

Agenda
Prosper TIRZ No. 1 Board of Directors Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 24, 2023
6:00 PM

Welcome to the Prosper TIRZ No. 1 Board of Directors Meeting.

Addressing the TIRZ No. 1 Board of Directors:

Those wishing to address the Board must complete the located on the Town website or in Council Chambers. You may submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Town Council/Board/Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the Town Council meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session of the Town Council. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Call to Order/ Roll Call.

Items for Individual Consideration:

1. Consider and act upon the minutes from the April 12, 2022, TIRZ No. 1 Board of Directors meeting. (MLS)
2. Receive the 2022 Annual Report. (CL/HW)

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, January 20, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



Minutes
Town of Prosper TIRZ No. 1
Board of Directors Meeting
 Prosper Town Hall, Council Chambers
 250 W. First Street, Prosper, Texas
 Tuesday, April 12, 2022

Call to Order/ Roll Call.

The meeting was called to order at 5:45 p.m.

Board Members Present:

- Mayor Ray Smith
- Mayor Pro-Tem Meigs Miller
- Deputy Mayor Pro-Tem Craig Andres
- Councilmember Jeff Hodges
- Councilmember Marcus E. Ray
- Councilmember Amy Bartley
- Councilmember Charles Cotten
- David Bristol, Prosper Economic Development Corporation
- Commissioner Susan Fletcher, Collin County Commissioners Court

Staff Members Present:

- Harlan Jefferson, Town Manager
- Terry Welch, Town Attorney
- Michelle Lewis Sirianni, Town Secretary
- Robyn Battle, Executive Director of Community Services
- Betty Pamplin, Finance Director
- Rebecca Zook, Executive Director of Development & Infrastructure Services
- Hulon Webb, Engineering Services Director
- Leigh Johnson, IT Director
- Dan Baker, Director of Parks and Recreation
- Paul Naughton, Senior Park Planner
- Trevor Helton, Recreation Supervisor
- Patty Kenzie, Marketing Coordinator
- Todd Rice, Communications Manager
- Frank Jaromin, Public Works Director

1. Consider and act upon the minutes from the January 25, 2022, TIRZ No. 1 Board meeting. (MLS)

Commissioner Fletcher made a motion to approve the minutes of the January 25, 2022, TIRZ No. 1 Board meeting. Mr. Bristol seconded that motion, and the motion was unanimously approved.

2. Consider and act upon an amendment to the Project Plan for Tax Increment Reinvestment Zone Number One (TIRZ #1) by adding two (2) TIRZ Eligible Public Roadways to the Thoroughfare Plan for TIRZ #1. (HW)

Mr. Webb stated the purpose of this amendment is to update the existing Thoroughfare Plan for TIRZ #1 to designate Segment H and Segment BB as a TIRZ Eligible Public Roadways, which are located east and west of the planned big box retailer. This will

provide improved traffic circulation for the proposed development as well as supplementary access to US 380.

The Board discussed the proposed amendments and current locations of the affected roadway Segments BB and H.

Mayor Pro-Tem Miller made a motion to recommend that the Town Council approve an ordinance amending the Project Plan for Tax Increment Reinvestment Zone Number One (TIRZ #1) by adding two (2) Eligible Public Roadways to the Throughfare Plan for TIRZ #1 roads labeled BB and H in the Thoroughfare Plan. Councilmember Hodges seconded that motion, and the motion was unanimously approved.

Adjourn.

The meeting was adjourned at 5:57 p.m.

