Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 13, 2026
6:00 PM

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

Notice Regarding Remote Participation of Board Members

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

Call to Order - Determine if a Quorum is Present:

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

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

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

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

1. Approve minutes of the December 9, 2025 meeting.

2. Approve November 2025 Financial Report.

New Business: New items requested for consideration.

3. 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

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

   - Date for Joint Work Session with City Council

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:

5. 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:

   - Downtown Development

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
January 13, 2026

Agenda Item
Approve minutes of the December 9, 2025 meeting.

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

Summary
The minutes for the December 9, 2025, Aubrey Municipal Development District meeting are attached for reveiw and consideration.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
This item 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
December 9, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6:01 p.m.

President - Holly Drew (Place 6)
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)

Director Place 2 – Jamie Osmanovic
Director Place 5 – Tammy De Wet
Director Place 7 - Tim Heitman

Absent:

Director Place 4 – Brooks Stoy

Staff Present – Christine Gossett, Executive Director – Aubrey Municipal Development District; Bailey Thompson, Marketing & Communications – City of Aubrey; Annabelle Ackling, Attorney - TOASE

Others Present? – N/A

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Community Announcements:

President Drew announced the following:

- The Aubrey Area Chamber of Commerce luncheon is next Wednesday, Dec. 17th, at 11:30 am at Rancho de la Roca on Blackjack Road.

Citizen Input: N/A

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

1. Approve minutes of November 18, 2025, MDD Board Meeting

2. Approve the October 2025 Financial Report

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

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

Vice President Davis Seconded. All in Favor. No Opposed. Consent agenda motion carried 6 to 0.

New Business: New items requested for consideration.

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

Executive Director reviewed the recommended updates with the board.

President Drew called for a motion to approve the Economic Development Incentive Policy as presented and to go to Council for final approval. Vice President Davis motioned to approve the Incentive Policy.

Secretary Bogar seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

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.

Executive Director reviewed options of the scope of services. Board discussed the proposal and concerns on scope of services.

President Drew called for a motion to table the proposal to the next meeting. Director Heitman motioned to table the item for the Executive Director to negotiate a professional services agreement with CSL.

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

Staff Report:

5. Receive overview of November 2025 Staff Activity Report; Discussion of same.
   Executive Director presented updates on Aubrey Local Business Accelerator Program applications and program updates and the website redesign.

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

   Executive Director presented option for taking additional non-board member representative to ISCS for assistance.

President Drew called for a motion to approve additional personnel to attend the ICSC Red River event with the Executive Director. Secretary Bogar motioned to approve taking additional personnel to attend ISCS Red River.

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

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

Future agenda item requests: Feasibility Study Review; Joint Meeting Date with City Council; RFQ/RFP for Development Project.

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

President Drew called for a motion to convene into executive session at 6:50 p.m. Director Heitman motioned to go into Executive Session at 6:50 p.m.

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

Section 551.087 – Deliberation regarding Economic Negotiations:
Development Project.

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 to open session at 7:32 p.m. Director de Wet motioned to reconvene into open session at 7:32 p.m.

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

**Note, Vice President Davis left the meeting at 7:19 p.m.*

President Drew asked if there were any requests for Future Agenda Items. No requests.

-ADJOURN-

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

Secretary Bogar motioned to adjourn at 7:33 p.m.

Vice President Osmanovic seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

Meeting adjourned at 7:33 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
January 13, 2026

Agenda Item
Approve November 2025 Financial Report.

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

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

Financial Summary
N/A

Staff Recommended Action

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

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2025

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
701-11-000-00	MDD Cash	2,181,481.48		
701-11-000-84	Claim on Cash MDD	(24,503.15)		
701-11-000-90	Investment Account	1,713,460.25		
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)		
			6,543,898.69	
	TOTAL ASSETS			6,543,898.69
				==============
LIABILITIES				
===========				
701-21-010-00	Accounts Payable Pooled	3,548.32		
701-21-021-10	Accrued Vacation	944.23		
701-21-029-10	Bank Note Payable 2025	1,292,607.73		
	TOTAL LIABILITIES		1,297,100.28	
EQUITY				
======				
701-31-040-10	Fund Balance - MDD	5,119,492.62		
	TOTAL BEGINNING EQUITY	5,119,492.62		
	TOTAL REVENUE	230,762.04		
	TOTAL EXPENSES	103,456.25		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	127,305.79		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		5,246,798.41	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,543,898.69
				==============

