

Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 16, 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 March 10, 2026 meeting.
2. Approve February 2026 Financial Report.

New Business: New items requested for consideration.

3. Consider and take action on awarding a contract to Fransen and Pittman for CMAR services and General Construction project at 204-208 S. Main Street.
4. Consider and take action on approved amount for construction project at 204 - 208 S. Main Street.
5. Discuss, consider, and take action on revisions to the Aubrey MDD By-Laws.

Staff Report

6. Receive an overview of March 2026 Staff Activity Report; Discussion of same.

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

*****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. 8. a.) 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
 - Downtown Development Project
 - ETJ Commercial FM 428
- b.) 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:
 - Downtown Development Project
 - ETJ Commercial FM 428

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 or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.



**Municipal Development District Board Meeting
Staff Report
April 16, 2026**

Agenda Item

Approve minutes of the March 10, 2026 meeting.

Staff Contact

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

Summary

The minutes of the March 10, 2026, Aubrey MDD Board Meeting are attached for review and consideration on the Consent Agenda.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

N/A

Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
March 10, 2026
6:00 PM



Call to Order - Determine if a Quorum is Present:

Vice President Davis called the meeting to order at 6:02 p.m.

Vice President – Todd Davis (Place 1)
Director Place 2 – Jamie Osmanovic
Director Place 4 – Brooks Stoy
Director Place 5 – Tammy de Wet

Absent:

President - Holly Drew (Place 6)
Secretary - Erin Bogar (Place 3)
Director Place 7 - Tim Heitman

Others Present:

Christine Gossett, Executive Director; Kacey Hagen, Assistant to City Manager; Anabelle Ackling, Attorney/TOASE

Invocation & Pledge of Allegiance:

Director de Wet led the Invocation and Pledge of Allegiance.

Community Announcements:

Vice President Davis announced:

- The Aubrey Area Chamber of Commerce luncheon is next Wednesday, March 18th, at 11:30 am at Fortunata Winery.
- The Iron Man Triathlon is this weekend in Little Elm and the cycling event will be this Sunday, March 15th and racers are coming through Aubrey on major roads between 7:30 am and 11:30 am. Watch the City of Aubrey Facebook page for the routes, updates and information.
- The Aubrey Education Foundation Gala is the evening of Saturday, March 21st at the UNT Gateway Center.

Citizen Input: None.

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 February 10, 2026, MDD and City Council Joint Work Session.
2. Approve the January 2026 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 Stoy motioned to approve Consent Agenda.

Director de Wet seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

New Business: New items requested for consideration.

3. Consider and take action on Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed \$80,800.

Executive Director gave a brief overview of the services proposal.

Vice President Davis called for a motion to approve the Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed \$80,800.00. Director Osmanovic motioned to approve the Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed \$80,800.00.

Director Brooks seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

4. Consider and take action authorizing the Aubrey MDD Director to enter into a special services agreement with the Aubrey Area 380 Chamber of Commerce for part-time administrative assistance.

Vice President Davis for a motion to approve a special services agreement with the Aubrey Area 380 Chamber of Commercial for part-time administrative assistance. Director de Wet motioned to approve a special services agreement with the Aubrey Area 380 Chamber of Commercial for part-time administrative assistance.

Director Brooks seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

5. Consider and take action on MDD 2025-26 FY Budget Amendment.

Executive Director Gossett presented the budget amendments with a correction to the Special Services line item to \$8,500.

Vice President Davis called for a motion to approve the MDD 2025-2026 FY Budget Amendment. Director Brooks motioned to approve the MDD 2025-2026 FY Budget Amendment with the adjustment to the Special Services line item.

Director Osmanovic seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

6. Consider and take action on By-Laws Revision for approval of MDD Grant Projects.

Executive Director Gossett presented the proposed change to the grant program approval process, which would allow the MDD Board to approve grants up to \$30,000. Grants above the grant policy maximum or that have special considerations would still go to Council for final approval. The proposed change would also have to go to City Council for approval.

Vice President Davis called for a motion to approve the By-Laws Revision on the approval process on MDD Grant Projects. Director Osmanovic motioned to approve the By-Laws Revision on the approval process of MDD Grant Projects.

Director de Wet seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

Staff Report:

7. Receive overview of January and February 2026 Staff Activity Report; Discussion of same.

Executive Director Gossett gave a brief overview of staff activity highlights, project updates, and upcoming events/activities.

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.

Vice President Davis asked if there were any items to be placed on future agendas.

Requested items: By-Laws Revisions; Budget Re-Cap; GC Bid Recommendation.

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

Vice President Davis called for a motion to convene into executive session at 6:29 p.m.

Director Stoy motioned to convene into executive session at 6:29 p.m.

