Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 14, 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 June 9, 2026, meeting.

2. Approve May 2026 Financial Report.

3. Approve the proposal for the Aubrey MDD video update for $12,186.00 and authorize the City Manager to sign a contract.

New Business: New items requested for consideration.

4. Aubrey Local Accelerator Program Re-Cap and Program Recommendations for 2026-27.

5. Consider and take action on the Proposed MDD 2026-27 Fiscal Year Budget to be presented to City Council for approval.

   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 June 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.

-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
July 14, 2026

Agenda Item
Approve Minutes of the June 9, 2026, meeting.

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

Summary
The minutes of the June 9, 2026 MDD meeting are attached for review and consideration in 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
June 9, 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.

President - Holly Drew (Place 6)
Director Place 2 – Jamie Osmanovic
Director Place 4 – Brooks Stoy
Director Place 5 – Tammy De Wet
Director Place 7 - Tim Heitman

Absent:
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)

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

Guests: Mit Patel, owner Dos Mezclas Restaurant

Invocation & Pledge of Allegiance:

President Drew led the pledge of allegiance and Director De Wet led the invocation.

Community Announcements:

President Drew announced the following upcoming events -

- The next Fruit Jar Junction Farmers' Market is Saturday, July 4th 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 next concert this Saturday, June 20th, at Veteran's Park in downtown Aubrey with 1 more concert following on July 18th. Businesses can sign up for vendor spaces at any upcoming concert, special event, or the farmers' market by contacting the City Parks & Recreation Department via the City website or get details on their Facebook page.
- The next Aubrey 380 Area Chamber of Commerce Luncheon is on Wednesday, June 17th, at 11:30 am at the Aubrey Community Center.

Citizen Input: None

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

1. Approve minutes of May 12, 2026, MDD Board Meeting.
2. Approve the April 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.

Director Osmanovic 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 111 N. Hwy. 377 in Aubrey, Texas.

   Executive Director presented grant request for $26,808.16. Board discussed.

   President Drew called for a motion on the Targeted Improvement Grant for 111 N. Hwy. 377.

   Director De Wet made a motion to approve the grant request.

   Director Stoy seconded the motion. All in Favor. No opposed. Motion carried 5 to 0.

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

   Executive Director presented grant request for $27,875.00. Board discussed.

   President Drew called for a motion on the Targeted Improvement Grant 202 S. Main Street in Aubrey, Texas. Director Osmanovic made a motion to approve the grant request.

   Director Stoy seconded the motion. All in Favor. No opposed. Motion carried 5 to 0.

EXECUTIVE SESSION

No Executive Session was held.

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

Staff presented the proposed budget and discussed specific projects and line items with the board.

Staff Report:

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

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

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

Requests for future items: Follow-up presentation for Accelerator Program; Concept Plans for building at 205-209 S. Main Street; Financial/Budget Forecast; CSL Feasibility Study Report

EXECUTIVE SESSION

No Executive Session was held.

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:07 p.m. Director Stoy motioned to adjourn at 7:07 p.m.

Director De Wet seconded. All in Favor. No Opposed. Motion carried 5 to 0.

Meeting adjourned at 7:07 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
July 14, 2026

Agenda Item
Approve May 2026 Financial Report.

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

Summary
The May 2026 Financial Statements are attached for review and consideration on the Consent Agenda.

Financial Summary
The sales tax income received in May 2026 was $118,527.19.

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 05/31/2026

Account	Name	Balance	
Fund: 701 - MDD			
Assets			
701-1-1-000-00	MDD Cash	2,614,738.98	
701-1-1-000-84	Claim on Cash MDD	-9,371.90	
701-1-1-000-90	Investment Account	1,746,384.49	
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	1,533,318.45	
701-1-2-017-00	Accumulated Depreciation	-94,025.00	
	Total Assets:	**7,041,642.33**	**7,041,642.33**
Liability			
701-2-1-010-00	Accounts Payable Pooled	6,102.25	
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:	**1,299,654.21**	
Equity			
701-3-1-040-10	Fund Balance - MDD	5,119,492.62	
	Total Beginning Equity:	**5,119,492.62**	
Total Revenue		974,207.58	
Total Expense		351,712.08	
Revenues Over/Under Expenses		**622,495.50**	
	Total Equity and Current Surplus (Deficit):	**5,741,988.12**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**7,041,642.33**

Aubrey, TX

Detail Report
Account Detail
Date Range: 05/01/2026 - 05/31/2026

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
Fund: 701 - MDD						
701-1-1-000-00	MDD Cash	2,670,761.97	-56,022.99	126,980.12	183,003.11	2,614,738.98