FUND : 701-MDD TRANSACTION DATE: 11/01/2025 THRU 11/30/2025
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					2,177,482.10
11/05/25	11/05	B26280	Deposit 744102	03547 Cash Transfer		JE# 007021		94,468.21CR	2,083,013.89
11/07/25	11/10	B26318	Deposit 000000	03559 MDD SALES TAX		JE# 007034		107,193.79	2,190,207.68
11/13/25	11/13	B26352	Deposit 000000	03569 Transfer cash from funds to PY		JE# 007048		542.92CR	2,189,664.76
11/15/25	11/10	B26317	Bnk Dft 000000	03558 2511 MDD BANK LOAN 2025		JE# 007033		15,060.46CR	2,174,604.30
11/25/25	11/25	B26494	Deposit 000000	03612 Transfer cash from funds to PY		JE# 007096		542.92CR	2,174,061.38
11/30/25	12/09	B26603	Interest000000	03646 INTEREST INCOME		JE# 007135		7,420.10	2,181,481.48
			=============	NOVEMBER ACTIVITY DB: 114,613.89		CR: 110,614.51CR		3,999.38	
			=============	ACCOUNT TOTAL DB: 114,613.89		CR: 110,614.51CR			
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					95,765.96CR
11/02/25	10/14	A50348	TRANSFER	08312 701-901 A/P REIMBURSEMEN				1,056.20CR	96,822.16CR
11/05/25	11/05	B26280	Deposit 744102	03547 Cash Transfer		JE# 007021		94,468.21	2,353.95CR
11/06/25	11/06	A50888	TRANSFER	08380 701-901 A/P REIMBURSEMEN				349.00CR	2,702.95CR
11/07/25	11/07	B26299		03556 MDD ADMIN FEE		JE# 007031		1,450.00CR	4,152.95CR
11/12/25	11/12	A50973	TRANSFER	08396 701-901 A/P REIMBURSEMEN				276.14CR	4,429.09CR
11/13/25	11/13	B26352	Deposit 000000	03569 Transfer cash from funds to PY		JE# 007048		542.92	3,886.17CR
11/14/25	11/10	P00636	TRANSFER	00318 PR 10/25/2025-11/07/2025				3,425.51CR	7,311.68CR
11/14/25	11/13	B26353	Misc 000000	03560 Self Insurance		JE# 007036		542.92CR	7,854.60CR
11/14/25	11/13	A50983	TRANSFER	08392 701-901 A/P REIMBURSEMEN				863.64CR	8,718.24CR
11/20/25	11/15	A50994	TRANSFER	08404 701-901 A/P REIMBURSEMEN				65.00CR	8,783.24CR
11/20/25	11/20	A51171	TRANSFER	08413 701-901 A/P REIMBURSEMEN				8,399.93CR	17,183.17CR
11/25/25	11/25	B26494	Deposit 000000	03612 Transfer cash from funds to PY		JE# 007096		542.92	16,640.25CR
11/25/25	11/25	A51288	TRANSFER	08426 701-901 A/P REIMBURSEMEN				342.50CR	16,982.75CR
11/28/25	11/25	P00640	TRANSFER	00320 PR 11/08/2025-11/21/2025				3,505.02CR	20,487.77CR
11/28/25	11/25	B26495	Misc 000000	03610 Self Insurance		JE# 007094		542.92CR	21,030.69CR
11/28/25	11/25	A51191	TRANSFER	08420 701-901 A/P REIMBURSEMEN				877.58CR	21,908.27CR
11/28/25	11/25	A51202	TRANSFER	08423 701-901 A/P REIMBURSEMEN				2,594.88CR	24,503.15CR
			=============	NOVEMBER ACTIVITY DB: 95,554.05		CR: 24,291.24CR		71,262.81	
			=============	ACCOUNT TOTAL DB: 95,554.05		CR: 24,291.24CR			
11-000-90			Investment Account						
				B E G I N N I N G B A L A N C E					1,707,720.37
11/30/25	12/09	B26603	Interest000000	03646 INTEREST INCOME		JE# 007135		5,739.88	1,713,460.25
			=============	NOVEMBER ACTIVITY DB: 5,739.88		CR: 0.00		5,739.88	
			=============	ACCOUNT TOTAL DB: 5,739.88		CR: 0.00			

