Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 18, 2025
6:00 PM

AUBREY
MUNICIPAL DEVELOPMENT DISTRICT

**(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 October 21 , 2025 meeting.

2. Approve September 2025 Financial Report.

New Business: New items requested for consideration.

3. Receive an update and overview on the Aubrey Local Business Accelerator Program.

Staff Report

4. Receive an overview of October 2025 Staff Activity Report; Discussion of same.

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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

Municipal Development District Board Meeting
Staff Report
November 18, 2025

Agenda Item
Approve minutes of the October 21 , 2025 meeting.

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

Summary
The minutes for the October 21, 2025, Aubrey Municipal Development District meeting are attached for review and consideration.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
The minutes can be approved with 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
October 21, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

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

Present:

President - Holly Drew (Place 6)
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)
Director Place 2 – Jamie Osmanovic
Director Place 4 – Brooks Stoy **(arrived at 6:03 p.m.)*
Director Place 5 – Tammy De Wet

Absent: Director Place 7 - Tim Heitman

Staff Present: Christine Gossett, Executive Director; Charles Kreidler, City Manager; Bailey Thompson, Communications & Marketing City of Aubrey; Annabelle Ackling, TOASE

Guests Present: Amy Cramer

Invocation & Pledge of Allegiance:

Director De Wet led the pledge of allegiance and invocation.

Community Announcements:

President Drew announced the following:

- The City of Aubrey Parks & Recreation is holding it's Aubrey Haunted Harvest Trunk-or-Treat, Haunted Hayride, Spooky Outdoor Movie, Decorative Competition, and Food Trucks on Saturday, October 25th from 5:30 – 9:30 p.m. at 1817 Springhill Road.
- The City of Aubrey will be closed on November 11th in observance of Veteran's Day, which also means the next Aubrey MDD meeting will be Tuesday, November 18th.

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 September 16, 2025, MDD Board Meeting
2. Approve the August 2025 Financial Report
3. Approve September 2025 Staff Report

President Drew asked if anyone wished to remove an item from the consent agenda. No requests.

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

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

**Director Stoy arrived after Consent agenda vote at 6:03 p.m.*

New Business: New items requested for consideration.

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

   City Manager, Charles Kreidler, gave an update on Aubrey's projected growth, developments and municipal projects.

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

President Drew called for a motion to convene into executive session at 6:45 p.m.. Director Davis motioned to convene into Executive Session at 6:45 p.m.

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

5. *Section 551.087 – Deliberation regarding Economic Negotiations:*
   - *Development Project.*

6. *Section 551.072 – Real Property:*
   - *Hwy. 377 Commercial*
   - *Downtown Development*
   - *ETJ Commercial*

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 7:27 p.m.. Director Davis motioned to reconvene into open session at 7:27 p.m..

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

Director Davis motioned to approve demolition of the MDD property at Hwy. 377.

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

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.

   Executive Director Gossett explained some revisions to the agreement.

   President Drew asked for a motion to approve a Professional Services Agreement with Parkhill not to exceed $23,000. Director Bogar motioned to approve the agreement.

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

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

   Executive Director Gossett discussed the matrix for the Work Plan and how progress will be updated throughout the 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.

Future Agenda item requests: Feasibility Studies; By-Laws; Parkhill Updates

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:33 p.m.

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

Meeting adjourned at 7:33 pm.

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
November 18, 2025

Agenda Item
Approve September 2025 Financial Report.

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

Summary
The September 2025 Financials are attached for your review and consideration.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
The financials can be approved with the Consent Agenda. The board may also approve with conditions, deny, or table this item.

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	2,089,886.69		
701-11-000-84	Claim on Cash MDD	(37,239.27)		
701-11-000-90	Investment Account	1,701,590.26		
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)		
			6,099,522.85	
	TOTAL ASSETS			6,099,522.85
				==============
LIABILITIES				
===========				
701-21-010-00	Accounts Payable Pooled	7,670.46		
701-21-021-10	Accrued Vacation	792.00		
701-21-022-10	Wages Payable	5,685.00		
701-21-029-10	Bank Note Payable 2025	1,300,000.00		
	TOTAL LIABILITIES		1,314,147.46	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	3,712,426.29		
	TOTAL BEGINNING EQUITY	3,712,426.29		
	TOTAL REVENUE	1,868,567.64		
	TOTAL EXPENSES	795,618.54		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	1,072,949.10		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		4,785,375.39	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,099,522.85
				==============

11-05-2025 3:34 PM — D E T A I L   L I S T I N G — PAGE: 1

FUND : 701-MDD — TRANSACTION DATE: 9/01/2025 THRU 9/30/2025

DEPT : N/A — ACCOUNTS: ALL

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

11-000-00 MDD Cash

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/PO/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					1,996,733.29
9/03/25	9/03	B25617	Deposit 000000	03374	Transfer cash from funds to PY		JE# 006818		536.45CR	1,996,196.84
9/12/25	9/16	B25753	Deposit 000000	03403	MDD SALES TAX		JE# 006850		102,023.65	2,098,220.49
9/15/25	9/05	B25641	Bnk Dft 000000	03385	2509 MDD BANK LOAN 2025		JE# 006829		15,060.46CR	2,083,160.03
9/17/25	9/17	B25779	Deposit 000000	03409	Transfer cash from funds to PY		JE# 006857		536.45CR	2,082,623.58
9/30/25	10/09	B25994	Interest000000	03475	INTEREST INCOME		JE# 006930		7,263.11	2,089,886.69
			=============		SEPTEMBER ACTIVITY DB: 109,286.76		CR: 16,133.36CR		93,153.40	
			=============		ACCOUNT TOTAL DB: 109,286.76		CR: 16,133.36CR			

