

Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 12, 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 April 16, 2026 meeting.
2. Accept Monthly Financial Report.

New Business: New items requested for consideration.

3. Consider and take action on the Targeted Improvement Grant for 423 Tisdell Lane.
4. Consider and take action on Sign Improvement Grant for 500 Pine Ridge Street, Ste. 100.

Staff Report

5. Receive overview of April 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:

6. 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:
 - Grants
 - 204-208 S. Main Street 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 or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.



**Municipal Development District Board Meeting
Staff Report
May 12, 2026**

Agenda Item

Approve minutes of the April 16, 2026 meeting.

Staff Contact

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

Summary

The minutes of the April 16, 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

The Board may approve; approve with conditions; table; or deny the item.

Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
April 16, 2026
6:00 PM



Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6:09 p.m.

Present:

President - Holly Drew (Place 6)
Secretary - Erin Bogar (Place 3)
Director Place 4 – Brooks Stoy
Director Place 7 - Tim Heitman

Absent:

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

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

Guest: Chandler Causey, Fransen Pittman; Eric James, Parkhill

Invocation & Pledge of Allegiance:

President Drew led the Pledge of Allegiance and Secretary Bogar led the Invocation.

Community Announcements:

President Drew announced the following:

- The next Fruit Jar Junction Farmers' Market is on Saturday, May 1st at Veteran's Park in downtown Aubrey and vendors can sign up to sell by contacting the City's Parks & Recreation Department.
- The Summer Music Series will have its first concert on May 16th at Veteran's Park in downtown Aubrey with 2 more concerts following on June 20th and July 18th. Businesses can sign up for sponsorships and vendor spaces by contacting the City Parks & Recreation Department.

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 March 10, 2026, MDD Board Meeting.
2. Approve the February 2026 Financial Report.

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

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

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

New Business: New items requested for consideration.

Staff requested to move Item 5 before Item 3.

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

Executive Director and attorney reviewed recommended revisions/updates to MDD By-Laws.

President Drew called for a motion on the revisions as discussed for the Aubrey MDD By-Laws. Secretary Bogar motioned to approve the revisions as discussed for the Aubrey MDD By-Laws.

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

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.

Staff, Parkhill Representative and Fransen Pittman representative presented the project scope of work and the potential Gross Maximum Price for the CMAR contract. Board discussed.

President Drew called for a motion on the award of the CMAR contract to Fransen Pittman and approve the scope of work recommended for the 204-208 S. Main Street development project. Director Stoy motioned to approve the (CMAR) contract (for \$337,651.00) to Fransen Pittman.

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

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

President Drew called for a motion on the Gross Maximum Price of \$337,651.00 for the construction project and scope of work for the 204-208 S. Main Street development project. Director Heitman called for a motion to approve the Gross Maximum Price of \$337,651.00 for the construction project and scope of work for the 204-208 S. Main Street development project and to approve the budget amendment by Council.

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

Staff Report:

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

Executive Director provided a brief overview of staff activity highlights, project updates, and any 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.

President Drew asked if there were items to be placed on future agendas.

Requests for future items: Grants and Budget

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

President Drew called for a motion to convene into executive session at 7:16 p.m.

Secretary Bogar motioned to convene into executive session at 7:16 p.m.

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

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:

A. Section 551.072 – Real Property:

*Downtown Development
Downtown Development Project
ETJ Commercial FM 428*

B. Section 551.087 – Deliberation regarding Economic Negotiations:

*Downtown Development Project
ETJ Commercial FM 428*

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 8:00 p.m.

Director Stoy motioned to convene into open session at 8:00 p.m.

Director Heitman 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-

President Drew called for a motion to adjourn the meeting at 8:00 p.m. Director Stoy motioned to adjourn at 8:00 p.m.

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

Meeting adjourned at 8:00 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
May 12, 2026

Agenda Item

Accept Monthly Financial Report.

Staff Contact

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

Summary

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

Financial Summary

The sales tax income received in March 2026 was \$92,911.41.

Staff Recommended Action

Staff Recommended Motion

The Board may approve; approve with conditions; table; or deny the item.