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
11-013-37			Sales Tax Receivable							
					B E G I N N I N G B A L A N C E					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					469.24CR
11/01/25	11/06	A50810	CHK: 016417	08375	INTEGRITY FACILITY SOLUT	0187	629935		349.00CR	818.24CR
11/02/25	10/14	A50343	DFT: 003028	08312	CITI BANK - SEPTEMBER 20	1285	3654385015		1,056.20CR	1,874.44CR
11/02/25	10/14	A50348	TRANSFER	08312	701-901 A/P REIMBURSEMEN				1,056.20	818.24CR
11/06/25	11/06	A50888	TRANSFER	08380	701-901 A/P REIMBURSEMEN				349.00	469.24CR
11/10/25	11/20	A51083	CHK: 016505	08401	THE MARKETING LADY	1422	70		3,333.33CR	3,802.57CR
11/12/25	11/12	A50973	TRANSFER	08396	701-901 A/P REIMBURSEMEN				276.14	3,526.43CR
11/13/25	11/20	A51047	CHK: 016508	08401	VIEWPRO	0912	AUBREYMDD202502		4,000.00CR	7,526.43CR
11/14/25	11/13	A50977	DFT: 003073	08392	Federal W/H Payable	0116	T1 202511102021		258.76CR	7,785.19CR
11/14/25	11/13	A50977	DFT: 003073	08392	Medicare Payable	0116	T4 202511102021		129.88CR	7,915.07CR
11/14/25	11/13	A50979	DFT: 003075	08392	457 Withholding	0554	ICM202511102021		475.00CR	8,390.07CR
11/14/25	11/20	A51045	CHK: 016479	08401	GRANULAWN	0896	140121		83.50CR	8,473.57CR
11/14/25	11/25	A51192	DFT: 003105	08422	HSA Contributions	0117	HSA202511102021		288.47CR	8,762.04CR
11/14/25	11/25	A51194	DFT: 003106	08422	TMRS Payable	0273	TMR202511102021		998.47CR	9,760.51CR
11/14/25	12/04	A51368	CHK: 016575	08427	GRAHAMSON INC	1043	12641		260.00CR	10,020.51CR
11/14/25	11/13	A50983	TRANSFER	08392	701-901 A/P REIMBURSEMEN				863.64	9,156.87CR
11/17/25	11/20	A51071	CHK: 016474	08401	E. BROOKE ASSOCIATES, LL	1374	524		750.00CR	9,906.87CR
11/18/25	12/04	A51358	CHK: 016594	08427	TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 39		3,037.45CR	12,944.32CR
11/20/25	11/15	A50991	DFT: 003077	08404	INVOICE 40432932	0594	112025-1181993		65.00CR	13,009.32CR
11/20/25	11/20	A51051	CHK: 016506	08401	TRAVEL REIMBURSEM	1	102925		40.00CR	13,049.32CR
11/20/25	11/15	A50994	TRANSFER	08404	701-901 A/P REIMBURSEMEN				65.00	12,984.32CR
11/20/25	11/20	A51171	TRANSFER	08413	701-901 A/P REIMBURSEMEN				8,399.93	4,584.39CR

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
11/21/25	11/25	A51211	CHK: 016528	08416 PILOT POINT POST-SIGNAL	0238	98012		342.50CR	4,926.89CR
11/25/25	11/25	A51288	TRANSFER	08426 701-901 A/P REIMBURSEMEN				342.50	4,584.39CR
11/28/25	11/25	A51185	DFT: 003100	08420 Federal W/H Payable	0116	T1 202511252042		269.80CR	4,854.19CR
11/28/25	11/25	A51185	DFT: 003100	08420 Medicare Payable	0116	T4 202511252042		132.78CR	4,986.97CR
11/28/25	11/25	A51187	DFT: 003102	08420 457 Withholding	0554	ICM202511252042		475.00CR	5,461.97CR
11/28/25	11/25	A51193	DFT: 003105	08422 HSA Contributions	0117	HSA202511252042		288.47CR	5,750.44CR
11/28/25	11/25	A51196	DFT: 003106	08422 TMRS Payable	0273	TMR202511252042		1,019.47CR	6,769.91CR
11/28/25	11/25	A51191	TRANSFER	08420 701-901 A/P REIMBURSEMEN				877.58	5,892.33CR
11/28/25	11/25	A51202	TRANSFER	08423 701-901 A/P REIMBURSEMEN				2,594.88	3,297.45CR
11/30/25	12/04	A51379	CHK: 016560	08427 ARROW EXTERMINATORS, INC	1368	NOVEMBER 2025		100.00CR	3,397.45CR
11/30/25	12/11	A51483	CHK: 016645	08441 VERIZON WIRELESS	0277	6129908826		41.18CR	3,438.63CR
11/30/25	12/18	A51697	DFT: 003135	08458 ATMOS ENERGY	0126	3064561863-2511		109.69CR	3,548.32CR

============= NOVEMBER ACTIVITY DB: 14,824.87 CR: 17,903.95CR 3,079.08CR

============= ACCOUNT TOTAL DB: 14,824.87 CR: 17,903.95CR

21-010-12 Accounts Payable -MDD

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

21-021-01 Payroll tax liabilities

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

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
11/14/25	11/10	P00636	FEDWH	00318 PR 10/25/2025-11/07/2025				258.76CR	258.76CR
11/14/25	11/10	P00636	MEDIC	00318 PR 10/25/2025-11/07/2025				64.94CR	323.70CR
11/14/25	11/13	A50977	DFT: 003073	08392 Federal W/H Payable	0116	T1 202511102021		258.76	64.94CR
11/14/25	11/13	A50977	DFT: 003073	08392 Medicare Payable	0116	T4 202511102021		64.94	0.00
11/28/25	11/25	P00640	FEDWH	00320 PR 11/08/2025-11/21/2025				269.80CR	269.80CR
11/28/25	11/25	P00640	MEDIC	00320 PR 11/08/2025-11/21/2025				66.39CR	336.19CR
11/28/25	11/25	A51185	DFT: 003100	08420 Federal W/H Payable	0116	T1 202511252042		269.80	66.39CR
11/28/25	11/25	A51185	DFT: 003100	08420 Medicare Payable	0116	T4 202511252042		66.39	0.00

