Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 9, 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 May 12, 2026 meeting.

2. Approve April 2026 Financial Report.

New Business: New items requested for consideration.

3. Consider and take action on the Targeted Improvement Grant for 111 N. Hwy. 377 in Aubrey, Texas.

4. Consider and take action on the Targeted Improvement Grant for 202 S. Main Street in Aubrey, Texas.

5. Presentation and discussion on the Proposed 2026-27 MDD Fiscal Year Budget.

****Taxpayer Impact Statement**
Property Tax Due on Median Valued Homestead
2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

	Rate per $100 of Value	Median Valued Homestead Property	Tax Due
2024 Adopted Rate	0.464000	$339,000	$1,573
2025 Proposed Rate	0.450000	$339,000	$1,526
2025 No New Revenue Rate	0.450674	$339,000	$1,528

*****The 2025 tax year property tax rate listed above as the "2025 Proposed Rate" was adopted on August 28, 2025 and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues and expenses necessary to begin and proceed with the preparation of a budget for Fiscal Year 2026-2027 as required by law. In accordance with State law, information necessary for the City to provide a proposed 2026 tax rate will be available from Denton County Appraisal District (DCAD) on or after July 25, 2026; however, when a proposed budget has been prepared and the City has received the DCAD information necessary to provide a proposed 2026 tax year rate, the table above will be updated with information regarding the 2026 tax year proposed rate, and a proposed budget will be posted online and accessible from the City of Aubrey homepage at www.aubreytx.gov.***

Staff Report

6. Receive overview of May 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. 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

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the ____day of _________, 2026.

(The Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

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

Municipal Development District Board Meeting
Staff Report
June 9, 2026

Agenda Item
Approve minutes of the May 12, 2026 meeting.

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

Summary
The minutes from the May 12, 2026, Aubrey MDD 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
May 12, 2026
6:00 PM

Call to Order - Determine if a Quorum is Present:

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

PRESENT:

President - Holly Drew (Place 6)
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)
Director Place 4 – Brooks Stoy
Director Place 7 - Tim Heitman

ABSENT:

Director Place 2 – Jamie Osmanovic
Director Place 5 – Tammy De Wet

Others Present: Christine Gossett, Executive Director MDD; Kayce Hagen, Asst. to City Manager; Annabelle Ackling, Attorney - TOASE

Guests: Chris and Cherry Chasity; Irene Segura

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Community Announcements:

President Drew announced the following upcoming events -

- The next Fruit Jar Junction Farmers' Market is Saturday, June 6th at Veteran's Park in downtown Aubrey at Veterans' Park and vendors can sign up to sell by contacting the City's Parks & Recreation Department.
- The Summer Music Series will have its first concert this Saturday, 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.
- The next Aubrey 380 Area Chamber of Commerce Luncheon is on Wednesday, May 20th, at 11:30 am at Oak & Ivy.

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 April 16, 2026, MDD Board Meeting.
2. Approve the March 2026 Financial Report.

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

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

Vice President Davis seconded the motion. All in Favor. No opposed. Motion carried 5 to 0.

New Business: New items requested for consideration.

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

   Executive Director presented grant request for $25,782.00. Board discussed.

President Drew called for a motion on the Targeted Improvement Grant for 423 Tisdale Lane. Vice President Davis made a motion to approve the grant request.

Secretary Bogar seconded the motion. All in Favor. No opposed. Motion carried 5 to 0.

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

   Executive Director presented grant request for $6,993.00. Board discussed.

President Drew called for a motion on the Sign Grant for 500 Pine Ridge, Ste. 100. Director Stoy made a motion to approve the grant request.

Vice President Davis seconded the motion. All in Favor. No opposed. Motion carried 5 to 0.

Staff Report:

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

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

Future Agenda Requests: President Drew asked if there were any requests for Future Agenda items.

Requests for future items: Grants and Budget

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

President Drew called for a motion to convene into executive session at 6:20 p.m.

Vice President Davis motioned to convene into executive session at 6:20 p.m.

Director Stoy seconded the motion. All in Favor. No opposed. Motion carried 5 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:

B. Section 551.087 – Deliberation regarding Economic Negotiations:
Grants
204-208 S. Main Street Development

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 7:17 p.m.

Director Heitman motioned to convene into open session at 7:17 p.m.

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

President Drew noted that Vice President Davis left at 7 p.m.

President Drew asked if there were any other Future Agenda items?

No requests.

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:17 p.m. Director Stoy motioned to adjourn at 7:17 p.m.

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

Meeting adjourned at 7:17 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
June 9, 2026

Agenda Item
Approve April 2026 Financial Report.

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

Summary
The April 2026 Financial Report is attached for review and consideration on the Consent Agenda.

Financial Summary
The sales tax income received in April 2026 was $93,891.95.