Aubrey, TX

Balance Sheet

Account Summary

As Of 03/31/2026

Account	Name	Balance
Fund: 701 - MDD		
Assets		
701-1-1-000-00	MDD Cash	2,595,269.41
701-1-1-000-84	Claim on Cash MDD	-114,955.57
701-1-1-000-90	Investment Account	1,735,452.06
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	1,517,787.80
701-1-2-017-00	Accumulated Depreciation	-94,025.00
	Total Assets:	6,890,126.01
		6,890,126.01
Liability		
701-2-1-010-00	Accounts Payable Pooled	29,344.27
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:	1,322,896.23
Equity		
701-3-1-040-10	Fund Balance - MDD	5,119,492.62
	Total Beginning Equity:	5,119,492.62
Total Revenue		734,414.20
Total Expense		286,677.04
Revenues Over/Under Expenses		447,737.16
	Total Equity and Current Surplus (Deficit):	5,567,229.78
	Total Liabilities, Equity and Current Surplus (Deficit):	6,890,126.01



Aubrey, TX

Detail Report

Account Detail

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
Fund: 701 - MDD								
701-1-1-000-00		MDD Cash				2,515,410.33	79,859.08	2,595,269.41
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/05/2026	GLPKT00421	JN00397		PY Cash Transfer			-2,171.68	2,513,238.65
03/13/2026	GLPKT00541	JN00496		MDD Sales Tax 2603			92,911.41	2,606,150.06
03/15/2026	GLPKT00551	JN00505		2603 MDD Bank Loan 2025			-15,060.46	2,591,089.60
03/19/2026	GLPKT00532	JN00491		PY Cash Transfer 2/28/26 - 3/13/26			-542.92	2,590,546.68
03/19/2026	GLPKT00532	JN00491		PY Cash Transfer 2/28/26 - 3/13/26			-3,287.22	2,587,259.46
03/31/2026	GLPKT00648	JN00560		INTEREST INCOME			8,009.95	2,595,269.41

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-1-1-000-84		Claim on Cash MDD				-98,839.96	-16,115.61	-114,955.57
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/04/2026	GLPKT00411	JN00392		MDD Admin Fee			-1,450.00	-100,289.96
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC REI PMT	1285 - CITI BANK		-1,026.97	-101,316.93
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC REI PMT	1285 - CITI BANK		-944.48	-102,261.41
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC REI PMT	1285 - CITI BANK		-73.88	-102,335.29
03/05/2026	APPKT00063	20224		ARROW EXTERMINATORS, INC SEC REI ...	1368 - ARROW EXTERMINATORS, INC		-100.00	-102,435.29
03/05/2026	APPKT00063	20234		CATALYST COMMERCIAL, INC SEC REI P...	1344 - CATALYST COMMERCIAL, INC		-125.00	-102,560.29
03/05/2026	APPKT00063	20246		GRANULAWN SEC REI PMT	0896 - GRANULAWN		-83.50	-102,643.79
03/05/2026	APPKT00063	20246		GRANULAWN SEC REI PMT	0896 - GRANULAWN		-55.00	-102,698.79
03/05/2026	APPKT00063	20251		INTEGRITY FACILITY SOLUTIONS SEC REI ...	0187 - INTEGRITY FACILITY SOLUTIONS		-349.00	-103,047.79
03/05/2026	APPKT00063	20255		Natural Moon Light, LLC SEC REI PMT	1717 - Natural Moon Light, LLC		-324.00	-103,371.79
03/05/2026	GLPKT00421	JN00397		PY Cash Transfer			2,171.68	-101,200.11
