

Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
October 21, 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 September 16, 2025 meeting.
2. Approve August 2025 Financial Report.
3. Approve the September 2025 Staff Activity Report

New Business: New items requested for consideration.

4. Receive an update from the City Manager on Aubrey growth and development.

*****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:

5. Section 551.087 Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the City has received from a business. 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:
 - Development Project
6. 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.
 - Hwy. 377 Commercial
 - Downtown Development
 - ETJ Commercial

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.

New Business: New items requested for consideration.

7. Consider and take action on a Professional Services Agreement with Parkhill for a building assessment of the Development Project not to exceed \$23,000.
8. Presentation by staff and discussion with the Board on Aubrey MDD Work Plan for 2025-26 Fiscal Year.

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.

-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
October 21, 2025

Agenda Item

Approve minutes of the September 16, 2025 meeting.

Staff Contact

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

Summary

The minutes for the September 16, 2025, Aubrey Municipal Development District meeting are attached for review and consideration.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

The minutes can be approved in the Consent Agenda. The Board may also approve with conditions, deny, or table this item.

Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
September 16, 2025
6:00 PM



Call to Order - Determine if a Quorum is Present:

President Drew called the meeting 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

Staff Present: Christine Gossett, Executive Director MDD; Bailey Thompson, Communications & Marketing City of Aubrey; Anabelle Ackling, TOASE

Guests Present: Tammy De Wit; Amy Cramer; Jamie Osmanovik

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Community Announcements:

Before announcements, President Drew recognized and thanked Brenda Blackburn for her service on the MDD Board. Director Blackburn left meeting after recognition at 6:05 p.m.

President Drew announced the following:

- The Aubrey MDD's Business Resource Fair – Lunch and Learn in cooperation with the Aubrey 380 Area Chamber of Commerce is tomorrow, Wednesday, September 17th from 11:30 a.m. to 1:30 p.m. here at the Community Center.

- The benefit concert for Kerr County Relief Fund in downtown Aubrey is this Friday, September 19th at Veteran's Park from 5:30 to 9:30 p.m.
- Peanut Festival is Saturday, October 4th in downtown Aubrey at Veteran's Park.

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 and those attending remotely 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.

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:

1. Approve minutes of the August 12th, 2025, MDD Board Meeting
2. Approve the August 2025 staff activity report.
3. Approve July 2025 Financial Report.

President Drew called for a motion to remove an item from the consent agenda or to approve the consent agenda. Director Todd Davis motioned to approve the consent agenda.

Director Brooks seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

EXECUTIVE SESSION

President Drew called for a motion to convene into executive session at 6:06 p.m. Director Brooks motioned to convene into Executive Session at 6:06 p.m..

Director Davis seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

Section 551.087 – Deliberation regarding Economic Negotiations regarding Highpointe Ranch.

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session. Director Davis motioned to reconvene into Open Session at 6:35 p.m.

Vice President Heitman seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

New Business: New items requested for consideration.

4. 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.

President Drew called for a motion to approve the re-appointment of Holly Drew, Place 6, and Tim Heitman, Place 7, for two-year terms to the Aubrey MDD Board expiring September 30, 2027. Director Davis motioned to approve the reappointments.

Secretary Bogar seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

5. 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.

President Drew asked Tammy DeWet and Jamie Osmanovic to come forward to introduce themselves. The Board asked each applicant some questions.

President Drew called for a motion to accept the resignation of Brenda Blackburn and a recommendation for the appointment to Place 2 on the Aubrey Municipal Development District Board expiring September 30, 2026. Vice President Heitman made a motion to accept the resignation and to recommend Jamie Osmanovic for appointment to Place 2.

Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

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

President Drew called for a motion to recommend Tammy DeWet for the appointment for Place 5 on the Aubrey Municipal Development District Board expiring September 30, 2027. Secretary Bogar motioned to recommend Tammy DeWet for appointment to Place 5.

Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

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

President Drew called for nominations for the President, Vice President and Secretary officer positions. Nominations were made and officers were selected for the 2025-26 year.

Director Davis nominated Holly Drew for President.

President Drew called for a motion to elect Holly Drew for President. Director Davis motioned to approve the election.

Secretary Bogar seconded the motion. All if Favor. No Opposed. Motion carried 5 to 0.

President Drew called for a nomination for Vice President.

Director Stoy nominated Todd Davis for Vice President.

President Drew called for a motion to elect Todd Davis for Vice President. Secretary Bogar motioned to elect Todd Davis as Vice President.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

President Drew called for a nomination for Secretary.

Director Davis nominated Brooks Stoy for Secretary. President Drew nominated Erin Bogar.

President Drew called for a vote to nominate Brooks Stoy for Secretary. Two votes cast for Brooks Stoy. Three votes no.

President Drew called for a vote to nominate Erin Bogar for Secretary. Three votes cast for Erin Bogar. Two votes no.

Erin Bogar received majority votes for nomination. President Drew called for a motion to elect Erin Bogar for Secretary. Director Davis motioned to elect Erin Bogar as Secretary.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

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

Executive Director Gossett explained the update to the administrative services agreement, including automatic annual renewal.

President Drew called for a motion to approve the administrative services agreement?
Director Brooks motioned to approve the Administrative Services Agreement.

Vice President Heitman seconded. All in Favor. No Opposed. Motion carried 5 to 0.

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

Executive Director Gossett gave a presentation for the Grant application, and the applicant was present and introduced himself and talked briefly about the grant request.