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 04/30/2026

Account	Name	Balance	
Fund: 701 - MDD			
Assets			
701-1-1-000-00	MDD Cash	2,670,761.97	
701-1-1-000-84	Claim on Cash MDD	-148,037.52	
701-1-1-000-90	Investment Account	1,740,843.54	
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:	**6,937,928.10**	**6,937,928.10**
Liability			
701-2-1-010-00	Accounts Payable Pooled	10,754.86	
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:	**1,304,306.82**	
Equity			
701-3-1-040-10	Fund Balance - MDD	5,119,492.62	
	Total Beginning Equity:	**5,119,492.62**	
Total Revenue		841,686.51	
Total Expense		327,557.85	
Revenues Over/Under Expenses		**514,128.66**	
	Total Equity and Current Surplus (Deficit):	**5,633,621.28**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**6,937,928.10**

Aubrey, TX

Income Statement

Account Summary

For Fiscal: 10/2025-09/2026 Period Ending: 04/30/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining	Percent
Fund: 701 - MDD							
Revenue							
701-4-000-02-4130	Sales Taxes	1,116,000.00	1,116,000.00	93,891.95	748,883.80	367,116.20	32.9%
701-4-000-09-4500	Interest Income	150,000.00	150,000.00	13,380.36	92,802.71	57,197.29	38.1%
701-4-000-09-4730	Property Rental Income	18,020.00	18,020.00	-	-	18,020.00	100.0%
	Revenue Total:	**1,284,020.00**	**1,284,020.00**	**107,272.31**	**841,686.51**	**442,333.49**	34.4%
Expense							
701-5-176-01-5101	Salaries	121,000.00	121,000.00	9,509.16	65,375.47	55,624.53	46.0%
701-5-176-01-5106	Longevity	100.00	100.00	-	100.00	-	0.0%
701-5-176-01-5107	TMRS Contribution	18,129.00	18,129.00	1,239.76	9,173.62	8,955.38	49.4%
701-5-176-01-5108	Payroll Tax Expense (medicare)	1,756.00	1,756.00	130.28	975.61	780.39	44.4%
701-5-176-01-5109	Group Health Insurance	11,878.00	11,878.00	1,274.60	9,987.73	1,890.27	15.9%
701-5-176-01-5110	Workmens Comp TML	300.00	300.00	37.34	177.50	122.50	40.8%
701-5-176-01-5621	Travel/training	15,500.00	15,500.00	525.00	6,840.74	8,659.26	55.9%
701-5-176-03-5050	Office Supplies	2,000.00	2,000.00	197.57	285.85	1,714.15	85.7%
701-5-176-03-5060	Promotional Materials	5,000.00	5,000.00	-	2,783.76	2,216.24	44.3%
701-5-176-04-5120	Building Maintenance	41,000.00	41,000.00	2,524.52	9,583.70	31,416.30	76.6%
701-5-176-05-5616	Utilities - Electricity	4,500.00	4,500.00	107.20	862.32	3,637.68	80.8%
701-5-176-05-5618	Telephone	820.00	820.00	175.85	420.16	399.84	48.8%
701-5-176-06-5620	Legal & Professional	65,500.00	65,500.00	4,806.25	51,321.80	14,178.20	21.6%
701-5-176-06-5764	Special Services	1,500.00	1,500.00	586.28	586.28	913.72	60.9%
701-5-176-06-7862	Maps	5,000.00	5,000.00	-	4,000.00	1,000.00	20.0%
701-5-176-07-5150	Printing	4,000.00	4,000.00	-	326.03	3,673.97	91.8%
701-5-176-07-5190	Insurance - TML	1,570.00	1,570.00	2,949.06	5,418.46	(3,848.46)	-245.1%
701-5-176-07-5260	Dues & Memberships	15,100.00	15,100.00	-	12,791.97	2,308.03	15.3%
701-5-176-07-5280	Copier Maintenance Contract	1,400.00	1,400.00	65.00	510.98	889.02	63.5%

701-5-176-07-5665	Technology/Promotional Video	25,000.00	25,000.00	242.48	10,576.83	14,423.17	57.7%
701-5-176-07-5667	Marketing and Advertising	25,000.00	25,000.00	-	11,442.60	13,557.40	54.2%
701-5-176-09-5131	Meetings	1,500.00	1,500.00	-	1,327.37	172.63	11.5%
701-5-176-09-5134	Feasibility Studies	150,000.00	150,000.00	-	-	150,000.00	100.0%
701-5-176-09-5630	Property Purchase	150,000.00	150,000.00	-	7,115.85	142,884.15	95.3%
701-5-176-98-5801	Principal Bank Note 2025	93,784.00	93,784.00	7,710.13	54,205.26	39,578.74	42.2%
701-5-176-98-5802	Interest Bank Note 2025	86,142.00	86,142.00	7,350.33	51,217.96	34,924.04	40.5%
701-5-176-99-4091	Administrative fee	17,400.00	17,400.00	1,450.00	10,150.00	7,250.00	41.7%
701-5-176-99-5700	Grant Match	200,000.00	200,000.00	-	-	200,000.00	100.0%
701-5-176-99-5750	Economic Incentives	100,000.00	100,000.00	-	-	100,000.00	100.0%
701-5-176-99-5800	Municipal Projects	50,000.00	50,000.00	-	-	50,000.00	100.0%
	Expense Total:	**1,214,879.00**	**1,214,879.00**	**40,880.81**	**327,557.85**	**887,321.15**	73.0%
	Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**66,391.50**	**514,128.66**		
	Total Surplus (Deficit):	**69,141.00**	**69,141.00**	**66,391.50**	**514,128.66**		

Income Statement

For Fiscal: 10/2025-09/2026 Period Ending: 04/30/2026

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 701 - MDD					
Revenue	1284020	1284020	107272.31	841686.51	442333.49
Expense	1214879	1214879	40880.81	327557.85	887321.15

Fund: 701 - MDD Surplus (Deficit):	**69141**	**69141**	**66391.5**	**514128.66**	**-444987.66**
Total Surplus (Deficit):	**69141**	**69141**	**66391.5**	**514128.66**	