============= NOVEMBER ACTIVITY DB: 659.89 CR: 659.89CR 0.00

============= ACCOUNT TOTAL DB: 659.89 CR: 659.89CR

21-021-02 Payroll Benefits Liability

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

21-021-08 MDD HSA Bank

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

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
11/14/25	11/10	P00636	HSA	00318 PR 10/25/2025-11/07/2025				150.00CR	150.00CR
11/14/25	11/25	A51192	DFT: 003105	08422 HSA Contributions	0117	HSA202511102021		150.00	0.00
11/28/25	11/25	P00640	HSA	00320 PR 11/08/2025-11/21/2025				150.00CR	150.00CR
11/28/25	11/25	A51193	DFT: 003105	08422 HSA Contributions	0117	HSA202511252042		150.00	0.00

============= NOVEMBER ACTIVITY DB: 300.00 CR: 300.00CR 0.00

============= ACCOUNT TOTAL DB: 300.00 CR: 300.00CR

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

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

11/14/25 11/10 P00636 ICMA           00318 PR 10/25/2025-11/07/2025                                      475.00CR        475.00CR
11/14/25 11/13 A50979 DFT: 003075    08392 457 Withholding          0554  ICM202511102021                475.00            0.00
11/28/25 11/25 P00640 ICMA           00320 PR 11/08/2025-11/21/2025                                      475.00CR        475.00CR
11/28/25 11/25 A51187 DFT: 003102    08420 457 Withholding          0554  ICM202511252042                475.00            0.00
                      =============  NOVEMBER ACTIVITY  DB:        950.00  CR:         950.00CR           0.00

                      =============  ACCOUNT TOTAL      DB:        950.00  CR:         950.00CR
-------------------------------------------------------------------------------------------------------------------------------------
    21-021-10        Accrued Vacation
                              B E G I N N I N G   B A L A N C E                                                        944.23CR

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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

-------------------------------------------------------------------------------------------------------------------------------------
    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

11/14/25 11/10 P00636 TMR            00318 PR 10/25/2025-11/07/2025                                      380.37CR        380.37CR
11/14/25 11/25 A51194 DFT: 003106    08422 TMRS Payable             0273  TMR202511102021                380.37            0.00
11/28/25 11/25 P00640 TMR            00320 PR 11/08/2025-11/21/2025                                      388.37CR        388.37CR
11/28/25 11/25 A51196 DFT: 003106    08422 TMRS Payable             0273  TMR202511252042                388.37            0.00
                      =============  NOVEMBER ACTIVITY  DB:        768.74  CR:         768.74CR           0.00

                      =============  ACCOUNT TOTAL      DB:        768.74  CR:         768.74CR
-------------------------------------------------------------------------------------------------------------------------------------
    21-029-10        Bank Note Payable 2025
                              B E G I N N I N G   B A L A N C E                                                  1,292,607.73CR

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

------------------------------------------------------------------------------------------------------------------------------------
      31-040-10         Fund Balance - MDD
                                 B E G I N N I N G   B A L A N C E                                                  5,119,492.62CR

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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                                                     96,516.77CR

11/07/25 11/10 B26318 Deposit 000000  03559 MDD SALES TAX                  JE# 007034                  107,193.79CR    203,710.56CR
                      =============  NOVEMBER ACTIVITY  DB:          0.00   CR:     107,193.79CR       107,193.79CR

                      =============  ACCOUNT TOTAL      DB:          0.00   CR:     107,193.79CR
------------------------------------------------------------------------------------------------------------------------------------
      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                                                     13,891.50CR

11/30/25 12/09 B26603 Interest000000  03646 INTEREST INCOME                JE# 007135                    7,420.10CR     21,311.60CR
11/30/25 12/09 B26603 Interest000000  03646 INTEREST INCOME                JE# 007135                    5,739.88CR     27,051.48CR
                      =============  NOVEMBER ACTIVITY  DB:          0.00   CR:      13,159.98CR        13,159.98CR

                      =============  ACCOUNT TOTAL      DB:          0.00   CR:      13,159.98CR
------------------------------------------------------------------------------------------------------------------------------------
      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

------------------------------------------------------------------------------------------------------------------------------------
      4000-09-4730      Property Rental Income
                                 B E G I N N I N G   B A L A N C E                                                        0.00