President Drew opened the Public Hearing at 6:59 p.m.

No comments or questions.

President Drew closed the Public Hearing at 6:59 p.m.

No other questions from the board. President Drew called for a motion to approve the Grant Request. Director Davis motioned to approve the grant request. Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

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.

Items requested: Goals Discussion; Business Accelerator Update; November Meeting Date; Training; Development Project; Presentation from City Manager.

Motion to Recess into Executive Session.

No motion to go into Executive Session.

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

10. Section 551.087 – Deliberation regarding Economic Development Negotiations.
 - Grant Application for 705 Sherman Drive
11. Section 551.074 Personnel Matters: to deliberate the appointment of public officers
 - Place 5 & 6

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

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:08 p.m. Director Stoy motioned to adjourn.

Meeting adjourned 7:08 p.m.



Municipal Development District Board Meeting
Staff Report
October 21, 2025

Agenda Item

Approve August 2025 Financial Report.

Staff Contact

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

Summary

The August 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 approve with conditions, table or deny the motion.

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
<u>ASSETS</u>			
=====			
701-11-000-00	MDD Cash	1,996,733.29	
701-11-000-84	Claim on Cash MDD	(16,759.70)	
701-11-000-90	Investment Account	1,695,554.89	
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	1,516,887.80	
701-12-017-00	Accumulated Depreciation	(56,103.00)	
		<u>6,020,813.65</u>	
TOTAL ASSETS			6,020,813.65
=====			
<u>LIABILITIES</u>			
=====			
701-21-010-00	Accounts Payable Pooled	1,633.73	
701-21-021-10	Accrued Vacation	792.00	
701-21-029-10	Bank Note Payable 2025	<u>1,300,000.00</u>	
TOTAL LIABILITIES			<u>1,302,425.73</u>
<u>EQUITY</u>			
=====			
701-31-040-10	Fund Balance - MDD	<u>3,712,426.29</u>	
TOTAL BEGINNING EQUITY		<u>3,712,426.29</u>	
TOTAL REVENUE		1,751,745.51	
TOTAL EXPENSES		<u>745,783.88</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES		<u>1,005,961.63</u>	
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>4,718,387.92</u>	
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,020,813.65
=====			

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

PAGE: 1

FUND : 701-MDD

TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
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11-000-00

MDD Cash

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

1,862,727.08

8/06/25	8/06	B25309	Deposit 000000	03317	Transfer cash from funds to PY		JE# 006740		536.45CR	1,862,190.63
8/08/25	8/12	B25355	Deposit 000000	03337	MDD SALES TAX - AUGUST 2025		JE# 006764		95,814.34	1,958,004.97
8/15/25	8/15	B25446	Misc 000000	03350	204 S Main Corr		JE# 006794	000447	1,176,620.76CR	781,384.21
8/18/25	9/05	B25642	Deposit 000000	03386	MDD BANK LOAN		JE# 006830		1,300,000.00	2,081,384.21
8/19/25	8/19	B25473	Deposit 702258	03353	Claim on Cash at 8/19/25		JE# 006797		91,249.44CR	1,990,134.77
8/19/25	8/19	B25486	Deposit 000000	03354	Transfer cash from funds to PY		JE# 006798		536.45CR	1,989,598.32
8/31/25	9/09	B25659	Interest 000000	03390	INTEREST INCOME		JE# 006835		7,154.97	1,996,753.29
8/31/25	9/10	B25669	Deposit 000000	03391	WIRE FEE		JE# 006838		20.00CR	1,996,733.29
			=====		AUGUST ACTIVITY DB: 1,402,969.31		CR: 1,268,963.10CR		134,006.21	
			=====		ACCOUNT TOTAL DB: 1,402,969.31		CR: 1,268,963.10CR			