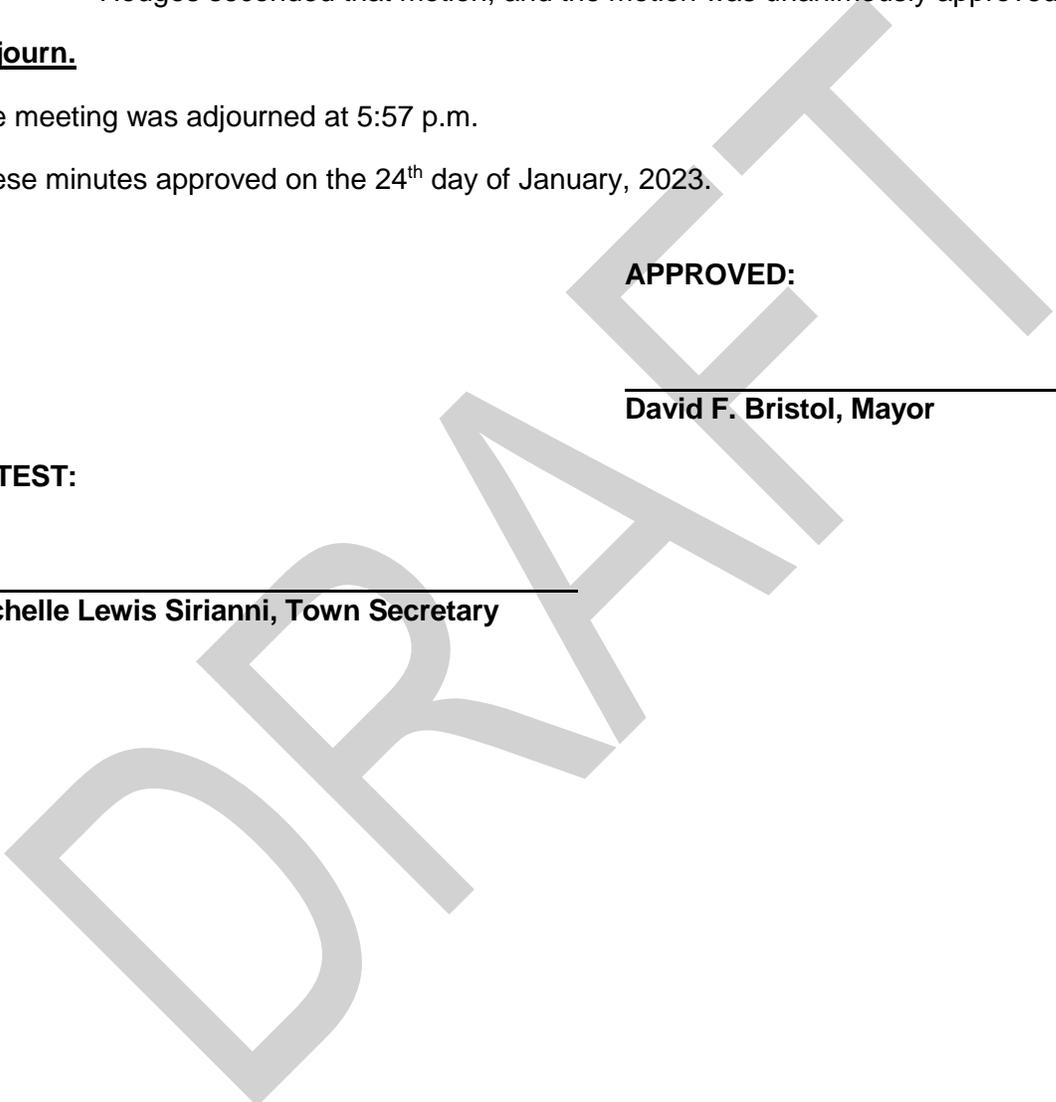
These minutes approved on the 24th day of January, 2023.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022



Town of Prosper, Texas

Tax Increment Reinvestment Zone #1
(TIRZ #1)

ANNUAL REPORT

2022

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

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- 8) Revenue & Expenditures
 - a) TIRZ Rollback Tax Map
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 - c) Property Tax Revenue
 - d) Impact Fee Revenue
 - e) Payment Summaries

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

In December 2015, the Town of Prosper Town Council appointed members for the first Tax Increment Reinvestment Zone #1 (TIRZ #1) Board of Directors. In the latter part of 2015 Blue Star Land commenced construction on its Gates of Prosper development at the northeast corner of US 380 and Preston Road with the installation of a large sanitary sewer line from the west, thus marking the first improvements made to the TIRZ #1 site. The first annual TIRZ Board of Directors meeting was held on January 26, 2016. The second annual TIRZ Board of Directors meeting was held on April 11, 2017. The third annual TIRZ Board of Directors meeting was held on January 23, 2018. The fourth annual TIRZ Board of Directors meeting was held on January 22, 2019. The fifth annual TIRZ Board of Directors meeting was held on January 28, 2020. The sixth annual TIRZ Board of Directors meeting was held on January 26, 2021. This is the seventh year that the board has reviewed the annual report.

Since the last board meeting, the Original Thoroughfare Plan for TIRZ #1 has been amended to designate Segment H as a TIRZ Eligible Public Roadway east of the planned big box retailer and add Segment BB as a TIRZ Eligible Public Roadway west of the planned box retailer. Since there is already an existing TIRZ Eligible Public Roadway planned along the north side of the big retailer, the addition of the public roadways to the east and west of the property will provide improved traffic circulation for the proposed development as well as supplementary access to US 380. The proposed Thoroughfare Plan for TIRZ #1 also includes some minor changes to the alignments of other current TIRZ Eligible Public Roadways west of Preston Road. The Amended Thoroughfare Plan is included in this Annual Report. The addition of the two (2) TIRZ Eligible Public Roadways will allow the construction costs of the roadway to be reimbursed from the TIRZ proceeds. There is no increase to the current overall cap of \$57,909,475 eligible reimbursement from the TIRZ proceeds with the amendment.