------------------------------------------------------------------------------------------------------------------------------------
      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
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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					8,320.51
11/14/25	11/10	P00636	PYEXP	00318 PR 10/25/2025-11/07/2025				4,754.58	13,075.09
11/28/25	11/25	P00640	PYEXP	00320 PR 11/08/2025-11/21/2025				4,754.58	17,829.67
			=============	NOVEMBER ACTIVITY DB: 9,509.16		CR:	0.00	9,509.16	
			=============	ACCOUNT TOTAL DB: 9,509.16		CR:	0.00		
5176-01-5105			Overtime						
				B E G I N N I N G B A L A N C E					0.00
5176-01-5106			Longevity						
				B E G I N N I N G B A L A N C E					0.00
11/28/25	11/25	P00640	PYEXP	00320 PR 11/08/2025-11/21/2025				100.00	100.00
			=============	NOVEMBER ACTIVITY DB: 100.00		CR:	0.00	100.00	
			=============	ACCOUNT TOTAL DB: 100.00		CR:	0.00		
5176-01-5107			TMRS Contribution						
				B E G I N N I N G B A L A N C E					1,715.06
11/14/25	11/25	A51194	DFT: 003106	08422 TMRS Payable	0273	TMR202511102021		618.10	2,333.16
11/28/25	11/25	A51196	DFT: 003106	08422 TMRS Payable	0273	TMR202511252042		631.10	2,964.26
			=============	NOVEMBER ACTIVITY DB: 1,249.20		CR:	0.00	1,249.20	
			=============	ACCOUNT TOTAL DB: 1,249.20		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					191.70
11/14/25	11/13	A50977	DFT: 003073	08392 Medicare Payable	0116	T4 202511102021		64.94	256.64
11/28/25	11/25	A51185	DFT: 003100	08420 Medicare Payable	0116	T4 202511252042		66.39	323.03
			=============	NOVEMBER ACTIVITY DB: 131.33		CR:	0.00	131.33	
			=============	ACCOUNT TOTAL DB: 131.33		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					1,899.23
11/14/25	11/13	B26353	Self Ins	03560 Self Insurance		JE# 007036		542.92	2,442.15
11/14/25	11/25	A51192	DFT: 003105	08422 HSA Contributions	0117	HSA202511102021		138.47	2,580.62
11/28/25	11/25	A51193	DFT: 003105	08422 HSA Contributions	0117	HSA202511252042		138.47	2,719.09
11/28/25	11/25	B26495	Self Ins	03610 Self Insurance		JE# 007094		542.92	3,262.01
			=============	NOVEMBER ACTIVITY DB: 1,362.78		CR:	0.00	1,362.78	
			=============	ACCOUNT TOTAL DB: 1,362.78		CR:	0.00		

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5176-01-5110			Workmens Comp TML						
				B E G I N N I N G B A L A N C E					38.58
5176-01-5621			Travel/training						
				B E G I N N I N G B A L A N C E					1,036.05
11/02/25	10/14	A50343	DFT: 003028	08312 CITI BANK - SEPTEMBER 20	1285	3654385015		440.00	1,476.05
11/20/25	11/20	A51051	CHK: 016506	08401 TRAVEL REIMBURSEM	1	102925		40.00	1,516.05
			=============	NOVEMBER ACTIVITY DB:	480.00	CR:	0.00	480.00	
			=============	ACCOUNT TOTAL DB:	480.00	CR:	0.00		
5176-02-5737			CDBG grant match						
				B E G I N N I N G B A L A N C E					0.00
5176-03-5050			Office Supplies						
				B E G I N N I N G B A L A N C E					5.98
11/02/25	10/14	A50343	DFT: 003028	08312 CITI BANK - SEPTEMBER 20	1285	3654385015		44.94	50.92
			=============	NOVEMBER ACTIVITY DB:	44.94	CR:	0.00	44.94	
			=============	ACCOUNT TOTAL DB:	44.94	CR:	0.00		
5176-03-5060			Promotional Materials						
				B E G I N N I N G B A L A N C E					309.66
5176-04-5120			Building Maintenance						
				B E G I N N I N G B A L A N C E					1,109.80
11/01/25	11/06	A50810	CHK: 016417	08375 MDD	0187	629935		349.00	1,458.80
11/02/25	10/14	A50343	DFT: 003028	08312 CITI BANK - SEPTEMBER 20	1285	3654385015		90.69	1,549.49
11/14/25	11/20	A51045	CHK: 016479	08401 GRANULAWN	0896	140121		83.50	1,632.99
11/14/25	12/04	A51368	CHK: 016575	08427 GRAHAMSON INC	1043	12641		260.00	1,892.99
11/17/25	11/20	A51071	CHK: 016474	08401 E. BROOKE ASSOCIATES, LL	1374	524		750.00	2,642.99
11/30/25	12/04	A51379	CHK: 016560	08427 ARROW EXTERMINATORS, INC	1368	NOVEMBER 2025		100.00	2,742.99
			=============	NOVEMBER ACTIVITY DB:	1,633.19	CR:	0.00	1,633.19	
			=============	ACCOUNT TOTAL DB:	1,633.19	CR:	0.00		
5176-05-5616			Utilities - Electricity						

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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                                                          214.40

11/30/25 12/18 A51697 DFT: 003135     08458 ATMOS ENERGY           0126  3064561863-2511                    109.69          324.09
                     =============  NOVEMBER ACTIVITY  DB:        109.69  CR:            0.00              109.69

                     =============  ACCOUNT TOTAL      DB:        109.69  CR:            0.00
-----------------------------------------------------------------------------------------------------------------------------------
      5176-05-5618      Telephone
                              B E G I N N I N G   B A L A N C E                                                           43.78

11/30/25 12/11 A51483 CHK: 016645     08441 VERIZON WIRELESS       0277  6129908826                          41.18           84.96
                     =============  NOVEMBER ACTIVITY  DB:         41.18  CR:            0.00               41.18

                     =============  ACCOUNT TOTAL      DB:         41.18  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                                                        7,814.53