11-000-50 Cash Bank Note 2025

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

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/PO/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					16,759.70CR
9/01/25	9/03	B25624	MDD	03377	MDD ADMIN FEE		JE# 006821		1,450.00CR	18,209.70CR
9/02/25	8/13	A49034	TRANSFER	08147	701-901 A/P REIMBURSEMEN				2,335.94CR	20,545.64CR
9/03/25	9/03	B25617	Deposit 000000	03374	Transfer cash from funds to PY		JE# 006818		536.45	20,009.19CR
9/04/25	9/04	A49571	TRANSFER	08210	701-901 A/P REIMBURSEMEN				349.00CR	20,358.19CR
9/05/25	9/03	P00624	TRANSFER	00312	PR 08/16/2025-08/29/2025				3,304.01CR	23,662.20CR
9/05/25	9/03	B25618	Misc 000000	03373	Self Insurance		JE# 006817		536.45CR	24,198.65CR
9/05/25	9/03	A49486	TRANSFER	08202	701-901 A/P REIMBURSEMEN				839.42CR	25,038.07CR
9/11/25	9/11	A49696	TRANSFER	08223	701-901 A/P REIMBURSEMEN				545.00CR	25,583.07CR
9/16/25	9/16	B25757	Deposit 000000	03405	MISC DEPOSIT		JE# 006853		1,500.00	24,083.07CR
9/17/25	9/17	B25779	Deposit 000000	03409	Transfer cash from funds to PY		JE# 006857		536.45	23,546.62CR
9/17/25	9/17	A49757	TRANSFER	08237	701-901 A/P REIMBURSEMEN				1,787.20CR	25,333.82CR
9/18/25	9/18	A49904	TRANSFER	08247	701-901 A/P REIMBURSEMEN				6,053.93CR	31,387.75CR
9/19/25	9/17	P00626	TRANSFER	00313	PR 08/30/2025-09/12/2025				3,322.01CR	34,709.76CR
9/19/25	9/17	B25780	Misc 000000	03407	Self Insurance		JE# 006855		536.45CR	35,246.21CR
9/19/25	9/12	A49713	TRANSFER	08226	701-901 A/P REIMBURSEMEN				93.64CR	35,339.85CR
9/19/25	9/17	A49747	TRANSFER	08234	701-901 A/P REIMBURSEMEN				839.42CR	36,179.27CR
9/20/25	9/12	A49707	TRANSFER	08225	701-901 A/P REIMBURSEMEN				65.00CR	36,244.27CR
9/25/25	9/25	A50028	TRANSFER	08265	701-901 A/P REIMBURSEMEN				1,045.00CR	37,289.27CR
9/30/25	10/14	B26032	Deposit 000000	03489	REVERSE PAYMENT		JE# 006949	000486	50.00	37,239.27CR
			=============		SEPTEMBER ACTIVITY DB: 2,622.90		CR: 23,102.47CR		20,479.57CR	
			=============		ACCOUNT TOTAL DB: 2,622.90		CR: 23,102.47CR			

11-000-90 Investment Account

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/PO/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					1,695,554.89
9/30/25	10/09	B25994	Interest000000	03475	INTEREST INCOME		JE# 006930		6,035.37	1,701,590.26
			=============		SEPTEMBER ACTIVITY DB: 6,035.37		CR: 0.00		6,035.37	
			=============		ACCOUNT TOTAL DB: 6,035.37		CR: 0.00			

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/PO/JE #	NOTE	=====AMOUNT====	====BALANCE====
	11-013-37		Sales Tax Receivable						
				B E G I N N I N G B A L A N C E					187,664.42
	11-088-41		EDC cash						
				B E G I N N I N G B A L A N C E					0.00
	12-015-00		Land						
				B E G I N N I N G B A L A N C E					696,835.95
	12-015-10		Buildings and improvements						
				B E G I N N I N G B A L A N C E					1,516,887.80
	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					1,633.73CR
9/01/25	9/04	A49499	CHK: 016046	08198 INTEGRITY FACILITY SOLUT	0187			349.00CR	1,982.73CR
				INTEGRITY FACILITY SOLUTI		INV# 628839	/PO#		
9/02/25	8/13	A49028	DFT: 002933	08147 CITI BANK	1285			2,335.94CR	4,318.67CR
				CITI BANK		INV# 3654385013	/PO#		
9/02/25	9/18	A49797	CHK: 016135	08230 TAYLOR, OLSON, ADKINS, S	0775			2,558.20CR	6,876.87CR
				TAYLOR, OLSON, ADKINS, SR		INV# STATEMENT NO 37	/PO#		
9/02/25	8/13	A49034	TRANSFER	08147 701-901 A/P REIMBURSEMEN				2,335.94	4,540.93CR
9/04/25	9/04	A49571	TRANSFER	08210 701-901 A/P REIMBURSEMEN				349.00	4,191.93CR
9/05/25	9/03	A49480	DFT: 002965	08202 Federal W/H Payable	0116			240.78CR	4,432.71CR
				INTERNAL REVENUE SERVICE		INV# T1 202509031981	/PO#		
9/05/25	9/03	A49480	DFT: 002965	08202 Medicare Payable	0116			123.64CR	4,556.35CR
				INTERNAL REVENUE SERVICE		INV# T4 202509031981	/PO#		
9/05/25	9/03	A49482	DFT: 002967	08202 457 Withholding	0554			475.00CR	5,031.35CR
				VANTAGEPOINT TRANSFER AGE		INV# ICM202509031981	/PO#		
9/05/25	9/17	A49748	DFT: 002998	08236 HSA Contributions	0117			100.00CR	5,131.35CR
				HSA BANK		INV# HSA202509031981	/PO#		
9/05/25	9/17	A49750	DFT: 002999	08236 TMRS Payable	0273			793.60CR	5,924.95CR
				TMRS		INV# TMR202509031981	/PO#		
9/05/25	9/03	A49486	TRANSFER	08202 701-901 A/P REIMBURSEMEN				839.42	5,085.53CR
9/10/25	9/18	A49795	CHK: 016119	08230 MCDORMAN SIGN & ADVERTSI	0700			3,050.00CR	8,135.53CR
				MCDORMAN SIGN & ADVERTSIN		INV# 6137	/PO#		