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/08/2026	GLPKT00834	JN00668	MDD Sales Tax - May 2026			118,527.19		2,789,289.16
05/13/2026	GLPKT00855	JN00679	PYFROM				454.74	2,788,834.42
05/13/2026	GLPKT00855	JN00679	PYFROM				3,212.79	2,785,621.63
05/15/2026	GLPKT00798	JN00641	2605 MDD Bank Loan 2025				15,060.46	2,770,561.17
05/26/2026	GLPKT00918	JN00715	Claim on Cash Transfer at 5/31/26				160,607.59	2,609,953.58
05/27/2026	GLPKT00928	JN00720	PY Cash Transfer				3,212.79	2,606,740.79
05/27/2026	GLPKT00928	JN00720	PY Cash Transfer				454.74	2,606,286.05
05/31/2026	GLPKT00970	JN00750	INTEREST INCOME			8,452.93		2,614,738.98

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD	-148,037.52	138,665.62	167,942.65	29,277.03	-9,371.90

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/…	Packet PYPKT00133: PR - 4/11/26-4/24/26 - …				3,813.90	-151,851.42
05/01/2026	APPKT00109	DFT0000448	VANTAGEPOINT TRANSFER AGENTS-307273 …	0554 - VANTAGEPOINT TRANSFER AGENTS-…			475.00	-152,326.42
05/01/2026	APPKT00109	DFT0000450	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			239.07	-152,565.49
05/01/2026	APPKT00109	DFT0000451	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			127.78	-152,693.27
05/01/2026	GLPKT00814	JN00647	MDD Admin Fee				1,450.00	-154,143.27
05/01/2026	APPKT00110	DFT0000447	HSA BANK SEC REI PMT	0117 - HSA BANK			374.47	-154,517.74
05/01/2026	APPKT00110	DFT0000449	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-155,519.08
05/07/2026	APPKT00115	20642	Aubrey 380 Area Chamber of Commerce SEC…	1757 - Aubrey 380 Area Chamber of Comm…			1,172.56	-156,691.64
05/07/2026	APPKT00115	20656	GOV DIRECT, INC SEC REI PMT	0738 - GOV DIRECT, INC			86.52	-156,778.16
05/07/2026	APPKT00115	20657	GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC			285.00	-157,063.16
05/07/2026	APPKT00115	20657	GRAHAMSON INC SEC REI PMT	1043 - GRAHAMSON INC			285.00	-157,348.16

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD - Continued	-148,037.52	138,665.62	167,942.65	29,277.03	-9,371.90

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/07/2026	APPKT00115	20661	INTEGRITY FACILITY SOLUTIONS SEC REI PMT	0187 - INTEGRITY FACILITY SOLUTIONS			349.00	-157,697.16
05/07/2026	APPKT00115	20684	Voonami, Inc. SEC REI PMT	1747 - Voonami, Inc.			109.95	-157,807.11
05/13/2026	GLPKT00855	JN00679	PYFROM			3,667.53		-154,139.58
05/14/2026	APPKT00123	20707	VERIZON WIRELESS SEC REI PMT	0277 - VERIZON WIRELESS			33.98	-154,173.56
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/…	Packet PYPKT00159: PR 04/25/2026-05/08/…				3,813.90	-157,987.46
05/15/2026	APPKT00119	DFT0000484	VANTAGEPOINT TRANSFER AGENTS-307273 …	0554 - VANTAGEPOINT TRANSFER AGENTS-…			475.00	-158,462.46
05/15/2026	APPKT00119	DFT0000495	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			239.07	-158,701.53
05/15/2026	APPKT00119	DFT0000496	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			127.78	-158,829.31
05/15/2026	APPKT00110	DFT0000493	HSA BANK SEC REI PMT	0117 - HSA BANK			374.47	-159,203.78
05/15/2026	APPKT00110	DFT0000494	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-160,205.12
05/18/2026	APPKT00018	DFT0000078	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-161,206.46
05/18/2026	APPKT00125	DFT0000550	US Bank SEC REI PMT	1713 - US Bank			525.00	-161,731.46
05/18/2026	APPKT00125	DFT0000550	US Bank SEC REI PMT	1713 - US Bank			197.57	-161,929.03
05/18/2026	APPKT00125	DFT0000550	US Bank SEC REI PMT	1713 - US Bank			155.96	-162,084.99
05/18/2026	APPKT00125	DFT0000550	US Bank SEC REI PMT	1713 - US Bank			982.02	-163,067.01
05/20/2026	APPKT00116	DFT0000466	UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES			65.00	-163,132.01
05/21/2026	APPKT00127	20709	ARROW EXTERMINATORS, INC SEC REI PMT	1368 - ARROW EXTERMINATORS, INC			120.00	-163,252.01
05/22/2026	APPKT00125	DFT0000504	ATMOS ENERGY SEC REI PMT	0126 - ATMOS ENERGY			107.20	-163,359.21
05/26/2026	GLPKT00918	JN00715	Claim on Cash Transfer at 5/31/26			160,607.59		-2,751.62
05/27/2026	GLPKT00928	JN00720	PY Cash Transfer			3,667.53		915.91

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-84	Claim on Cash MDD - Continued	-148,037.52	138,665.62	167,942.65	29,277.03	-9,371.90