11/10/25 11/20 A51083 CHK: 016505     08401 THE MARKETING LADY     1422  70                               3,333.33       11,147.86
11/18/25 12/04 A51358 CHK: 016594     08427 TAYLOR, OLSON, ADKINS, S 0775  STATEMENT NO. 39               3,037.45       14,185.31
                     =============  NOVEMBER ACTIVITY  DB:      6,370.78  CR:            0.00            6,370.78

                     =============  ACCOUNT TOTAL      DB:      6,370.78  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

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      5176-06-5764      Special Services
                              B E G I N N I N G   B A L A N C E                                                            0.00

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

     5176-06-5765      Thoroughfare PlanTraffic Count
                                B E G I N N I N G   B A L A N C E                                                           0.00

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     5176-06-7860      Downtown Master Plan
                                B E G I N N I N G   B A L A N C E                                                           0.00

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     5176-06-7861      Comprehensive Plan
                                B E G I N N I N G   B A L A N C E                                                           0.00

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     5176-06-7862      Maps
                                B E G I N N I N G   B A L A N C E                                                           0.00

11/13/25 11/20 A51047 CHK: 016508     08401 VIEWPRO                 0912  AUBREYMDD202502                 4,000.00       4,000.00
                    =============  NOVEMBER ACTIVITY  DB:      4,000.00  CR:            0.00             4,000.00

                    =============  ACCOUNT TOTAL      DB:      4,000.00  CR:            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

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     5176-07-5150      Printing
                                B E G I N N I N G   B A L A N C E                                                         326.03

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     5176-07-5190      Insurance - TML
                                B E G I N N I N G   B A L A N C E                                                         366.98

------------------------------------------------------------------------------------------------------------------------------------
     5176-07-5260      Dues & Memberships
                                B E G I N N I N G   B A L A N C E                                                      11,850.00

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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                                                          65.00

11/20/25 11/15 A50991 DFT: 003077     08404 UBEO - COPIERS/PRINTERS  0594  112025-1181993                       65.00         130.00
                    =============  NOVEMBER ACTIVITY  DB:         65.00  CR:            0.00                65.00

                    =============  ACCOUNT TOTAL      DB:         65.00  CR:            0.00
------------------------------------------------------------------------------------------------------------------------------------
     5176-07-5665      Technology/Promotional Video
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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                                                         7,096.57

11/02/25 10/14 A50343 DFT: 003028    08312 CITI BANK - SEPTEMBER 20 1285  3654385015                       31.97        7,128.54
                      =============  NOVEMBER ACTIVITY  DB:         31.97  CR:            0.00              31.97

                      =============  ACCOUNT TOTAL      DB:         31.97  CR:            0.00
------------------------------------------------------------------------------------------------------------------------------
      5176-07-5667      Marketing and Advertising
                            B E G I N N I N G   B A L A N C E                                                         1,810.25

11/02/25 10/14 A50343 DFT: 003028    08312 CITI BANK - SEPTEMBER 20 1285  3654385015                      448.60        2,258.85
11/21/25 11/25 A51211 CHK: 016528    08416 PILOT POINT POST-SIGNAL  0238  98012                           342.50        2,601.35
                      =============  NOVEMBER ACTIVITY  DB:        791.10  CR:            0.00             791.10

                      =============  ACCOUNT TOTAL      DB:        791.10  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                                                          300.90

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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                                                            0.00

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      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
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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
5176-98-5801		Principal Bank Note 2025						
			B E G I N N I N G B A L A N C E					7,681.82
11/15/25	11/10 B26317		03558 2511 MDD BANK LOAN 2025		JE# 007033		7,481.19	15,163.01
		=============	NOVEMBER ACTIVITY DB: 7,481.19		CR:	0.00	7,481.19	
		=============	ACCOUNT TOTAL DB: 7,481.19		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					7,378.64
11/15/25	11/10 B26317		03558 2511 MDD BANK LOAN 2025		JE# 007033		7,579.27	14,957.91
		=============	NOVEMBER ACTIVITY DB: 7,579.27		CR:	0.00	7,579.27	
		=============	ACCOUNT TOTAL DB: 7,579.27		CR:	0.00		
5176-99-4091		Administrative fee						
			B E G I N N I N G B A L A N C E					1,450.00
11/07/25	11/07 B26299		03556 MDD ADMIN FEE		JE# 007031		1,450.00	2,900.00
		=============	NOVEMBER 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					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						

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
5176-99-9900		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:	6,713,713.05	6,713,713.05CR
REPORTED ACTIVITY:	275,842.10	275,842.10CR
ENDING BALANCES:	6,989,555.15	6,989,555.15CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2025 / Sep-2026
FUND: Include: 701
TRANSACTION DATES: 11/01/2025 THRU 11/30/2025
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: 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: NOVEMBER 30TH, 2025