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

11-000-84

Claim on Cash MDD

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

80,561.67CR

8/01/25	8/05	B25276	MDD	03311	MDD ADMIN FEE		JE# 006734		1,450.00CR	82,011.67CR
8/02/25	7/16	A48437	TRANSFER	08066	701-901 A/P REIMBURSEMEN				2,739.48CR	84,751.15CR
8/06/25	8/06	B25309	Deposit 000000	03317	Transfer cash from funds to PY		JE# 006740		536.45	84,214.70CR
8/07/25	8/07	A49011	TRANSFER	08138	701-901 A/P REIMBURSEMEN				349.00CR	84,563.70CR
8/08/25	8/06	P00618	TRANSFER	00309	PR 07/19/25-08/01/2025				3,304.01CR	87,867.71CR
8/08/25	8/06	B25311	Misc 000000	03314	Self Insurance		JE# 006737		536.45CR	88,404.16CR
8/08/25	8/11	B25337	Deposit 000000	03324	MISC DEPOSIT		JE# 006747		1,500.00	86,904.16CR
8/08/25	8/06	A48893	TRANSFER	08130	701-901 A/P REIMBURSEMEN				839.42CR	87,743.58CR
8/14/25	8/14	A49125	TRANSFER	08150	701-901 A/P REIMBURSEMEN				43.21CR	87,786.79CR
8/15/25	8/15	B25446	Misc 000000	03350	204 S Main Corr		JE# 006794	000447	1,176,620.76	1,088,833.97
8/18/25	8/15	A49148	TRANSFER	08161	701-901 A/P REIMBURSEMEN				1,176,620.76CR	87,786.79CR
8/19/25	8/19	B25473	Deposit 702259	03353	Fund PR Cash Transfer		JE# 006797		91,249.44	3,462.65
8/19/25	8/19	B25486	Deposit 000000	03354	Transfer cash from funds to PY		JE# 006798		536.45	3,999.10
8/20/25	8/08	A49019	TRANSFER	08139	701-901 A/P REIMBURSEMEN				65.00CR	3,934.10
8/20/25	8/14	A49129	TRANSFER	08151	701-901 A/P REIMBURSEMEN				93.64CR	3,840.46
8/20/25	8/20	A49310	TRANSFER	08175	701-901 A/P REIMBURSEMEN				15,381.40CR	11,540.94CR
8/22/25	8/19	P00622	TRANSFER	00311	PR 08/02/2025-08/15/2025				3,304.01CR	14,844.95CR
8/22/25	8/19	B25487	Misc 000000	03352	Self Insurance		JE# 006796		536.45CR	15,381.40CR
8/22/25	8/19	A49172	TRANSFER	08169	701-901 A/P REIMBURSEMEN				839.42CR	16,220.82CR
8/27/25	9/02	B25570	Deposit 000000	03369	MISC DEPOSIT		JE# 006813		61.12	16,159.70CR
8/28/25	8/28	A49460	TRANSFER	08191	701-901 A/P REIMBURSEMEN				620.00CR	16,779.70CR
8/31/25	9/10	B25669	Deposit 000000	03391	WIRE FEE		JE# 006838		20.00	16,759.70CR
			=====		AUGUST ACTIVITY DB: 1,270,524.22		CR: 1,206,722.25CR		63,801.97	
			=====		ACCOUNT TOTAL DB: 1,270,524.22		CR: 1,206,722.25CR			

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

PAGE: 2

FUND : 701-MDD

TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

11-000-90 Investment Account
B E G I N N I N G B A L A N C E 1,689,250.20

8/31/25 9/09 B25659 Interest000000 03390 INTEREST INCOME JE# 006835 6,304.69 1,695,554.89
===== AUGUST ACTIVITY DB: 6,304.69 CR: 0.00 6,304.69
===== ACCOUNT TOTAL DB: 6,304.69 CR: 0.00

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

8/18/25 8/15 A49147 DFT: 002942 08161 SECURED TITLE OF TEXAS, 1400 204 S Main St 1,176,620.76 1,516,887.80
===== AUGUST ACTIVITY DB: 1,176,620.76 CR: 0.00 1,176,620.76
===== ACCOUNT TOTAL DB: 1,176,620.76 CR: 0.00

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 303.21CR

8/01/25 8/07 A48917 CHK: 015880 08116 INTEGRITY FACILITY SOLUT 0187 627842 349.00CR 652.21CR
8/02/25 7/16 A48431 DFT: 002889 08066 CITI BANK 2506 1285 3654385012 2,739.48CR 3,391.69CR
8/02/25 7/16 A48437 TRANSFER 08066 701-901 A/P REIMBURSEMEN 2,739.48 652.21CR
8/07/25 8/07 A49011 TRANSFER 08138 701-901 A/P REIMBURSEMEN 349.00 303.21CR
8/08/25 8/06 A48887 DFT: 002920 08130 Federal W/H Payable 0116 T1 202508061956 240.78CR 543.99CR
8/08/25 8/06 A48887 DFT: 002920 08130 Medicare Payable 0116 T4 202508061956 123.64CR 667.63CR
8/08/25 8/06 A48889 DFT: 002922 08130 457 Withholding 0554 ICM202508061956 475.00CR 1,142.63CR

