Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 9, 2025
6:00 PM

Aubrey Municipal Development District

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 November 18, 2025 meeting.

2. Approve October 2025 Financial Report.

New Business: New items requested for consideration.

3. Consider and take action on Economic Development Incentive Policy.

4. Consider and take action authorizing the Executive Director to negotiate a Hotel Product Development and Amateur Sports Facility Feasibility Study with CSL not to exceed $70,000 and consider an option to add a component to the Amateur Sports Facility Feasibility Study.

Staff Report

5. Receive overview of November 2025 Staff Activity Report; Discussion of same.

6. Consider additional personnel to attend the ICSC Red River event with the Executive Director.

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

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

7. a.) Section 551.087 Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the City has received from a business. 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

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

   - 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.

-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 _____________________, 2026.

(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
December 9, 2025

Agenda Item
Approve minutes of the November 18, 2025 meeting.

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

Summary
The minutes for the November 18, 2025, Aubrey Municipal Development District meeting are attached for review and consideration.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
The minutes may 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
November 18, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

Vice President Davis called the meeting to order at 6:00 p.m.

Present:

Vice President – Todd Davis (Place 1)
Director Place 2 – Jamie Osmanovic
Director Place 5 – Tammy De Wet
Director Place 7 - Tim Heitman

Absent:

President - Holly Drew (Place 6)
Secretary - Erin Bogar (Place 3)
Director Place 4 – Brooks Stoy

Staff Present:

Christine Gossett, MDD Executive Director; Bailey Thompson, Communications & Marketing City of Aubrey

Others Present:

Guests:

Tarsha Hearns, Economic Growth Strategies and ALBA Facilitator

Invocation & Pledge of Allegiance:

Director de Wet led the pledge of allegiance and invocation.

Community Announcements:

Vice President Davis announced the following:

The City of Aubrey will hold the Christmas Tree Lighting at Veterans Memorial Park on Wednesday, Dec. 3rd from 5:30 – 8:30 p.m.

Executive Director Gossett also added that the Aubrey 380 Area Chamber of Commerce Luncheon is Wednesday, November 19th at Oak & Ivy event venue at 11:30 a.m., and Aubrey ISD Middle School Career Day is Monday, December 8th at Owens Middle School and they are still looking for some speakers in certain fields.

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 October 21, 2025, MDD Board Meeting
2. Approve the September 2025 Financial Report

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

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

Director de Wet seconded. All in Favor. No Opposed. Consent agenda motion carried 4 to 0.

New Business: New items requested for consideration.

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

Executive Director Gossett and ALBA facilitator/coordinator, Tarsha Hearns, presented an update and information on the program. Discussion only. No action.

Staff Report:

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

Executive Director Gossett presented updates from the staff report and the Strategic Work/Activity Plan matrix.

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: Incentive Policy; Feasibility Studies; By-Laws and future joint work session with City Council.

-ADJOURN-

Vice President Davis motioned to adjourn the meeting at 6:36 p.m.

Director Heitman seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Meeting adjourned at 6:36 p.m.

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

____

Holly Drew, President

ATTEST:

____

Erin Bogar, Secretary

Municipal Development District Board Meeting
Staff Report
December 9, 2025

Agenda Item
Approve October 2025 Financial Report.

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

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

Financial Summary
NA

Staff Recommended Action

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

BALANCE SHEET

AS OF: OCTOBER 31ST, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	2,177,482.10		
701-11-000-84	Claim on Cash MDD	(95,765.96)		
701-11-000-90	Investment Account	1,707,720.37		
701-11-013-37	Sales Tax Receivable	203,710.56		
701-12-015-00	Land	1,046,886.75		
701-12-015-10	Buildings and improvements	1,516,887.80		
701-12-017-00	Accumulated Depreciation	(94,025.00)		
			6,462,896.62	
	TOTAL ASSETS			6,462,896.62
				==============
LIABILITIES				
===========				
701-21-010-00	Accounts Payable Pooled	469.24		
701-21-021-10	Accrued Vacation	792.00		
701-21-029-10	Bank Note Payable 2025	1,300,000.00		
	TOTAL LIABILITIES		1,301,261.24	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	3,712,426.29		
	TOTAL BEGINNING EQUITY	3,712,426.29		
	TOTAL REVENUE	110,408.27		
	TOTAL EXPENSES	61,025.47		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	49,382.80		
	(WILL CLOSE TO FUND BAL.)	1,399,826.29		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		5,161,635.38	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,462,896.62
				==============