Aubrey, TX

Detail Report
Account Detail
Date Range: 04/01/2026 - 04/30/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
Fund: 701 - MDD						
701-1-1-000-00	MDD Cash	2,595,269.41	75,492.56	101,880.83	26,388.27	2,670,761.97

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	GLPKT00591	JN00532	PR Cash Transfer 3/14/26 - 3/27/29				542.92	2,594,726.49
04/01/2026	GLPKT00591	JN00532	PR Cash Transfer 3/14/26 - 3/27/29				3,287.22	2,591,439.27
04/10/2026	GLPKT00664	JN00575	MDD Sales Tax - April 2026			93,891.95		2,685,331.22
04/14/2026	GLPKT00672	JN00578	Cash Transfer PPE 4-10-26				3,287.22	2,682,044.00
04/14/2026	GLPKT00672	JN00578	Cash Transfer PPE 4-10-26				542.92	2,681,501.08
04/15/2026	GLPKT00626	JN00547	2604 MDD Bank Loan 2025				15,060.46	2,666,440.62
04/29/2026	GLPKT00794	JN00637	PYFROM				454.74	2,665,985.88
04/29/2026	GLPKT00794	JN00637	PYFROM				3,212.79	2,662,773.09
04/30/2026	GLPKT00828	JN00661	INTEREST INCOME			7,988.88		2,670,761.97

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD	-114,955.57	-33,081.95	11,327.81	44,409.76	-148,037.52

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	GLPKT00591	JN00532	PR Cash Transfer 3/14/26 - 3/27/29			3,830.14		-111,125.43
04/01/2026	APPKT00087	20385	ARROW EXTERMINATORS, INC SEC REI PMT	1368 - ARROW EXTERMINATORS, INC			228.00	-111,353.43
04/01/2026	APPKT00087	20396	INTEGRITY FACILITY SOLUTIONS SEC REI PMT	0187 - INTEGRITY FACILITY SOLUTIONS			349.00	-111,702.43
04/01/2026	APPKT00087	20400	MESSER, FORT & McDONALD, PLLC SEC REI ...	0602 - MESSER, FORT & McDONALD, PLLC			78.00	-111,780.43
04/01/2026	APPKT00087	20400	MESSER, FORT & McDONALD, PLLC SEC REI ...	0602 - MESSER, FORT & McDONALD, PLLC			192.50	-111,972.93
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC REI PMT	0762 - PARKHILL SMITH & COOPER			2,101.50	-114,074.43
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC REI PMT	0762 - PARKHILL SMITH & COOPER			4,452.40	-118,526.83
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC REI PMT	0762 - PARKHILL SMITH & COOPER			2,832.00	-121,358.83
04/01/2026	APPKT00087	20410	TAYLOR, OLSON, ADKINS, SRALLA & ELAM, L...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...			6,882.00	-128,240.83
04/01/2026	GLPKT00618	JN00539	MDD Admin Fee 2604				1,450.00	-129,690.83
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC REI PMT	1285 - CITI BANK			100.00	-129,790.83

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD - Continued	-114,955.57	-33,081.95	11,327.81	44,409.76	-148,037.52

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC REI PMT	1285 - CITI BANK			14.99	-129,805.82
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC REI PMT	1285 - CITI BANK			39.98	-129,845.80
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	Packet PYPKT00101: PR 03/14/2026-03/27/...				3,976.51	-133,822.31
04/03/2026	APPKT00084	DFT0000330	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-134,297.31
04/03/2026	APPKT00084	DFT0000332	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			249.39	-134,546.70
04/03/2026	APPKT00084	DFT0000333	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			130.28	-134,676.98
04/03/2026	APPKT00085	DFT0000329	HSA BANK SEC REI PMT	0117 - HSA BANK			288.47	-134,965.45
04/03/2026	APPKT00085	DFT0000331	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-135,966.79
04/09/2026	APPKT00091	20474	CATALYST COMMERCIAL, INC SEC REI PMT	1344 - CATALYST COMMERCIAL, INC			550.00	-136,516.79
04/09/2026	APPKT00091	20481	Fransen Pittman General Contractors SEC REI..	1745 - Fransen Pittman General Contractors			900.00	-137,416.79
04/09/2026	APPKT00091	20483	GOV DIRECT, INC SEC REI PMT	0738 - GOV DIRECT, INC			1,559.64	-138,976.43
04/09/2026	APPKT00091	20502	TML-IRP SEC REI PMT	0272 - TML-IRP			37.34	-139,013.77
04/09/2026	APPKT00091	20502	TML-IRP SEC REI PMT	0272 - TML-IRP			2,949.06	-141,962.83
04/09/2026	APPKT00091	20506	Voonami, Inc. SEC REI PMT	1747 - Voonami, Inc.			109.95	-142,072.78
04/09/2026	APPKT00091	20506	Voonami, Inc. SEC REI PMT	1747 - Voonami, Inc.			31.92	-142,104.70
04/14/2026	GLPKT00672	JN00578	Cash Transfer PPE 4-10-26			3,830.14		-138,274.56
04/16/2026	APPKT00098	DFT0000390	US Bank SEC REI PMT	1713 - US Bank			7.98	-138,282.54
04/16/2026	APPKT00098	DFT0000390	US Bank SEC REI PMT	1713 - US Bank			462.85	-138,745.39
04/16/2026	APPKT00098	DFT0000390	US Bank SEC REI PMT	1713 - US Bank			178.15	-138,923.54

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD - Continued	-114,955.57	-33,081.95	11,327.81	44,409.76	-148,037.52