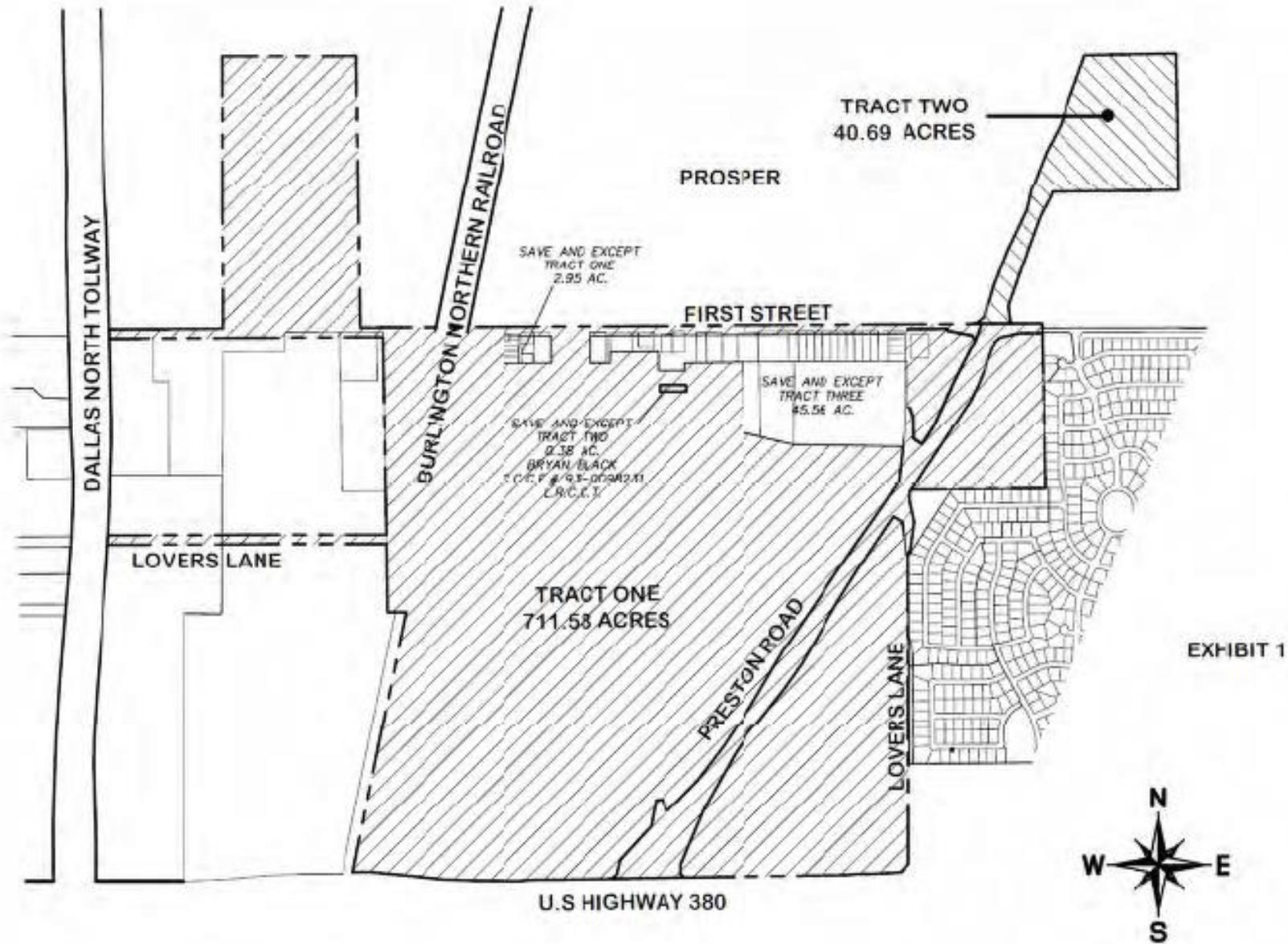
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

Board members appointed and currently serving are: Town—Mayor David Bristol, Mayor Pro-Tem Jeff Hodges, Deputy Mayor Pro-Tem Craig Andres, and Councilmembers Marcus E. Ray, Amy Bartley, Chris Kern, and Charles Cotten. Collin County – County Commissioner Susan Fletcher. Prosper Economic Development Corporation – Ray Smith.