FUND : 701-MDD TRANSACTION DATE: 10/01/2025 THRU 10/31/2025

DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
11-000-00			MDD Cash							
					B E G I N N I N G B A L A N C E					2,089,886.69
10/01/25	10/01	B25914	Bnk Dft 000000	03454	2510 MDD BANK LOAN 2025		JE# 006909		15,060.46CR	2,074,826.23
10/01/25	10/01	B25932	Deposit 000000	03456	Transfer cash from funds to PY		JE# 006911		536.45CR	2,074,289.78
10/10/25	10/14	B26036	Deposit 000000	03493	MDD SALES TAX		JE# 006953		96,516.77	2,170,806.55
10/14/25	10/15	B26057	Deposit 000000	03495	Transfer cash from funds to PY		JE# 006955		542.92CR	2,170,263.63
10/28/25	10/28	B26234	Deposit 000000	03533	Transfer cash from funds to PY		JE# 007005		542.92CR	2,169,720.71
10/31/25	11/16	B26405	Interest000000	03574	INTEREST INCOME		JE# 007053		7,761.39	2,177,482.10
			=============		OCTOBER ACTIVITY DB: 104,278.16		CR: 16,682.75CR		87,595.41	
			=============		ACCOUNT TOTAL DB: 104,278.16		CR: 16,682.75CR			
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					38,537.02CR
10/01/25	10/01	B25932	Deposit 000000	03456	Transfer cash from funds to PY		JE# 006911		536.45	38,000.57CR
10/02/25	10/02	A50166	TRANSFER	08281	701-901 A/P REIMBURSEMEN				6,931.50CR	44,932.07CR
10/03/25	10/01	P00630	TRANSFER	00315	PR 09/13/2025-09/26/2025				3,304.01CR	48,236.08CR
10/03/25	10/01	B25933	Misc 000000	03455	Self Insurance		JE# 006910		536.45CR	48,772.53CR
10/03/25	9/18	A49772	TRANSFER	08232	701-901 A/P REIMBURSEMEN				3,558.81CR	52,331.34CR
10/03/25	10/01	A50067	TRANSFER	08276	701-901 A/P REIMBURSEMEN				839.42CR	53,170.76CR
10/07/25	10/07	B25970		03467	MDD ADMIN FEE		JE# 006922		1,450.00CR	54,620.76CR
10/07/25	10/07	A50180	TRANSFER	08287	701-901 A/P REIMBURSEMEN				100.00CR	54,720.76CR
10/09/25	10/09	A50333	TRANSFER	08300	701-901 A/P REIMBURSEMEN				23,366.60CR	78,087.36CR
10/14/25	10/15	B26057	Deposit 000000	03495	Transfer cash from funds to PY		JE# 006955		542.92	77,544.44CR
10/16/25	10/16	A50480	TRANSFER	08325	701-901 A/P REIMBURSEMEN				903.92CR	78,448.36CR
10/17/25	10/14	P00632	TRANSFER	00316	PR 09/27/2025-10/10/2025				3,425.51CR	81,873.87CR
10/17/25	10/15	B26058	Misc 000000	03490	Self Insurance		JE# 006950		542.92CR	82,416.79CR
10/17/25	10/15	A50360	TRANSFER	08315	701-901 A/P REIMBURSEMEN				863.64CR	83,280.43CR
10/20/25	10/16	A50489	TRANSFER	08328	701-901 A/P REIMBURSEMEN				107.20CR	83,387.63CR
10/20/25	10/21	A50530	TRANSFER	08348	701-901 A/P REIMBURSEMEN				65.00CR	83,452.63CR
10/23/25	10/23	A50653	TRANSFER	08358	701-901 A/P REIMBURSEMEN				75.50CR	83,528.13CR
10/28/25	10/28	B26234	Deposit 000000	03533	Transfer cash from funds to PY		JE# 007005		542.92	82,985.21CR
10/30/25	10/30	A50781	TRANSFER	08372	701-901 A/P REIMBURSEMEN				4,481.20CR	87,466.41CR
10/31/25	10/28	P00634	TRANSFER	00317	PR 10/11/2025-10/24/2025				3,425.51CR	90,891.92CR
10/31/25	10/28	B26235	Misc 000000	03528	Self Insurance		JE# 006997		542.92CR	91,434.84CR
10/31/25	10/28	A50684	TRANSFER	08364	701-901 A/P REIMBURSEMEN				863.64CR	92,298.48CR
10/31/25	10/28	A50696	TRANSFER	08367	701-901 A/P REIMBURSEMEN				3,467.48CR	95,765.96CR
			=============		OCTOBER ACTIVITY DB: 1,622.29		CR: 58,851.23CR		57,228.94CR	
			=============		ACCOUNT TOTAL DB: 1,622.29		CR: 58,851.23CR			

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					1,701,590.26
10/31/25	11/16	B26405	Interest000000	03574	INTEREST INCOME		JE# 007053		6,130.11	1,707,720.37
			=============		OCTOBER ACTIVITY DB: 6,130.11		CR: 0.00		6,130.11	
			=============		ACCOUNT TOTAL DB: 6,130.11		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					203,710.56
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					1,046,886.75
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					94,025.00CR
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					7,670.46CR
10/01/25	10/02	A50076	CHK: 016211	08267	INTEGRITY FACILITY SOLUT	0187	629390		349.00CR	8,019.46CR
10/01/25	10/02	A50107	CHK: 016228	08267	ZACTAX	1082	22884		1,500.00CR	9,519.46CR
10/01/25	10/09	A50211	CHK: 016232	08282	AUBREY CHAMBER OF COMMER	0129	4941		10,000.00CR	19,519.46CR
10/01/25	10/09	A50222	CHK: 016272	08282	TML-IRP	0272	Q4 2025		405.56CR	19,925.02CR
10/01/25	10/09	A50244	CHK: 016247	08282	GRANICUS, LLC	1116	213259		6,884.62CR	26,809.64CR
10/01/25	10/09	A50266	CHK: 016270	08282	THE MARKETING LADY	1422	1749822588922		3,333.33CR	30,142.97CR
10/02/25	11/12	A50909	CHK: 016461	08382	VERIZON WIRELESS	0277	6127407125		43.78CR	30,186.75CR
10/02/25	10/02	A50166	TRANSFER	08281	701-901 A/P REIMBURSEMEN				6,931.50	23,255.25CR
10/03/25	9/18	A49767	DFT: 003005	08232	CITI BANK	1285	3654385014		3,558.81CR	26,814.06CR
10/03/25	10/01	A50061	DFT: 003012	08276	Federal W/H Payable	0116	T1 202510012004		240.78CR	27,054.84CR
10/03/25	10/01	A50061	DFT: 003012	08276	Medicare Payable	0116	T4 202510012004		123.64CR	27,178.48CR
10/03/25	10/01	A50063	DFT: 003014	08276	457 Withholding	0554	ICM202510012004		475.00CR	27,653.48CR

POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
10/03/25	10/16	A50397	CHK: 016297	08304 GRAHAMSON INC	1043	12472		260.00CR	27,913.48CR
10/03/25	10/28	A50685	DFT: 003060	08366 HSA Contributions	0117	HSA202510012004		100.00CR	28,013.48CR
10/03/25	10/28	A50688	DFT: 003061	08366 TMRS Payable	0273	TMR202510012004		793.60CR	28,807.08CR
10/03/25	9/18	A49772	TRANSFER	08232 701-901 A/P REIMBURSEMEN				3,558.81	25,248.27CR
10/03/25	10/01	A50067	TRANSFER	08276 701-901 A/P REIMBURSEMEN				839.42	24,408.85CR
10/04/25	10/09	A50213	CHK: 016232	08282 AUBREY CHAMBER OF COMMER	0129	4952		240.00CR	24,648.85CR
10/07/25	10/07	A50176	DFT: 003020	08287 ARROW EXTERMINATORS, INC	1368	SEPTEMBER 2025		100.00CR	24,748.85CR
10/07/25	10/07	A50180	TRANSFER	08287 701-901 A/P REIMBURSEMEN				100.00	24,648.85CR
10/08/25	10/09	A50235	CHK: 016248	08282 GRANULAWN	0896	138450		83.50CR	24,732.35CR
10/09/25	10/09	A50333	TRANSFER	08300 701-901 A/P REIMBURSEMEN				23,366.60	1,365.75CR
10/10/25	10/16	A50419	CHK: 016317	08304 TEXAS DOWNTOWN ASSOCIATI	1425	1167		551.05CR	1,916.80CR
10/12/25	11/20	A51055	CHK: 016478	08401 GRAHAMSON INC	1043	12565		25.00CR	1,941.80CR
10/16/25	10/30	A50712	CHK: 016395	08362 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 38		4,481.20CR	6,423.00CR
10/16/25	10/16	A50480	TRANSFER	08325 701-901 A/P REIMBURSEMEN				903.92	5,519.08CR
10/17/25	10/15	A50354	DFT: 003032	08315 Federal W/H Payable	0116	T1 202510142005		258.76CR	5,777.84CR
10/17/25	10/15	A50354	DFT: 003032	08315 Medicare Payable	0116	T4 202510142005		129.88CR	5,907.72CR
10/17/25	10/15	A50356	DFT: 003034	08315 457 Withholding	0554	ICM202510142005		475.00CR	6,382.72CR
10/17/25	10/28	A50686	DFT: 003060	08366 HSA Contributions	0117	HSA202510142005		288.47CR	6,671.19CR
10/17/25	10/28	A50689	DFT: 003061	08366 TMRS Payable	0273	TMR202510142005		998.47CR	7,669.66CR
10/17/25	10/15	A50360	TRANSFER	08315 701-901 A/P REIMBURSEMEN				863.64	6,806.02CR
10/20/25	10/16	A50484	DFT: 003039	08328 ATMOS ENERGY	0126	3064561863-2509		107.20CR	6,913.22CR
10/20/25	10/21	A50527	DFT: 003052	08348 INVOICE 40206379	0594	102025-1181993		65.00CR	6,978.22CR
10/20/25	10/16	A50489	TRANSFER	08328 701-901 A/P REIMBURSEMEN				107.20	6,871.02CR
10/20/25	10/21	A50530	TRANSFER	08348 701-901 A/P REIMBURSEMEN				65.00	6,806.02CR
10/23/25	10/23	A50653	TRANSFER	08358 701-901 A/P REIMBURSEMEN				75.50	6,730.52CR
10/30/25	11/12	A50925	CHK: 016436	08382 ARROW EXTERMINATORS, INC	1368	OCTOBER 2025		100.00CR	6,830.52CR
10/30/25	10/30	A50781	TRANSFER	08372 701-901 A/P REIMBURSEMEN				4,481.20	2,349.32CR
10/31/25	10/28	A50678	DFT: 003055	08364 Federal W/H Payable	0116	T1 202510282018		258.76CR	2,608.08CR
10/31/25	10/28	A50678	DFT: 003055	08364 Medicare Payable	0116	T4 202510282018		129.88CR	2,737.96CR
10/31/25	10/28	A50680	DFT: 003057	08364 457 Withholding	0554	ICM202510282018		475.00CR	3,212.96CR
10/31/25	10/28	A50687	DFT: 003060	08366 HSA Contributions	0117	HSA202510282018		288.47CR	3,501.43CR
10/31/25	10/28	A50690	DFT: 003061	08366 TMRS Payable	0273	TMR202510282018		998.47CR	4,499.90CR
10/31/25	11/12	A50920	CHK: 016456	08382 REPUBLIC SERVICES	1046	0615-002531833		132.36CR	4,632.26CR
10/31/25	11/20	A51026	DFT: 003092	08401 ATMOS ENERGY	0126	3064561863-2510		107.20CR	4,739.46CR
10/31/25	11/20	A51030	CHK: 016467	08401 BLUE MOON SPORTSWEAR	0138	85043		60.90CR	4,800.36CR
10/31/25	10/28	A50684	TRANSFER	08364 701-901 A/P REIMBURSEMEN				863.64	3,936.72CR
10/31/25	10/28	A50696	TRANSFER	08367 701-901 A/P REIMBURSEMEN				3,467.48	469.24CR

============= OCTOBER ACTIVITY DB: 45,623.91 CR: 38,422.69CR 7,201.22

============= ACCOUNT TOTAL DB: 45,623.91 CR: 38,422.69CR

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

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					0.00
10/03/25	10/01	P00630	FEDWH	00315	PR 09/13/2025-09/26/2025				240.78CR	240.78CR
10/03/25	10/01	P00630	MEDIC	00315	PR 09/13/2025-09/26/2025				61.82CR	302.60CR
10/03/25	10/01	A50061	DFT: 003012	08276	Federal W/H Payable	0116	T1 202510012004		240.78	61.82CR
10/03/25	10/01	A50061	DFT: 003012	08276	Medicare Payable	0116	T4 202510012004		61.82	0.00
10/17/25	10/14	P00632	FEDWH	00316	PR 09/27/2025-10/10/2025				258.76CR	258.76CR
10/17/25	10/14	P00632	MEDIC	00316	PR 09/27/2025-10/10/2025				64.94CR	323.70CR
10/17/25	10/15	A50354	DFT: 003032	08315	Federal W/H Payable	0116	T1 202510142005		258.76	64.94CR
10/17/25	10/15	A50354	DFT: 003032	08315	Medicare Payable	0116	T4 202510142005		64.94	0.00
10/31/25	10/28	P00634	FEDWH	00317	PR 10/11/2025-10/24/2025				258.76CR	258.76CR
10/31/25	10/28	P00634	MEDIC	00317	PR 10/11/2025-10/24/2025				64.94CR	323.70CR
10/31/25	10/28	A50678	DFT: 003055	08364	Federal W/H Payable	0116	T1 202510282018		258.76	64.94CR
10/31/25	10/28	A50678	DFT: 003055	08364	Medicare Payable	0116	T4 202510282018		64.94	0.00
			=============		OCTOBER ACTIVITY DB:	950.00	CR:	950.00CR	0.00	
			=============		ACCOUNT TOTAL DB:	950.00	CR:	950.00CR		