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

Executive Session

A. Section 551.072 – Real Property:

Downtown Development

Downtown Development Project

Property for Economic Development – Project B

B. Section 551.087 – Deliberation regarding Economic Negotiations:

Downtown Development Project

Reconvene into Open Session:

Vice President Davis called for a motion to reconvene into open session at 6:52 p.m.

Director de Wet motioned to convene into open session at 6:52 p.m.

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

Vice President Davis asked if there were any other Future Agenda items?

No requests.

-ADJOURN-

Vice President Davis called for a motion to adjourn the meeting at 6:53 p.m. Director Stoy motioned to adjourn at 6:53 p.m.

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

Meeting adjourned at 6:53 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this __ day of _____, 2026.

Holly Drew, President

ATTEST:

Erin Bogar, Secretary



Municipal Development District Board Meeting
Staff Report
April 16, 2026

Agenda Item

Approve February 2026 Financial Report.

Staff Contact

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

Summary

The February 2026 Financials are attached for review and consideration on the Consent Agenda.

Financial Summary

N/A

Staff Recommended Action

Staff Recommended Motion

N/A



Aubrey, TX

Balance Sheet

Account Summary

As Of 02/28/2026

Account	Name	Balance
Fund: 701 - MDD		
Assets		
701-1-1-000-00	MDD Cash	2,515,410.33
701-1-1-000-84	Claim on Cash MDD	-98,839.96
701-1-1-000-90	Investment Account	1,729,887.88
701-1-1-013-37	Sales Tax Receivable	203,710.56
701-1-1-088-41	EDC cash	0.00
701-1-2-015-00	Land	1,046,886.75
701-1-2-015-10	Buildings and improvements	1,516,887.80
701-1-2-017-00	Accumulated Depreciation	-94,025.00
	Total Assets:	6,819,918.36
		6,819,918.36
Liability		
701-2-1-010-00	Accounts Payable Pooled	11,147.29
701-2-1-010-12	Accounts Payable -MDD	0.00
701-2-1-021-01	Payroll tax liabilities	0.00
701-2-1-021-02	Payroll Benefits Liability	0.00
701-2-1-021-08	MDD HSA Bank	0.00
701-2-1-021-09	Deferred Comp - 457	0.00
701-2-1-021-10	Accrued Vacation	944.23
701-2-1-022-10	Wages Payable	0.00
701-2-1-023-00	MDD Fund TMRS due to state	0.00
701-2-1-029-10	Bank Note Payable 2025	1,292,607.73
701-2-3-000-00	Due to other funds	0.00
	Total Liability:	1,304,699.25
Equity		
701-3-1-040-10	Fund Balance - MDD	5,119,492.62
	Total Beginning Equity:	5,119,492.62
Total Revenue		627,928.66
Total Expense		232,202.17
Revenues Over/Under Expenses		395,726.49
	Total Equity and Current Surplus (Deficit):	5,515,219.11
	Total Liabilities, Equity and Current Surplus (Deficit):	6,819,918.36



Aubrey, TX

Detail Report

Account Detail

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
Fund: 701 - MDD								
701-1-1-000-00		MDD Cash				2,395,932.93	119,477.40	2,515,410.33
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/12/2026	GLPKT00276	JN00257		MDD Sales Tax - February 2026			127,514.95	2,523,447.88
02/15/2026	GLPKT00212	JN00197		2602 MDD Bank Loan 2025			-15,060.46	2,508,387.42
02/28/2026	GLPKT00466	JN00443		INTEREST INCOME			7,022.91	2,515,410.33