During this reporting period, the following buildings received Certificate of Occupancy:

| Business Name | Address | Area | CO Issued Date |
|--|----------------------------------|-------------|-----------------------|
| Kung Fu Tea | 1151 S Preston Road, Suite 20 | 1,160 | 10/22/2021 |
| Buff City Soap | 1110 S Preston Road | 1,959 | 10/29/2021 |
| Pigtails and Crewcuts | 960 S Preston Road | 1,480 | 11/4/2021 |
| Killa Pie | 1100 S Preston Road, Suite 30 | 4,918 | 11/24/2021 |
| Care Now | 781 S Preston Road | 4,500 | 12/17/2021 |
| Glorias | 1110 S Preston Road, Suite 10 | 5,722 | 2/2/2022 |
| Rose Couture Nail Bar | 1070 S Preston Road, Suite 30 | 2,525 | 4/29/2022 |
| The UPS Store | 900 S Preston Road, Suite 50 | 1,479 | 6/6/2022 |
| Super Splash Car Care - Lube Center | 400 S Preston Road | 4,798 | 6/9/2022 |
| Super Splash Car Care - Car Wash | 420 S Preston Road | 4,409 | 6/9/2022 |
| Shakertins | 1140 S Preston Road, Suite 30 | 3,892 | 6/27/2022 |
| Revyve | 900 S Preston Road, Suite 60 | 1,679 | 7/15/2022 |
| Prosper Smile Studio | 900 S Preston Road, Suite 70 | 2,755 | 7/15/2022 |
| Murphy Express | 791 S Preston Road | 28,000 | 7/21/2022 |
| Calloways Nursery | 201 Richland Boulevard | 14,100 | 8/1/2022 |
| The Gates of Prosper - Management Office | 750 Richland Boulevard, Suite 20 | 1,372 | 8/2/2022 |
| Victorias Secret | 981 S Preston Road | 5,010 | 8/31/2022 |
| Popshelf | 1000 S Preston Road | 10,850 | 9/6/2022 |
| 7-Eleven | 390 S Preston Road | 3,000 | 9/7/2022 |
| Hand and Stone Massage | 1070 S Preston Road, Suite 40 | 2,800 | 9/26/2022 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
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PUBLIC INFRASTRUCTURE / BUILDING PROJECTS