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/16/2026	APPKT00098	DFT0000390	US Bank SEC REI PMT	1713 - US Bank			43.61	-138,967.15
04/16/2026	APPKT00098	DFT0000390	US Bank SEC REI PMT	1713 - US Bank			240.56	-139,207.71
04/16/2026	APPKT00101	20524	GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC			325.00	-139,532.71
04/16/2026	APPKT00101	20537	VERIZON WIRELESS SEC REI PMT	0277 - VERIZON WIRELESS			35.83	-139,568.54
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	Packet PYPKT00111: PR 03/28/2026-04/10/...				3,888.33	-143,456.87
04/17/2026	APPKT00096	DFT0000381	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-143,931.87
04/17/2026	APPKT00096	DFT0000383	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			249.39	-144,181.26
04/17/2026	APPKT00096	DFT0000384	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			130.28	-144,311.54
04/17/2026	APPKT00097	DFT0000380	HSA BANK SEC REI PMT	0117 - HSA BANK			288.47	-144,600.01
04/17/2026	APPKT00097	DFT0000382	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-145,601.35
04/20/2026	APPKT00089	DFT0000348	UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES			65.00	-145,666.35
04/22/2026	APPKT00095	DFT0000387	ATMOS ENERGY SEC REI PMT	0126 - ATMOS ENERGY			108.22	-145,774.57
04/23/2026	APPKT00106	20541	Aubrey 380 Area Chamber of Commerce SEC...	1757 - Aubrey 380 Area Chamber of Comm...			586.28	-146,360.85
04/23/2026	APPKT00106	20555	GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC			325.00	-146,685.85
04/23/2026	APPKT00106	20556	GRANULAWN SEC REI PMT	0896 - GRANULAWN			83.50	-146,769.35
04/23/2026	APPKT00106	20556	GRANULAWN SEC REI PMT	0896 - GRANULAWN			55.00	-146,824.35
04/23/2026	APPKT00106	20565	PARKHILL SMITH & COOPER SEC REI PMT	0762 - PARKHILL SMITH & COOPER			1,888.50	-148,712.85
04/28/2026	APPKT00108	20584	TAYLOR, OLSON, ADKINS, SRALLA & ELAM, L...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...			2,992.20	-151,705.05

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD - Continued	-114,955.57	-33,081.95	11,327.81	44,409.76	-148,037.52

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/29/2026	GLPKT00794	JN00637	PYFROM			3,667.53		-148,037.52

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-90	Investment Account	1,735,452.06	5,391.48	5,391.48	0.00	1,740,843.54

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	GLPKT00828	JN00661	INTEREST INCOME			5,391.48		1,740,843.54

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled	-29,344.27	18,589.41	35,094.92	16,505.51	-10,754.86

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00083	632603	MDD SEC PBL	0187 - INTEGRITY FACILITY SOLUTIONS			349.00	-29,693.27
	Payment Number: 20396							
04/01/2026	APPKT00087	20385	ARROW EXTERMINATORS, INC SEC PMT	1368 - ARROW EXTERMINATORS, INC		228.00		-29,465.27
04/01/2026	APPKT00087	20396	INTEGRITY FACILITY SOLUTIONS SEC PMT	0187 - INTEGRITY FACILITY SOLUTIONS		349.00		-29,116.27
04/01/2026	APPKT00087	20400	MESSER, FORT & McDONALD, PLLC SEC PMT	0602 - MESSER, FORT & McDONALD, PLLC		192.50		-28,923.77
04/01/2026	APPKT00087	20400	MESSER, FORT & McDONALD, PLLC SEC PMT	0602 - MESSER, FORT & McDONALD, PLLC		78.00		-28,845.77
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC PMT	0762 - PARKHILL SMITH & COOPER		2,101.50		-26,744.27
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC PMT	0762 - PARKHILL SMITH & COOPER		4,452.40		-22,291.87
04/01/2026	APPKT00087	20404	PARKHILL SMITH & COOPER SEC PMT	0762 - PARKHILL SMITH & COOPER		2,832.00		-19,459.87
04/01/2026	APPKT00087	20410	TAYLOR, OLSON, ADKINS, SRALLA & ELAM, L...	0775 - TAYLOR, OLSON, ADKINS, SRALLA & ...		6,882.00		-12,577.87
04/01/2026	APPKT00089	41585202	MDD SEC PBL	0594 - UBEO BUSINESS SERVICES			65.00	-12,642.87
	Payment Number: DFT0000348							
04/01/2026	APPKT00088	INV-9619-145107	205 S Main St SEC PBL	1747 - Voonami, Inc.			109.95	-12,752.82
	Payment Number: 20506							
04/01/2026	APPKT00088	INV-9619-145107	205 S Main St SEC PBL	1747 - Voonami, Inc.			31.92	-12,784.74
	Payment Number: 20506							
04/01/2026	APPKT00088	Q2 2026	Q2 2026 SEC PBL	0272 - TML-IRP			37.34	-12,822.08
	Payment Number: 20502							
04/01/2026	APPKT00088	Q2 2026	Q2 2026 SEC PBL	0272 - TML-IRP			2,949.06	-15,771.14
	Payment Number: 20502							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-29,344.27	18,589.41	35,094.92	16,505.51	-10,754.86