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/28/2026	APPKT00141	25012	PARKHILL SMITH & COOPER SEC REI PMT	0762 - PARKHILL SMITH & COOPER			4,256.25	-3,340.34
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/…	Packet PYPKT00166: PR 05/09/2026-05/22/…				3,813.90	-7,154.24
05/29/2026	APPKT00132	DFT0000556	VANTAGEPOINT TRANSFER AGENTS-307273 …	0554 - VANTAGEPOINT TRANSFER AGENTS-…			475.00	-7,629.24
05/29/2026	APPKT00132	DFT0000567	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			239.07	-7,868.31
05/29/2026	APPKT00132	DFT0000568	INTERNAL REVENUE SERVICE SEC REI PMT	0116 - INTERNAL REVENUE SERVICE			127.78	-7,996.09
05/29/2026	APPKT00110	DFT0000565	HSA BANK SEC REI PMT	0117 - HSA BANK			374.47	-8,370.56
05/29/2026	APPKT00110	DFT0000566	TMRS SEC REI PMT	0273 - TMRS			1,001.34	-9,371.90

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-1-000-90	Investment Account	1,740,843.54	5,540.95	5,540.95	0.00	1,746,384.49

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	GLPKT00970	JN00750	INTEREST INCOME			5,540.95		1,746,384.49

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-1-2-015-10	Buildings and improvements	1,517,787.80	15,530.65	15,530.65	0.00	1,533,318.45

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	GLPKT01110	JN00820	Reallocate Parkhill Invoices			15,530.65		1,533,318.45

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled	-12,285.36	6,183.11	16,385.33	10,202.22	-6,102.25

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00109	DFT0000448	VANTAGEPOINT TRANSFER AGENTS-307273 …	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00		-11,810.36
05/01/2026	APPKT00109	DFT0000450	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		239.07		-11,571.29
05/01/2026	APPKT00109	DFT0000451	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		127.78		-11,443.51
05/01/2026	APPKT00109	INV0000837	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-…			475.00	-11,918.51
	Payment Number:	DFT0000448						
05/01/2026	APPKT00109	INV0000839	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			239.07	-12,157.58
	Payment Number:	DFT0000450						
05/01/2026	APPKT00109	INV0000840	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			127.78	-12,285.36
	Payment Number:	DFT0000451						
05/01/2026	APPKT00112	2026-02	Special Services Agreement SEC PBL	1757 - Aubrey 380 Area Chamber of Comm…			1,172.56	-13,457.92
	Payment Number:	20642						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-12,285.36	6,183.11	16,385.33	10,202.22	-6,102.25

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00112	633122	MDD SEC PBL	0187 - INTEGRITY FACILITY SOLUTIONS			349.00	-13,806.92
	Payment Number: 20661							
05/01/2026	APPKT00112	INV-9619-146941	22280 - 205 S Main St SEC PBL	1747 - Voonami, Inc.			109.95	-13,916.87
	Payment Number: 20684							
05/01/2026	APPKT00116	41843908	MDD SEC PBL	0594 - UBEO BUSINESS SERVICES			65.00	-13,981.87
	Payment Number: DFT0000466							
05/01/2026	APPKT00110	DFT0000447	HSA BANK SEC PMT	0117 - HSA BANK		374.47		-13,607.40
05/01/2026	APPKT00110	DFT0000449	TMRS SEC PMT	0273 - TMRS		1,001.34		-12,606.06
05/01/2026	APPKT00110	INV0000836	HSA Contributions SEC PBL	0117 - HSA BANK			374.47	-12,980.53
	Payment Number: DFT0000447							
05/01/2026	APPKT00110	INV0000838	TMRS Payable SEC PBL	0273 - TMRS			1,001.34	-13,981.87
	Payment Number: DFT0000449							
05/05/2026	APPKT00112	13016	Grahamson Inc SEC PBL	1043 - GRAHAMSON INC			285.00	-14,266.87
	Payment Number: 20657							
05/07/2026	APPKT00115	20642	Aubrey 380 Area Chamber of Commerce SEC...	1757 - Aubrey 380 Area Chamber of Comm...		1,172.56		-13,094.31
05/07/2026	APPKT00115	20656	GOV DIRECT, INC SEC PMT	0738 - GOV DIRECT, INC		86.52		-13,007.79
05/07/2026	APPKT00115	20657	GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		285.00		-12,722.79
05/07/2026	APPKT00115	20657	GRAHAMSON INC SEC PMT	1043 - GRAHAMSON INC		285.00		-12,437.79
05/07/2026	APPKT00115	20661	INTEGRITY FACILITY SOLUTIONS SEC PMT	0187 - INTEGRITY FACILITY SOLUTIONS		349.00		-12,088.79
05/07/2026	APPKT00115	20684	Voonami, Inc. SEC PMT	1747 - Voonami, Inc.		109.95		-11,978.84
05/14/2026	APPKT00123	20707	VERIZON WIRELESS SEC PMT	0277 - VERIZON WIRELESS		33.98		-11,944.86
05/15/2026	APPKT00119	DFT0000484	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		-11,469.86
05/15/2026	APPKT00119	DFT0000495	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		239.07		-11,230.79
05/15/2026	APPKT00119	DFT0000496	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		127.78		-11,103.01