21-021-02 Payroll Benefits Liability

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

21-021-08 MDD HSA Bank

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					0.00
10/03/25	10/01	P00630	HSA	00315	PR 09/13/2025-09/26/2025				100.00CR	100.00CR
10/03/25	10/28	A50685	DFT: 003060	08366	HSA Contributions	0117	HSA202510012004		100.00	0.00
10/17/25	10/14	P00632	HSA	00316	PR 09/27/2025-10/10/2025				150.00CR	150.00CR
10/17/25	10/28	A50686	DFT: 003060	08366	HSA Contributions	0117	HSA202510142005		150.00	0.00
10/31/25	10/28	P00634	HSA	00317	PR 10/11/2025-10/24/2025				150.00CR	150.00CR
10/31/25	10/28	A50687	DFT: 003060	08366	HSA Contributions	0117	HSA202510282018		150.00	0.00
			=============		OCTOBER ACTIVITY DB:	400.00	CR:	400.00CR	0.00	
			=============		ACCOUNT TOTAL DB:	400.00	CR:	400.00CR		

21-021-09 Deferred Comp - 457

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					0.00
10/03/25	10/01	P00630	ICMA	00315	PR 09/13/2025-09/26/2025				475.00CR	475.00CR
10/03/25	10/01	A50063	DFT: 003014	08276	457 Withholding	0554	ICM202510012004		475.00	0.00
10/17/25	10/14	P00632	ICMA	00316	PR 09/27/2025-10/10/2025				475.00CR	475.00CR
10/17/25	10/15	A50356	DFT: 003034	08315	457 Withholding	0554	ICM202510142005		475.00	0.00
10/31/25	10/28	P00634	ICMA	00317	PR 10/11/2025-10/24/2025				475.00CR	475.00CR
10/31/25	10/28	A50680	DFT: 003057	08364	457 Withholding	0554	ICM202510282018		475.00	0.00
			=============		OCTOBER ACTIVITY DB:	1,425.00	CR:	1,425.00CR	0.00	
			=============		ACCOUNT TOTAL DB:	1,425.00	CR:	1,425.00CR		

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POST    DATE TRAN #   REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/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                                                       5,685.00CR

10/01/25 11/03 B26261                03538 Reverse Accrued Wages          JE# 007011          000512      5,685.00            0.00
                     =============  OCTOBER ACTIVITY   DB:      5,685.00   CR:            0.00            5,685.00

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

10/03/25 10/01 P00630 TMR            00315 PR 09/13/2025-09/26/2025                                          314.74CR       314.74CR
10/03/25 10/28 A50688 DFT: 003061    08366 TMRS Payable            0273   TMR202510012004                    314.74           0.00
10/17/25 10/14 P00632 TMR            00316 PR 09/27/2025-10/10/2025                                          380.37CR       380.37CR
10/17/25 10/28 A50689 DFT: 003061    08366 TMRS Payable            0273   TMR202510142005                    380.37           0.00
10/31/25 10/28 P00634 TMR            00317 PR 10/11/2025-10/24/2025                                          380.37CR       380.37CR
10/31/25 10/28 A50690 DFT: 003061    08366 TMRS Payable            0273   TMR202510282018                    380.37           0.00
                     =============  OCTOBER ACTIVITY   DB:      1,075.48   CR:       1,075.48CR              0.00

                     =============  ACCOUNT TOTAL      DB:      1,075.48   CR:       1,075.48CR
------------------------------------------------------------------------------------------------------------------------------------
     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

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     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

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

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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                                                          0.00

10/10/25 10/14 B26036 Deposit 000000  03493 MDD SALES TAX                JE# 006953                      96,516.77CR    96,516.77CR
                      =============  OCTOBER ACTIVITY   DB:          0.00   CR:      96,516.77CR        96,516.77CR

                      =============  ACCOUNT TOTAL      DB:          0.00   CR:      96,516.77CR
------------------------------------------------------------------------------------------------------------------------------------
     4000-03-4737      TCF - business expension
                                B E G I N N I N G   B A L A N C E                                                          0.00

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     4000-09-4500      Interest Income
                                B E G I N N I N G   B A L A N C E                                                          0.00

10/31/25 11/16 B26405 Interest000000  03574 INTEREST INCOME              JE# 007053                       7,761.39CR     7,761.39CR
10/31/25 11/16 B26405 Interest000000  03574 INTEREST INCOME              JE# 007053                       6,130.11CR    13,891.50CR
                      =============  OCTOBER ACTIVITY   DB:          0.00   CR:      13,891.50CR        13,891.50CR

                      =============  ACCOUNT TOTAL      DB:          0.00   CR:      13,891.50CR
------------------------------------------------------------------------------------------------------------------------------------
     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                                                          0.00

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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                                                          0.00

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     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

     5176-01-5101      Salaries
                                B E G I N N I N G   B A L A N C E                                                          0.00

10/01/25 11/03 B26261                 03538 Reverse Accrued Wages        JE# 007011         000512        5,685.00CR     5,685.00CR
10/03/25 10/01 P00630 PYEXP           00315 PR 09/13/2025-09/26/2025                                      4,496.35       1,188.65CR
10/17/25 10/14 P00632 PYEXP           00316 PR 09/27/2025-10/10/2025                                      4,754.58       3,565.93
10/31/25 10/28 P00634 PYEXP           00317 PR 10/11/2025-10/24/2025                                      4,754.58       8,320.51
                      =============  OCTOBER ACTIVITY   DB:     14,005.51   CR:       5,685.00CR         8,320.51