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

PAGE: 3

FUND : 701-MDD

TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
8/08/25	8/19	A49173	DFT: 002956	08171	HSA Contributions	0117	HSA202508061956		100.00CR	1,242.63CR
8/08/25	8/19	A49176	DFT: 002957	08171	TMRS Payable	0273	TMR202508061956		793.60CR	2,036.23CR
8/08/25	8/06	A48893	TRANSFER	08130	701-901 A/P REIMBURSEMEN				839.42	1,196.81CR
8/11/25	8/20	A49223	CHK: 015959	08157	TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 36		1,456.20CR	2,653.01CR
8/14/25	8/14	A49125	TRANSFER	08150	701-901 A/P REIMBURSEMEN				43.21	2,609.80CR
8/18/25	8/15	A49147	DFT: 002942	08161	SECURED TITLE OF TEXAS,	1400	204 S Main St		1,176,620.76CR	1,179,230.56CR
8/18/25	8/20	A49253	CHK: 015935	08157	E. BROOKE ASSOCIATES, LL	1374	497		6,638.00CR	1,185,868.56CR
8/18/25	8/20	A49255	CHK: 015955	08157	NAMAN HOWELL SMITH & LEE	1401	8-18-25		5,500.00CR	1,191,368.56CR
8/18/25	8/15	A49148	TRANSFER	08161	701-901 A/P REIMBURSEMEN				1,176,620.76	14,747.80CR
8/20/25	8/08	A49015	DFT: 002928	08139	INVOICE 39759159	0594	082025-1181993		65.00CR	14,812.80CR
8/20/25	8/14	A49126	DFT: 002934	08151	ATMOS ENERGY	0126	3064561863-2507		93.64CR	14,906.44CR
8/20/25	8/08	A49019	TRANSFER	08139	701-901 A/P REIMBURSEMEN				65.00	14,841.44CR
8/20/25	8/14	A49129	TRANSFER	08151	701-901 A/P REIMBURSEMEN				93.64	14,747.80CR
8/20/25	8/20	A49310	TRANSFER	08175	701-901 A/P REIMBURSEMEN				15,381.40	633.60
8/22/25	8/19	A49166	DFT: 002951	08169	Federal W/H Payable	0116	T1 202508191959		240.78CR	392.82
8/22/25	8/19	A49166	DFT: 002951	08169	Medicare Payable	0116	T4 202508191959		123.64CR	269.18
8/22/25	8/19	A49168	DFT: 002953	08169	457 Withholding	0554	ICM202508191959		475.00CR	205.82CR
8/22/25	8/19	A49175	DFT: 002956	08171	HSA Contributions	0117	HSA202508191959		100.00CR	305.82CR
8/22/25	8/19	A49178	DFT: 002957	08171	TMRS Payable	0273	TMR202508191959		793.60CR	1,099.42CR
8/22/25	8/19	A49172	TRANSFER	08169	701-901 A/P REIMBURSEMEN				839.42	260.00CR
8/25/25	8/28	A49376	CHK: 015989	08182	ARROW EXTERMINATION, INC	1368	AUGUST 2025 (2)		100.00CR	360.00CR
8/26/25	8/28	A49364	CHK: 016003	08182	GRAHAMSON INC	1043	12304		260.00CR	620.00CR
8/28/25	8/28	A49460	TRANSFER	08191	701-901 A/P REIMBURSEMEN				620.00	0.00
8/31/25	9/11	A49619	CHK: 016074	08212	GRAHAMSON INC	1043	12306		25.00CR	25.00CR
8/31/25	9/11	A49621	CHK: 016074	08212	GRAHAMSON INC	1043	12308		260.00CR	285.00CR
8/31/25	9/11	A49623	CHK: 016074	08212	GRAHAMSON INC	1043	12310		260.00CR	545.00CR
8/31/25	9/18	A49784	CHK: 016139	08230	VERIZON WIRELESS	0277	6122434652		43.73CR	588.73CR
8/31/25	9/25	A49981	CHK: 016149	08248	E. BROOKE ASSOCIATES, LL	1374	504		1,045.00CR	1,633.73CR
			=====		AUGUST ACTIVITY DB: 1,197,591.33		CR: 1,198,921.85CR		1,330.52CR	
			=====		ACCOUNT TOTAL DB: 1,197,591.33		CR: 1,198,921.85CR			

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

8/08/25	8/06	P00618	FEDWH	00309	PR 07/19/25-08/01/2025				240.78CR	240.78CR
8/08/25	8/06	P00618	MEDIC	00309	PR 07/19/25-08/01/2025				61.82CR	302.60CR
8/08/25	8/06	A48887	DFT: 002920	08130	Federal W/H Payable	0116	T1 202508061956		240.78	61.82CR
8/08/25	8/06	A48887	DFT: 002920	08130	Medicare Payable	0116	T4 202508061956		61.82	0.00
8/22/25	8/19	P00622	FEDWH	00311	PR 08/02/2025-08/15/2025				240.78CR	240.78CR
8/22/25	8/19	P00622	MEDIC	00311	PR 08/02/2025-08/15/2025				61.82CR	302.60CR
8/22/25	8/19	A49166	DFT: 002951	08169	Federal W/H Payable	0116	T1 202508191959		240.78	61.82CR
8/22/25	8/19	A49166	DFT: 002951	08169	Medicare Payable	0116	T4 202508191959		61.82	0.00
			=====		AUGUST ACTIVITY DB: 605.20		CR: 605.20CR		0.00	
			=====		ACCOUNT TOTAL DB: 605.20		CR: 605.20CR			

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FUND : 701-MDD

TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
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21-021-08			MDD HSA Bank							
			B E G I N N I N G		B A L A N C E					0.00

8/08/25	8/06	P00618	HSA	00309	PR 07/19/25-08/01/2025				100.00CR	100.00CR
8/08/25	8/19	A49173	DFT: 002956	08171	HSA Contributions	0117	HSA202508061956		100.00	0.00
8/22/25	8/19	P00622	HSA	00311	PR 08/02/2025-08/15/2025				100.00CR	100.00CR
8/22/25	8/19	A49175	DFT: 002956	08171	HSA Contributions	0117	HSA202508191959		100.00	0.00
			=====	AUGUST ACTIVITY	DB:	200.00	CR:	200.00CR	0.00	
			=====	ACCOUNT TOTAL	DB:	200.00	CR:	200.00CR		

21-021-09			Deferred Comp - 457							
			B E G I N N I N G		B A L A N C E					0.00

8/08/25	8/06	P00618	ICMA	00309	PR 07/19/25-08/01/2025				475.00CR	475.00CR
8/08/25	8/06	A48889	DFT: 002922	08130	457 Withholding	0554	ICM202508061956		475.00	0.00
8/22/25	8/19	P00622	ICMA	00311	PR 08/02/2025-08/15/2025				475.00CR	475.00CR
8/22/25	8/19	A49168	DFT: 002953	08169	457 Withholding	0554	ICM202508191959		475.00	0.00
			=====	AUGUST 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

8/08/25	8/06	P00618	TMR	00309	PR 07/19/25-08/01/2025				314.74CR	314.74CR
8/08/25	8/19	A49176	DFT: 002957	08171	TMRS Payable	0273	TMR202508061956		314.74	0.00
8/22/25	8/19	P00622	TMR	00311	PR 08/02/2025-08/15/2025				314.74CR	314.74CR
8/22/25	8/19	A49178	DFT: 002957	08171	TMRS Payable	0273	TMR202508191959		314.74	0.00
			=====	AUGUST 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