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-12,285.36	6,183.11	16,385.33	10,202.22	-6,102.25

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/15/2026	APPKT00119	INV0000841	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-11,578.01
	Payment Number:	DFT0000484						
05/15/2026	APPKT00119	INV0000852	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			239.07	-11,817.08
	Payment Number:	DFT0000495						
05/15/2026	APPKT00119	INV0000853	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			127.78	-11,944.86
	Payment Number:	DFT0000496						
05/15/2026	APPKT00110	DFT0000493	HSA BANK SEC PMT	0117 - HSA BANK		374.47		-11,570.39
05/15/2026	APPKT00110	DFT0000494	TMRS SEC PMT	0273 - TMRS		1,001.34		-10,569.05
05/15/2026	APPKT00110	INV0000850	HSA Contributions SEC PBL	0117 - HSA BANK			374.47	-10,943.52
	Payment Number:	DFT0000493						
05/15/2026	APPKT00110	INV0000851	TMRS Payable SEC PBL	0273 - TMRS			1,001.34	-11,944.86
	Payment Number:	DFT0000494						
05/18/2026	APPKT00018	DFT0000078	TMRS SEC PMT	0273 - TMRS		1,001.34		-10,943.52
05/18/2026	APPKT00125	DFT0000550	US Bank SEC PMT	1713 - US Bank		197.57		-10,745.95
05/18/2026	APPKT00125	DFT0000550	US Bank SEC PMT	1713 - US Bank		525.00		-10,220.95
05/18/2026	APPKT00125	DFT0000550	US Bank SEC PMT	1713 - US Bank		155.96		-10,064.99
05/18/2026	APPKT00125	DFT0000550	US Bank SEC PMT	1713 - US Bank		982.02		-9,082.97
05/20/2026	APPKT00116	DFT0000466	UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		65.00		-9,017.97
05/21/2026	APPKT00127	20709	ARROW EXTERMINATORS, INC SEC PMT	1368 - ARROW EXTERMINATORS, INC		120.00		-8,897.97
05/22/2026	APPKT00125	DFT0000504	ATMOS ENERGY SEC PMT	0126 - ATMOS ENERGY		107.20		-8,790.77
05/28/2026	APPKT00141	25012	PARKHILL SMITH & COOPER SEC PMT	0762 - PARKHILL SMITH & COOPER		4,256.25		-4,534.52
05/29/2026	APPKT00132	DFT0000556	VANTAGEPOINT TRANSFER AGENTS-307273 ...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		475.00		-4,059.52
05/29/2026	APPKT00132	DFT0000567	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		239.07		-3,820.45

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-12,285.36	6,183.11	16,385.33	10,202.22	-6,102.25

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/29/2026	APPKT00132	DFT0000568	INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		127.78		-3,692.67
05/29/2026	APPKT00132	INV0000855	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-...			475.00	-4,167.67
	Payment Number: DFT0000556							
05/29/2026	APPKT00132	INV0000866	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			239.07	-4,406.74
	Payment Number: DFT0000567							
05/29/2026	APPKT00132	INV0000867	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE			127.78	-4,534.52
	Payment Number: DFT0000568							
05/29/2026	APPKT00110	DFT0000565	HSA BANK SEC PMT	0117 - HSA BANK		374.47		-4,160.05
05/29/2026	APPKT00110	DFT0000566	TMRS SEC PMT	0273 - TMRS		1,001.34		-3,158.71
05/29/2026	APPKT00110	INV0000864	HSA Contributions SEC PBL	0117 - HSA BANK			374.47	-3,533.18
	Payment Number: DFT0000565							
05/29/2026	APPKT00110	INV0000865	TMRS Payable SEC PBL	0273 - TMRS			1,001.34	-4,534.52
	Payment Number: DFT0000566							
05/31/2026	APPKT00158	May 2026	May 2026 SEC PBL	1368 - ARROW EXTERMINATORS, INC			120.00	-4,654.52
	Payment Number: 25097							
05/31/2026	APPKT00152	3064561863-2605	ATMOS ENERGY SEC PBL	0126 - ATMOS ENERGY			107.20	-4,761.72
	Payment Number: DFT0000618							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			55.96	-4,817.68
	Payment Number: DFT0000666							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			95.45	-4,913.13
	Payment Number: DFT0000666							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			398.32	-5,311.45
	Payment Number: DFT0000666							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			100.00	-5,411.45
	Payment Number: DFT0000666							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			600.00	-6,011.45
	Payment Number: DFT0000666							
05/31/2026	APPKT00168	May 2026	May 2026 SEC PBL	1713 - US Bank			90.80	-6,102.25
	Payment Number: DFT0000666							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-01	Payroll tax liabilities	0.00	0.00	1,100.55	1,100.55	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...				366.85	-366.85