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		Packet PYPKT00074: PR 02/14/2026-02/...			-3,976.51	-105,176.62
03/06/2026	GLPKT00506	JN00468		Income 10 PY Tax Recon			-379.67	-105,556.29
03/06/2026	GLPKT00507	JN00471		Reverse Income 10 PY Tax Recon			379.67	-105,176.62
03/06/2026	APPKT00059	DFT0000227		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-105,651.62
03/06/2026	APPKT00059	DFT0000229		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-249.39	-105,901.01
03/06/2026	APPKT00059	DFT0000230		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-130.28	-106,031.29
03/06/2026	APPKT00060	DFT0000226		HSA BANK SEC REI PMT	0117 - HSA BANK		-288.47	-106,319.76
03/12/2026	APPKT00069	20303		GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC		-25.00	-106,344.76
03/12/2026	APPKT00069	20316		PILOT POINT POST-SIGNAL SEC REI PMT	0238 - PILOT POINT POST-SIGNAL		-342.50	-106,687.26
03/12/2026	APPKT00069	20322		TAYLOR, OLSON, ADKINS, SRALLA & EL...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		-2,559.10	-109,246.36
03/12/2026	APPKT00069	20326		VERIZON WIRELESS SEC REI PMT	0277 - VERIZON WIRELESS		-41.16	-109,287.52
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-466.86	-109,754.38
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-1,654.84	-111,409.22
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-29.38	-111,438.60
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-85.35	-111,523.95
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-155.96	-111,679.91
03/16/2026	APPKT00072	DFT0000268		US Bank SEC REI PMT	1713 - US Bank		-196.78	-111,876.69
03/19/2026	GLPKT00532	JN00491		PY Cash Transfer 2/28/26 - 3/13/26			3,830.14	-108,046.55
03/20/2026	APPKT00066	DFT0000243		UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES		-65.00	-108,111.55
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		Packet PYPKT00089: PR 02/28/2026-03/...			-3,976.51	-112,088.06
03/20/2026	APPKT00073	DFT0000275		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-112,563.06
03/20/2026	APPKT00073	DFT0000277		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-249.39	-112,812.45
03/20/2026	APPKT00073	DFT0000278		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-130.28	-112,942.73
03/20/2026	APPKT00074	DFT0000274		HSA BANK SEC REI PMT	0117 - HSA BANK		-288.47	-113,231.20
03/20/2026	APPKT00074	DFT0000276		TMRS SEC REI PMT	0273 - TMRS		-1,001.34	-114,232.54
03/23/2026	APPKT00072	DFT0000264		ATMOS ENERGY SEC REI PMT	0126 - ATMOS ENERGY		-107.20	-114,339.74
03/26/2026	APPKT00082	20366		GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC		-325.00	-114,664.74
03/26/2026	APPKT00082	20366		GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC		-260.00	-114,924.74
03/26/2026	APPKT00082	20379		UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES		-30.83	-114,955.57