701-MDD
FINANCIAL SUMMARY % OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	1,116,000	107,193.79	203,710.56	0.00	912,289.44	18.25
Miscellaneous	168,020	13,159.98	27,051.48	0.00	140,968.52	16.10
TOTAL GENERAL REVENUE	1,284,020	120,353.77	230,762.04	0.00	1,053,257.96	17.97
TOTAL REVENUE	1,284,020	120,353.77	230,762.04	0.00	1,053,257.96	17.97
EXPENSE SUMMARY						
MDD						
Personnel	168,663	12,832.47	26,033.60	0.00	142,629.40	15.44
Materials & Supplies	7,000	44.94	360.58	0.00	6,639.42	5.15
Repairs & Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
Utilities	5,320	150.87	409.05	0.00	4,910.95	7.69
Contract Services	72,000	10,370.78	18,185.31	0.00	53,814.69	25.26
Fees & Other Services	72,070	888.07	22,402.90	0.00	49,667.10	31.08
Miscellaneous	301,500	0.00	300.90	0.00	301,199.10	0.10
Debt Service	179,926	15,060.46	30,120.92	0.00	149,805.08	16.74
Contingency/FB	367,400	1,450.00	2,900.00	0.00	364,500.00	0.79
TOTAL MDD	1,214,879	42,430.78	103,456.25	0.00	1,111,422.75	8.52
TOTAL EXPENSES	1,214,879	42,430.78	103,456.25	0.00	1,111,422.75	8.52
REVENUE OVER/(UNDER) EXPENSES	69,141	77,922.99	127,305.79	0.00	(58,164.79)	184.12

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

701-MDD

% OF YEAR COMPLETED: 16.67

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	107,193.79	203,710.56	0.00	912,289.44	18.25
TOTAL Taxes	1,116,000	107,193.79	203,710.56	0.00	912,289.44	18.25
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	150,000	13,159.98	27,051.48	0.00	122,948.52	18.03
701-4000-09-4730 Property Rental Income	18,020	0.00	0.00	0.00	18,020.00	0.00
TOTAL Miscellaneous	168,020	13,159.98	27,051.48	0.00	140,968.52	16.10
Contingency/FB						
TOTAL REVENUE	1,284,020	120,353.77	230,762.04	0.00	1,053,257.96	17.97

701-MDD
% OF YEAR COMPLETED: 16.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD						
===						
Personnel						
701-5176-01-5101 Salaries	121,000	9,509.16	17,829.67	0.00	103,170.33	14.74
701-5176-01-5106 Longevity	100	100.00	100.00	0.00	0.00	100.00
701-5176-01-5107 TMRS Contribution	18,129	1,249.20	2,964.26	0.00	15,164.74	16.35
701-5176-01-5108 Payroll Tax Expense (me	1,756	131.33	323.03	0.00	1,432.97	18.40
701-5176-01-5109 Group Health Insurance	11,878	1,362.78	3,262.01	0.00	8,615.99	27.46
701-5176-01-5110 Workmens Comp TML	300	0.00	38.58	0.00	261.42	12.86
701-5176-01-5621 Travel/training	15,500	480.00	1,516.05	0.00	13,983.95	9.78
TOTAL Personnel	168,663	12,832.47	26,033.60	0.00	142,629.40	15.44
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	2,000	44.94	50.92	0.00	1,949.08	2.55
701-5176-03-5060 Promotional Materials	5,000	0.00	309.66	0.00	4,690.34	6.19
TOTAL Materials & Supplies	7,000	44.94	360.58	0.00	6,639.42	5.15
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
TOTAL Repairs & Maintenance	41,000	1,633.19	2,742.99	0.00	38,257.01	6.69
Utilities						
701-5176-05-5616 Utilities - Electricity	4,500	109.69	324.09	0.00	4,175.91	7.20
701-5176-05-5618 Telephone	820	41.18	84.96	0.00	735.04	10.36
TOTAL Utilities	5,320	150.87	409.05	0.00	4,910.95	7.69
Contract Services						
701-5176-06-5620 Legal & Professional	65,500	6,370.78	14,185.31	0.00	51,314.69	21.66
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	4,000.00	4,000.00	0.00	1,000.00	80.00
TOTAL Contract Services	72,000	10,370.78	18,185.31	0.00	53,814.69	25.26
Fees & Other Services						
701-5176-07-5150 Printing	4,000	0.00	326.03	0.00	3,673.97	8.15
701-5176-07-5190 Insurance - TML	1,570	0.00	366.98	0.00	1,203.02	23.37
701-5176-07-5260 Dues & Memberships	15,100	0.00	11,850.00	0.00	3,250.00	78.48
701-5176-07-5280 Copier Maintenance Cont	1,400	65.00	130.00	0.00	1,270.00	9.29
701-5176-07-5665 Technology/Promotional	25,000	31.97	7,128.54	0.00	17,871.46	28.51
701-5176-07-5667 Marketing and Advertisi	25,000	791.10	2,601.35	0.00	22,398.65	10.41
TOTAL Fees & Other Services	72,070	888.07	22,402.90	0.00	49,667.10	31.08
Miscellaneous						
701-5176-09-5131 Meetings	1,500	0.00	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	0.00	300.90	0.00	301,199.10	0.10

