approve with conditions, deny, or table this item.



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Consider and take action regarding the resignation of Director Blackburn, Place 2, and make a recommendation for an appointment to the Aubrey Municipal Development District Board, Place 2.

Staff Contact

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

Summary

The Aubrey Municipal Development District Board Place 2 is open upon the resignation of Director Blackburn effective 9/30/2025. This seat carries a two-year term and would expire September 30, 2026. Applications have been received. The board can vote for a candidate to fill the seat and the recommendation will go to the City Council for approval at the September 25, 2025 City Council Meeting.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

The Board may choose to approve the resignation and make a recommendation for Place 2. The Board may also approve with conditions, deny, or table this item.



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Consider and take action regarding an Aubrey Municipal Development District Board appointment, Place 5.

Staff Contact

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

Summary

The Aubrey Municipal Development District Board Place 5 is open due to the resignation of Director Browning in May. This seat carries a term of two-year and would expire September 30, 2027. Applications have been received. The board can vote for a candidate and the recommendation will go to the City Council for approval at the September 25, 2025, City Council Meeting.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

The Board may choose to approve the recommendation for Place 5. The Board may also approve with conditions, deny, or table this item.



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Consider and take action regarding electing a President, Vice President, and Secretary for a one-year term of office, expiring on September 30, 2026, and designating those individuals to sign for funds for banking and financial accounts.

Staff Contact

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

Summary

The Aubrey MDD Board selects board officers each year. At this meeting, the board will make nominations for the one-year officer terms of President, Vice President and Secretary expiring on September 30, 2026. The Board may nominate from the floor during the election process for any officer position.

Staff recommends the Board accept nominations from the Board for each position and vote for each of the following officers to each serve a one-year term expiring September 30, 2026:

President
Vice President
Secretary

Staff recommends the elected officers be designated and approved by the Board to sign for funds from the banking and financial accounts.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

A motion may be made for the approval of each Board officer selected and for each officer to be designated and approved by the Board to sign for funds from the banking and financial accounts.

This Board may also approve with conditions, deny, or table this item.



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Consider and take action regarding an administrative services agreement with the City of Aubrey.

Staff Contact

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

Summary

This is an agreement the Aubrey Municipal Development District entered into requiring the City of Aubrey to provide administrative services, financial administration and City personnel to assist with on-site meeting livestreaming and production. The term of this Agreement shall begin on the Effective Date and shall automatically renew each year unless terminated by either Party.

Financial Summary

If approved, the Aubrey Municipal Development District would pay the City of Aubrey \$15,000, in monthly increments of \$1,450, due on the first day of each month.

Staff Recommended Action

Staff Recommended Motion

The board can make a motion to approve the Administrative Services Agreement as presented. The Board may also approve with conditions, deny or table the item.

THE STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF AUBREY §

INTERLOCAL AGREEMENT

This Interlocal Agreement (this "Agreement") is made this ____ day of September, 2025 ("Effective Date"), in Aubrey, Texas, between the CITY OF AUBREY, Texas hereinafter referred to as "CITY," a home-rule municipality, and the AUBREY MUNICIPAL DEVELOPMENT DISTRICT, hereinafter referred to as "AMDD," a Texas municipal development district having a principal place of business at 107 South Main Street, Aubrey, Texas 76227. The CITY and the AMDD may be referred to individually as a "Party" or collectively as the "Parties."

The Parties agree that, pursuant to Section 791.001, et seq. of the Texas Government Code, CITY will serve as an independent service contractor for AMDD, whereby CITY will provide certain services to AMDD, including but not limited to, the recordation of AMDD Board of Directors meetings and minutes for same, the posting of meeting agendas/notices, the issuance of notices where required, the maintenance of the general records and Minute Book of the AMDD, the recordation of AMDD financial affairs, the preparation of financial records of same, the issuance of financial reports where required, and the maintenance of the financial records and ledgers of AMDD and service as an "administrator" for AMDD (e.g., providing publicity for or marketing the district, processing inquiries and applications for funds, seeking funds from various sources and providing a liaison between AMDD and the public).