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-1-1-000-90		Investment Account				1,729,887.88	5,564.18	1,735,452.06
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	GLPKT00648	JN00560		INTEREST INCOME			5,564.18	1,735,452.06
701-1-2-015-10		Buildings and improvements				1,516,887.80	900.00	1,517,787.80
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/25/2026	APPKT00088	3398.P-01	20481	204/208 S Main St Aubrey	1745 - Fransen Pittman General Contractors		900.00	1,517,787.80

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
<u>701-2-1-010-00</u>		Accounts Payable Pooled				-11,147.29	-18,196.98	-29,344.27
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/01/2026	APPKT00058	632009	20251	MDD SEC PBL	0187 - INTEGRITY FACILITY SOLUTIONS		-349.00	-11,496.29
03/01/2026	APPKT00079	12568	20366	Grahamson SEC PBL	1043 - GRAHAMSON INC		-260.00	-11,756.29
03/01/2026	APPKT00083	04650925.00	20404	204 & 208 S Main Street SEC PBL	0762 - PARKHILL SMITH & COOPER		-2,832.00	-14,588.29
03/01/2026	APPKT00083	04650925.00-1	20404	204 & 208 S Main Street SEC PBL	0762 - PARKHILL SMITH & COOPER		-4,452.40	-19,040.69
03/01/2026	APPKT00083	04650925.00-3	20404	204 & 208 S Main Street SEC PBL	0762 - PARKHILL SMITH & COOPER		-2,101.50	-21,142.19
03/01/2026	APPKT00083	29704	20400	MDD SEC PBL	0602 - MESSER, FORT & McDONALD, PLLC		-192.50	-21,334.69
03/01/2026	APPKT00083	29857	20400	MDD SEC PBL	0602 - MESSER, FORT & McDONALD, PLLC		-78.00	-21,412.69
03/01/2026	APPKT00083	March 2026	20385	March 2026 SEC PBL	1368 - ARROW EXTERMINATORS, INC		-228.00	-21,640.69
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC PMT	1285 - CITI BANK		73.88	-21,566.81
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC PMT	1285 - CITI BANK		1,026.97	-20,539.84
03/05/2026	APPKT00044	DFT0000126		CITI BANK SEC PMT	1285 - CITI BANK		944.48	-19,595.36
03/05/2026	APPKT00063	20224		ARROW EXTERMINATORS, INC SEC PMT	1368 - ARROW EXTERMINATORS, INC		100.00	-19,495.36
03/05/2026	APPKT00063	20234		CATALYST COMMERCIAL, INC SEC PMT	1344 - CATALYST COMMERCIAL, INC		125.00	-19,370.36
03/05/2026	APPKT00063	20246		GRANULAWN SEC PMT	0896 - GRANULAWN		55.00	-19,315.36
03/05/2026	APPKT00063	20246		GRANULAWN SEC PMT	0896 - GRANULAWN		83.50	-19,231.86
03/05/2026	APPKT00063	20251		INTEGRITY FACILITY SOLUTIONS SEC PMT	0187 - INTEGRITY FACILITY SOLUTIONS		349.00	-18,882.86
03/05/2026	APPKT00063	20255		Natural Moon Light, LLC SEC PMT	1717 - Natural Moon Light, LLC		324.00	-18,558.86
03/06/2026	APPKT00065	98175	20316	Lake Guide Ad SEC PBL	0238 - PILOT POINT POST-SIGNAL		-342.50	-18,901.36
03/06/2026	APPKT00059	DFT0000227		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	-18,426.36
03/06/2026	APPKT00059	DFT0000229		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39	-18,176.97
03/06/2026	APPKT00059	DFT0000230		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28	-18,046.69
03/06/2026	APPKT00059	INV0000752	DFT0000227	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-18,521.69
03/06/2026	APPKT00059	INV0000754	DFT0000229	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-249.39	-18,771.08
03/06/2026	APPKT00059	INV0000755	DFT0000230	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-130.28	-18,901.36
03/06/2026	APPKT00060	DFT0000226		HSA BANK SEC PMT	0117 - HSA BANK		288.47	-18,612.89
03/06/2026	APPKT00060	INV0000751	DFT0000226	HSA Contributions SEC PBL	0117 - HSA BANK		-288.47	-18,901.36
03/06/2026	APPKT00060	INV0000753	DFT0000228	TMRS Payable SEC PBL	0273 - TMRS		-1,001.34	-19,902.70
03/10/2026	APPKT00065	12848	20303	Grahamson SEC PBL	1043 - GRAHAMSON INC		-25.00	-19,927.70
03/10/2026	APPKT00065	6137436435	20326	Verizon SEC PBL	0277 - VERIZON WIRELESS		-41.16	-19,968.86
03/12/2026	APPKT00069	20303		GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		25.00	-19,943.86
03/12/2026	APPKT00069	20316		PILOT POINT POST-SIGNAL SEC PMT	0238 - PILOT POINT POST-SIGNAL		342.50	-19,601.36
03/12/2026	APPKT00069	20322		TAYLOR, OLSON, ADKINS, SRALLA & EL...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		2,559.10	-17,042.26
03/12/2026	APPKT00069	20326		VERIZON WIRELESS SEC PMT	0277 - VERIZON WIRELESS		41.16	-17,001.10
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		29.38	-16,971.72
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		466.86	-16,504.86
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		155.96	-16,348.90
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		1,654.84	-14,694.06
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		196.78	-14,497.28
03/16/2026	APPKT00072	DFT0000268		US Bank SEC PMT	1713 - US Bank		85.35	-14,411.93
03/20/2026	APPKT00066	DFT0000243		UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		65.00	-14,346.93
03/20/2026	APPKT00066	INV0000799	DFT0000243	UBEO - COPIERS/PRINTERS SEC PBL	0594 - UBEO BUSINESS SERVICES		-65.00	-14,411.93
03/20/2026	APPKT00073	DFT0000275		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	-13,936.93