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC PMT	1285 - CITI BANK		39.98		-15,731.16
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC PMT	1285 - CITI BANK		14.99		-15,716.17
04/02/2026	APPKT00058	DFT0000236	CITI BANK SEC PMT	1285 - CITI BANK		100.00		-15,616.17
04/03/2026	APPKT00084	DFT0000330	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		-15,141.17
04/03/2026	APPKT00084	DFT0000332	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39		-14,891.78
04/03/2026	APPKT00084	DFT0000333	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28		-14,761.50
04/03/2026	APPKT00084	INV0000816	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-15,236.50
	Payment Number: DFT0000330							
04/03/2026	APPKT00084	INV0000818	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			249.39	-15,485.89
	Payment Number: DFT0000332							
04/03/2026	APPKT00084	INV0000819	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			130.28	-15,616.17
	Payment Number: DFT0000333							
04/03/2026	APPKT00085	DFT0000329	HSA BANK SEC PMT	0117 - HSA BANK		288.47		-15,327.70
04/03/2026	APPKT00085	DFT0000331	TMRS SEC PMT	0273 - TMRS		1,001.34		-14,326.36
04/03/2026	APPKT00085	INV0000815	HSA Contributions SEC PBL	0117 - HSA BANK			288.47	-14,614.83
	Payment Number: DFT0000329							
04/03/2026	APPKT00085	INV0000817	TMRS Payable SEC PBL	0273 - TMRS			1,001.34	-15,616.17
	Payment Number: DFT0000331							
04/08/2026	APPKT00088	5237	Catalyst Commercial SEC PBL	1344 - CATALYST COMMERCIAL, INC			550.00	-16,166.17
	Payment Number: 20474							
04/09/2026	APPKT00091	20474	CATALYST COMMERCIAL, INC SEC PMT	1344 - CATALYST COMMERCIAL, INC		550.00		-15,616.17
04/09/2026	APPKT00091	20481	Fransen Pittman General Contractors SEC P...	1745 - Fransen Pittman General Contractors		900.00		-14,716.17
04/09/2026	APPKT00091	20483	GOV DIRECT, INC SEC PMT	0738 - GOV DIRECT, INC		1,559.64		-13,156.53
04/09/2026	APPKT00091	20502	TML-IRP SEC PMT	0272 - TML-IRP		2,949.06		-10,207.47

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-29,344.27	18,589.41	35,094.92	16,505.51	-10,754.86

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/09/2026	APPKT00091	20502	TML-IRP SEC PMT	0272 - TML-IRP		37.34		-10,170.13
04/09/2026	APPKT00091	20506	Voonami, Inc. SEC PMT	1747 - Voonami, Inc.		31.92		-10,138.21
04/09/2026	APPKT00091	20506	Voonami, Inc. SEC PMT	1747 - Voonami, Inc.		109.95		-10,028.26
04/13/2026	APPKT00092	12940	Grahamson SEC PBL	1043 - GRAHAMSON INC			325.00	-10,353.26
	Payment Number:	20524						
04/16/2026	APPKT00098	DFT0000390	US Bank SEC PMT	1713 - US Bank		43.61		-10,309.65
04/16/2026	APPKT00098	DFT0000390	US Bank SEC PMT	1713 - US Bank		7.98		-10,301.67
04/16/2026	APPKT00098	DFT0000390	US Bank SEC PMT	1713 - US Bank		462.85		-9,838.82
04/16/2026	APPKT00098	DFT0000390	US Bank SEC PMT	1713 - US Bank		178.15		-9,660.67
04/16/2026	APPKT00098	DFT0000390	US Bank SEC PMT	1713 - US Bank		240.56		-9,420.11
04/16/2026	APPKT00101	20524	GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		325.00		-9,095.11
04/16/2026	APPKT00101	20537	VERIZON WIRELESS SEC PMT	0277 - VERIZON WIRELESS		35.83		-9,059.28
04/16/2026	APPKT00102	041626	Granulawn SEC PBL	0896 - GRANULAWN			83.50	-9,142.78
	Payment Number:	20556						
04/16/2026	APPKT00102	041626-1	Granulawn SEC PBL	0896 - GRANULAWN			55.00	-9,197.78
	Payment Number:	20556						
04/17/2026	APPKT00096	DFT0000381	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		-8,722.78
04/17/2026	APPKT00096	DFT0000383	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39		-8,473.39
04/17/2026	APPKT00096	DFT0000384	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28		-8,343.11
04/17/2026	APPKT00096	INV0000826	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-8,818.11
	Payment Number:	DFT0000381						
04/17/2026	APPKT00096	INV0000828	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			249.39	-9,067.50
	Payment Number:	DFT0000383						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-29,344.27	18,589.41	35,094.92	16,505.51	-10,754.86