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/PO/JE #	NOTE	=====AMOUNT====	====BALANCE====
9/11/25	9/11	A49696	TRANSFER	08223 701-901 A/P REIMBURSEMEN				545.00	7,590.53CR
9/12/25	10/02	A50103	CHK: 016208	08267 GRAHAMSON INC	1043			175.00CR	7,765.53CR
				GRAHAMSON INC		INV# 12410	/PO#		
9/15/25	9/18	A49842	CHK: 016106	08230 E. BROOKE ASSOCIATES, LL	1374			402.00CR	8,167.53CR
				E. BROOKE ASSOCIATES, LLC		INV# 501	/PO#		
9/17/25	9/17	A49757	TRANSFER	08237 701-901 A/P REIMBURSEMEN				1,787.20	6,380.33CR
9/18/25	9/18	A49904	TRANSFER	08247 701-901 A/P REIMBURSEMEN				6,053.93	326.40CR
9/19/25	9/12	A49708	DFT: 002980	08226 ATMOS ENERGY	0126			93.64CR	420.04CR
				ATMOS ENERGY		INV# 3064561863-2508	/PO#		
9/19/25	9/17	A49741	DFT: 002993	08234 Federal W/H Payable	0116			240.78CR	660.82CR
				INTERNAL REVENUE SERVICE		INV# T1 202509171983	/PO#		
9/19/25	9/17	A49741	DFT: 002993	08234 Medicare Payable	0116			123.64CR	784.46CR
				INTERNAL REVENUE SERVICE		INV# T4 202509171983	/PO#		
9/19/25	9/17	A49743	DFT: 002995	08234 457 Withholding	0554			475.00CR	1,259.46CR
				VANTAGEPOINT TRANSFER AGE		INV# ICM202509171983	/PO#		
9/19/25	9/17	A49749	DFT: 002998	08236 HSA Contributions	0117			100.00CR	1,359.46CR
				HSA BANK		INV# HSA202509171983	/PO#		
9/19/25	9/17	A49751	DFT: 002999	08236 TMRS Payable	0273			793.60CR	2,153.06CR
				TMRS		INV# TMR202509171983	/PO#		
9/19/25	10/02	A50105	CHK: 016208	08267 GRAHAMSON INC	1043			260.00CR	2,413.06CR
				GRAHAMSON INC		INV# 12412	/PO#		
9/19/25	9/12	A49713	TRANSFER	08226 701-901 A/P REIMBURSEMEN				93.64	2,319.42CR
9/19/25	9/17	A49747	TRANSFER	08234 701-901 A/P REIMBURSEMEN				839.42	1,480.00CR
9/20/25	9/12	A49703	DFT: 002978	08225 UBEO BUSINESS SERVICES	0594			65.00CR	1,545.00CR
				UBEO BUSINESS SERVICES		INV# 092025-1181993	/PO#		
9/20/25	9/12	A49707	TRANSFER	08225 701-901 A/P REIMBURSEMEN				65.00	1,480.00CR
9/23/25	10/09	A50274	CHK: 016254	08299 HUNTER KNEPSHIELD OF TEX	1237			2,400.00CR	3,880.00CR
				HUNTER KNEPSHIELD OF TEXA		INV# 16962	/PO# 21-3714		
9/25/25	10/09	A50230	CHK: 016275	08282 UBEO BUSINESS SERVICES	0594			19.59CR	3,899.59CR
				UBEO BUSINESS SERVICES		INV# INV2583094	/PO#		
9/25/25	9/25	A50028	TRANSFER	08265 701-901 A/P REIMBURSEMEN				1,045.00	2,854.59CR
9/26/25	10/02	A50115	CHK: 016199	08267 CATALYST COMMERCIAL, INC	1344			4,412.50CR	7,267.09CR
				CATALYST COMMERCIAL, INC		INV# 5096	/PO#		
9/30/25	10/02	A50101	CHK: 016208	08267 GRAHAMSON INC	1043			235.00CR	7,502.09CR
				GRAHAMSON INC		INV# 12408	/PO#		
9/30/25	10/16	A50378	CHK: 016321	08304 VERIZON WIRELESS	0277			42.87CR	7,544.96CR
				VERIZON WIRELESS		INV# 6124918573	/PO#		
9/30/25	10/16	A50418	CHK: 016279	08304 ARROW EXTERMINATORS, INC	1368			50.00CR	7,594.96CR
				ARROW EXTERMINATORS, INC		INV# SEPTEMBER 2025 (2)	/PO#		
9/30/25	10/23	A50550	CHK: 016347	08339 CITY MDD	0602			75.50CR	7,670.46CR
				MESSER, FORT & McDONALD,		INV# 28484	/PO#		
			=============	SEPTEMBER ACTIVITY DB:	13,953.55	CR: 19,990.28CR		6,036.73CR	
			=============	ACCOUNT TOTAL DB:	13,953.55	CR: 19,990.28CR			

21-010-12 Accounts Payable -MDD

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

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

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     21-021-01         Payroll tax liabilities
                                 B E G I N N I N G   B A L A N C E                                                         0.00