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-1-1-000-84		Claim on Cash MDD				-69,613.92	-29,226.04	-98,839.96
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC REI PMT	1285 - CITI BANK		-1,510.92	-71,124.84
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC REI PMT	1285 - CITI BANK		-405.00	-71,529.84
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC REI PMT	1285 - CITI BANK		-39.00	-71,568.84
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC REI PMT	1285 - CITI BANK		-125.71	-71,694.55
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC REI PMT	1285 - CITI BANK		-219.79	-71,914.34
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		Packet PYPKT00042: PR 01/17/2026-01/...			-3,976.51	-75,890.85
02/06/2026	GLPKT00506	JN00466		Income 10 PY Tax Recon			-379.67	-76,270.52
02/06/2026	GLPKT00507	JN00469		Reverse Income 10 PY Tax Recon			379.67	-75,890.85
02/06/2026	APPKT00033	DFT0000096		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-76,365.85
02/06/2026	APPKT00033	DFT0000098		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-249.39	-76,615.24
02/06/2026	APPKT00033	DFT0000099		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-130.28	-76,745.52
02/06/2026	APPKT00034	DFT0000095		HSA BANK SEC REI PMT	0117 - HSA BANK		-288.47	-77,033.99
02/10/2026	GLPKT00248	JN00234		MDD Admin Fee			-1,450.00	-78,483.99
02/12/2026	APPKT00043	20129		ACE HARDWARE & LUMBER SEC REI PMT	0101 - ACE HARDWARE & LUMBER		-63.96	-78,547.95
02/12/2026	APPKT00043	20130		ARROW EXTERMINATORS, INC SEC REI ...	1368 - ARROW EXTERMINATORS, INC		-100.00	-78,647.95
02/12/2026	APPKT00043	20132		AUBREY EDUCATION FOUNDATION SEC ...	0661 - AUBREY EDUCATION FOUNDATION		-1,250.00	-79,897.95
02/12/2026	APPKT00043	20140		CATALYST COMMERCIAL, INC SEC REI P...	1344 - CATALYST COMMERCIAL, INC		-687.50	-80,585.45
02/12/2026	APPKT00043	20149		INTEGRITY FACILITY SOLUTIONS SEC REI ...	0187 - INTEGRITY FACILITY SOLUTIONS		-349.00	-80,934.45
02/12/2026	APPKT00043	20155		MCDORMAN SIGN & ADVERTISING INC. ...	0700 - MCDORMAN SIGN & ADVERTISING I...		-1,296.25	-82,230.70
02/12/2026	APPKT00043	20163		TAYLOR, OLSON, ADKINS, SRALLA & EL...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		-3,381.20	-85,611.90
02/12/2026	APPKT00043	20164		THE MARKETING LADY SEC REI PMT	1422 - THE MARKETING LADY		-3,333.34	-88,945.24
02/12/2026	APPKT00043	20166		TML-IRP SEC REI PMT	0272 - TML-IRP		-2,102.42	-91,047.66
02/12/2026	APPKT00043	20166		TML-IRP SEC REI PMT	0272 - TML-IRP		-101.58	-91,149.24
02/12/2026	APPKT00043	20169		VERIZON WIRELESS SEC REI PMT	0277 - VERIZON WIRELESS		-41.18	-91,190.42
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-66.25	-91,256.67
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-1,967.26	-93,223.93
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-17.99	-93,241.92
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-23.99	-93,265.91
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-19.47	-93,285.38
02/16/2026	APPKT00052	DFT0000145		US Bank SEC REI PMT	1713 - US Bank		-262.73	-93,548.11
02/20/2026	APPKT00041	DFT0000119		UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES		-65.00	-93,613.11
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		Packet PYPKT00056: PR 01/31/2026-02/...			-3,976.51	-97,589.62
02/20/2026	APPKT00053	DFT0000154		ATMOS ENERGY SEC REI PMT	0126 - ATMOS ENERGY		-107.20	-97,696.82
02/20/2026	GLPKT00506	JN00467		Income 10 PY Tax Recon			-379.67	-98,076.49
02/20/2026	GLPKT00507	JN00470		Reverse Income 10 PY Tax Recon			379.67	-97,696.82
02/20/2026	APPKT00048	DFT0000141		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-98,171.82
02/20/2026	APPKT00048	DFT0000143		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-249.39	-98,421.21
02/20/2026	APPKT00048	DFT0000144		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-130.28	-98,551.49
02/20/2026	APPKT00049	DFT0000140		HSA BANK SEC REI PMT	0117 - HSA BANK		-288.47	-98,839.96

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-1-1-000-90		Investment Account				1,724,850.42	5,037.46	1,729,887.88
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	GLPKT00466	JN00443		INTEREST INCOME			5,037.46	1,729,887.88