8/18/25	9/05	B25642	Deposit 000000	03386	MDD BANK LOAN		JE# 006830		1,300,000.00CR	1,300,000.00CR
			=====	AUGUST ACTIVITY	DB:	0.00	CR:	1,300,000.00CR	1,300,000.00CR	
			=====	ACCOUNT TOTAL	DB:	0.00	CR:	1,300,000.00CR		

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FUND : 701-MDD

TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
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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					3,712,426.29CR

4000-02-4130			Sales Taxes							
			B E G I N N I N G		B A L A N C E					1,505,761.74CR

8/08/25	8/12	B25355	Deposit 000000	03337 MDD SALES TAX - AUGUST 2025	JE# 006764		95,814.34CR	1,601,576.08CR
			=====	AUGUST ACTIVITY DB: 0.00	CR: 95,814.34CR		95,814.34CR	
			=====	ACCOUNT TOTAL DB: 0.00	CR: 95,814.34CR			

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			120,128.65CR

8/31/25	9/09	B25659	Interest000000	03390 INTEREST INCOME	JE# 006835		7,154.97CR	127,283.62CR
8/31/25	9/09	B25659	Interest000000	03390 INTEREST INCOME	JE# 006835		6,304.69CR	133,588.31CR
			=====	AUGUST ACTIVITY DB: 0.00	CR: 13,459.66CR		13,459.66CR	
			=====	ACCOUNT TOTAL DB: 0.00	CR: 13,459.66CR			

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

8/27/25	9/02	B25570	16286	03369 SECURED TX-TITLE RECORDING FEE	JE# 006813		61.12CR	61.12CR
			=====	AUGUST ACTIVITY DB: 0.00	CR: 61.12CR		61.12CR	
			=====	ACCOUNT TOTAL DB: 0.00	CR: 61.12CR			

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DEPT : N/A

ACCOUNTS: ALL

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

4000-09-4730 Property Rental Income
B E G I N N I N G B A L A N C E 15,020.00CR

8/08/25 8/11 B25337 93304 03324 DRIVEN DISTR - AUTO PARTS RENT JE# 006747 1,500.00CR 16,520.00CR
===== AUGUST 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

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5176-01-5101 Salaries
B E G I N N I N G B A L A N C E 98,011.81

8/08/25 8/06 P00618 PYEXP 00309 PR 07/19/25-08/01/2025 4,496.35 102,508.16
8/22/25 8/19 P00622 PYEXP 00311 PR 08/02/2025-08/15/2025 4,496.35 107,004.51
===== AUGUST 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 9,202.21

8/08/25 8/19 A49176 DFT: 002957 08171 TMRS Payable 0273 TMR202508061956 478.86 9,681.07
8/22/25 8/19 A49178 DFT: 002957 08171 TMRS Payable 0273 TMR202508191959 478.86 10,159.93
===== AUGUST 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 1,369.15

8/08/25 8/06 A48887 DFT: 002920 08130 Medicare Payable 0116 T4 202508061956 61.82 1,430.97
8/22/25 8/19 A49166 DFT: 002951 08169 Medicare Payable 0116 T4 202508191959 61.82 1,492.79
===== AUGUST ACTIVITY DB: 123.64 CR: 0.00 123.64
===== ACCOUNT TOTAL DB: 123.64 CR: 0.00

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TRANSACTION DATE: 8/01/2025 THRU 8/31/2025

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ACCOUNTS: ALL

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

5176-01-5109 Group Health Insurance
B E G I N N I N G B A L A N C E 14,101.90

8/08/25 8/06 B25311 Self Ins 03314 Self Insurance JE# 006737 536.45 14,638.35
8/22/25 8/19 B25487 Self Ins 03352 Self Insurance JE# 006796 536.45 15,174.80
===== AUGUST 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 250.20

5176-01-5621 Travel/training
B E G I N N I N G B A L A N C E 14,731.86

8/02/25 7/16 A48431 DFT: 002889 08066 CITI BANK 2506 1285 3654385012 639.76 15,371.62
===== AUGUST ACTIVITY DB: 639.76 CR: 0.00 639.76
===== ACCOUNT TOTAL DB: 639.76 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 442.11

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 28,545.01

8/01/25 8/07 A48917 CHK: 015880 08116 MDD 0187 627842 349.00 28,894.01
8/18/25 8/20 A49253 CHK: 015935 08157 E. BROOKE ASSOCIATES, LL 1374 497 6,638.00 35,532.01
8/25/25 8/28 A49376 CHK: 015989 08182 ARROW EXTERMINATION, INC 1368 AUGUST 2025 (2) 100.00 35,632.01
8/26/25 8/28 A49364 CHK: 016003 08182 GRAHAMSON INC 1043 12304 260.00 35,892.01
8/31/25 9/11 A49619 CHK: 016074 08212 GRAHAMSON INC 1043 12306 25.00 35,917.01
8/31/25 9/11 A49621 CHK: 016074 08212 GRAHAMSON INC 1043 12308 260.00 36,177.01
8/31/25 9/11 A49623 CHK: 016074 08212 GRAHAMSON INC 1043 12310 260.00 36,437.01
8/31/25 9/25 A49981 CHK: 016149 08248 E. BROOKE ASSOCIATES, LL 1374 504 1,045.00 37,482.01
===== AUGUST ACTIVITY DB: 8,937.00 CR: 0.00 8,937.00
===== ACCOUNT TOTAL DB: 8,937.00 CR: 0.00