 9/05/25  9/03 P00624 FEDWH           00312 PR 08/16/2025-08/29/2025                                       240.78CR        240.78CR
 9/05/25  9/03 P00624 MEDIC           00312 PR 08/16/2025-08/29/2025                                        61.82CR        302.60CR
 9/05/25  9/03 A49480 DFT: 002965     08202 Federal W/H Payable      0116                                  240.78           61.82CR
                                     INTERNAL REVENUE SERVICE   INV# T1 202509031981   /PO#
 9/05/25  9/03 A49480 DFT: 002965     08202 Medicare Payable         0116                                   61.82            0.00
                                     INTERNAL REVENUE SERVICE   INV# T4 202509031981   /PO#
 9/19/25  9/17 P00626 FEDWH           00313 PR 08/30/2025-09/12/2025                                       240.78CR        240.78CR
 9/19/25  9/17 P00626 MEDIC           00313 PR 08/30/2025-09/12/2025                                        61.82CR        302.60CR
 9/19/25  9/17 A49741 DFT: 002993     08234 Federal W/H Payable      0116                                  240.78           61.82CR
                                     INTERNAL REVENUE SERVICE   INV# T1 202509171983   /PO#
 9/19/25  9/17 A49741 DFT: 002993     08234 Medicare Payable         0116                                   61.82            0.00
                                     INTERNAL REVENUE SERVICE   INV# T4 202509171983   /PO#
                         =============  SEPTEMBER 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

 9/05/25  9/03 P00624 HSA             00312 PR 08/16/2025-08/29/2025                                       100.00CR        100.00CR
 9/05/25  9/17 A49748 DFT: 002998     08236 HSA Contributions        0117                                  100.00            0.00
                                     HSA BANK                   INV# HSA202509031981   /PO#
 9/19/25  9/17 P00626 HSA             00313 PR 08/30/2025-09/12/2025                                       100.00CR        100.00CR
 9/19/25  9/17 A49749 DFT: 002998     08236 HSA Contributions        0117                                  100.00            0.00
                                     HSA BANK                   INV# HSA202509171983   /PO#
                         =============  SEPTEMBER 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

 9/05/25  9/03 P00624 ICMA            00312 PR 08/16/2025-08/29/2025                                       475.00CR        475.00CR
 9/05/25  9/03 A49482 DFT: 002967     08202 457 Withholding          0554                                  475.00            0.00
                                     VANTAGEPOINT TRANSFER AGE  INV# ICM202509031981   /PO#
 9/19/25  9/17 P00626 ICMA            00313 PR 08/30/2025-09/12/2025                                       475.00CR        475.00CR
 9/19/25  9/17 A49743 DFT: 002995     08234 457 Withholding          0554                                  475.00            0.00
                                     VANTAGEPOINT TRANSFER AGE  INV# ICM202509171983   /PO#
                         =============  SEPTEMBER ACTIVITY DB:        950.00   CR:        950.00CR              0.00