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-2-1-010-00		Accounts Payable Pooled				-18,185.66	7,038.37	-11,147.29
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/01/2026	APPKT00039	631399	20149	Integrity Facility Solutions SEC PBL	0187 - INTEGRITY FACILITY SOLUTIONS		-349.00	-18,534.66
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC PMT	1285 - CITI BANK		219.79	-18,314.87
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC PMT	1285 - CITI BANK		125.71	-18,189.16
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC PMT	1285 - CITI BANK		405.00	-17,784.16
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC PMT	1285 - CITI BANK		39.00	-17,745.16
02/02/2026	APPKT00007	DFT0000020		CITI BANK SEC PMT	1285 - CITI BANK		1,510.92	-16,234.24
02/04/2026	APPKT00039	5196	20140	Catalyst Commercial SEC PBL	1344 - CATALYST COMMERCIAL, INC		-687.50	-16,921.74
02/06/2026	APPKT00039	6275	20155	McDorman Signs SEC PBL	0700 - MCDORMAN SIGN & ADVERTISING I...		-1,296.25	-18,217.99
02/06/2026	APPKT00033	DFT0000096		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	-17,742.99
02/06/2026	APPKT00033	DFT0000098		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39	-17,493.60
02/06/2026	APPKT00033	DFT0000099		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28	-17,363.32
02/06/2026	APPKT00033	INV0000728	DFT0000096	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-17,838.32
02/06/2026	APPKT00033	INV0000730	DFT0000098	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-249.39	-18,087.71
02/06/2026	APPKT00033	INV0000731	DFT0000099	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-130.28	-18,217.99
02/06/2026	APPKT00034	DFT0000095		HSA BANK SEC PMT	0117 - HSA BANK		288.47	-17,929.52
02/06/2026	APPKT00034	INV0000727	DFT0000095	HSA Contributions SEC PBL	0117 - HSA BANK		-288.47	-18,217.99
02/06/2026	APPKT00034	INV0000729	DFT0000097	TMRS Payable SEC PBL	0273 - TMRS		-1,001.34	-19,219.33
02/12/2026	APPKT00043	20129		ACE HARDWARE & LUMBER SEC PMT	0101 - ACE HARDWARE & LUMBER		63.96	-19,155.37
02/12/2026	APPKT00043	20130		ARROW EXTERMINATORS, INC SEC PMT	1368 - ARROW EXTERMINATORS, INC		100.00	-19,055.37
02/12/2026	APPKT00043	20132		AUBREY EDUCATION FOUNDATION SEC ...	0661 - AUBREY EDUCATION FOUNDATION		1,250.00	-17,805.37
02/12/2026	APPKT00043	20140		CATALYST COMMERCIAL, INC SEC PMT	1344 - CATALYST COMMERCIAL, INC		687.50	-17,117.87
02/12/2026	APPKT00043	20149		INTEGRITY FACILITY SOLUTIONS SEC PMT	0187 - INTEGRITY FACILITY SOLUTIONS		349.00	-16,768.87
02/12/2026	APPKT00043	20155		MCDORMAN SIGN & ADVERTISING INC. ...	0700 - MCDORMAN SIGN & ADVERTISING I...		1,296.25	-15,472.62
02/12/2026	APPKT00043	20163		TAYLOR, OLSON, ADKINS, SRALLA & EL...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		3,381.20	-12,091.42
02/12/2026	APPKT00043	20164		THE MARKETING LADY SEC PMT	1422 - THE MARKETING LADY		3,333.34	-8,758.08
02/12/2026	APPKT00043	20166		TML-IRP SEC PMT	0272 - TML-IRP		2,102.42	-6,655.66
02/12/2026	APPKT00043	20166		TML-IRP SEC PMT	0272 - TML-IRP		101.58	-6,554.08
02/12/2026	APPKT00043	20169		VERIZON WIRELESS SEC PMT	0277 - VERIZON WIRELESS		41.18	-6,512.90
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		17.99	-6,494.91
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		66.25	-6,428.66
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		23.99	-6,404.67
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		262.73	-6,141.94
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		19.47	-6,122.47
02/16/2026	APPKT00052	DFT0000145		US Bank SEC PMT	1713 - US Bank		1,967.26	-4,155.21
02/20/2026	APPKT00041	DFT0000119		UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		65.00	-4,090.21
02/20/2026	APPKT00041	INV0000735	DFT0000119	UBEO - COPIERS/PRINTERS SEC PBL	0594 - UBEO BUSINESS SERVICES		-65.00	-4,155.21
02/20/2026	APPKT00053	DFT0000154		ATMOS ENERGY SEC PMT	0126 - ATMOS ENERGY		107.20	-4,048.01
02/20/2026	APPKT00048	DFT0000141		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	-3,573.01
02/20/2026	APPKT00048	DFT0000143		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39	-3,323.62
02/20/2026	APPKT00048	DFT0000144		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28	-3,193.34
02/20/2026	APPKT00048	INV0000742	DFT0000141	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-3,668.34
02/20/2026	APPKT00048	INV0000744	DFT0000143	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-249.39	-3,917.73