AMDD, in seeking to enhance development projects in and for the CITY, will receive from CITY, as an independent service contractor, certain services, such that CITY will act and operate to attempt to enhance development projects in and near the CITY, by and through various forms of assistance in providing for economic development in and for the CITY and the utilization of marketing, management, financial, and other techniques to achieve said goals.

In consideration of the performance of this Agreement by CITY providing said services, AMDD shall pay to CITY fifteen thousand dollars (\$15,000.00) for financial administrative services and two thousand and four hundred dollars (\$2,400.00) for CITY personnel to assist on-site with MDD meetings for live-streaming and meeting production, which shall be paid in monthly increments of one thousand and four hundred and fifty dollars (\$1,450.00), due on the first day of each month of this Agreement. Any Party paying for the performance of governmental functions or services under this Agreement must make those payments from current revenues available to the paying Party.

The term of this Agreement shall begin on the Effective Date and shall automatically renew each year unless terminated by either Party. The Parties may terminate this Agreement, with or without cause, by giving the other Party thirty (30) days' written notice of the termination. Modifications or termination of this Agreement will be made only upon written agreement between the Parties.

This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement and their respective heirs, legal representatives, successors, and assigns, as appropriate; however, there are no third-party beneficiaries to this Agreement.

Any notice to any Party shall be in writing and sent by certified or registered mail, fax, courier, or hand-delivery, addressed to that Party, at that Party's address, as set forth above or such other address as may be designated.

Any such notice shall be deemed to have been given as of the date that the notice is deposited in the United States Mail, postage prepaid, or sent by fax, courier, or hand-delivery.

The Parties to this Agreement warrant and represent that (1) the signatories below are authorized to act on behalf of the respective Party to this instrument, (2) the signatories have been authorized to execute this instrument by the said Parties in accordance with the requisite corporate formalities of each such Party, (3) the execution of this instrument by the said signatories constitutes the binding act of each such Party to this instrument, and (4) the execution of this instrument and the adoption of same by each Party is authorized by law.

The Parties hereby agree that neither Party may assign, convey, or transfer its interests, rights, and/or duties under this Agreement without the prior written consent of the other Party.

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any action brought to interpret or enforce the terms of this Agreement shall lie in Denton County, Texas.

If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force, if the essential terms and conditions of this Agreement for each Party remain valid, binding, and enforceable.

Each Party hereto reserves and does not waive any immunity or defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise out of the result of any circumstances arising under this Agreement. Neither Party waives, modifies, or alters, to any extent whatsoever, the availability of the defenses of governmental immunity under the laws of the State of Texas.

No provision in this Agreement shall be construed to create an employer-employee relationship between the Parties. The Parties shall be considered independent contractors.

The Parties will act, at all times, in compliance with all applicable laws.

EFFECTIVE on this ____ day of September, 2025 at Aubrey, Texas

AUBREY MUNICIPAL DEVELOPMENT DISTRICT

AMDD Holly Drew, President

ATTEST:

Christine Gossett, AMDD Executive Director

CITY OF AUBREY

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary



Municipal Development District Board Meeting
Staff Report
September 16, 2025

Agenda Item

Hold a Public Hearing, consider and take action for a Targeted Improvement Grant application for 705 Sherman Drive.

Staff Contact

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

Summary

This grant application is for the demolition of structures located on the property and will assist in removing buildings, solid waste, and disposal of waste from the site. The property owners recently purchased these lots for future commercial development.

Financial Summary

The amount requested is \$18,750.00, which is 50 percent of the demolition project cost.

Staff Recommended Action

Staff Recommended Motion

The board may approve the grant request and maximum match amount requested. The Board may also approve with conditions, table or deny the grant.