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-2-1-010-00		Accounts Payable Pooled - Continued				-11,147.29	-18,196.98	-29,344.27
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/20/2026	APPKT00073	DFT0000277		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39	-13,687.54
03/20/2026	APPKT00073	DFT0000278		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28	-13,557.26
03/20/2026	APPKT00073	INV0000806	DFT0000275	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-14,032.26
03/20/2026	APPKT00073	INV0000808	DFT0000277	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-249.39	-14,281.65
03/20/2026	APPKT00073	INV0000809	DFT0000278	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-130.28	-14,411.93
03/20/2026	APPKT00074	DFT0000274		HSA BANK SEC PMT	0117 - HSA BANK		288.47	-14,123.46
03/20/2026	APPKT00074	DFT0000276		TMRS SEC PMT	0273 - TMRS		1,001.34	-13,122.12
03/20/2026	APPKT00074	INV0000805	DFT0000274	HSA Contributions SEC PBL	0117 - HSA BANK		-288.47	-13,410.59
03/20/2026	APPKT00074	INV0000807	DFT0000276	TMRS Payable SEC PBL	0273 - TMRS		-1,001.34	-14,411.93
03/23/2026	APPKT00072	DFT0000264		ATMOS ENERGY SEC PMT	0126 - ATMOS ENERGY		107.20	-14,304.73
03/23/2026	APPKT00079	INV726634	20379	UBEO SEC PBL	0594 - UBEO BUSINESS SERVICES		-30.83	-14,335.56
03/24/2026	APPKT00079	12870	20366	Grahamson SEC PBL	1043 - GRAHAMSON INC		-325.00	-14,660.56
03/24/2026	APPKT00083	Statement No. 43	20410	Statement No. 43 SEC PBL	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		-6,882.00	-21,542.56
03/25/2026	APPKT00088	3398.P-01	20481	204/208 S Main St Aubrey SEC PBL	1745 - Fransen Pittman General Contractors		-900.00	-22,442.56
03/26/2026	APPKT00082	20366		GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		325.00	-22,117.56
03/26/2026	APPKT00082	20366		GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		260.00	-21,857.56
03/26/2026	APPKT00082	20379		UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		30.83	-21,826.73
03/31/2026	POPKT00066	INV0009552	20483	Laptop with wireless keyboard and mou...	0738 - GOV DIRECT, INC		-1,559.64	-23,386.37
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026 SEC PBL	1713 - US Bank		-178.15	-23,564.52
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026 SEC PBL	1713 - US Bank		-43.61	-23,608.13
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026 SEC PBL	1713 - US Bank		-240.56	-23,848.69
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026 SEC PBL	1713 - US Bank		-7.98	-23,856.67
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026 SEC PBL	1713 - US Bank		-462.85	-24,319.52
03/31/2026	APPKT00095	3064561863-2603	DFT0000387	Atmos SEC PBL	0126 - ATMOS ENERGY		-108.22	-24,427.74
03/31/2026	APPKT00092	6139975649	20537	March 2026 SEC PBL	0277 - VERIZON WIRELESS		-35.83	-24,463.57
03/31/2026	APPKT00102	04650925.00-4	20565	204 & 208 S Main Street SEC PBL	0762 - PARKHILL SMITH & COOPER		-1,888.50	-26,352.07
03/31/2026	APPKT00107	Statement No. 44	20584	Statement No. 44 SEC PBL	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		-2,992.20	-29,344.27
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
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			-379.67	-379.67
03/06/2026	GLPKT00506	JN00468		Income 10 PY Tax Recon			379.67	0.00
03/06/2026	GLPKT00507	JN00471		Reverse Income 10 PY Tax Recon			-379.67	-379.67
03/06/2026	APPKT00059	INV0000754	DFT0000229	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39	-130.28
03/06/2026	APPKT00059	INV0000755	DFT0000230	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28	0.00
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			-379.67	-379.67
03/20/2026	APPKT00073	INV0000808	DFT0000277	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39	-130.28
03/20/2026	APPKT00073	INV0000809	DFT0000278	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28	0.00

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
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
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			-288.47	-288.47
03/06/2026	APPKT00060	INV0000751	DFT0000226	HSA Contributions	0117 - HSA BANK		288.47	0.00
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			-288.47	-288.47
03/20/2026	APPKT00074	INV0000805	DFT0000274	HSA Contributions	0117 - HSA BANK		288.47	0.00
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
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			-475.00	-475.00
03/06/2026	APPKT00059	INV0000752	DFT0000227	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00	0.00
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			-475.00	-475.00
03/20/2026	APPKT00073	INV0000806	DFT0000275	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
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			-1,001.34	-1,001.34
03/06/2026	APPKT00060	INV0000753	DFT0000228	TMRS Payable	0273 - TMRS		1,001.34	0.00
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			-1,001.34	-1,001.34
03/20/2026	APPKT00074	INV0000807	DFT0000276	TMRS Payable	0273 - TMRS		1,001.34	0.00
701-4-000-02-4130		Sales Taxes				-562,080.44	-92,911.41	-654,991.85
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/13/2026	GLPKT00541	JN00496		MDD Sales Tax 2603			-92,911.41	-654,991.85
701-4-000-09-4500		Interest Income				-65,848.22	-13,574.13	-79,422.35
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	GLPKT00648	JN00560		INTEREST INCOME			-8,009.95	-73,858.17
03/31/2026	GLPKT00648	JN00560		INTEREST INCOME			-5,564.18	-79,422.35
701-5-176-01-5101		Salaries				46,357.15	9,509.16	55,866.31
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			4,754.58	51,111.73
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			4,754.58	55,866.31
701-5-176-01-5107		TMRS Contribution				6,694.10	1,239.76	7,933.86
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			619.88	7,313.98
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			619.88	7,933.86
701-5-176-01-5108		Payroll Tax Expense (medicare)				715.05	130.28	845.33
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			65.14	780.19
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			65.14	845.33