                         =============  ACCOUNT TOTAL      DB:        950.00   CR:        950.00CR
```

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POST    DATE TRAN #   REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/PO/JE #       NOTE  =====AMOUNT====  ====BALANCE====
-------------------------------------------------------------------------------------------------------------------------------------
     21-021-10        Accrued Vacation
                               B E G I N N I N G   B A L A N C E                                                          792.00CR

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     21-022-10        Wages Payable
                               B E G I N N I N G   B A L A N C E                                                            0.00

 9/30/25 11/03 B26260                03538 Payroll Accrual 2509           JE# 007010         000511      5,685.00CR      5,685.00CR
                    =============  SEPTEMBER ACTIVITY DB:          0.00   CR:       5,685.00CR         5,685.00CR

                    =============  ACCOUNT TOTAL      DB:          0.00   CR:       5,685.00CR
-------------------------------------------------------------------------------------------------------------------------------------
     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

 9/05/25  9/03 P00624 TMR            00312 PR 08/16/2025-08/29/2025                                        314.74CR        314.74CR
 9/05/25  9/17 A49750 DFT: 002999    08236 TMRS Payable            0273                                    314.74            0.00
                                   TMRS                        INV# TMR202509031981   /PO#
 9/19/25  9/17 P00626 TMR            00313 PR 08/30/2025-09/12/2025                                        314.74CR        314.74CR
 9/19/25  9/17 A49751 DFT: 002999    08236 TMRS Payable            0273                                    314.74            0.00
                                   TMRS                        INV# TMR202509171983   /PO#
                    =============  SEPTEMBER 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                                                   1,300,000.00CR

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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

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     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
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     4000-02-4130      Sales Taxes
                                B E G I N N I N G   B A L A N C E                                                     1,601,576.08CR

 9/12/25  9/16 B25753 Deposit 000000  03403 MDD SALES TAX                   JE# 006850                 102,023.65CR  1,703,599.73CR
                    =============  SEPTEMBER ACTIVITY DB:          0.00   CR:     102,023.65CR       102,023.65CR

                    =============  ACCOUNT TOTAL      DB:          0.00   CR:     102,023.65CR
-------------------------------------------------------------------------------------------------------------------------------------
     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                                                       133,588.31CR

 9/30/25 10/09 B25994 Interest000000  03475 INTEREST INCOME                 JE# 006930                   7,263.11CR    140,851.42CR
 9/30/25 10/09 B25994 Interest000000  03475 INTEREST INCOME                 JE# 006930                   6,035.37CR    146,886.79CR
                    =============  SEPTEMBER ACTIVITY DB:          0.00   CR:      13,298.48CR        13,298.48CR

                    =============  ACCOUNT TOTAL      DB:          0.00   CR:      13,298.48CR
-------------------------------------------------------------------------------------------------------------------------------------
     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

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     4000-09-4550      Proceeds for Property Purchase
                                B E G I N N I N G   B A L A N C E                                                           61.12CR

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     4000-09-4730      Property Rental Income
                                B E G I N N I N G   B A L A N C E                                                        16,520.00CR

 9/16/25  9/16 B25757 94047           03405 DRIVEN DISTR - AUTO PARTS RENT  JE# 006853                   1,500.00CR     18,020.00CR
                    =============  SEPTEMBER 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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DEPT: 5176     MDD
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POST    DATE TRAN #  REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/PO/JE #       NOTE  =====AMOUNT====  ====BALANCE====

    5176-01-5101      Salaries
                               B E G I N N I N G   B A L A N C E                                                     107,004.51

9/05/25  9/03 P00624 PYEXP          00312 PR 08/16/2025-08/29/2025                                        4,496.35      111,500.86
9/19/25  9/17 P00626 PYEXP          00313 PR 08/30/2025-09/12/2025                                        4,496.35      115,997.21
9/30/25 11/03 B26260                03538 Payroll Accrual 2509           JE# 007010         000511     5,685.00      121,682.21
                  =============  SEPTEMBER ACTIVITY DB:     14,677.70   CR:            0.00           14,677.70

                  =============  ACCOUNT TOTAL      DB:     14,677.70   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

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    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                                                      10,159.93

9/05/25  9/17 A49750 DFT: 002999    08236 TMRS Payable           0273                                        478.86       10,638.79
                                   TMRS                       INV# TMR202509031981   /PO#
9/19/25  9/17 A49751 DFT: 002999    08236 TMRS Payable           0273                                        478.86       11,117.65
                                   TMRS                       INV# TMR202509171983   /PO#
                  =============  SEPTEMBER 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                                                       1,492.79

9/05/25  9/03 A49480 DFT: 002965    08202 Medicare Payable       0116                                         61.82        1,554.61
                                   INTERNAL REVENUE SERVICE   INV# T4 202509031981   /PO#
9/19/25  9/17 A49741 DFT: 002993    08234 Medicare Payable       0116                                         61.82        1,616.43
                                   INTERNAL REVENUE SERVICE   INV# T4 202509171983   /PO#
                  =============  SEPTEMBER 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                                                      15,174.80

9/05/25  9/03 B25618 Self Ins       03373 Self Insurance                 JE# 006817                          536.45       15,711.25
9/19/25  9/17 B25780 Self Ins       03407 Self Insurance                 JE# 006855                          536.45       16,247.70
                  =============  SEPTEMBER ACTIVITY DB:      1,072.90   CR:            0.00            1,072.90

                  =============  ACCOUNT TOTAL      DB:      1,072.90   CR:            0.00
```

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/PO/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					250.20
5176-01-5621			Travel/training						
				B E G I N N I N G B A L A N C E					15,371.62
9/02/25	8/13	A49028	DFT: 002933	08147 CITI BANK	1285			1,531.98	16,903.60
				CITI BANK		INV# 3654385013 /PO#			
9/19/25	9/17	P00626	PYEXP	00313 PR 08/30/2025-09/12/2025				18.00	16,921.60
			=============	SEPTEMBER ACTIVITY DB: 1,549.98		CR: 0.00		1,549.98	
			=============	ACCOUNT TOTAL DB: 1,549.98		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					37,482.01
9/01/25	9/04	A49499	CHK: 016046	08198 MDD	0187			349.00	37,831.01
				INTEGRITY FACILITY SOLUTI		INV# 628839 /PO#			
9/12/25	10/02	A50103	CHK: 016208	08267 GRAHAMSON INC	1043			175.00	38,006.01
				GRAHAMSON INC		INV# 12410 /PO#			
9/15/25	9/18	A49842	CHK: 016106	08230 E. BROOKE ASSOCIATES, LL	1374			402.00	38,408.01
				E. BROOKE ASSOCIATES, LLC		INV# 501 /PO#			
9/19/25	10/02	A50105	CHK: 016208	08267 GRAHAMSON INC	1043			260.00	38,668.01
				GRAHAMSON INC		INV# 12412 /PO#			
9/23/25	10/09	A50274	CHK: 016254	08299 Tables for MDD and Parks	1237			2,400.00	41,068.01
				HUNTER KNEPSHIELD OF TEXA		INV# 16962 /PO# 21-3714			
9/30/25	10/02	A50101	CHK: 016208	08267 GRAHAMSON INC	1043			235.00	41,303.01
				GRAHAMSON INC		INV# 12408 /PO#			
9/30/25	10/14	B26032	Deposit 000000	03489 REVERSE PAYMENT		JE# 006949	000486	50.00CR	41,253.01
9/30/25	10/16	A50418	CHK: 016279	08304 ARROW EXTERMINATORS, INC	1368			50.00	41,303.01
				ARROW EXTERMINATORS, INC		INV# SEPTEMBER 2025 (2)/PO#			
			=============	SEPTEMBER ACTIVITY DB: 3,871.00		CR: 50.00CR		3,821.00	
			=============	ACCOUNT TOTAL DB: 3,871.00		CR: 50.00CR			

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POST    DATE TRAN #  REFERENCE   PACKET======DESCRIPTION=======  VEND  INV/PO/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                                                          945.83

9/19/25  9/12 A49708 DFT: 002980     08226 ATMOS ENERGY           0126                                   93.64        1,039.47
                                    ATMOS ENERGY             INV# 3064561863-2508   /PO#
                     =============  SEPTEMBER 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                                                          496.78