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/17/2026	APPKT00096	INV0000829	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			130.28	-9,197.78
	Payment Number:	DFT0000384						
04/17/2026	APPKT00097	DFT0000380	HSA BANK SEC PMT	0117 - HSA BANK		288.47		-8,909.31
04/17/2026	APPKT00097	DFT0000382	TMRS SEC PMT	0273 - TMRS		1,001.34		-7,907.97
04/17/2026	APPKT00097	INV0000825	HSA Contributions SEC PBL	0117 - HSA BANK			288.47	-8,196.44
	Payment Number:	DFT0000380						
04/17/2026	APPKT00097	INV0000827	TMRS Payable SEC PBL	0273 - TMRS			1,001.34	-9,197.78
	Payment Number:	DFT0000382						
04/20/2026	APPKT00089	DFT0000348	UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		65.00		-9,132.78
04/20/2026	APPKT00102	2026-01	March 2026 Billing SEC PBL	1757 - Aubrey 380 Area Chamber of Comm…			586.28	-9,719.06
	Payment Number:	20541						
04/21/2026	APPKT00102	12943	Grahamson Inc SEC PBL	1043 - GRAHAMSON INC			325.00	-10,044.06
	Payment Number:	20555						
04/22/2026	APPKT00095	DFT0000387	ATMOS ENERGY SEC PMT	0126 - ATMOS ENERGY		108.22		-9,935.84
04/23/2026	APPKT00106	20541	Aubrey 380 Area Chamber of Commerce SEC…	1757 - Aubrey 380 Area Chamber of Comm…		586.28		-9,349.56
04/23/2026	APPKT00106	20555	GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		325.00		-9,024.56
04/23/2026	APPKT00106	20556	GRANULAWN SEC PMT	0896 - GRANULAWN		55.00		-8,969.56
04/23/2026	APPKT00106	20556	GRANULAWN SEC PMT	0896 - GRANULAWN		83.50		-8,886.06
04/23/2026	APPKT00106	20565	PARKHILL SMITH & COOPER SEC PMT	0762 - PARKHILL SMITH & COOPER		1,888.50		-6,997.56
04/24/2026	APPKT00112	12961	Grahamson Inc SEC PBL	1043 - GRAHAMSON INC			285.00	-7,282.56
	Payment Number:	20657						
04/28/2026	APPKT00108	20584	TAYLOR, OLSON, ADKINS, SRALLA & ELAM, L…	0775 - TAYLOR, OLSON, ADKINS, SRALLA & …		2,992.20		-4,290.36
04/30/2026	APPKT00112	INV0009622	Gov Direct SEC PBL	0738 - GOV DIRECT, INC			86.52	-4,376.88
	Payment Number:	20656						
04/30/2026	APPKT00117	6142490113	April 2026 SEC PBL	0277 - VERIZON WIRELESS			33.98	-4,410.86
	Payment Number:	20707						

Detail Report **Date Range: 04/01/2026 - 04/30/2026**

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-29,344.27	18,589.41	35,094.92	16,505.51	-10,754.86

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00125	3064561863-2604	209 S Main St SEC PBL	0126 - ATMOS ENERGY			107.20	-4,518.06
	Payment Number:	DFT0000504						
04/30/2026	APPKT00125	April 2026	April 2026 SEC PBL	1713 - US Bank			982.02	-5,500.08
	Payment Number:	DFT0000550						
04/30/2026	APPKT00125	April 2026	April 2026 SEC PBL	1713 - US Bank			197.57	-5,697.65
	Payment Number:	DFT0000550						
04/30/2026	APPKT00125	April 2026	April 2026 SEC PBL	1713 - US Bank			155.96	-5,853.61
	Payment Number:	DFT0000550						
04/30/2026	APPKT00125	April 2026	April 2026 SEC PBL	1713 - US Bank			525.00	-6,378.61
	Payment Number:	DFT0000550						
04/30/2026	APPKT00124	April 2026	April 2026 SEC PBL	1368 - ARROW EXTERMINATORS, INC			120.00	-6,498.61
	Payment Number:	20709						
04/30/2026	APPKT00130	04650925.00-5	204 & 208 South Main Aubrey SEC PBL	0762 - PARKHILL SMITH & COOPER			4,256.25	-10,754.86
	Payment Number:	25012						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-01	Payroll tax liabilities	0.00	0.00	759.34	759.34	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...				379.67	-379.67
04/03/2026	APPKT00084	INV0000818	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39		-130.28
	Payment Number:	DFT0000332						
04/03/2026	APPKT00084	INV0000819	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28		0.00
	Payment Number:	DFT0000333						
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...				379.67	-379.67
04/17/2026	APPKT00096	INV0000828	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39		-130.28
	Payment Number:	DFT0000383						
04/17/2026	APPKT00096	INV0000829	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28		0.00
	Payment Number:	DFT0000384						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-08	MDD HSA Bank	0.00	0.00	576.94	576.94	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...				288.47	-288.47
04/03/2026	APPKT00085	INV0000815	HSA Contributions	0117 - HSA BANK		288.47		0.00
	Payment Number:	DFT0000329						
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...				288.47	-288.47
04/17/2026	APPKT00097	INV0000825	HSA Contributions	0117 - HSA BANK		288.47		0.00
	Payment Number:	DFT0000380						

Detail Report

Date Range: 04/01/2026 - 04/30/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-09	Deferred Comp - 457	0.00	0.00	950.00	950.00	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...				475.00	-475.00
04/03/2026	APPKT00084	INV0000816	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		0.00
	Payment Number:	DFT0000330						
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...				475.00	-475.00
04/17/2026	APPKT00096	INV0000826	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		0.00
	Payment Number:	DFT0000381						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-023-00	MDD Fund TMRS due to state	0.00	0.00	2,002.68	2,002.68	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...				1,001.34	-1,001.34
04/03/2026	APPKT00085	INV0000817	TMRS Payable	0273 - TMRS		1,001.34		0.00
	Payment Number:	DFT0000331						
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...				1,001.34	-1,001.34
04/17/2026	APPKT00097	INV0000827	TMRS Payable	0273 - TMRS		1,001.34		0.00
	Payment Number:	DFT0000382						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-4-000-02-4130	Sales Taxes	-654,991.85	-93,891.95	0.00	93,891.95	-748,883.80

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/10/2026	GLPKT00664	JN00575	MDD Sales Tax - April 2026				93,891.95	-748,883.80