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-5-176-01-5109		Group Health Insurance				7,350.35	1,362.78	8,713.13
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/06/2026	PYPKT00074	PYPKT00074 - PR 02/1...		PYPKT00074 - PR 02/14/2026-02/27/20...			681.39	8,031.74
03/20/2026	PYPKT00089	PYPKT00089 - PR 02/2...		PYPKT00089 - PR 02/28/2026-03/13/20...			681.39	8,713.13
701-5-176-01-5621		Travel/training				5,852.89	462.85	6,315.74
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026	1713 - US Bank		462.85	6,315.74
701-5-176-03-5050		Office Supplies				80.30	7.98	88.28
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026	1713 - US Bank		7.98	88.28
701-5-176-04-5120		Building Maintenance				5,631.62	1,427.56	7,059.18
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/01/2026	APPKT00058	632009	20251	MDD	0187 - INTEGRITY FACILITY SOLUTIONS		349.00	5,980.62
03/01/2026	APPKT00079	12568	20366	Grahamson	1043 - GRAHAMSON INC		260.00	6,240.62
03/01/2026	APPKT00083	March 2026	20385	March 2026	1368 - ARROW EXTERMINATORS, INC		228.00	6,468.62
03/10/2026	APPKT00065	12848	20303	Grahamson	1043 - GRAHAMSON INC		25.00	6,493.62
03/24/2026	APPKT00079	12870	20366	Grahamson	1043 - GRAHAMSON INC		325.00	6,818.62
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026	1713 - US Bank		240.56	7,059.18
701-5-176-05-5616		Utilities - Electricity				646.90	108.22	755.12
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	APPKT00095	3064561863-2603	DFT0000387	Atmos	0126 - ATMOS ENERGY		108.22	755.12
701-5-176-05-5618		Telephone				167.32	76.99	244.31
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/10/2026	APPKT00065	6137436435	20326	Verizon	0277 - VERIZON WIRELESS		41.16	208.48
03/31/2026	APPKT00092	6139975649	20537	March 2026	0277 - VERIZON WIRELESS		35.83	244.31
701-5-176-06-5620		Legal & Professional				25,096.45	21,419.10	46,515.55
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/01/2026	APPKT00083	04650925.00	20404	204 & 208 S Main Street	0762 - PARKHILL SMITH & COOPER		2,832.00	27,928.45
03/01/2026	APPKT00083	04650925.00-1	20404	204 & 208 S Main Street	0762 - PARKHILL SMITH & COOPER		4,452.40	32,380.85
03/01/2026	APPKT00083	04650925.00-3	20404	204 & 208 S Main Street	0762 - PARKHILL SMITH & COOPER		2,101.50	34,482.35
03/01/2026	APPKT00083	29704	20400	MDD	0602 - MESSER, FORT & McDONALD, PLLC		192.50	34,674.85
03/01/2026	APPKT00083	29857	20400	MDD	0602 - MESSER, FORT & McDONALD, PLLC		78.00	34,752.85
03/24/2026	APPKT00083	Statement No. 43	20410	Statement No. 43	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		6,882.00	41,634.85
03/31/2026	APPKT00102	04650925.00-4	20565	204 & 208 S Main Street	0762 - PARKHILL SMITH & COOPER		1,888.50	43,523.35
03/31/2026	APPKT00107	Statement No. 44	20584	Statement No. 44	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		2,992.20	46,515.55