701-MDD

% OF YEAR COMPLETED: 16.67

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	7,481.19	15,163.01	0.00	78,620.99	16.17
701-5176-98-5802 Interest Bank Note 2025	86,142	7,579.27	14,957.91	0.00	71,184.09	17.36
TOTAL Debt Service	179,926	15,060.46	30,120.92	0.00	149,805.08	16.74
Contingency/FB						
701-5176-99-4091 Administrative fee	17,400	1,450.00	2,900.00	0.00	14,500.00	16.67
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	2,900.00	0.00	364,500.00	0.79
TOTAL MDD	1,214,879	42,430.78	103,456.25	0.00	1,111,422.75	8.52
TOTAL EXPENSES	1,214,879	42,430.78	103,456.25	0.00	1,111,422.75	8.52
REVENUE OVER/(UNDER) EXPENSES	69,141	77,922.99	127,305.79	0.00	(58,164.79)	184.12

Municipal Development District Board Meeting
Staff Report
January 13, 2026

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 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 amateur sports market was needed to determine both market's supply and demand.

CSL submitted a proposal to the Aubrey MDD and the board reviewed and discussed it at the December 9, 2025, meeting, but the item was tabled. The board requested more information and options for conducting studies for both an indoor amateur sports facility and hotel development. Staff discussed the proposal and some options with the consulting firm and will present additional information in the meeting for the board to consider.

The goal of each study is to provide the MDD with information on the types of projects, brands, financial projections, economic impact, and potential and current market demand for each. The results of the study will provide necessary information for Aubrey to target potential sites and/or projects and estimate costs in order to grow and develop the sports and hospitality market. The studies are recommended to be done concurrently, but may also be done separately. There is also an option to add a market study for the City's outdoor sports complex for an additional fee.

Financial Summary
The concurrent study will save some time and cost. There is an option to conduct and pay for the studies separately, but it will increase 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, to add a component to the study, or to conduct the studies separately.

Municipal Development District Board Meeting
Staff Report
January 13, 2026

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

- Date for Joint Work Session with City Council

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

Summary
The Executive Director will present a brief overview and highlights of the December Staff Activity Report, including any project updates, upcoming events and activities, and work plan updates.

Financial Summary
N/A

Staff Recommended Action

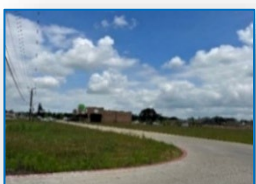
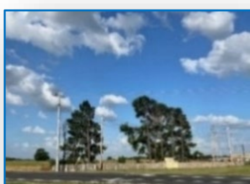
Staff Recommended Motion
N/A

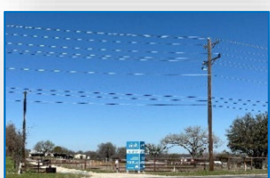
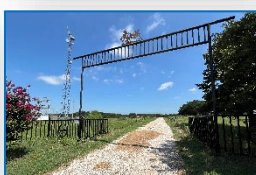
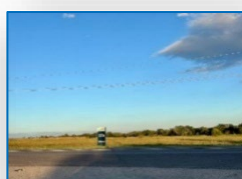
DECEMBER 2025 STAFF REPORT
Aubrey Municipal Development District
Christine Gossett – Executive Director

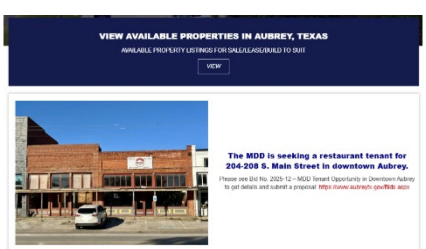
Commercial Property for Sale/Lease/Build-to-Suit:

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:

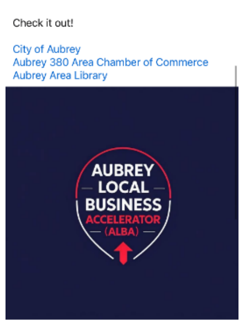
Real Estate & Maps – Aubrey Municipal Development District



Completed and posted Tenant RFP for 204-208 S. Main Street on Aubrey websites for the City and MDD.



Highest performing FB post was the update to the Aubrey Local Business Accelerator on 12/11/2025 6,193 Views and 348 Engagements.

Business Activity and Updates

- No new business Openings or Closings in December.

Project Updates:

- Attended Aubrey MS Career Fair.
- Promoted registration for the Aubrey Local Business Accelerator.
- Website – site design and site migration to new server completed.
- Completed and posted Tenant RFP for 204-208 S. Main.
- On-Going:
  - 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.

Marketing:

- Social Media/Facebook: On-going content management and posts on Aubrey MDD FB page. December's post on 12/11/2025 featuring an update to the Aubrey Local Business Accelerator received 6,193 Views and 348 Engagements. MDD social media posts feature businesses, activites, events, and business education.
- Website Statistics: December '25 – 1,186 Visitors; *467 Views; November '25 - 1,310 Visitors and 794 Views; October '25 – 431 Visitors and 699 Views.
  **Due to site migration mid-December Views stat was incomplete.*
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in December: $117,248.23; ($1,267.80 gross collections derived from audit payments.)