Detail Report — **Date Range: 05/01/2026 - 05/31/2026**

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-01	Payroll tax liabilities - Continued	0.00	0.00	1,100.55	1,100.55	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00109	INV0000839	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		239.07		-127.78
	Payment Number: DFT0000450							
05/01/2026	APPKT00109	INV0000840	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		127.78		0.00
	Payment Number: DFT0000451							
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/…	PYPKT00159 - PR 04/25/2026-05/08/2026 - …				366.85	-366.85
05/15/2026	APPKT00119	INV0000852	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		239.07		-127.78
	Payment Number: DFT0000495							
05/15/2026	APPKT00119	INV0000853	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		127.78		0.00
	Payment Number: DFT0000496							
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/…	PYPKT00166 - PR 05/09/2026-05/22/2026 - …				366.85	-366.85
05/29/2026	APPKT00132	INV0000866	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		239.07		-127.78
	Payment Number: DFT0000567							
05/29/2026	APPKT00132	INV0000867	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		127.78		0.00
	Payment Number: DFT0000568							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-08	MDD HSA Bank	0.00	0.00	1,123.41	1,123.41	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/…	PYPKT00133 - PR - 4/11/26-4/24/26 - Period…				374.47	-374.47
05/01/2026	APPKT00110	INV0000836	HSA Contributions	0117 - HSA BANK		374.47		0.00
	Payment Number: DFT0000447							
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/…	PYPKT00159 - PR 04/25/2026-05/08/2026 - …				374.47	-374.47
05/15/2026	APPKT00110	INV0000850	HSA Contributions	0117 - HSA BANK		374.47		0.00
	Payment Number: DFT0000493							
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/…	PYPKT00166 - PR 05/09/2026-05/22/2026 - …				374.47	-374.47
05/29/2026	APPKT00110	INV0000864	HSA Contributions	0117 - HSA BANK		374.47		0.00
	Payment Number: DFT0000565							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-2-1-021-09	Deferred Comp - 457	0.00	0.00	1,425.00	1,425.00	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/…	PYPKT00133 - PR - 4/11/26-4/24/26 - Period…				475.00	-475.00
05/01/2026	APPKT00109	INV0000837	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00		0.00
	Payment Number: DFT0000448							
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/…	PYPKT00159 - PR 04/25/2026-05/08/2026 - …				475.00	-475.00
05/15/2026	APPKT00119	INV0000841	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00		0.00
	Payment Number: DFT0000484							
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/…	PYPKT00166 - PR 05/09/2026-05/22/2026 - …				475.00	-475.00
05/29/2026	APPKT00132	INV0000855	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00		0.00
	Payment Number: DFT0000556							

Detail Report **Date Range: 05/01/2026 - 05/31/2026**

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	3,004.02	3,004.02	0.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...				1,001.34	-1,001.34
05/01/2026	APPKT00110	INV0000838	TMRS Payable	0273 - TMRS		1,001.34		0.00
	Payment Number:	DFT0000449						
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/...	PYPKT00159 - PR 04/25/2026-05/08/2026 - ...				1,001.34	-1,001.34
05/15/2026	APPKT00110	INV0000851	TMRS Payable	0273 - TMRS		1,001.34		0.00
	Payment Number:	DFT0000494						
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/...	PYPKT00166 - PR 05/09/2026-05/22/2026 - ...				1,001.34	-1,001.34
05/29/2026	APPKT00110	INV0000865	TMRS Payable	0273 - TMRS		1,001.34		0.00
	Payment Number:	DFT0000566						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-4-000-02-4130	Sales Taxes	-748,883.80	-118,527.19	0.00	118,527.19	-867,410.99

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/08/2026	GLPKT00834	JN00668	MDD Sales Tax - May 2026				118,527.19	-867,410.99

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-4-000-09-4500	Interest Income	-92,802.71	-13,993.88	0.00	13,993.88	-106,796.59

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	GLPKT00970	JN00750	INTEREST INCOME				5,540.95	-98,343.66
05/31/2026	GLPKT00970	JN00750	INTEREST INCOME				8,452.93	-106,796.59

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5101	Salaries	65,375.47	14,263.74	14,263.74	0.00	79,639.21

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...			4,754.58		70,130.05
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/...	PYPKT00159 - PR 04/25/2026-05/08/2026 - ...			4,754.58		74,884.63
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/...	PYPKT00166 - PR 05/09/2026-05/22/2026 - ...			4,754.58		79,639.21

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5107	TMRS Contribution	9,173.62	1,859.64	1,859.64	0.00	11,033.26

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...			619.88		9,793.50
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/...	PYPKT00159 - PR 04/25/2026-05/08/2026 - ...			619.88		10,413.38
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/...	PYPKT00166 - PR 05/09/2026-05/22/2026 - ...			619.88		11,033.26