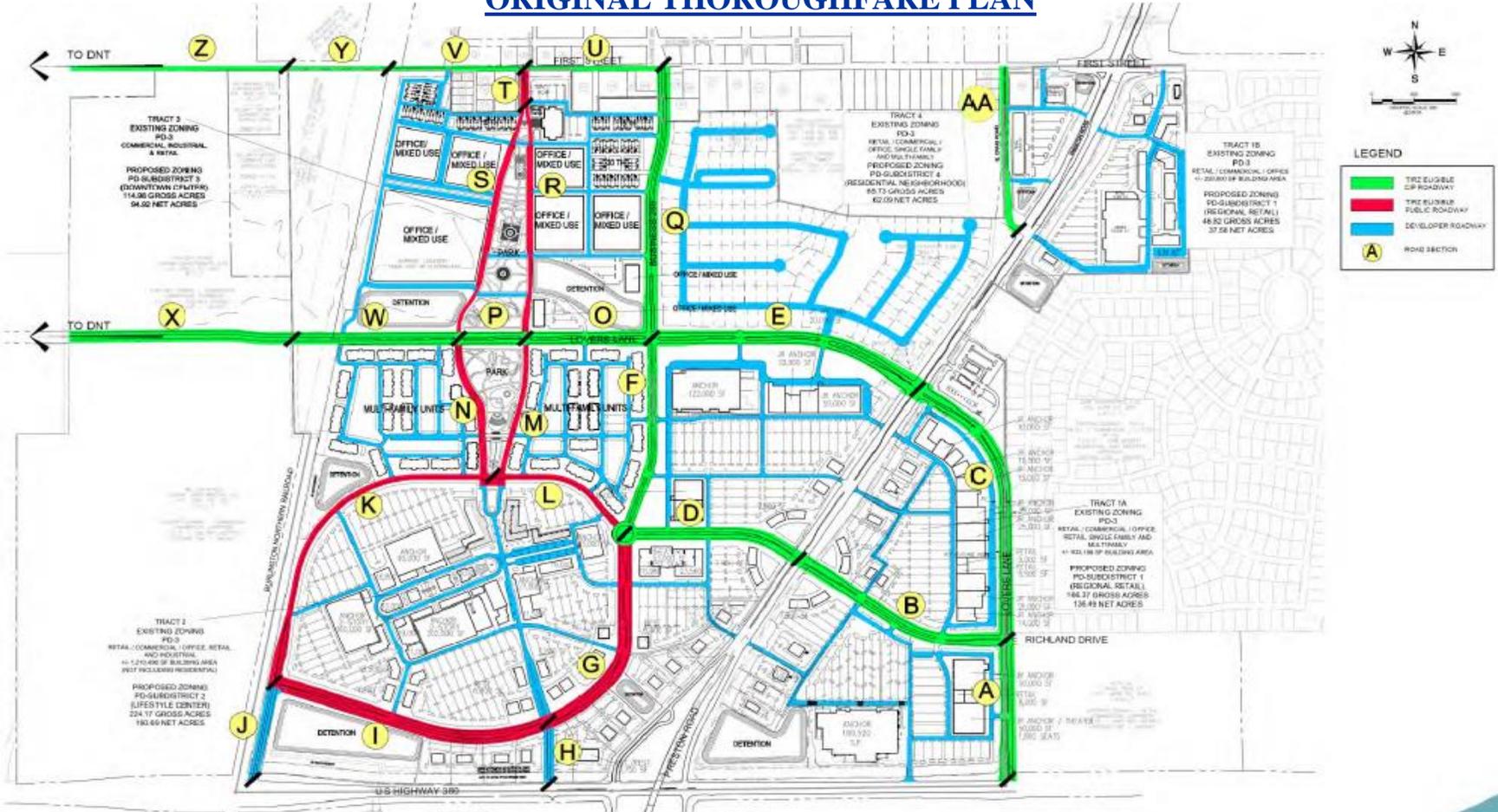
| SUMMARY OF PROJECT COSTS | | | | |
|----------------------------------|-------------------------|------------------------|---------------------------|------------------------|
| DESCRIPTION | TOTAL COST | TIRZ ELIGIBLE CIP COST | TIRZ ELIGIBLE PUBLIC COST | DEVELOPER COST |
| Thoroughfare | \$57,667,225.00 | \$24,756,875.00 | \$6,858,100.00 | \$26,052,250.00 |
| Wastewater | \$8,599,240.00 | \$5,697,850.00 | \$0.00 | \$2,901,390.00 |
| Water | \$9,256,850.00 | \$2,753,100.00 | \$2,614,000.00 | \$3,889,750.00 |
| Drainage and Detention/Retention | \$9,756,100.00 | \$1,116,000.00 | \$5,221,050.00 | \$3,089,050.00 |
| Utility Relocations | \$3,850,000.00 | \$0.00 | \$1,925,000.00 | \$1,925,000.00 |
| Electrical Duct Bank | \$5,530,000.00 | \$0.00 | \$2,500,000.00 | \$3,030,000.00 |
| Parks / Open Space | \$5,200,000.00 | \$0.00 | \$2,500,000.00 | \$2,700,000.00 |
| Entry Features and Roundabout | \$3,275,000.00 | \$0.00 | \$1,637,500.00 | \$1,637,500.00 |
| GRAND TOTAL | \$103,134,415.00 | \$34,653,825.00 | \$23,255,650.00 | \$45,224,940.00 |
| TOTAL TIRZ ELIGIBLE COSTS | | \$57,909,475 | | |