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-2-1-010-00		Accounts Payable Pooled - Continued				-18,185.66	7,038.37	-11,147.29
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/20/2026	APPKT00048	INV0000745	DFT0000144	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-130.28	-4,048.01
02/20/2026	APPKT00049	DFT0000140		HSA BANK SEC PMT	0117 - HSA BANK		288.47	-3,759.54
02/20/2026	APPKT00049	INV0000741	DFT0000140	HSA Contributions SEC PBL	0117 - HSA BANK		-288.47	-4,048.01
02/20/2026	APPKT00049	INV0000743	DFT0000142	TMRS Payable SEC PBL	0273 - TMRS		-1,001.34	-5,049.35
02/25/2026	APPKT00058	2026-001	20255	Charcuterie Boards SEC PBL	1717 - Natural Moon Light, LLC		-324.00	-5,373.35
02/27/2026	APPKT00058	142260	20246	Granulawn SEC PBL	0896 - GRANULAWN		-83.50	-5,456.85
02/27/2026	APPKT00058	142261	20246	Granulawn SEC PBL	0896 - GRANULAWN		-55.00	-5,511.85
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026 SEC PBL	1285 - CITI BANK		-39.98	-5,551.83
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026 SEC PBL	1285 - CITI BANK		-14.99	-5,566.82
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026 SEC PBL	1285 - CITI BANK		-100.00	-5,666.82
02/28/2026	APPKT00058	5208	20234	Catalyst Commercial SEC PBL	1344 - CATALYST COMMERCIAL, INC		-125.00	-5,791.82
02/28/2026	APPKT00058	February 2026	20224	February 2026 SEC PBL	1368 - ARROW EXTERMINATORS, INC		-100.00	-5,891.82
02/28/2026	APPKT00065	Statement No. 42	20322	Taylor, Olson, Adkins SEC PBL	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		-2,559.10	-8,450.92
02/28/2026	APPKT00072	3064561863-2602	DFT0000264	209 S Main St SEC PBL	0126 - ATMOS ENERGY		-107.20	-8,558.12
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-29.38	-8,587.50
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-196.78	-8,784.28
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-85.35	-8,869.63
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-1,654.84	-10,524.47
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-466.86	-10,991.33
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026 SEC PBL	1713 - US Bank		-155.96	-11,147.29
701-2-1-021-01		Payroll tax liabilities				0.00	0.00	0.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PR 01/17/2026-01/30/20...			-379.67	-379.67
02/06/2026	GLPKT00506	JN00466		Income 10 PY Tax Recon			379.67	0.00
02/06/2026	GLPKT00507	JN00469		Reverse Income 10 PY Tax Recon			-379.67	-379.67
02/06/2026	APPKT00033	INV0000730	DFT0000098	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39	-130.28
02/06/2026	APPKT00033	INV0000731	DFT0000099	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28	0.00
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			-379.67	-379.67
02/20/2026	GLPKT00506	JN00467		Income 10 PY Tax Recon			379.67	0.00
02/20/2026	GLPKT00507	JN00470		Reverse Income 10 PY Tax Recon			-379.67	-379.67
02/20/2026	APPKT00048	INV0000744	DFT0000143	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39	-130.28
02/20/2026	APPKT00048	INV0000745	DFT0000144	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28	0.00
701-2-1-021-08		MDD HSA Bank				0.00	0.00	0.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PR 01/17/2026-01/30/20...			-288.47	-288.47
02/06/2026	APPKT00034	INV0000727	DFT0000095	HSA Contributions	0117 - HSA BANK		288.47	0.00
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			-288.47	-288.47
02/20/2026	APPKT00049	INV0000741	DFT0000140	HSA Contributions	0117 - HSA BANK		288.47	0.00

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-2-1-021-09		Deferred Comp - 457				0.00	0.00	0.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PR 01/17/2026-01/30/20...			-475.00	-475.00
02/06/2026	APPKT00033	INV0000728	DFT0000096	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	0.00
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			-475.00	-475.00
02/20/2026	APPKT00048	INV0000742	DFT0000141	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	0.00
701-2-1-023-00		MDD Fund TMRS due to state				0.00	0.00	0.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PR 01/17/2026-01/30/20...			-1,001.34	-1,001.34
02/06/2026	APPKT00034	INV0000729	DFT0000097	TMRS Payable	0273 - TMRS		1,001.34	0.00
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			-1,001.34	-1,001.34
02/20/2026	APPKT00049	INV0000743	DFT0000142	TMRS Payable	0273 - TMRS		1,001.34	0.00
Department: 000 - Non-Departmental								
701-4-000-02-4130		Sales Taxes				-434,565.49	-127,514.95	-562,080.44
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/12/2026	GLPKT00276	JN00257		MDD Sales Tax - February 2026			-127,514.95	-562,080.44
701-4-000-09-4500		Interest Income				-53,787.85	-12,060.37	-65,848.22
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	GLPKT00466	JN00443		INTEREST INCOME			-7,022.91	-60,810.76
02/28/2026	GLPKT00466	JN00443		INTEREST INCOME			-5,037.46	-65,848.22
Total Department: 000 - Non-Departmental:						Beginning Balance: -488,353.34	Total Activity: -139,575.32	Ending Balance: -627,928.66
Department: 176 - MDD								
701-5-176-01-5101		Salaries				36,847.99	9,509.16	46,357.15
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PP: 01/17/26 - 01/30/26 -...			4,754.58	41,602.57
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			4,754.58	46,357.15
701-5-176-01-5107		TMRS Contribution				5,454.34	1,239.76	6,694.10
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PP: 01/17/26 - 01/30/26 -...			619.88	6,074.22
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			619.88	6,694.10
701-5-176-01-5108		Payroll Tax Expense (medicare)				584.77	130.28	715.05
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PP: 01/17/26 - 01/30/26 -...			65.14	649.91
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			65.14	715.05
701-5-176-01-5109		Group Health Insurance				5,987.57	1,362.78	7,350.35
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	PYPKT00042	PYPKT00042 - PR 01/1...		PYPKT00042 - PP: 01/17/26 - 01/30/26 -...			681.39	6,668.96
02/20/2026	PYPKT00056	PYPKT00056 - PR 01/3...		PYPKT00056 - PR 01/31/2026-02/13/20...			681.39	7,350.35