9/30/25 10/16 A50378 CHK: 016321     08304 VERIZON WIRELESS       0277                                   42.87          539.65
                                    VERIZON WIRELESS         INV# 6124918573        /PO#
                     =============  SEPTEMBER ACTIVITY DB:         42.87   CR:            0.00              42.87

                     =============  ACCOUNT TOTAL      DB:         42.87   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

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    5176-06-5060      Election Services
                             B E G I N N I N G   B A L A N C E                                                            0.00

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    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

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    5176-06-5620      Legal & Professional
                             B E G I N N I N G   B A L A N C E                                                       32,712.65

9/02/25  9/18 A49797 CHK: 016135     08230 TAYLOR, OLSON, ADKINS, S 0775                               2,558.20       35,270.85
                                    TAYLOR, OLSON, ADKINS, SR  INV# STATEMENT NO 37   /PO#
9/26/25 10/02 A50115 CHK: 016199     08267 CATALYST COMMERCIAL, INC 1344                               4,412.50       39,683.35
                                    CATALYST COMMERCIAL, INC   INV# 5096            /PO#
9/30/25 10/23 A50550 CHK: 016347     08339 CITY MDD               0602                                   75.50       39,758.85
                                    MESSER, FORT & McDONALD,   INV# 28484           /PO#
                     =============  SEPTEMBER ACTIVITY DB:      7,046.20   CR:            0.00           7,046.20

                     =============  ACCOUNT TOTAL      DB:      7,046.20   CR:            0.00
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POST    DATE TRAN #  REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/PO/JE #       NOTE  =====AMOUNT====  ====BALANCE====

    5176-06-5724      Water/Sewer Impact Fee Study
                               B E G I N N I N G   B A L A N C E                                                          0.00
---------------------------------------------------------------------------------------------------------------------------------
    5176-06-5764      Special Services
                               B E G I N N I N G   B A L A N C E                                                          0.00
---------------------------------------------------------------------------------------------------------------------------------
    5176-06-5765      Thoroughfare PlanTraffic Count
                               B E G I N N I N G   B A L A N C E                                                          0.00
---------------------------------------------------------------------------------------------------------------------------------
    5176-06-7860      Downtown Master Plan
                               B E G I N N I N G   B A L A N C E                                                          0.00
---------------------------------------------------------------------------------------------------------------------------------
    5176-06-7861      Comprehensive Plan
                               B E G I N N I N G   B A L A N C E                                                          0.00
---------------------------------------------------------------------------------------------------------------------------------
    5176-06-7862      Maps
                               B E G I N N I N G   B A L A N C E                                                      5,873.75
---------------------------------------------------------------------------------------------------------------------------------
    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                                                        815.95

 9/20/25  9/12 A49703 DFT: 002978     08225 UBEO - COPIERS/PRINTERS  0594                               65.00          880.95
                                     UBEO BUSINESS SERVICES     INV# 092025-1181993    /PO#
 9/25/25 10/09 A50230 CHK: 016275     08282 UBEO BUSINESS SERVICES   0594                               19.59          900.54
                                     UBEO BUSINESS SERVICES     INV# INV2583094        /PO#
                    =============  SEPTEMBER ACTIVITY DB:         84.59   CR:           0.00             84.59

                    =============  ACCOUNT TOTAL      DB:         84.59   CR:           0.00
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POST    DATE TRAN #   REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/PO/JE #       NOTE  =====AMOUNT====  ====BALANCE====

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    5176-07-5665      Technology/Promotional Video
                               B E G I N N I N G   B A L A N C E                                                       39,263.89

9/02/25  8/13 A49028 DFT: 002933     08147 CITI BANK              1285                                  703.96       39,967.85
                                    CITI BANK                  INV# 3654385013        /PO#
                    =============  SEPTEMBER ACTIVITY DB:       703.96   CR:           0.00              703.96

                    =============  ACCOUNT TOTAL      DB:       703.96   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                                                       11,146.51

9/02/25  8/13 A49028 DFT: 002933     08147 CITI BANK              1285                                  100.00       11,246.51
                                    CITI BANK                  INV# 3654385013        /PO#
9/10/25  9/18 A49795 CHK: 016119     08230 MCDORMAN SIGN & ADVERTSI 0700                               3,050.00       14,296.51
                                    MCDORMAN SIGN & ADVERTSIN  INV# 6137              /PO#
                    =============  SEPTEMBER ACTIVITY DB:     3,150.00   CR:           0.00            3,150.00

                    =============  ACCOUNT TOTAL      DB:     3,150.00   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

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    5176-09-5131      Meetings
                               B E G I N N I N G   B A L A N C E                                                          634.15

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

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    5176-09-5134      Feasibility Studies
                               B E G I N N I N G   B A L A N C E                                                            0.00

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    5176-09-5140      Miscellaneous
                               B E G I N N I N G   B A L A N C E                                                            0.00

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    5176-09-5630      Property Purchase
                               B E G I N N I N G   B A L A N C E                                                      353,851.46

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POST    DATE TRAN #  REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/PO/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

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   5176-16-5764      Contract Labor-consultant
                              B E G I N N I N G   B A L A N C E                                                             0.00

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   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

 9/15/25  9/05 B25641 Bnk Dft 000000  03385 2509 MDD BANK LOAN 2025        JE# 006829                      7,392.27       7,392.27
                    =============  SEPTEMBER ACTIVITY DB:      7,392.27   CR:           0.00            7,392.27

                    =============  ACCOUNT TOTAL      DB:      7,392.27   CR:           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