Detail Report

Date Range: 03/01/2026 - 03/31/2026

Account		Name				Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5280		Copier Maintenance Contract				350.15	95.83	445.98
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/20/2026	APPKT00066	INV0000799	DFT0000243	UBEO - COPIERS/PRINTERS	0594 - UBEO BUSINESS SERVICES		65.00	415.15
03/23/2026	APPKT00079	INV726634	20379	UBEO	0594 - UBEO BUSINESS SERVICES		30.83	445.98
701-5-176-07-5665		Technology/Promotional Video				8,596.56	1,737.79	10,334.35
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	POPKT00066	INV0009552	20483	Laptop with wireless keyboard and mou...	0738 - GOV DIRECT, INC		1,559.64	10,156.20
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026	1713 - US Bank		178.15	10,334.35
701-5-176-07-5667		Marketing and Advertising				11,100.10	342.50	11,442.60
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/06/2026	APPKT00065	98175	20316	Lake Guide Ad	0238 - PILOT POINT POST-SIGNAL		342.50	11,442.60
701-5-176-09-5131		Meetings				1,283.76	43.61	1,327.37
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/31/2026	APPKT00098	March 2026	DFT0000390	March 2026	1713 - US Bank		43.61	1,327.37
701-5-176-98-5801		Principal Bank Note 2025				38,118.31	8,376.82	46,495.13
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/15/2026	GLPKT00551	JN00505		2603 MDD Bank Loan 2025			8,376.82	46,495.13
701-5-176-98-5802		Interest Bank Note 2025				37,183.99	6,683.64	43,867.63
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/15/2026	GLPKT00551	JN00505		2603 MDD Bank Loan 2025			6,683.64	43,867.63
701-5-176-99-4091		Administrative fee				7,250.00	1,450.00	8,700.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
03/04/2026	GLPKT00411	JN00392		MDD Admin Fee			1,450.00	8,700.00
Total Fund: 701 - MDD:						Beginning Balance: 5,226,745.10	Total Activity: 0.00	Ending Balance: 5,226,745.10
Grand Totals:						Beginning Balance: 5,226,745.10	Total Activity: 0.00	Ending Balance: 5,226,745.10

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
701 - MDD	5,226,745.10	0.00	5,226,745.10
Grand Total:	5,226,745.10	0.00	5,226,745.10



Aubrey, TX

Income Statement Account Summary

For Fiscal: 10/2025-09/2026 Period Ending: 03/31/2026

		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	92,911.41	654,991.85	461,008.15
701-4-000-09-4500	Interest Income	150,000.00	150,000.00	13,574.13	79,422.35	70,577.65
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	106,485.54	734,414.20	549,605.80
Expense						
701-5-176-01-5101	Salaries	121,000.00	121,000.00	9,509.16	55,866.31	65,133.69
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	7,933.86	10,195.14
701-5-176-01-5108	Payroll Tax Expense (medicare)	1,756.00	1,756.00	130.28	845.33	910.67
701-5-176-01-5109	Group Health Insurance	11,878.00	11,878.00	1,362.78	8,713.13	3,164.87
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	462.85	6,315.74	9,184.26
701-5-176-03-5050	Office Supplies	2,000.00	2,000.00	7.98	88.28	1,911.72
701-5-176-03-5060	Promotional Materials	5,000.00	5,000.00	0.00	2,783.76	2,216.24
701-5-176-04-5120	Building Maintenance	41,000.00	41,000.00	1,427.56	7,059.18	33,940.82
701-5-176-05-5616	Utilities - Electricity	4,500.00	4,500.00	108.22	755.12	3,744.88
701-5-176-05-5618	Telephone	820.00	820.00	76.99	244.31	575.69
701-5-176-06-5620	Legal & Professional	65,500.00	65,500.00	21,419.10	46,515.55	18,984.45
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	95.83	445.98	954.02
701-5-176-07-5665	Technology/Promotional Video	25,000.00	25,000.00	1,737.79	10,334.35	14,665.65
701-5-176-07-5667	Marketing and Advertising	25,000.00	25,000.00	342.50	11,442.60	13,557.40
701-5-176-09-5131	Meetings	1,500.00	1,500.00	43.61	1,327.37	172.63
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	8,376.82	46,495.13	47,288.87
701-5-176-98-5802	Interest Bank Note 2025	86,142.00	86,142.00	6,683.64	43,867.63	42,274.37
701-5-176-99-4091	Administrative fee	17,400.00	17,400.00	1,450.00	8,700.00	8,700.00
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	54,474.87	286,677.04	928,201.96
Fund: 701 - MDD Surplus (Deficit):		69,141.00	69,141.00	52,010.67	447,737.16	
Total Surplus (Deficit):		69,141.00	69,141.00	52,010.67	447,737.16	

Income Statement

For Fiscal: 10/2025-09/2026 Period Ending: 03/31/2026

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	106,485.54	734,414.20	549,605.80
Expense	1,214,879.00	1,214,879.00	54,474.87	286,677.04	928,201.96
Fund: 701 - MDD Surplus (Deficit):	69,141.00	69,141.00	52,010.67	447,737.16	-378,596.16
Total Surplus (Deficit):	69,141.00	69,141.00	52,010.67	447,737.16	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
701 - MDD	69,141.00	69,141.00	52,010.67	447,737.16	-378,596.16
Total Surplus (Deficit):	69,141.00	69,141.00	52,010.67	447,737.16	



Municipal Development District Board Meeting
Staff Report
May 12, 2026

Agenda Item

Consider and take action on the Targeted Improvement Grant for 423 Tisdell Lane.