Town of Prosper, Texas
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| SUMMARY OF PROJECT COSTS BY PHASE | | | | | | | | | |
|-----------------------------------|-------------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|-----------------|-----------------|
| DESCRIPTION | TOTAL COST | PHASE 1A | PHASE 1B | PHASE 2A | PHASE 2B | PHASE 3A | PHASE 3B | PHASE 4A | |
| Thoroughfare | TOTAL | \$57,667,225.00 | \$9,219,035.71 | \$6,367,410.71 | \$16,063,285.71 | \$2,935,885.71 | \$6,159,785.71 | \$6,651,785.71 | \$10,270,035.71 |
| | TIRZ ELIG. CIP | \$24,756,875.00 | \$4,139,392.86 | \$4,515,267.86 | \$302,142.86 | \$2,158,142.86 | \$1,788,392.86 | \$1,650,642.86 | \$10,202,892.86 |
| | TIRZ ELIG. PUBLIC | \$6,858,100.00 | \$67,142.86 | \$67,142.86 | \$4,310,642.86 | \$777,742.86 | \$67,142.86 | \$1,501,142.86 | \$67,142.86 |
| | DEVELOPER COST | \$26,052,250.00 | \$5,012,500.00 | \$1,785,000.00 | \$11,450,500.00 | \$0.00 | \$4,304,250.00 | \$3,500,000.00 | \$0.00 |
| Wastewater | TOTAL | \$8,599,240.00 | \$5,901,350.00 | \$671,450.00 | \$1,113,300.00 | \$0.00 | \$344,340.00 | \$568,800.00 | \$0.00 |
| | TIRZ ELIG. CIP | \$5,697,850.00 | \$5,210,000.00 | \$487,850.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | DEVELOPER COST | \$2,901,390.00 | \$691,350.00 | \$183,600.00 | \$1,113,300.00 | \$0.00 | \$344,340.00 | \$568,800.00 | \$0.00 |
| Water | TOTAL | \$9,256,850.00 | \$1,259,700.00 | \$2,053,300.00 | \$3,487,850.00 | \$360,000.00 | \$587,600.00 | \$1,243,400.00 | \$265,000.00 |
| | TIRZ ELIG. CIP | \$2,753,100.00 | \$0.00 | \$1,291,500.00 | \$1,003,200.00 | \$0.00 | \$0.00 | \$458,400.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$2,614,000.00 | \$468,000.00 | \$466,000.00 | \$645,000.00 | \$360,000.00 | \$205,000.00 | \$205,000.00 | \$265,000.00 |
| | DEVELOPER COST | \$3,889,750.00 | \$791,700.00 | \$295,800.00 | \$1,839,650.00 | \$0.00 | \$382,600.00 | \$580,000.00 | \$0.00 |
| Drainage and Detention/Retention | TOTAL | \$9,756,100.00 | \$2,043,928.57 | \$1,474,128.57 | \$2,631,928.57 | \$606,328.57 | \$807,128.57 | \$1,692,728.57 | \$499,928.57 |
| | TIRZ ELIG. CIP | \$1,446,000.00 | \$365,400.00 | \$974,200.00 | \$0.00 | \$106,400.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$5,221,050.00 | \$839,264.29 | \$249,964.29 | \$2,381,964.29 | \$249,964.29 | \$403,564.29 | \$846,364.29 | \$249,964.29 |
| | DEVELOPER COST | \$3,089,050.00 | \$839,264.29 | \$249,964.29 | \$249,964.29 | \$249,964.29 | \$403,564.29 | \$846,364.29 | \$249,964.29 |
| Utility Relocations | TOTAL | \$3,850,000.00 | \$0.00 | \$0.00 | \$2,200,000.00 | \$0.00 | \$0.00 | \$450,000.00 | \$1,200,000.00 |
| | TIRZ ELIG. CIP | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$1,925,000.00 | \$0.00 | \$0.00 | \$1,100,000.00 | \$0.00 | \$0.00 | \$225,000.00 | \$600,000.00 |
| | DEVELOPER COST | \$1,925,000.00 | \$0.00 | \$0.00 | \$1,100,000.00 | \$0.00 | \$0.00 | \$225,000.00 | \$600,000.00 |
| Electrical Duct Bank | TOTAL | \$5,530,000.00 | \$790,000.00 | \$1,752,500.00 | \$1,095,000.00 | \$472,500.00 | \$0.00 | \$262,500.00 | \$1,157,500.00 |
| | TIRZ ELIG. CIP | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$2,500,000.00 | \$790,000.00 | \$1,710,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | DEVELOPER COST | \$3,030,000.00 | \$0.00 | \$42,500.00 | \$1,095,000.00 | \$472,500.00 | \$0.00 | \$262,500.00 | \$1,157,500.00 |
| Parks / Open Space | TOTAL | \$5,200,000.00 | \$260,000.00 | \$260,000.00 | \$260,000.00 | \$2,080,000.00 | \$260,000.00 | \$2,080,000.00 | \$0.00 |
| | TIRZ ELIG. CIP | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$2,500,000.00 | \$260,000.00 | \$260,000.00 | \$260,000.00 | \$1,720,000.00 | \$0.00 | \$0.00 | \$0.00 |
| | DEVELOPER COST | \$2,700,000.00 | \$0.00 | \$0.00 | \$0.00 | \$360,000.00 | \$260,000.00 | \$2,080,000.00 | \$0.00 |
| Entry Features and Roundabout | TOTAL | \$3,275,000.00 | \$467,857.14 | \$467,857.14 | \$467,857.14 | \$467,857.14 | \$467,857.14 | \$467,857.14 | \$467,857.14 |
| | TIRZ ELIG. CIP | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | TIRZ ELIG. PUBLIC | \$1,637,500.00 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 |
| | DEVELOPER COST | \$1,637,500.00 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 | \$233,928.57 |
| TOTALS | TOTAL | \$103,134,415.00 | \$19,941,871.43 | \$13,046,646.43 | \$27,319,221.43 | \$6,922,571.43 | \$8,626,711.43 | \$13,417,071.43 | \$13,860,321.43 |
| | TIRZ ELIG. CIP | \$34,653,825.00 | \$9,714,792.86 | \$7,268,817.86 | \$1,305,342.86 | \$2,264,542.86 | \$1,788,392.86 | \$2,109,042.86 | \$10,202,892.86 |
| | TIRZ ELIG. PUBLIC | \$23,255,650.00 | \$2,658,335.71 | \$2,987,035.71 | \$8,931,535.71 | \$3,341,635.71 | \$909,635.71 | \$3,011,435.71 | \$1,416,035.71 |
| | DEVELOPER COST | \$45,224,940.00 | \$7,568,742.86 | \$2,790,792.86 | \$17,082,342.86 | \$1,316,392.86 | \$5,928,682.86 | \$8,296,592.86 | \$2,241,392.86 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