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-4-000-09-4500	Interest Income	-79,422.35	-13,380.36	0.00	13,380.36	-92,802.71

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	GLPKT00828	JN00661	INTEREST INCOME				5,391.48	-84,813.83
04/30/2026	GLPKT00828	JN00661	INTEREST INCOME				7,988.88	-92,802.71

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5101	Salaries	55,866.31	9,509.16	9,509.16	0.00	65,375.47

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...			4,754.58		60,620.89
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...			4,754.58		65,375.47

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5107	TMRS Contribution	7,933.86	1,239.76	1,239.76	0.00	9,173.62

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...			619.88		8,553.74
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...			619.88		9,173.62

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5108	Payroll Tax Expense (medicare)	845.33	130.28	130.28	0.00	975.61

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...			65.14		910.47
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...			65.14		975.61

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5109	Group Health Insurance	8,713.13	1,274.60	1,274.60	0.00	9,987.73

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/03/2026	PYPKT00101	PYPKT00101 - PR 03/...	PYPKT00101 - PR 03/14/2026-03/27/2026 - ...			681.39		9,394.52

Detail Report

Date Range: 04/01/2026 - 04/30/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5109	Group Health Insurance - Continued	8,713.13	1,274.60	1,274.60	0.00	9,987.73

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/17/2026	PYPKT00111	PYPKT00111 - PR 03/...	PYPKT00111 - PR 03/28/2026-04/10/2026 - ...			593.21		9,987.73

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5110	Workmens Comp TML	140.16	37.34	37.34	0.00	177.50

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00088	Q2 2026	Q2 2026	0272 - TML-IRP		37.34		177.50
	Payment Number: 20502							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5621	Travel/training	6,315.74	525.00	525.00	0.00	6,840.74

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00125	April 2026	April 2026	1713 - US Bank		525.00		6,840.74
	Payment Number: DFT0000550							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-03-5050	Office Supplies	88.28	197.57	197.57	0.00	285.85

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00125	April 2026	April 2026	1713 - US Bank		197.57		285.85
	Payment Number: DFT0000550							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-04-5120	Building Maintenance	7,059.18	2,524.52	2,524.52	0.00	9,583.70

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00083	632603	MDD	0187 - INTEGRITY FACILITY SOLUTIONS		349.00		7,408.18
	Payment Number: 20396							
04/13/2026	APPKT00092	12940	Grahamson	1043 - GRAHAMSON INC		325.00		7,733.18
	Payment Number: 20524							
04/16/2026	APPKT00102	041626	Granulawn	0896 - GRANULAWN		83.50		7,816.68
	Payment Number: 20556							
04/16/2026	APPKT00102	041626-1	Granulawn	0896 - GRANULAWN		55.00		7,871.68
	Payment Number: 20556							
04/21/2026	APPKT00102	12943	Grahamson Inc	1043 - GRAHAMSON INC		325.00		8,196.68
	Payment Number: 20555							
04/24/2026	APPKT00112	12961	Grahamson Inc	1043 - GRAHAMSON INC		285.00		8,481.68
	Payment Number: 20657							
04/30/2026	APPKT00125	April 2026	April 2026	1713 - US Bank		982.02		9,463.70
	Payment Number: DFT0000550							
04/30/2026	APPKT00124	April 2026	April 2026	1368 - ARROW EXTERMINATORS, INC		120.00		9,583.70
	Payment Number: 20709							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-05-5616	Utilities - Electricity	755.12	107.20	107.20	0.00	862.32

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00125	3064561863-2604	209 S Main St	0126 - ATMOS ENERGY		107.20		862.32
	Payment Number: DFT0000504							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-05-5618	Telephone	244.31	175.85	175.85	0.00	420.16

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00088	INV-9619-145107	205 S Main St	1747 - Voonami, Inc.		31.92		276.23
	Payment Number: 20506							
04/01/2026	APPKT00088	INV-9619-145107	205 S Main St	1747 - Voonami, Inc.		109.95		386.18
	Payment Number: 20506							
04/30/2026	APPKT00117	6142490113	April 2026	0277 - VERIZON WIRELESS		33.98		420.16
	Payment Number: 20707							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-06-5620	Legal & Professional	46,515.55	4,806.25	4,806.25	0.00	51,321.80

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/08/2026	APPKT00088	5237	Catalyst Commercial	1344 - CATALYST COMMERCIAL, INC		550.00		47,065.55
	Payment Number: 20474							
04/30/2026	APPKT00130	04650925.00-5	204 & 208 South Main Aubrey	0762 - PARKHILL SMITH & COOPER		4,256.25		51,321.80
	Payment Number: 25012							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-06-5764	Special Services	0.00	586.28	586.28	0.00	586.28

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/20/2026	APPKT00102	2026-01	March 2026 Billing	1757 - Aubrey 380 Area Chamber of Comm…		586.28		586.28
	Payment Number: 20541							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5190	Insurance - TML	2,469.40	2,949.06	2,949.06	0.00	5,418.46

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00088	Q2 2026	Q2 2026	0272 - TML-IRP		2,949.06		5,418.46
	Payment Number: 20502							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5280	Copier Maintenance Contract	445.98	65.00	65.00	0.00	510.98

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	APPKT00089	41585202	MDD	0594 - UBEO BUSINESS SERVICES		65.00		510.98
	Payment Number: DFT0000348							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5665	Technology/Promotional Video	10,334.35	242.48	242.48	0.00	10,576.83