 9/15/25  9/05 B25641 Bnk Dft 000000  03385 2509 MDD BANK LOAN 2025        JE# 006829                      7,668.19       7,668.19
                    =============  SEPTEMBER ACTIVITY DB:      7,668.19   CR:           0.00            7,668.19

                    =============  ACCOUNT TOTAL      DB:      7,668.19   CR:           0.00
---------------------------------------------------------------------------------------------------------------------------------
   5176-99-4091      Administrative fee
                              B E G I N N I N G   B A L A N C E                                                        15,950.00

 9/01/25  9/03 B25624 MDD             03377 MDD ADMIN FEE                  JE# 006821                      1,450.00      17,400.00
                    =============  SEPTEMBER 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

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   5176-99-5710      Business Survival Program
                              B E G I N N I N G   B A L A N C E                                                             0.00

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   5176-99-5750      Economic Incentives
                              B E G I N N I N G   B A L A N C E                                                             0.00

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POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/PO/JE #	NOTE	=====AMOUNT====	====BALANCE====
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						
			B E G I N N I N G B A L A N C E					0.00

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

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	6,839,460.23	6,839,460.23CR
REPORTED ACTIVITY:	184,167.92	184,167.92CR
ENDING BALANCES:	7,023,628.15	7,023,628.15CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2024 / Sep-2025
FUND: Include: 701
TRANSACTION DATES: 9/01/2025 THRU 9/30/2025
TRANSACTIONS: BOTH

ACCOUNT SELECTION

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

PRINT OPTIONS DETAIL

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

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

701-MDD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	975,000	102,023.65	1,703,599.73	0.00	(728,599.73)	174.73
Miscellaneous	127,020	14,798.48	164,967.91	0.00	(37,947.91)	129.88
TOTAL GENERAL REVENUE	1,102,020	116,822.13	1,868,567.64	0.00	(766,547.64)	169.56
TOTAL REVENUE	1,102,020	116,822.13	1,868,567.64	0.00	(766,547.64)	169.56
EXPENSE SUMMARY						
MDD						
Personnel	161,609	18,381.94	167,885.79	0.00	(6,276.79)	103.88
Materials & Supplies	7,000	0.00	2,313.49	0.00	4,686.51	33.05
Repairs & Maintenance	41,000	3,821.00	41,303.01	0.00	(303.01)	100.74
Utilities	2,445	136.51	1,579.12	0.00	865.88	64.59
Contract Services	88,174	7,046.20	59,306.35	0.00	28,867.65	67.26
Fees & Other Services	86,105	3,938.55	69,943.32	0.00	16,161.68	81.23
Miscellaneous	501,500	0.00	354,485.61	0.00	147,014.39	70.69
Debt Service	0	15,060.46	15,060.46	0.00	(15,060.46)	0.00
Contingency/FB	342,400	1,450.00	83,741.39	0.00	258,658.61	24.46
TOTAL MDD	1,230,233	49,834.66	795,618.54	0.00	434,614.46	64.67
TOTAL EXPENSES	1,230,233	49,834.66	795,618.54	0.00	434,614.46	64.67
REVENUE OVER/(UNDER) EXPENSES	(128,213)	66,987.47	1,072,949.10	0.00	(1,201,162.10)	836.85-

701-MDD

% OF YEAR COMPLETED: 100.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	975,000	102,023.65	1,703,599.73	0.00	(728,599.73)	174.73
TOTAL Taxes	975,000	102,023.65	1,703,599.73	0.00	(728,599.73)	174.73
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	109,000	13,298.48	146,886.79	0.00	(37,886.79)	134.76
701-4000-09-4550 Proceeds for Property P	0	0.00	61.12	0.00	(61.12)	0.00
701-4000-09-4730 Property Rental Income	18,020	1,500.00	18,020.00	0.00	0.00	100.00
TOTAL Miscellaneous	127,020	14,798.48	164,967.91	0.00	(37,947.91)	129.88
Contingency/FB						
TOTAL REVENUE	1,102,020	116,822.13	1,868,567.64	0.00	(766,547.64)	169.56

% OF YEAR COMPLETED: 100.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD						
===						
Personnel						
701-5176-01-5101 Salaries	116,900	14,677.70	121,682.21	0.00	(4,782.21)	104.09
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	11,117.65	0.00	1,337.35	89.26
701-5176-01-5108 Payroll Tax Expense (me	1,696	123.64	1,616.43	0.00	79.57	95.31
701-5176-01-5109 Group Health Insurance	11,878	1,072.90	16,247.70	0.00	(4,369.70)	136.79
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	1,549.98	16,921.60	0.00	1,478.40	91.97
TOTAL Personnel	161,609	18,381.94	167,885.79	0.00	(6,276.79)	103.88
Capital						
Materials & Supplies						
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
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	41,000	3,821.00	41,303.01	0.00	(303.01)	100.74
TOTAL Repairs & Maintenance	41,000	3,821.00	41,303.01	0.00	(303.01)	100.74
Utilities						
701-5176-05-5616 Utilities - Electricity	1,850	93.64	1,039.47	0.00	810.53	56.19
701-5176-05-5618 Telephone	595	42.87	539.65	0.00	55.35	90.70
TOTAL Utilities	2,445	136.51	1,579.12	0.00	865.88	64.59
Contract Services						
701-5176-06-5620 Legal & Professional	63,000	7,046.20	39,758.85	0.00	23,241.15	63.11
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	5,873.75	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	7,046.20	59,306.35	0.00	28,867.65	67.26
Fees & Other Services						
701-5176-07-5150 Printing	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-07-5190 Insurance - TML	930	0.00	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	84.59	900.54	0.00	499.46	64.32
701-5176-07-5665 Technology/Promotional	38,800	703.96	39,967.85	0.00	(1,167.85)	103.01
701-5176-07-5667 Marketing and Advertisi	27,475	3,150.00	14,296.51	0.00	13,178.49	52.03
TOTAL Fees & Other Services	86,105	3,938.55	69,943.32	0.00	16,161.68	81.23
Miscellaneous						
701-5176-09-5131 Meetings	1,500	0.00	634.15	0.00	865.85	42.28
701-5176-09-5630 Property Purchase	500,000	0.00	353,851.46	0.00	146,148.54	70.77
TOTAL Miscellaneous	501,500	0.00	354,485.61	0.00	147,014.39	70.69