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account						Beginning Balance	Total Activity	Ending Balance
701-5-176-01-5621 Travel/training						4,198.05	1,654.84	5,852.89
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank		1,654.84	5,852.89
701-5-176-03-5050 Office Supplies						50.92	29.38	80.30
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank		29.38	80.30
701-5-176-03-5060 Promotional Materials						2,276.92	506.84	2,783.76
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026	1285 - CITI BANK		39.98	2,316.90
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank		466.86	2,783.76
701-5-176-04-5120 Building Maintenance						5,044.12	587.50	5,631.62
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/01/2026	APPKT00039	631399	20149	Integrity Facility Solutions	0187 - INTEGRITY FACILITY SOLUTIONS		349.00	5,393.12
02/27/2026	APPKT00058	142260	20246	Granulawn	0896 - GRANULAWN		83.50	5,476.62
02/27/2026	APPKT00058	142261	20246	Granulawn	0896 - GRANULAWN		55.00	5,531.62
02/28/2026	APPKT00058	February 2026	20224	February 2026	1368 - ARROW EXTERMINATORS, INC		100.00	5,631.62
701-5-176-05-5616 Utilities - Electricity						539.70	107.20	646.90
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	APPKT00072	3064561863-2602	DFT0000264	209 S Main St	0126 - ATMOS ENERGY		107.20	646.90
701-5-176-06-5620 Legal & Professional						21,724.85	3,371.60	25,096.45
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/04/2026	APPKT00039	5196	20140	Catalyst Commercial	1344 - CATALYST COMMERCIAL, INC		687.50	22,412.35
02/28/2026	APPKT00058	5208	20234	Catalyst Commercial	1344 - CATALYST COMMERCIAL, INC		125.00	22,537.35
02/28/2026	APPKT00065	Statement No. 42	20322	Taylor, Olson, Adkins	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		2,559.10	25,096.45
701-5-176-07-5280 Copier Maintenance Contract						285.15	65.00	350.15
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/20/2026	APPKT00041	INV0000735	DFT0000119	UBEO - COPIERS/PRINTERS	0594 - UBEO BUSINESS SERVICES		65.00	350.15
701-5-176-07-5665 Technology/Promotional Video						8,496.22	100.34	8,596.56
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026	1285 - CITI BANK		14.99	8,511.21
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank		85.35	8,596.56
701-5-176-07-5667 Marketing and Advertising						9,507.07	1,593.03	11,100.10
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/06/2026	APPKT00039	6275	20155	McDorman Signs	0700 - MCDORMAN SIGN & ADVERTSING I...		1,296.25	10,803.32
02/28/2026	APPKT00058	3654385020	DFT0000236	February 2026	1285 - CITI BANK		100.00	10,903.32
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank		196.78	11,100.10

Detail Report

Date Range: 02/01/2026 - 02/28/2026

Account						Name			Beginning Balance	Total Activity	Ending Balance
701-5-176-09-5131						Meetings			803.80	479.96	1,283.76
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account			Amount	Running Balance	
02/25/2026	APPKT00058	2026-001	20255	Charcuterie Boards	1717 - Natural Moon Light, LLC				324.00	1,127.80	
02/28/2026	APPKT00072	February 2026	DFT0000268	February 2026	1713 - US Bank				155.96	1,283.76	
701-5-176-98-5801						Principal Bank Note 2025			30,502.52	7,615.79	38,118.31
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account			Amount	Running Balance	
02/15/2026	GLPKT00212	JN00197		2602 MDD Bank Loan 2025					7,615.79	38,118.31	
701-5-176-98-5802						Interest Bank Note 2025			29,739.32	7,444.67	37,183.99
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account			Amount	Running Balance	
02/15/2026	GLPKT00212	JN00197		2602 MDD Bank Loan 2025					7,444.67	37,183.99	
701-5-176-99-4091						Administrative fee			5,800.00	1,450.00	7,250.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account			Amount	Running Balance	
02/10/2026	GLPKT00248	JN00234		MDD Admin Fee					1,450.00	7,250.00	
Total Department: 176 - MDD:						Beginning Balance: 167,843.31			Total Activity: 37,248.13	Ending Balance: 205,091.44	
Total Fund: 701 - MDD:						Beginning Balance: 3,712,473.74			Total Activity: 0.00	Ending Balance: 3,712,473.74	
Grand Totals:						Beginning Balance: 3,712,473.74			Total Activity: 0.00	Ending Balance: 3,712,473.74	