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5108	Payroll Tax Expense (medicare)	975.61	191.67	191.67	0.00	1,167.28

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...			63.89		1,039.50
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/...	PYPKT00159 - PR 04/25/2026-05/08/2026 - ...			63.89		1,103.39
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/...	PYPKT00166 - PR 05/09/2026-05/22/2026 - ...			63.89		1,167.28

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-01-5109	Group Health Insurance	9,987.73	1,779.63	1,779.63	0.00	11,767.36

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	PYPKT00133	PYPKT00133 - PR - 4/...	PYPKT00133 - PR - 4/11/26-4/24/26 - Period...			593.21		10,580.94
05/15/2026	PYPKT00159	PYPKT00159 - PR 04/...	PYPKT00159 - PR 04/25/2026-05/08/2026 - ...			593.21		11,174.15
05/29/2026	PYPKT00166	PYPKT00166 - PR 05/...	PYPKT00166 - PR 05/09/2026-05/22/2026 - ...			593.21		11,767.36

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-03-5050	Office Supplies	285.85	90.80	90.80	0.00	376.65

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		90.80		376.65
	Payment Number: DFT0000666							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-04-5120	Building Maintenance	9,583.70	754.00	754.00	0.00	10,337.70

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00112	633122	MDD	0187 - INTEGRITY FACILITY SOLUTIONS		349.00		9,932.70
	Payment Number: 20661							
05/05/2026	APPKT00112	13016	Grahamson Inc	1043 - GRAHAMSON INC		285.00		10,217.70
	Payment Number: 20657							
05/31/2026	APPKT00158	May 2026	May 2026	1368 - ARROW EXTERMINATORS, INC		120.00		10,337.70
	Payment Number: 25097							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-05-5616	Utilities - Electricity	862.32	107.20	107.20	0.00	969.52

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00152	3064561863-2605	ATMOS ENERGY	0126 - ATMOS ENERGY		107.20		969.52
	Payment Number: DFT0000618							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-05-5618	Telephone	420.16	109.95	109.95	0.00	530.11

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00112	INV-9619-146941	22280 - 205 S Main St	1747 - Voonami, Inc.		109.95		530.11
	Payment Number: 20684							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-06-5620	Legal & Professional	52,852.30	-15,530.65	0.00	15,530.65	37,321.65

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	GLPKT01110	JN00820	Reallocate Parkhill Invoices				15,530.65	37,321.65

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-06-5764	Special Services	586.28	1,172.56	1,172.56	0.00	1,758.84

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00112	2026-02	Special Services Agreement	1757 - Aubrey 380 Area Chamber of Comm...		1,172.56		1,758.84
	Payment Number: 20642							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-06-7862	Maps	4,000.00	398.32	398.32	0.00	4,398.32

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		398.32		4,398.32
	Payment Number: DFT0000666							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5150	Printing	326.03	95.45	95.45	0.00	421.48

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		95.45		421.48
	Payment Number: DFT0000666							

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5260	Dues & Memberships	12,791.97	600.00	600.00	0.00	13,391.97

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		600.00		13,391.97
	Payment Number:	DFT0000666						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5280	Copier Maintenance Contract	510.98	65.00	65.00	0.00	575.98

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	APPKT00116	41843908	MDD	0594 - UBEO BUSINESS SERVICES		65.00		575.98
	Payment Number:	DFT0000466						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5665	Technology/Promotional Video	10,576.83	55.96	55.96	0.00	10,632.79

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		55.96		10,632.79
	Payment Number:	DFT0000666						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-07-5667	Marketing and Advertising	11,442.60	100.00	100.00	0.00	11,542.60

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/31/2026	APPKT00168	May 2026	May 2026	1713 - US Bank		100.00		11,542.60
	Payment Number:	DFT0000666						

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-98-5801	Principal Bank Note 2025	54,205.26	7,991.24	7,991.24	0.00	62,196.50

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/15/2026	GLPKT00798	JN00641	2605 MDD Bank Loan 2025			7,991.24		62,196.50

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-98-5802	Interest Bank Note 2025	51,217.96	7,069.22	7,069.22	0.00	58,287.18

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/15/2026	GLPKT00798	JN00641	2605 MDD Bank Loan 2025			7,069.22		58,287.18

Account	Name	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701-5-176-99-4091	Administrative fee	10,150.00	1,450.00	1,450.00	0.00	11,600.00

Post Date	Packet Number	Source Transaction	Description	Vendor	Project Account	Debits	Credits	Running Balance
05/01/2026	GLPKT00814	JN00647	MDD Admin Fee			1,450.00		11,600.00

	Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
Total Fund: 701 - MDD:	**5,232,708.59**	**0.00**	**377,187.06**	**377,187.06**	**5,232,708.59**
Grand Totals:	**5,232,708.59**	**0.00**	**377,187.06**	**377,187.06**	**5,232,708.59**