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DEPT : 5176 MDD			ACCOUNTS: ALL	
POST DATE TRAN # REFERENCE	PACKET=====	DESCRIPTION=====	VEND INV/JE #	NOTE =====AMOUNT=====

5176-05-5616	Utilities - Electricity			
	B E G I N N I N G B A L A N C E			852.19
8/20/25 8/14 A49126	DFT: 002934	08151 ATMOS ENERGY	0126 3064561863-2507	93.64 945.83
	=====	AUGUST ACTIVITY DB:	93.64 CR: 0.00	93.64
	=====	ACCOUNT TOTAL DB:	93.64 CR: 0.00	

5176-05-5618	Telephone			
	B E G I N N I N G B A L A N C E			453.05
8/31/25 9/18 A49784	CHK: 016139	08230 VERIZON WIRELESS	0277 6122434652	43.73 496.78
	=====	AUGUST ACTIVITY DB:	43.73 CR: 0.00	43.73
	=====	ACCOUNT TOTAL DB:	43.73 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			25,756.45
8/11/25 8/20 A49223	CHK: 015959	08157 TAYLOR, OLSON, ADKINS, S 0775	STATEMENT NO. 36	1,456.20 27,212.65
8/18/25 8/20 A49255	CHK: 015955	08157 NAMAN HOWELL SMITH & LEE 1401	8-18-25	5,500.00 32,712.65
	=====	AUGUST ACTIVITY DB:	6,956.20 CR: 0.00	6,956.20
	=====	ACCOUNT TOTAL DB:	6,956.20 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

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DEPT : 5176 MDD

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====
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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

8/02/25	7/16	A48431	DFT: 002889	08066	CITI BANK 2506	1285	3654385012			873.75		5,873.75
			=====	AUGUST ACTIVITY	DB:	873.75	CR:	0.00		873.75		
			=====	ACCOUNT TOTAL	DB:	873.75	CR:	0.00				

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							1,082.92

5176-07-5260			Dues & Memberships									
			B E G I N N I N G		B A L A N C E							13,695.50

5176-07-5280			Copier Maintenance Contract									
			B E G I N N I N G		B A L A N C E							750.95

8/20/25	8/08	A49015	DFT: 002928	08139	UBEO - COPIERS/PRINTERS	0594	082025-1181993			65.00		815.95
			=====	AUGUST ACTIVITY	DB:	65.00	CR:	0.00		65.00		
			=====	ACCOUNT TOTAL	DB:	65.00	CR:	0.00				

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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							39,207.93
8/02/25	7/16	A48431	DFT: 002889	08066	CITI BANK 2506	1285	3654385012		55.96	39,263.89
			=====	AUGUST ACTIVITY	DB:	55.96	CR:	0.00	55.96	
			=====	ACCOUNT TOTAL	DB:	55.96	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							11,046.51
8/02/25	7/16	A48431	DFT: 002889	08066	CITI BANK 2506	1285	3654385012		100.00	11,146.51
			=====	AUGUST ACTIVITY	DB:	100.00	CR:	0.00	100.00	
			=====	ACCOUNT TOTAL	DB:	100.00	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
8/02/25	7/16	A48431	DFT: 002889	08066	CITI BANK 2506	1285	3654385012		184.01	634.15
			=====	AUGUST ACTIVITY	DB:	184.01	CR:	0.00	184.01	
			=====	ACCOUNT TOTAL	DB:	184.01	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

5176-09-5134			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
8/02/25	7/16	A48431	DFT: 002889	08066	CITI BANK 2506	1285	3654385012		886.00	353,851.46
			=====	AUGUST ACTIVITY	DB:	886.00	CR:	0.00	886.00	
			=====	ACCOUNT TOTAL	DB:	886.00	CR:	0.00		

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ACCOUNTS: ALL

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

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 14,500.00

8/01/25 8/05 B25276 MDD 03311 MDD ADMIN FEE JE# 006734 1,450.00 15,950.00
===== AUGUST 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 41,341.39

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

5176-99-9900 Depreciation

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DETAIL LISTING

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DEPT : 5176 MDD

ACCOUNTS: ALL

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

BEGINNING BALANCE 0.00

--*-*-*-*-*-*-*-*-*-*

000 ERRORS IN THIS REPORT!

--*-*-*-*-*-*-*-*-**

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	5,491,096.56	5,491,096.56CR
REPORTED ACTIVITY:	5,087,827.00	5,087,827.00CR
ENDING BALANCES:	10,578,923.56	10,578,923.56CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2024 / Sep-2025
FUND: Include: 701
TRANSACTION DATES: 8/01/2025 THRU 8/31/2025
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZZZ
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: AUGUST 31ST, 2025