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00112	INV0009622	Gov Direct	0738 - GOV DIRECT, INC		86.52		10,420.87
	Payment Number: 20656							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5665	Technology/Promotional Video - Continued	10,334.35	242.48	242.48	0.00	10,576.83

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/30/2026	APPKT00125	April 2026	April 2026	1713 - US Bank		155.96		10,576.83
	Payment Number:	DFT0000550						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-98-5801	Principal Bank Note 2025	46,495.13	7,710.13	7,710.13	0.00	54,205.26

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/15/2026	GLPKT00626	JN00547	2604 MDD Bank Loan 2025			7,710.13		54,205.26

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-98-5802	Interest Bank Note 2025	43,867.63	7,350.33	7,350.33	0.00	51,217.96

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/15/2026	GLPKT00626	JN00547	2604 MDD Bank Loan 2025			7,350.33		51,217.96

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-99-4091	Administrative fee	8,700.00	1,450.00	1,450.00	0.00	10,150.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
04/01/2026	GLPKT00618	JN00539	MDD Admin Fee 2604			1,450.00		10,150.00

	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
Total Fund: 701 - MDD:	**3,698,796.89**	**0.00**	**198,864.81**	**198,864.81**	**3,698,796.89**
Grand Totals:	**3,698,796.89**	**0.00**	**198,864.81**	**198,864.81**	**3,698,796.89**

Fund Summary

Fund		Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701 - MDD		3,698,796.89	0.00	198,864.81	198,864.81	3,698,796.89
	Grand Total:	**3,698,796.89**	**0.00**	**198,864.81**	**198,864.81**	**3,698,796.89**

Municipal Development District Board Meeting
Staff Report
June 9, 2026

Agenda Item
Consider and take action on the Targeted Improvement Grant for 111 N. Hwy. 377 in Aubrey, Texas.

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

Summary
The applicant at 111 N. US Hwy. 377 in Aubrey is applying for a Targeted Improvement Grant on the front facade, building exterior, and rear landscaping area for the existing building. The request is for $26,808.16 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 completed application and a detailed site plan and rendering, as well as a list of improvements for the front facade and porch, exterior lighting, fencing around the building, materials facade and fence. The applicant's contractor submitted plans based on current ordinances. 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 $26,808.16 to cover eligible item costs for exterior, interior, and landscaping/fence improvements at 111 N. Hwy. 377 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
June 9, 2026

Agenda Item
Consider and take action on the Targeted Improvement Grant for 202 S. Main Street in Aubrey, Texas.

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

Summary
The applicant at 202 S. Main Street in Aubrey is applying for a Targeted Improvement Grant on the exterior and interior of the existing building. The request is for $30,000.00 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 completed application and a detailed plan for expanding the adjacent existing business into this property. The application includes improvements for the facade, HVAC, flooring, bathroom, walls, and door hardware. Staff has done a preliminary review of this grant request. The business requesting the grant is a previous grant recipient, but this property has not received a Targeted Improvement Grant within the last 24 months. The Board will discuss and consider the grant application for this property improvement and business expansion.

Financial Summary
The applicant is requesting matching funds up to $30,000.00 to cover eligible item costs for facade improvements and interior improvements for 202 S. Main Street. The board may consider approving up to a 50 percent match on the eligible request, or another amount and/or conditions as determined by the board.

Staff Recommended Action

Staff Recommended Motion
The board may approve the 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
June 9, 2026

Agenda Item
Presentation and discussion on the Proposed 2026-27 MDD Fiscal Year Budget.

****Taxpayer Impact Statement**
Property Tax Due on Median Valued Homestead
2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

	Rate per $100 of Value	**Median Valued Homestead Property**	**Tax Due**
2024 Adopted Rate	0.464000	$339,000	$1,573
2025 Proposed Rate	0.450000	$339,000	$1,526
2025 No New Revenue Rate	0.450674	$339,000	$1,528

*****The 2025 tax year property tax rate listed above as the "2025 Proposed Rate" was adopted on August 28, 2025 and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues and expenses necessary to begin and proceed with the preparation of a budget for Fiscal Year 2026-2027 as required by law. In accordance with State law, information necessary for the City to provide a proposed 2026 tax rate will be available from Denton County Appraisal District (DCAD) on or after July 25, 2026; however, when a proposed budget has been prepared and the City has received the DCAD information necessary to provide a proposed 2026 tax year rate, the table above will be updated with information regarding the 2026 tax year proposed rate, and a proposed budget will be posted online and accessible from the City of Aubrey homepage at www.aubreytx.gov.***

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

Summary
The Proposed 2026-27 MDD Fiscal Year Budget will be reviewed at an upcoming City Council work session in June. The staff will present a proposed MDD budget for the board to discuss at the June 9, 2026, meeting. The proposed 2026-27 budget includes increases for overall administration expenses (insurance, payroll, costs, travel/training), and project expenses for Professional and Special Services, Tech/Promotional Video, Marketing, Municipal Projects, and Utilities. Staff will receive feedback and direction from the MDD Board on the Proposed 2026-27 MDD FY Budget.

Financial Summary
The Proposed MDD 2026-27 Budget being presented has an estimated Revenue of $1,278,000.00 and an estimated program expense of $1,135,239.00. There is an estimated surplus of $142,761.00.

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
June 9, 2026

Agenda Item
Receive overview of May 2026 Staff Activity Report; Discussion of same.

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

Summary
The Executive Director will present a brief overview of the May Staff Activity Report and provide updates on upcoming events, activities and projects.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A