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

701-MDD

% OF YEAR COMPLETED: 100.00

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Debt Service						
701-5176-98-5801 Principal Bank Note 202	0	7,392.27	7,392.27	0.00	(7,392.27)	0.00
701-5176-98-5802 Interest Bank Note 2025	0	7,668.19	7,668.19	0.00	(7,668.19)	0.00
TOTAL Debt Service	0	15,060.46	15,060.46	0.00	(15,060.46)	0.00
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	17,400.00	0.00	0.00	100.00
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	83,741.39	0.00	258,658.61	24.46
TOTAL MDD	1,230,233	49,834.66	795,618.54	0.00	434,614.46	64.67
TOTAL EXPENSES	1,230,233	49,834.66	795,618.54	0.00	434,614.46	64.67
REVENUE OVER/(UNDER) EXPENSES	(128,213)	66,987.47	1,072,949.10	0.00	(1,201,162.10)	836.85-

Municipal Development District Board Meeting
Staff Report
November 18, 2025

Agenda Item
Receive an update and overview on the Aubrey Local Business Accelerator Program.

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

Summary
The Executive Director and the facilitator for the Aubrey Local Business Accelerator (ALBA), Tarsha Hearns, will present an overview of the program classes, goals, and updates on the program's progress.

ALBA is a foundational business education program targeting small business owners or entrepreneurs who are ready to take their business or an idea to the next level. ALBA will offer practical guidance, connections, and resources to grow local businesses and there is no fee to apply. Residents and businesses in Aubrey and its ETJ are eligible for the program. The application link is posted on the Aubrey MDD website and completed applications are due December 12, 2025. The program starts in January 2026 and runs weekly through February 2026.

Financial Summary
This item was approved in the 2025-26 budget.

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
November 18, 2025

Agenda Item
Receive an overview of October 2025 Staff Activity Report; Discussion of same.

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

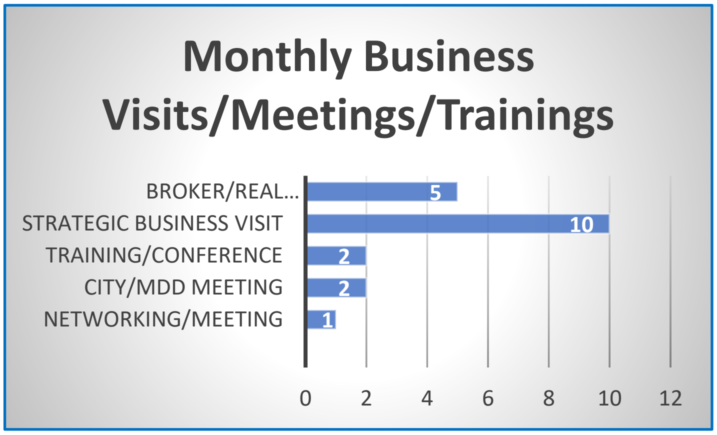
Summary
Executive Director will provide updates on activities, upcoming events, and project status updates, including updates on the Strategic Work Activity Plan.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

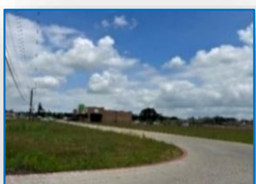
OCTOBER 2025 STAFF REPORT
Aubrey Municipal Development District
Christine Gossett – Executive Director

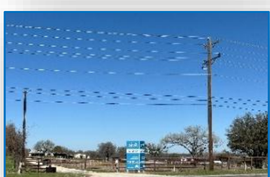
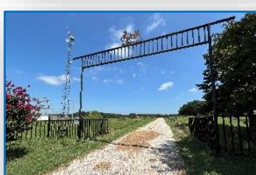
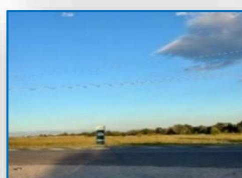


Commercial Property for Sale/Lease/Build-to-Suit:

Combined commercial land for sale/lease 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]



The MDD/Chamber building landscaping/placemaking project was enjoyed by the public during Peanut Fest. It is being utilized during special events, and as a spot to have an outdoor break while in downtown.

Highest performing post was 10/17/25 featuring Aubrey Tire Outlet with 20.442 views on Facebook.

Business Activity and Updates

- No new openings or closings.

Project Updates:

- Started planning the Aubrey Local Business Accelerator with the program facilitator. Applications going online in November.
- 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: Developed a matrix for the workplan, timeline, and outlined priorities for 2025-26 goals and metrics.
- Website – Redesign of site in progress.

Marketing:

- Social Media/Facebook: On-going content management and posts on Aubrey MDD FB page. October 17th's post featuring Aubrey Tire Outlet was the highest performing post generating 20,442 Views; 9,706 Reach; and 2,682 Engagements. MDD social media posts feature businesses, activites, events, and business education.
- Website Statistics: October '25 – 431 Visitors and 699 Views; September '25 – 301 Visitors and 534 Views; August '25 – 255 Visitors and 484 Views.
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in October: $96,516.77 ($1,791.85 from Gross Audit Collections).