701-MDD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	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	95,814.34	1,601,576.08	0.00	(626,576.08)	164.26
Miscellaneous	127,020	15,020.78	150,169.43	0.00	(23,149.43)	118.23
TOTAL GENERAL REVENUE	<u>1,102,020</u>	<u>110,835.12</u>	<u>1,751,745.51</u>	<u>0.00</u>	<u>(649,725.51)</u>	<u>158.96</u>
TOTAL REVENUE	1,102,020	110,835.12	1,751,745.51	0.00	(649,725.51)	158.96
	=====	=====	=====	=====	=====	=====
<u>EXPENSE SUMMARY</u>						
<u>MDD</u>						
Personnel	161,609	11,786.72	149,503.85	0.00	12,105.15	92.51
Materials & Supplies	7,000	0.00	2,313.49	0.00	4,686.51	33.05
Repairs & Maintenance	41,000	8,937.00	37,482.01	0.00	3,517.99	91.42
Utilities	2,445	137.37	1,442.61	0.00	1,002.39	59.00
Contract Services	88,174	7,829.95	52,260.15	0.00	35,913.85	59.27
Fees & Other Services	86,105	220.96	66,004.77	0.00	20,100.23	76.66
Miscellaneous	501,500	1,070.01	354,485.61	0.00	147,014.39	70.69
Contingency/FB	342,400	1,450.00	82,291.39	0.00	260,108.61	24.03
TOTAL MDD	<u>1,230,233</u>	<u>31,432.01</u>	<u>745,783.88</u>	<u>0.00</u>	<u>484,449.12</u>	<u>60.62</u>
TOTAL EXPENSES	1,230,233	31,432.01	745,783.88	0.00	484,449.12	60.62
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENSES	(128,213)	79,403.11	1,005,961.63	0.00	(1,134,174.63)	784.60-

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

701-MDD

% OF YEAR COMPLETED: 91.67

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	95,814.34	1,601,576.08	0.00 (	626,576.08)	164.26
TOTAL Taxes	975,000	95,814.34	1,601,576.08	0.00 (	626,576.08)	164.26
<u>Grants</u>						
<u>Miscellaneous</u>						
701-4000-09-4500 Interest Income	109,000	13,459.66	133,588.31	0.00 (	24,588.31)	122.56
701-4000-09-4550 Proceeds for Property P	0	61.12	61.12	0.00 (	61.12)	0.00
701-4000-09-4730 Property Rental Income	18,020	1,500.00	16,520.00	0.00	1,500.00	91.68
TOTAL Miscellaneous	127,020	15,020.78	150,169.43	0.00 (	23,149.43)	118.23
<u>Contingency/FB</u>						
TOTAL REVENUE	1,102,020	110,835.12	1,751,745.51	0.00 (	649,725.51)	158.96

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

701-MDD

% OF YEAR COMPLETED: 91.67

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	107,004.51	0.00	9,895.49	91.54
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	10,159.93	0.00	2,295.07	81.57
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	1,492.79	0.00	203.21	88.02
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	15,174.80	0.00 (	3,296.80)	127.76
701-5176-01-5110 Workmens Comp TML	230	0.00	250.20	0.00 (	20.20)	108.78
701-5176-01-5621 Travel/training	18,400	639.76	15,371.62	0.00	3,028.38	83.54
TOTAL Personnel	161,609	11,786.72	149,503.85	0.00	12,105.15	92.51
<u>Capital</u>						
<u>Materials & Supplies</u>						
701-5176-03-5050 Office Supplies	2,000	0.00	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	0.00	2,313.49	0.00	4,686.51	33.05
<u>Repairs & Maintenance</u>						
701-5176-04-5120 Building Maintenance	41,000	8,937.00	37,482.01	0.00	3,517.99	91.42
TOTAL Repairs & Maintenance	41,000	8,937.00	37,482.01	0.00	3,517.99	91.42
<u>Utilities</u>						
701-5176-05-5616 Utilities - Electricity	1,850	93.64	945.83	0.00	904.17	51.13
701-5176-05-5618 Telephone	595	43.73	496.78	0.00	98.22	83.49
TOTAL Utilities	2,445	137.37	1,442.61	0.00	1,002.39	59.00
<u>Contract Services</u>						
701-5176-06-5620 Legal & Professional	63,000	6,956.20	32,712.65	0.00	30,287.35	51.92
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	873.75	5,873.75	0.00	2,626.25	69.10
701-5176-06-7863 Strategic Plan	13,674	0.00	13,673.75	0.00	0.25	100.00
TOTAL Contract Services	88,174	7,829.95	52,260.15	0.00	35,913.85	59.27
<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	0.00	1,082.92	0.00 (	152.92)	116.44
701-5176-07-5260 Dues & Memberships	14,500	0.00	13,695.50	0.00	804.50	94.45
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	815.95	0.00	584.05	58.28
701-5176-07-5665 Technology/Promotional	38,800	55.96	39,263.89	0.00 (	463.89)	101.20
701-5176-07-5667 Marketing and Advertisi	27,475	100.00	11,146.51	0.00	16,328.49	40.57
TOTAL Fees & Other Services	86,105	220.96	66,004.77	0.00	20,100.23	76.66
<u>Miscellaneous</u>						
701-5176-09-5131 Meetings	1,500	184.01	634.15	0.00	865.85	42.28
701-5176-09-5630 Property Purchase	500,000	886.00	353,851.46	0.00	146,148.54	70.77
TOTAL Miscellaneous	501,500	1,070.01	354,485.61	0.00	147,014.39	70.69

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

701-MDD

% OF YEAR COMPLETED: 91.67

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	15,950.00	0.00	1,450.00	91.67
701-5176-99-5700 Grant Match	150,000	0.00	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	1,450.00	82,291.39	0.00	260,108.61	24.03
 TOTAL MDD	 1,230,233	 31,432.01	 745,783.88	 0.00	 484,449.12	 60.62
 TOTAL EXPENSES	 1,230,233	 31,432.01	 745,783.88	 0.00	 484,449.12	 60.62
 REVENUE OVER/ (UNDER) EXPENSES	 (128,213)	 79,403.11	 1,005,961.63	 0.00	 (1,134,174.63)	 784.60-