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
701 - MDD	3,712,473.74	0.00	3,712,473.74
Grand Total:	3,712,473.74	0.00	3,712,473.74



Aubrey, TX

Income Statement Account Summary

For Fiscal: 10/2025-09/2026 Period Ending: 02/28/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 701 - MDD						
Revenue						
701-4-000-02-4130	Sales Taxes	1,116,000.00	1,116,000.00	127,514.95	562,080.44	553,919.56
701-4-000-09-4500	Interest Income	150,000.00	150,000.00	12,060.37	65,848.22	84,151.78
701-4-000-09-4730	Property Rental Income	18,020.00	18,020.00	0.00	0.00	18,020.00
Revenue Total:		1,284,020.00	1,284,020.00	139,575.32	627,928.66	656,091.34
Expense						
701-5-176-01-5101	Salaries	121,000.00	121,000.00	9,509.16	46,357.15	74,642.85
701-5-176-01-5106	Longevity	100.00	100.00	0.00	100.00	0.00
701-5-176-01-5107	TMRS Contribution	18,129.00	18,129.00	1,239.76	6,694.10	11,434.90
701-5-176-01-5108	Payroll Tax Expense (medicare)	1,756.00	1,756.00	130.28	715.05	1,040.95
701-5-176-01-5109	Group Health Insurance	11,878.00	11,878.00	1,362.78	7,350.35	4,527.65
701-5-176-01-5110	Workmens Comp TML	300.00	300.00	0.00	140.16	159.84
701-5-176-01-5621	Travel/training	15,500.00	15,500.00	1,654.84	5,852.89	9,647.11
701-5-176-03-5050	Office Supplies	2,000.00	2,000.00	29.38	80.30	1,919.70
701-5-176-03-5060	Promotional Materials	5,000.00	5,000.00	506.84	2,783.76	2,216.24
701-5-176-04-5120	Building Maintenance	41,000.00	41,000.00	587.50	5,631.62	35,368.38
701-5-176-05-5616	Utilities - Electricity	4,500.00	4,500.00	107.20	646.90	3,853.10
701-5-176-05-5618	Telephone	820.00	820.00	0.00	167.32	652.68
701-5-176-06-5620	Legal & Professional	65,500.00	65,500.00	3,371.60	25,096.45	40,403.55
701-5-176-06-5764	Special Services	1,500.00	1,500.00	0.00	0.00	1,500.00
701-5-176-06-7862	Maps	5,000.00	5,000.00	0.00	4,000.00	1,000.00
701-5-176-07-5150	Printing	4,000.00	4,000.00	0.00	326.03	3,673.97
701-5-176-07-5190	Insurance - TML	1,570.00	1,570.00	0.00	2,469.40	-899.40
701-5-176-07-5260	Dues & Memberships	15,100.00	15,100.00	0.00	12,791.97	2,308.03
701-5-176-07-5280	Copier Maintenance Contract	1,400.00	1,400.00	65.00	350.15	1,049.85
701-5-176-07-5665	Technology/Promotional Video	25,000.00	25,000.00	100.34	8,596.56	16,403.44
701-5-176-07-5667	Marketing and Advertising	25,000.00	25,000.00	1,593.03	11,100.10	13,899.90
701-5-176-09-5131	Meetings	1,500.00	1,500.00	479.96	1,283.76	216.24
701-5-176-09-5134	Feasibility Studies	150,000.00	150,000.00	0.00	0.00	150,000.00
701-5-176-09-5630	Property Purchase	150,000.00	150,000.00	0.00	7,115.85	142,884.15
701-5-176-98-5801	Principal Bank Note 2025	93,784.00	93,784.00	7,615.79	38,118.31	55,665.69
701-5-176-98-5802	Interest Bank Note 2025	86,142.00	86,142.00	7,444.67	37,183.99	48,958.01
701-5-176-99-4091	Administrative fee	17,400.00	17,400.00	1,450.00	7,250.00	10,150.00
701-5-176-99-5700	Grant Match	200,000.00	200,000.00	0.00	0.00	200,000.00
701-5-176-99-5750	Economic Incentives	100,000.00	100,000.00	0.00	0.00	100,000.00
701-5-176-99-5800	Municipal Projects	50,000.00	50,000.00	0.00	0.00	50,000.00
Expense Total:		1,214,879.00	1,214,879.00	37,248.13	232,202.17	982,676.83
Fund: 701 - MDD Surplus (Deficit):		69,141.00	69,141.00	102,327.19	395,726.49	
Total Surplus (Deficit):		69,141.00	69,141.00	102,327.19	395,726.49	