ORIGINAL THOROUGHFARE PLAN



THOROUGHFARE PLAN
GATES OF PROSPER

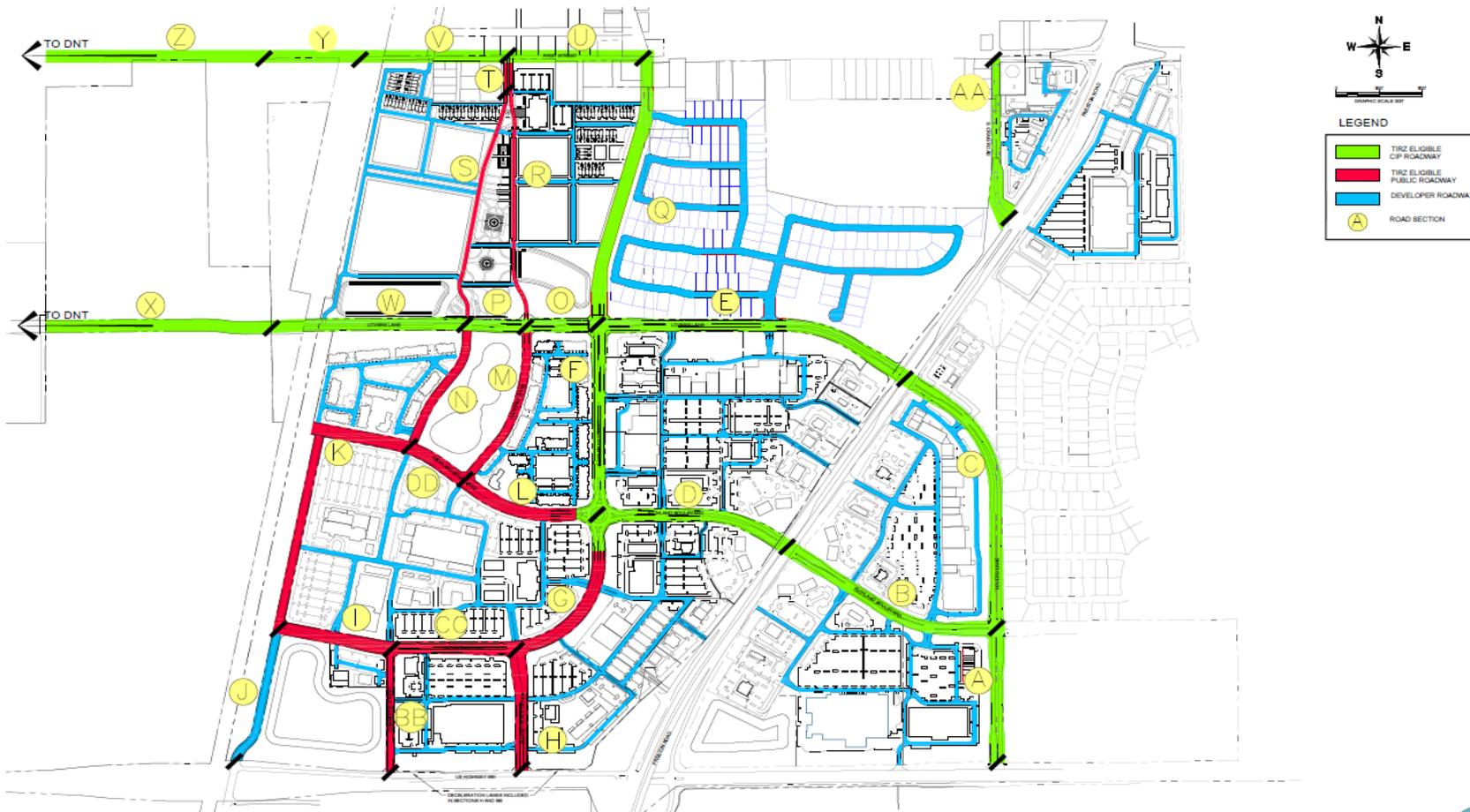
PROSPER, TX
MAY 19, 2014

Kimley»Horn

3750 Genesis Court
Suite 200
Frisco, Texas 75034
972.234.8800
State of Texas Registration No. P-021
KIMLEY-HORN ENGINEERS, ARCHITECTS AND PLANNERS