**Municipal Development District Board Meeting
Staff Report
October 21, 2025**

Agenda Item

Approve the September 2025 Staff Activity Report

Staff Contact

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

Summary

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

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

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



SEPTEMBER 2025 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



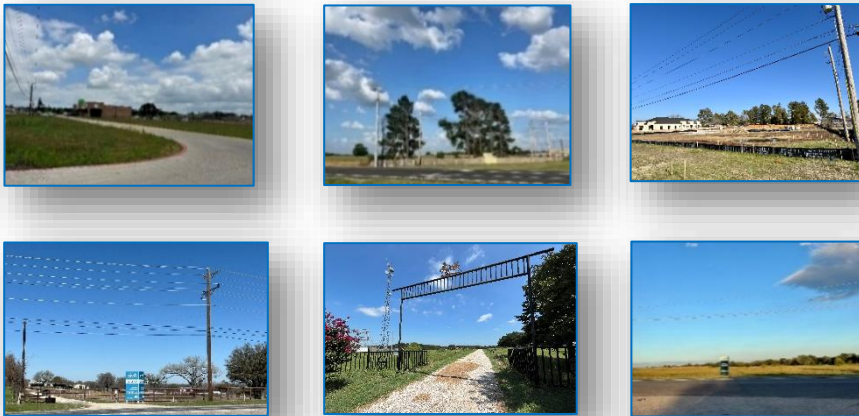
Montly Business Visits/Meetings/Trainings



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

Combined commercial land for sale/lease 150 + 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



Held 2nd Annual Business Resource Fair Lunch & Learn on Sept. 17th in cooperation with the Aubrey 380 Area Chamber of Commerce. Event was attended by 53 area business representatives.

<https://aubreymdd.com/aubrey-business-fair-2025/>

#supportlocalbusiness
#AubreyMDD
#Aubrey380AreaChamberofCommerce

You'll see some friendly faces and make new connections! See you there!



Highest performing post was 9/8/25 promoting the Business Resource Fair and with 2,125 views on Facebook.

Business Activity and Updates

- Aubrey Auto Parts Plus closed.

Project Updates:

- Held 2nd Annual Aubrey Area Business Resource Fair Lunch & Learn on Sept. 17th in cooperation with the Aubrey 380 Area Chamber of Commerce with 53 people attending.
- 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 listings in business corridors and adjacent areas continue to increase.
- Strategic Plan: Developing workplan, goals and metrics for 2025-26 program year.
- Website – Started redesign of site.
- Landscaping flowerbeds and lighting completed.

Marketing:

- Social media/Facebook – On-going content management and posts on Aubrey MDD FB page. September 8th's post was the highest performing post, and it featured a promotion for the Aubrey Business Resource Fair. The post generated 1,125 Views, 1,129 Reach, and 167 Engagements. MDD social media posts feature businesses, activities, events, and business education.
- Website Statistics: September '25 – 301 Visitors and 534 Views; August '25 – 255 Visitors and 484 Views; July '25 – 198 Visitors and 342 Views.
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in September: \$102,023.65.



Municipal Development District Board Meeting
Staff Report
October 21, 2025

Agenda Item

Receive an update from the City Manager on Aubrey growth and development.

Staff Contact

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

Summary

City Manager, Charles Kreidler, will present information and updates to the board regarding the City of Aubrey's completed, current and upcoming development projects.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

N/A



Municipal Development District Board Meeting
Staff Report
October 21, 2025

Agenda Item

Consider and take action on a Professional Services Agreement with Parkhill for a building assessment of the Development Project not to exceed \$23,000.

Staff Contact

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

Summary

The professional services agreement includes an on-site assessment addressing architectural, mechanical, and electrical deficiencies of the buildings. The assessment of the Project will address the buildings' deficiencies and will include recommendations for addressing these deficiencies, plus limited charges for additional costs as determined. The agreement will not exceed \$23,000.

Financial Summary

The professional services agreement would not exceed \$23,000.

Staff Recommended Action

Staff Recommended Motion

The board may make a motion to approve the professional services agreement with Parkhill for building assessment services not to exceed \$23,000.

The board may also choose to Approve with Conditions, Table or Deny the motion.



Municipal Development District Board Meeting
Staff Report
October 21, 2025

Agenda Item

Presentation by staff and discussion with the Board on Aubrey MDD Work Plan for 2025-26 Fiscal Year.

Staff Contact

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

Summary

The Work Plan is a guideline based on the goals of the approved MDD Strategic Plan. It is a plan for the staff and the Aubrey MDD Board to use for planning projects, budget, and executing the goals of the Strategic Plan. Staff will present the work plan, which includes, but is not limited to, priority goals and action items for the 2025-26 fiscal year. The 2025-26 Work Plan was developed from input by the board and consultants during Strategic Plan work sessions, board discussions, priorities recommended by the consultant, input from previous work sessions with City Council, and tasks for ongoing and current projects. The Work Plan is a work in progress that may be revised as needed, or as requested, throughout the year in order to meet the goals and project timelines or changes.

Financial Summary

The Work Plan includes some goals of the approved 2025-26 Fiscal Year Budget.

Staff Recommended Action

Approve

Staff Recommended Motion

N/A