Staff Contact

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

Summary

The applicant at 423 Tisdell Lane in Aubrey is applying for a Targeted Improvement Grant on the exterior, interior and new signage for the existing building. The request is for \$25,782.00 in eligible matching funds. The grant program allows the Board to consider applications and make any determinations on a case-by-case basis.

The applicant has submitted the application and a detailed sign rendering, as well as a list of improvements for the facade, interior, and the completed application. The applicant's contractor submitted plans based on the sign ordinance. Staff has done a preliminary review of this grant request, and it meets the requirements and eligible items as stated in the Targeted Improvement Policy.

Financial Summary

The applicant is requesting matching funds up to \$25,782.00 to cover eligible item costs for exterior, interior, and qualified signage improvements at 423 Tisdell Lane in Aubrey. The board may consider approving up to a 50 percent match on the eligible request, or another amount as determined by the board.

Staff Recommended Action

Staff Recommended Motion

The board may approve to grant request as presented; approve the grant request with conditions; or approve the grant request for a different amount that the board determines. The board may also choose to deny any part of the request.



Municipal Development District Board Meeting
Staff Report
May 12, 2026

Agenda Item

Consider and take action on Sign Improvement Grant for 500 Pine Ridge Street, Ste. 100.

Staff Contact

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

Summary

The applicant at 500 Pine Ridge Street, Ste. 100, in Aubrey is applying for a Sign Grant for a new business. The grant request is for \$6,993.00 in eligible matching funds. The grant program allows the Board to consider applications and make any determinations on a case-by-case basis.

The applicant has submitted an application and detailed renderings for the signage. The applicant's sign contractor has reviewed the sign ordinances and submitted plans based on the ordinance. Staff has done a preliminary review of this grant request, and it meets the requirements and eligible items as stated in the Sign Grant Policy.

Financial Summary

The applicant is requesting matching funds up to \$6,993.00 to cover eligible item costs for qualified signage at 500 Pine Ridge, Ste. 100. The board may consider approving up to a 50 percent match on the eligible request, or another amount as determined by the board.

Staff Recommended Action

Staff Recommended Motion

The board may approve to grant request as presented; approve the grant request with conditions; or approve the grant request for a different amount that the board determines. The board may also choose to deny any part of the request.



Municipal Development District Board Meeting
Staff Report
May 12, 2026

Agenda Item

Receive overview of April 2026 Staff Activity Report; Discussion of same.

Staff Contact

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

Summary

The April 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

Staff Recommended Motion

N/A



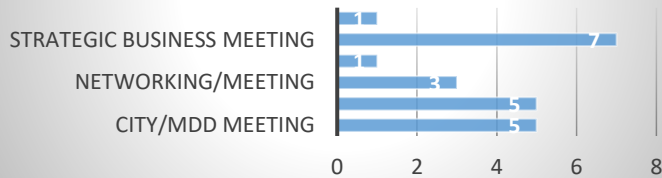
APRIL 2026 STAFF REPORT

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:

- 204-208 S. Main Street Building Improvement – Held project meetings and MDD Board and City Council approved Fransen Pittman for the general construction contract for the project.
- Grant Program – Met with 5 businesses requesting Targeted Improvement Building and Sign Grants from MDD.
- 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 – planning for Aubrey sponsor exhibit at State of Denton County Event in May.
- Attended North Texas Commercial Association of Realtors (NTCAR) Women in Development Seminar.
- Social media/Facebook: On-going posts about businesses, activities, events, and business education. April's post on 4/11/2026 with 48,998 Views and 3,177 Engagements.
- Website Statistics: April '26 – 1,775 Visitors; March '26 – 2,130 Visitors; February '26 – 1,968 Visitors
- Commercial Development: Calls and meetings with prospective businesses, developers, local entrepreneurs seeking commercial land and/or space.



MDD Board and City Council approved staff recommendation for contractor at 204 – 208 S. Main Street. Façade improvements and building repairs should begin in June.



Highest performing FB post was announcing the episode of "American Pickers" that featured the show's visit to Brad Hine's place. The post had 48,998 Views and 3,177 Engagements.

Business Activity and Updates

- No New Business Openings or Closings in April.

Sales & Use-Tax Allocation:

- Payment received in April 2026: \$93,891.95; (\$742.94 gross collections derived from audit payments.)