                      =============  ACCOUNT TOTAL      DB:     14,005.51   CR:       5,685.00CR
```

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
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					0.00
5176-01-5107			TMRS Contribution						
				B E G I N N I N G B A L A N C E					0.00
10/03/25	10/28	A50688	DFT: 003061	08366 TMRS Payable	0273	TMR202510012004		478.86	478.86
10/17/25	10/28	A50689	DFT: 003061	08366 TMRS Payable	0273	TMR202510142005		618.10	1,096.96
10/31/25	10/28	A50690	DFT: 003061	08366 TMRS Payable	0273	TMR202510282018		618.10	1,715.06
			=============	OCTOBER ACTIVITY DB:	1,715.06	CR:	0.00	1,715.06	
			=============	ACCOUNT TOTAL DB:	1,715.06	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					0.00
10/03/25	10/01	A50061	DFT: 003012	08276 Medicare Payable	0116	T4 202510012004		61.82	61.82
10/17/25	10/15	A50354	DFT: 003032	08315 Medicare Payable	0116	T4 202510142005		64.94	126.76
10/31/25	10/28	A50678	DFT: 003055	08364 Medicare Payable	0116	T4 202510282018		64.94	191.70
			=============	OCTOBER ACTIVITY DB:	191.70	CR:	0.00	191.70	
			=============	ACCOUNT TOTAL DB:	191.70	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					0.00
10/03/25	10/01	B25933	Self Ins	03455 Self Insurance		JE# 006910		536.45	536.45
10/17/25	10/15	B26058	Self Ins	03490 Self Insurance		JE# 006950		542.92	1,079.37
10/17/25	10/28	A50686	DFT: 003060	08366 HSA Contributions	0117	HSA202510142005		138.47	1,217.84
10/31/25	10/28	A50687	DFT: 003060	08366 HSA Contributions	0117	HSA202510282018		138.47	1,356.31
10/31/25	10/28	B26235	Self Ins	03528 Self Insurance		JE# 006997		542.92	1,899.23
			=============	OCTOBER ACTIVITY DB:	1,899.23	CR:	0.00	1,899.23	
			=============	ACCOUNT TOTAL DB:	1,899.23	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					0.00
10/01/25	10/09	A50222	CHK: 016272	08282 TML-IRP	0272	Q4 2025		38.58	38.58
			=============	OCTOBER ACTIVITY DB:	38.58	CR:	0.00	38.58	
			=============	ACCOUNT TOTAL DB:	38.58	CR:	0.00		

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5176-01-5621			Travel/training						
				B E G I N N I N G B A L A N C E					0.00
10/03/25	9/18	A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		485.00	485.00
10/10/25	10/16	A50419	CHK: 016317	08304 TEXAS DOWNTOWN ASSOCIATI	1425	1167		551.05	1,036.05
			=============	OCTOBER ACTIVITY DB:	1,036.05	CR:	0.00	1,036.05	
			=============	ACCOUNT TOTAL DB:	1,036.05	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					0.00
10/03/25	9/18	A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		5.98	5.98
			=============	OCTOBER ACTIVITY DB:	5.98	CR:	0.00	5.98	
			=============	ACCOUNT TOTAL DB:	5.98	CR:	0.00		
5176-03-5060			Promotional Materials						
				B E G I N N I N G B A L A N C E					0.00
10/03/25	9/18	A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		309.66	309.66
			=============	OCTOBER ACTIVITY DB:	309.66	CR:	0.00	309.66	
			=============	ACCOUNT TOTAL DB:	309.66	CR:	0.00		
5176-04-5120			Building Maintenance						
				B E G I N N I N G B A L A N C E					0.00
10/01/25	10/02	A50076	CHK: 016211	08267 MDD	0187	629390		349.00	349.00
10/03/25	9/18	A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		59.94	408.94
10/03/25	10/16	A50397	CHK: 016297	08304 GRAHAMSON INC	1043	12472		260.00	668.94
10/07/25	10/07	A50176	DFT: 003020	08287 ARROW EXTERMINATORS, INC	1368	SEPTEMBER 2025		100.00	768.94
10/08/25	10/09	A50235	CHK: 016248	08282 GRANULAWN	0896	138450		83.50	852.44
10/12/25	11/20	A51055	CHK: 016478	08401 GRAHAMSON INC	1043	12565		25.00	877.44
10/30/25	11/12	A50925	CHK: 016436	08382 ARROW EXTERMINATORS, INC	1368	OCTOBER 2025		100.00	977.44
10/31/25	11/12	A50920	CHK: 016456	08382 REPUBLIC SERVICES	1046	0615-002531833		132.36	1,109.80
			=============	OCTOBER ACTIVITY DB:	1,109.80	CR:	0.00	1,109.80	
			=============	ACCOUNT TOTAL DB:	1,109.80	CR:	0.00		

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
	5176-05-5616		Utilities - Electricity						
				B E G I N N I N G B A L A N C E					0.00
10/20/25	10/16	A50484	DFT: 003039	08328 ATMOS ENERGY	0126	3064561863-2509		107.20	107.20
10/31/25	11/20	A51026	DFT: 003092	08401 ATMOS ENERGY	0126	3064561863-2510		107.20	214.40
			=============	OCTOBER ACTIVITY DB: 214.40		CR: 0.00		214.40	
			=============	ACCOUNT TOTAL DB: 214.40		CR: 0.00			
	5176-05-5618		Telephone						
				B E G I N N I N G B A L A N C E					0.00
10/02/25	11/12	A50909	CHK: 016461	08382 VERIZON WIRELESS	0277	6127407125		43.78	43.78
			=============	OCTOBER ACTIVITY DB: 43.78		CR: 0.00		43.78	
			=============	ACCOUNT TOTAL DB: 43.78		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					0.00
10/01/25	10/09	A50266	CHK: 016270	08282 THE MARKETING LADY	1422	1749822588922		3,333.33	3,333.33
10/16/25	10/30	A50712	CHK: 016395	08362 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 38		4,481.20	7,814.53
			=============	OCTOBER ACTIVITY DB: 7,814.53		CR: 0.00		7,814.53	
			=============	ACCOUNT TOTAL DB: 7,814.53		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						

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
			B E G I N N I N G B A L A N C E					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					0.00
	5176-06-7863	Strategic Plan						
			B E G I N N I N G B A L A N C E					0.00
	5176-07-5150	Printing						
			B E G I N N I N G B A L A N C E					0.00
10/03/25	9/18 A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		326.03	326.03
		=============	OCTOBER ACTIVITY DB:	326.03	CR:	0.00	326.03	
		=============	ACCOUNT TOTAL DB:	326.03	CR:	0.00		
	5176-07-5190	Insurance - TML						
			B E G I N N I N G B A L A N C E					0.00
10/01/25	10/09 A50222	CHK: 016272	08282 TML-IRP	0272	Q4 2025		366.98	366.98
		=============	OCTOBER ACTIVITY DB:	366.98	CR:	0.00	366.98	
		=============	ACCOUNT TOTAL DB:	366.98	CR:	0.00		
	5176-07-5260	Dues & Memberships						
			B E G I N N I N G B A L A N C E					0.00
10/01/25	10/02 A50107	CHK: 016228	08267 ZACTAX	1082	22884		1,500.00	1,500.00
10/01/25	10/09 A50211	CHK: 016232	08282 AUBREY CHAMBER OF COMMER	0129	4941		10,000.00	11,500.00
10/03/25	9/18 A49767	DFT: 003005	08232 CITI BANK	1285	3654385014		350.00	11,850.00
		=============	OCTOBER ACTIVITY DB:	11,850.00	CR:	0.00	11,850.00	
		=============	ACCOUNT TOTAL DB:	11,850.00	CR:	0.00		

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

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      5176-07-5280      Copier Maintenance Contract
                                 B E G I N N I N G   B A L A N C E                                                          0.00

10/20/25 10/21 A50527 DFT: 003052     08348 UBEO - COPIERS/PRINTERS  0594   102025-1181993                   65.00          65.00
                      =============  OCTOBER ACTIVITY   DB:         65.00   CR:             0.00              65.00

                      =============  ACCOUNT TOTAL      DB:         65.00   CR:             0.00
-----------------------------------------------------------------------------------------------------------------------------------
      5176-07-5665      Technology/Promotional Video
                                 B E G I N N I N G   B A L A N C E                                                          0.00

10/01/25 10/09 A50244 CHK: 016247     08282 GRANICUS, LLC             1116   213259                        6,884.62       6,884.62
10/03/25  9/18 A49767 DFT: 003005     08232 CITI BANK                 1285   3654385014                      211.95       7,096.57
                      =============  OCTOBER ACTIVITY   DB:      7,096.57   CR:             0.00           7,096.57

                      =============  ACCOUNT TOTAL      DB:      7,096.57   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                                                          0.00

10/03/25  9/18 A49767 DFT: 003005     08232 CITI BANK                 1285   3654385014                    1,769.99       1,769.99
10/03/25  9/18 A49767 DFT: 003005     08232 CITI BANK                 1285   3654385014                       40.26       1,810.25
                      =============  OCTOBER ACTIVITY   DB:      1,810.25   CR:             0.00           1,810.25

                      =============  ACCOUNT TOTAL      DB:      1,810.25   CR:             0.00
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      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                                                          0.00

10/04/25 10/09 A50213 CHK: 016232     08282 AUBREY CHAMBER OF COMMER 0129   4952                            240.00         240.00
10/31/25 11/20 A51030 CHK: 016467     08401 BLUE MOON SPORTSWEAR     0138   85043                            60.90         300.90
                      =============  OCTOBER ACTIVITY   DB:        300.90   CR:             0.00             300.90

                      =============  ACCOUNT TOTAL      DB:        300.90   CR:             0.00
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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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 POST    DATE TRAN #  REFERENCE    PACKET======DESCRIPTION=======  VEND  INV/JE #          NOTE  =====AMOUNT====  ====BALANCE====
------------------------------------------------------------------------------------------------------------------------------------
      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                                                          0.00
------------------------------------------------------------------------------------------------------------------------------------
      5176-09-5790      Keep Aubrey Beautiful
                                 B E G I N N I N G   B A L A N C E                                                          0.00
------------------------------------------------------------------------------------------------------------------------------------
      5176-16-5764      Contract Labor-consultant
                                 B E G I N N I N G   B A L A N C E                                                          0.00
------------------------------------------------------------------------------------------------------------------------------------
      5176-98-5801      Principal Bank Note 2025
                                 B E G I N N I N G   B A L A N C E                                                          0.00

10/01/25 10/01 B25914 Bnk Dft 000000  03454 2510 MDD BANK LOAN 2025        JE# 006909                   7,681.82        7,681.82
                      =============  OCTOBER ACTIVITY   DB:      7,681.82   CR:            0.00         7,681.82

                      =============  ACCOUNT TOTAL      DB:      7,681.82   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

10/01/25 10/01 B25914 Bnk Dft 000000  03454 2510 MDD BANK LOAN 2025        JE# 006909                   7,378.64        7,378.64
                      =============  OCTOBER ACTIVITY   DB:      7,378.64   CR:            0.00         7,378.64

                      =============  ACCOUNT TOTAL      DB:      7,378.64   CR:            0.00
------------------------------------------------------------------------------------------------------------------------------------
      5176-99-4091      Administrative fee
                                 B E G I N N I N G   B A L A N C E                                                          0.00

10/07/25 10/07 B25970                 03467 MDD ADMIN FEE                  JE# 006922                   1,450.00        1,450.00
                      =============  OCTOBER ACTIVITY   DB:      1,450.00   CR:            0.00         1,450.00

                      =============  ACCOUNT TOTAL      DB:      1,450.00   CR:            0.00
```