Fund Summary

Fund		Beginning Balance	Total Activity	Total Debits	Total Credits	Ending Balance
701 - MDD		5,232,708.59	0.00	377,187.06	377,187.06	5,232,708.59
	Grand Total:	**5,232,708.59**	**0.00**	**377,187.06**	**377,187.06**	**5,232,708.59**

Aubrey, TX

Income Statement

Account Summary

For Fiscal: 10/2025-09/2026 Period Ending: 05/31/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining	Percent Remaining
Fund: 701 - MDD							
Revenue							
701-4-000-02-4130	Sales Taxes	1,116,000.00	1,116,000.00	118,527.19	867,410.99	248,589.01	22.3%
701-4-000-09-4500	Interest Income	150,000.00	150,000.00	13,993.88	106,796.59	43,203.41	28.8%
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**	**132,521.07**	**974,207.58**	**309,812.42**	24.1%
Expense							
701-5-176-01-5101	Salaries	121,000.00	121,000.00	14,263.74	79,639.21	41,360.79	34.2%
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	1,859.64	11,033.26	7,095.74	39.1%
701-5-176-01-5108	Payroll Tax Expense (medicare)	1,756.00	1,756.00	191.67	1,167.28	588.72	33.5%
701-5-176-01-5109	Group Health Insurance	11,878.00	11,878.00	1,779.63	11,767.36	110.64	0.9%
701-5-176-01-5110	Workmens Comp TML	300.00	300.00	-	177.50	122.50	40.8%
701-5-176-01-5621	Travel/training	15,500.00	15,500.00	-	6,840.74	8,659.26	55.9%
701-5-176-03-5050	Office Supplies	2,000.00	2,000.00	90.80	376.65	1,623.35	81.2%
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	754.00	10,337.70	30,662.30	74.8%
701-5-176-05-5616	Utilities - Electricity	4,500.00	4,500.00	107.20	969.52	3,530.48	78.5%
701-5-176-05-5618	Telephone	820.00	820.00	109.95	530.11	289.89	35.4%
701-5-176-06-5620	Legal & Professional	65,500.00	65,500.00	(15,530.65)	37,321.65	28,178.35	43.0%
701-5-176-06-5764	Special Services	1,500.00	1,500.00	1,172.56	1,758.84	(258.84)	-17.3%
701-5-176-06-7862	Maps	5,000.00	5,000.00	398.32	4,398.32	601.68	12.0%
701-5-176-07-5150	Printing	4,000.00	4,000.00	95.45	421.48	3,578.52	89.5%
701-5-176-07-5190	Insurance - TML	1,570.00	1,570.00	-	5,418.46	(3,848.46)	-245.1%
701-5-176-07-5260	Dues & Memberships	15,100.00	15,100.00	600.00	13,391.97	1,708.03	11.3%
701-5-176-07-5280	Copier Maintenance Contract	1,400.00	1,400.00	65.00	575.98	824.02	58.9%
701-5-176-07-5665	Technology/Promotional Video	25,000.00	25,000.00	55.96	10,632.79	14,367.21	57.5%
701-5-176-07-5667	Marketing and Advertising	25,000.00	25,000.00	100.00	11,542.60	13,457.40	53.8%
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	7,991.24	62,196.50	31,587.50	33.7%
701-5-176-98-5802	Interest Bank Note 2025	86,142.00	86,142.00	7,069.22	58,287.18	27,854.82	32.3%
701-5-176-99-4091	Administrative fee	17,400.00	17,400.00	1,450.00	11,600.00	5,800.00	33.3%
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**	**22,623.73**	**351,712.08**	**863,166.92**	71.0%
	Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**109,897.34**	**622,495.50**		

Total Surplus (Deficit):	**69,141.00**	**69,141.00**	**109,897.34**	**622,495.50**

Municipal Development District Board Meeting
Staff Report
July 14, 2026

Agenda Item
Approve the proposal for the Aubrey MDD video update for $12,186.00 and authorize the City Manager to sign a contract.

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

Summary
The Aubrey MDD promotional video was filmed in 2024. In the past 2 years, some projects have been completed and certain areas of Aubrey's business corridors have changed and improved. The staff is recommending an update to the footage and certain graphics, as reviewed by the board in the June meeting. The proposal from Neon Cloud includes a half-day of filming new footage in key areas of Aubrey and motion graphic replacements, as well as other editing necessary to update the video. The target timeframe for filming would be in August/September.

Financial Summary
The contract includes a half-day filming of new footage in the downtown and Hwy. 377 area, editing, and motion graphics for a total of $12,186.00. There are funds available in the Technology/Promotional Video budget line item for the remainder of 2025-26 FY.

Staff Recommended Action

Staff Recommended Motion
The Board may approve; approve with conditions; deny; or table them item.

Municipal Development District Board Meeting
Staff Report
July 14, 2026

Agenda Item
Aubrey Local Accelerator Program Re-Cap and Program Recommendations for 2026-27.