Income Statement

For Fiscal: 10/2025-09/2026 Period Ending: 02/28/2026

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 701 - MDD					
Revenue	1,284,020.00	1,284,020.00	139,575.32	627,928.66	656,091.34
Expense	1,214,879.00	1,214,879.00	37,248.13	232,202.17	982,676.83
Fund: 701 - MDD Surplus (Deficit):	69,141.00	69,141.00	102,327.19	395,726.49	-326,585.49
Total Surplus (Deficit):	69,141.00	69,141.00	102,327.19	395,726.49	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
701 - MDD	69,141.00	69,141.00	102,327.19	395,726.49	-326,585.49
Total Surplus (Deficit):	69,141.00	69,141.00	102,327.19	395,726.49	



Municipal Development District Board Meeting
Staff Report
April 16, 2026

Agenda Item

Consider and take action on awarding a contract to Fransen and Pittman for CMAR services and General Construction project at 204-208 S. Main Street.

Staff Contact

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

Summary

The staff and Parkhill representative will present project options and information to the Board for review in consideration of awarding the CMAR contract to Fransen Pittman for the general construction project at 204-208 S. Main Street.

Fransen Pittman submitted a bid in response to the RFQ/P: CMAR Services posted by the Aubrey MDD on February 20, 2026. The staff and Parkhill representative reviewed three bid submissions.

Financial Summary

The estimated project cost is dependent on proposed repairs to the building. Project costs range from \$80,000.00 to \$350,000.00 depending on the Board's action on proposed recommendations.

Staff Recommended Action

Staff Recommended Motion

N/A



Municipal Development District Board Meeting
Staff Report
April 16, 2026

Agenda Item

Consider and take action on approved amount for construction project at 204 - 208 S. Main Street.

Staff Contact

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

Summary

If the board approves a scope of work for the project with expenses that are higher than the project's loan balance, it will require a budget amendment in the MDD budget to cover project costs.

Financial Summary

The project cost determined by the board will go to City Council for a budget amendment if necessary.

Staff Recommended Action

Staff Recommended Motion

N/A



Municipal Development District Board Meeting
Staff Report
April 16, 2026

Agenda Item

Discuss, consider, and take action on revisions to the Aubrey MDD By-Laws.

Staff Contact

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

Summary

The Board will discuss and consider revisions to the Aubrey MDD By-Laws. Recent policy and program updates for the MDD will require some updates to Aubrey MDD By-Laws. The last update to the By-Laws was in 2021. Recommended updates must be approved by the City Council.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

N/A



Municipal Development District Board Meeting
Staff Report
April 16, 2026

Agenda Item

Receive an overview of March 2026 Staff Activity Report; Discussion of same.

Staff Contact

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

Summary

The March 2026 Staff Activity Report is attached for review. The Executive Director will give a brief overview of upcoming events, highlights of March activity report, important project updates, and future meeting dates.

Financial Summary

N/A

Staff Recommended Action

Approve

Staff Recommended Motion

N/A



MARCH 2026 STAFF REPORT

Aubrey Municipal Development District

Christine Gossett – Executive Director



Business Development/Strategic Meetings/Visits



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

Combined commercial land for sale/lease 200+ acres in City and ETJ, with 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



Project and Program Updates:

- CSL kicked off the Hotel and Amateur Indoor Sports Facility Feasibility Study with stakeholder interviews and tour March 4-5, 2026.
- Bids received for the 204-208 S. Main Street Building Improvement Project.
- Executive Director completed the requirements of TEDC and TEEX Certified Texas Economic Developer (CTED) on March 25 - 26, 2026.
- 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.

Marketing:

- Marketing and promotion planning with ads and exhibits/trade shows to promote Aubrey – placed ad in March 2026 Ray Roberts Visitor Guide
- Participation in Economic Development Update Panel at T.A.P.P.S. Realtors in north Denton County event.
- Social media/Facebook: On-going posts about businesses, activities, events, and business education. March's post on 3/3/2026 with 41,130 Views and 5,901 Engagements.
- Website Statistics: March '26 – 2,130 Visitors; February '26 – 1,968 Visitors; January '26 - 2,128 Visitors
- Commercial Development: Calls and meetings with prospective businesses, developers, local entrepreneurs seeking space.



MDD Executive Director participated in a panel discussion with north Denton County Economic Development directors at T.A.P.P.S./Realtors event in Pilot Point.



Highest performing FB post featured owners of the soon-to-open Aubrey Bahama Bucks with 41,130 Views and 5,901 Engagements.

Business Activity and Updates

- New Opening – Massage & Glo, 104 Redfeard Rd., Ste. 103
- Closure/Relocation - Casey & Co. downtown storefront closed.

Sales & Use-Tax Allocation:

- Payment received in March 2026: \$92,911.41; (\$2,601.46 gross collections derived from audit payments.)