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

5176-99-5700 Grant Match
B E G I N N I N G B A L A N C E 0.00

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

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

5176-99-5762 Contingency
B E G I N N I N G B A L A N C E 0.00

5176-99-5800 Municipal Projects
B E G I N N I N G B A L A N C E 0.00

5176-99-9900 Depreciation
B E G I N N I N G B A L A N C E 0.00

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

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	6,558,962.06	5,159,135.77CR
REPORTED ACTIVITY:	233,900.42	233,900.42CR
ENDING BALANCES:	6,792,862.48	5,393,036.19CR
TOTAL FUND ENDING BALANCE:	1,399,826.29	

SELECTION CRITERIA

FISCAL YEAR: Oct-2024 / Sep-2025
FUND: Include: 701
TRANSACTION DATES: 10/01/2025 THRU 10/31/2025
TRANSACTIONS: BOTH

ACCOUNT SELECTION

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

PRINT OPTIONS DETAIL

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

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: OCTOBER 31ST, 2025

701-MDD

FINANCIAL SUMMARY % OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	1,116,000	96,516.77	96,516.77	0.00	1,019,483.23	8.65
Miscellaneous	168,020	13,891.50	13,891.50	0.00	154,128.50	8.27
TOTAL GENERAL REVENUE	1,284,020	110,408.27	110,408.27	0.00	1,173,611.73	8.60
TOTAL REVENUE	1,284,020	110,408.27	110,408.27	0.00	1,173,611.73	8.60
EXPENSE SUMMARY						
MDD						
Personnel	168,663	13,201.13	13,201.13	0.00	155,461.87	7.83
Materials & Supplies	7,000	315.64	315.64	0.00	6,684.36	4.51
Repairs & Maintenance	41,000	1,109.80	1,109.80	0.00	39,890.20	2.71
Utilities	5,320	258.18	258.18	0.00	5,061.82	4.85
Contract Services	72,000	7,814.53	7,814.53	0.00	64,185.47	10.85
Fees & Other Services	72,070	21,514.83	21,514.83	0.00	50,555.17	29.85
Miscellaneous	301,500	300.90	300.90	0.00	301,199.10	0.10
Debt Service	179,926	15,060.46	15,060.46	0.00	164,865.54	8.37
Contingency/FB	367,400	1,450.00	1,450.00	0.00	365,950.00	0.39
TOTAL MDD	1,214,879	61,025.47	61,025.47	0.00	1,153,853.53	5.02
TOTAL EXPENSES	1,214,879	61,025.47	61,025.47	0.00	1,153,853.53	5.02
REVENUE OVER/(UNDER) EXPENSES	69,141	49,382.80	49,382.80	0.00	19,758.20	71.42