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

Summary
Tarsha Hearns, owner of Economic Growth Strategies, will present an overview and re-cap of the Aubrey Local Business Acclerator inaugural class survey and recommendations for the 2026-27 ALBA Program. Board will discuss and provide feedback.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
July 14, 2026

Agenda Item
Consider and take action on the Proposed MDD 2026-27 Fiscal Year Budget to be presented to City Council for approval.

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
cgossett@aubreytx.gov
940-440-9343

Summary
The MDD Board reviewed the Proposed Aubrey MDD 2026-27 FY Budget at the June 9, 2026, MDD meeting. The proposed budget includes overall administrative and project costs, including, but not limited to: General Office Administration and Staff, Travel/Training, Technology, Promotions, Marketing/Advertising, Building Maintenance, Materials/Supplies, Small Business & Entrepreneurial Education Programs, Memberships and Sponsorships, Maps, Special Services, Professional Services, Grants, Economic Development Incentives, and Special Projects to promote and execute the economic development program in Aubrey and the ETJ.

The revenue for the MDD budget is generated by a half-cent sales tax collected in the City and the ETJ, earned interest, and rental income from MDD properties.

Financial Summary
The Proposed Aubrey MDD 2026-27 FY Budget as presented for consideration has an estimated Revenue of $1,278,000.00 and estimated Expenses of $1,139,232.00. The proposed budget has a net surplus of $138,768.00.

Staff Recommended Action

Staff Recommended Motion
The Board may approve the Proposed MDD 2026-27 Fiscal Year Budget to be presented to City Council; approve with conditions; table, or deny the motion.

Municipal Development District Board Meeting
Staff Report
July 14, 2026

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

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

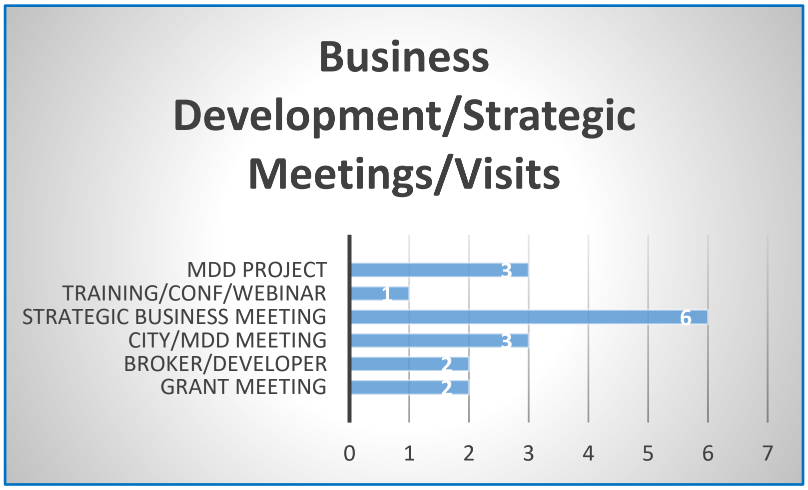
Summary
The Executive Director will present a brief overview of the June Staff Activity Report and provide updates on upcoming events, activities, and projects.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

JUNE 2026 STAFF REPORT
Aubrey Municipal Development District
Christine Gossett – Executive Director



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






Construction started on the 204-208 S. Main Street buildings and MDD posted a Tenant Request for Proposals at 204 – 208 S. Main Street addenda with deadline extension to July 24, 2026.

Highest performing FB post was on 6/29/2026 with 25,275 Views and 2,916 Engagements.

Project and Program Updates:

- 204-208 S. Main Street Building Improvement – Construction work started on partial demolition and repairs.
- Grant Program – The MDD Board approved 2 building grants at the June 9th MDD meeting: a $26,808.16 Targeted Improvement Grant for property at 111 N. US Hwy. 377 and a $27,875.00 Targeted Improvement Grant for business at 202 S. Main Street.
- Updated and posted an Addenda to the Tenant Request for Proposal on AubreyTX.gov for the 204-208 S. Main property in May. Deadline to submit is July 24, 2026.
- On-Going: Site Selection GIS Map updates and continuous monitoring of properties and photos for commercial sites available in Aubrey City Limits and ETJ.

Marketing:

- Marketing and promotions: prepared an ad promoting Local Aubrey events and businesses for July/August '26 issue of 380 Guide.
- Social media/Facebook: On-going posts about businesses, activites, events, and business education. June's highest performing post was on 6/29/2026 about the 204-208 Building Project with 25,275 Views and 2,916 Engagements.
- Website Statistics: June '26 – 2,014 unique Visitors; May '26 – unique Visitors; April '26 – unique Visitors.
- Commercial Development: Calls/meetings with prospective businesses, developers, and brokers seeking land and/or space in Aubrey.

Business Activity and Updates

- New Business Ownership – I Love Donuts in June 2026

Sales & Use-Tax Allocation:

- Payment received in June 2026: $102,675.76 ($1,724.09 gross collections derived from audit payments)