701-MDD

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	1,116,000	96,516.77	96,516.77	0.00	1,019,483.23	8.65
TOTAL Taxes	1,116,000	96,516.77	96,516.77	0.00	1,019,483.23	8.65
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	150,000	13,891.50	13,891.50	0.00	136,108.50	9.26
701-4000-09-4730 Property Rental Income	18,020	0.00	0.00	0.00	18,020.00	0.00
TOTAL Miscellaneous	168,020	13,891.50	13,891.50	0.00	154,128.50	8.27
Contingency/FB						
TOTAL REVENUE	1,284,020	110,408.27	110,408.27	0.00	1,173,611.73	8.60

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD						
===						
Personnel						
701-5176-01-5101 Salaries	121,000	8,320.51	8,320.51	0.00	112,679.49	6.88
701-5176-01-5106 Longevity	100	0.00	0.00	0.00	100.00	0.00
701-5176-01-5107 TMRS Contribution	18,129	1,715.06	1,715.06	0.00	16,413.94	9.46
701-5176-01-5108 Payroll Tax Expense (me	1,756	191.70	191.70	0.00	1,564.30	10.92
701-5176-01-5109 Group Health Insurance	11,878	1,899.23	1,899.23	0.00	9,978.77	15.99
701-5176-01-5110 Workmens Comp TML	300	38.58	38.58	0.00	261.42	12.86
701-5176-01-5621 Travel/training	15,500	1,036.05	1,036.05	0.00	14,463.95	6.68
TOTAL Personnel	168,663	13,201.13	13,201.13	0.00	155,461.87	7.83
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	5.98	5.98	0.00	1,994.02	0.30
701-5176-03-5060 Promotional Materials	5,000	309.66	309.66	0.00	4,690.34	6.19
TOTAL Materials & Supplies	7,000	315.64	315.64	0.00	6,684.36	4.51
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	41,000	1,109.80	1,109.80	0.00	39,890.20	2.71
TOTAL Repairs & Maintenance	41,000	1,109.80	1,109.80	0.00	39,890.20	2.71
Utilities						
701-5176-05-5616 Utilities - Electricity	4,500	214.40	214.40	0.00	4,285.60	4.76
701-5176-05-5618 Telephone	820	43.78	43.78	0.00	776.22	5.34
TOTAL Utilities	5,320	258.18	258.18	0.00	5,061.82	4.85
Contract Services						
701-5176-06-5620 Legal & Professional	65,500	7,814.53	7,814.53	0.00	57,685.47	11.93
701-5176-06-5764 Special Services	1,500	0.00	0.00	0.00	1,500.00	0.00
701-5176-06-7862 Maps	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL Contract Services	72,000	7,814.53	7,814.53	0.00	64,185.47	10.85
Fees & Other Services						
701-5176-07-5150 Printing	4,000	326.03	326.03	0.00	3,673.97	8.15
701-5176-07-5190 Insurance - TML	1,570	366.98	366.98	0.00	1,203.02	23.37
701-5176-07-5260 Dues & Memberships	15,100	11,850.00	11,850.00	0.00	3,250.00	78.48
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	65.00	0.00	1,335.00	4.64
701-5176-07-5665 Technology/Promotional	25,000	7,096.57	7,096.57	0.00	17,903.43	28.39
701-5176-07-5667 Marketing and Advertisi	25,000	1,810.25	1,810.25	0.00	23,189.75	7.24
TOTAL Fees & Other Services	72,070	21,514.83	21,514.83	0.00	50,555.17	29.85
Miscellaneous						
701-5176-09-5131 Meetings	1,500	300.90	300.90	0.00	1,199.10	20.06
701-5176-09-5134 Feasibility Studies	150,000	0.00	0.00	0.00	150,000.00	0.00
701-5176-09-5630 Property Purchase	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Miscellaneous	301,500	300.90	300.90	0.00	301,199.10	0.10

701-MDD

% OF YEAR COMPLETED: 08.33

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	93,784	7,681.82	7,681.82	0.00	86,102.18	8.19
701-5176-98-5802 Interest Bank Note 2025	86,142	7,378.64	7,378.64	0.00	78,763.36	8.57
TOTAL Debt Service	179,926	15,060.46	15,060.46	0.00	164,865.54	8.37
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	1,450.00	0.00	15,950.00	8.33
701-5176-99-5700 Grant Match	200,000	0.00	0.00	0.00	200,000.00	0.00
701-5176-99-5750 Economic Incentives	100,000	0.00	0.00	0.00	100,000.00	0.00
701-5176-99-5800 Municipal Projects	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL Contingency/FB	367,400	1,450.00	1,450.00	0.00	365,950.00	0.39
TOTAL MDD	1,214,879	61,025.47	61,025.47	0.00	1,153,853.53	5.02
TOTAL EXPENSES	1,214,879	61,025.47	61,025.47	0.00	1,153,853.53	5.02
REVENUE OVER/(UNDER) EXPENSES	69,141	49,382.80	49,382.80	0.00	19,758.20	71.42

Municipal Development District Board Meeting
Staff Report
December 9, 2025

Agenda Item
Consider and take action on Economic Development Incentive Policy.

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

Summary
The Aubrey Economic Development Incentive Policy is updated and renewed every two years. The last policy update and renewal was January 2024. The MDD Executive Director will present updates and recommendations for the Aubrey Economic Development Policy. The MDD Board will review and consider the policy for approval. The City Council will have final consideration and approval of the policy renewal.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
The board may approve the Economic Development Incentive Policy as presented. The board may also approve with conditions, table or deny the motion.

Municipal Development District Board Meeting
Staff Report
December 9, 2025

Agenda Item
Consider and take action authorizing the Executive Director to negotiate a Hotel Product Development and Amateur Sports Facility Feasibility Study with CSL not to exceed $70,000 and consider an option to add a component to the Amateur Sports Facility Feasibility Study.

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

Summary
The Aubrey MDD board has prioritized several goals from the Aubrey Economic Development Strategic Plan and Goal 5 in the plan is to "Expand tourism in Aubrey." The first objective of Goal 5 is to "Leverage the existing tourism economy in Aubrey to expand local and non-local tourist business." It was determined that an analysis/feasibility study of the hospitality and sports market was needed to determine market demand and capacity for a hotel and an indoor amateur sports facility.

CSL submitted a proposal to the Aubrey MDD to conduct studies for both an indoor amateur sports facility and hotel product development. The goal of each study is to provide the MDD with information on the types of projects, brands, financial projections, economic impact, potential and current market demand for each.

The results of the study will provide necessary information for Aubrey to target potential sites, estimate costs, and target potential projects to grow the sports and hospitality market. The studies are recommended to be done concurrently, but may also be done separately. There is an option to add a market study for the planned outdoor sports complex to the feasibility study for an additional fee. The board can discuss and consider the options.

Financial Summary
The concurrent study will save some time and cost, but there is an option to conduct and pay for the studies separately for an increased cost.

Staff Recommended Action

Staff Recommended Motion
The board may make a motion to approve the Executive Director to negotiate a professional services agreement with CSL to conduct a feasibility study for hotel product development and an indoor amateur sports facility not to exceed $70,000.

Municipal Development District Board Meeting
Staff Report
December 9, 2025

Agenda Item
Receive overview of November 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 staff activities, including upcoming events, projects, and work plan updates.

Financial Summary
N/A

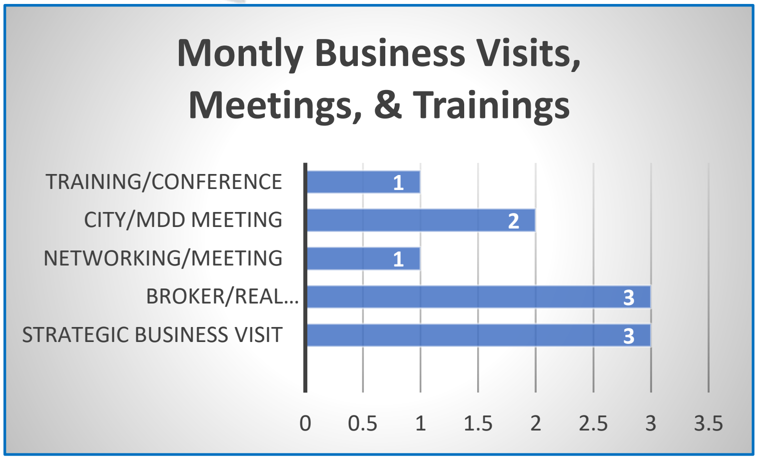
Staff Recommended Action

Staff Recommended Motion
N/A

NOVEMBER 2025 STAFF REPORT

Aubrey Municipal Development District

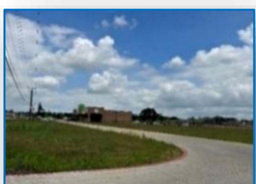
Christine Gossett – Executive Director

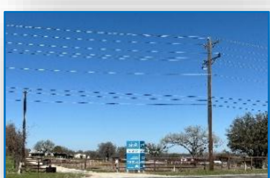


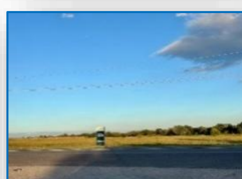
Commercial Property for Sale/Lease/Build-to-Suit:

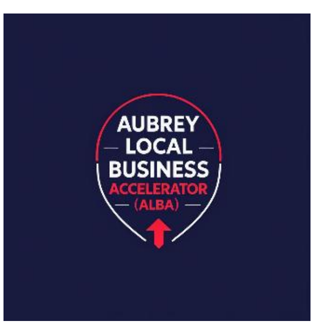
Combined commercial land for sale/lease 150 + acres and combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

[Real Estate & Maps – Aubrey Municipal Development District]

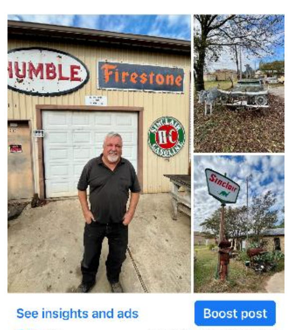






The Aubrey Local Business Accelerator Program kicked off with applications online five applications received as of Nov. 30, 2025. Deadline is Dec. 12, 2025.



Highest performing post was 11/25/25 featuring Brad's Automotive with 17,363 views on Facebook.

Business Activity and Updates

- Mane Pup moved from downtown location and is now mobile.
- Clinica Hispana Vital Salud, 1001 Hwy. 377, Ste. 105

Project Updates:

- Attended Texas Downtown Annual Conference first week of November.
- Kicked off applications and promotions for the Aubrey Local Business Accelerator.
- Website – 90% completion on design and content changes for website redesign.
- 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: Continue progress on goals, projects, and updates to the workplan and timeline for 2025-26 Fiscal Year, including the Downtown Development Project and MDD properties.

Marketing:

- Social Media/Facebook: On-going content management and posts on Aubrey MDD FB page. November's post featuring Brad's Automotive was the highest performing post generating 17,363 Views; 10,050 Reach; and 1,496 Engagements. MDD social media posts feature businesses, activites, events, and business education.
- Website Statistics: November '25 – 794 Visitors and 1,310 Views; October '25 – 431 Visitors and 699 Views; September '25 – 301 Visitors and 534 Views.
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in November: $107,193.70 *($ 1,779.85 from Gross Audit Collections).*

Municipal Development District Board Meeting
Staff Report
December 9, 2025

Agenda Item
Consider additional personnel to attend the ICSC Red River event with the Executive Director.

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

Summary
The ICSC Red River Marketplace is taking place in San Antonio on February 17–19, 2026, and Aubrey MDD has a booth to promote Aubrey's commercial locations for general retail development. In the event board members are not able to attend, the board can consider sending additional personnel to the event with the Executive Director.

Financial Summary
Costs incurred for travel are budgeted in the 2025-26 MDD Approved Budget.

Staff Recommended Action

Staff Recommended Motion
The board may make a motion to approve taking additional personnel to ICSC Red River. The board may also approve with conditions, table or deny the motion.