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

AMENDED THOROUGHFARE PLAN – 04/12/2022



REVISED
THOROUGHFARE PLAN
GATES OF PROSPER

PROSPER, TX
MARCH 25, 2022

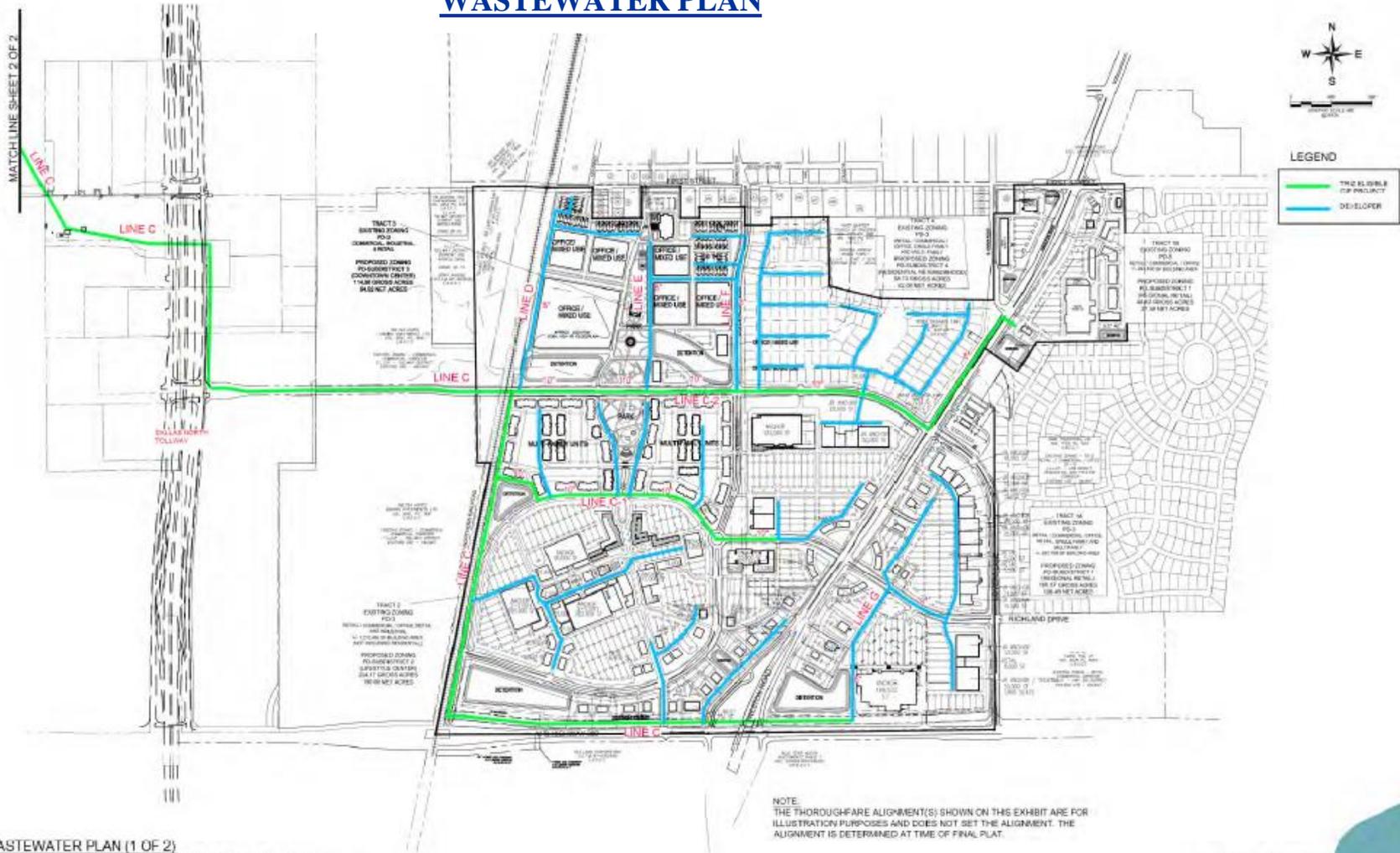
Kimley»Horn

260 East Davis Street
Suite 100
McKinney, Texas 75069
409-501-5560
State of Texas Registration No. F4026

Town of Prosper, Texas Tax Increment Reinvestment Zone #1

As of September 30, 2022

WASTEWATER PLAN



WASTEWATER PLAN (1 OF 2)
GATES OF PROSPER

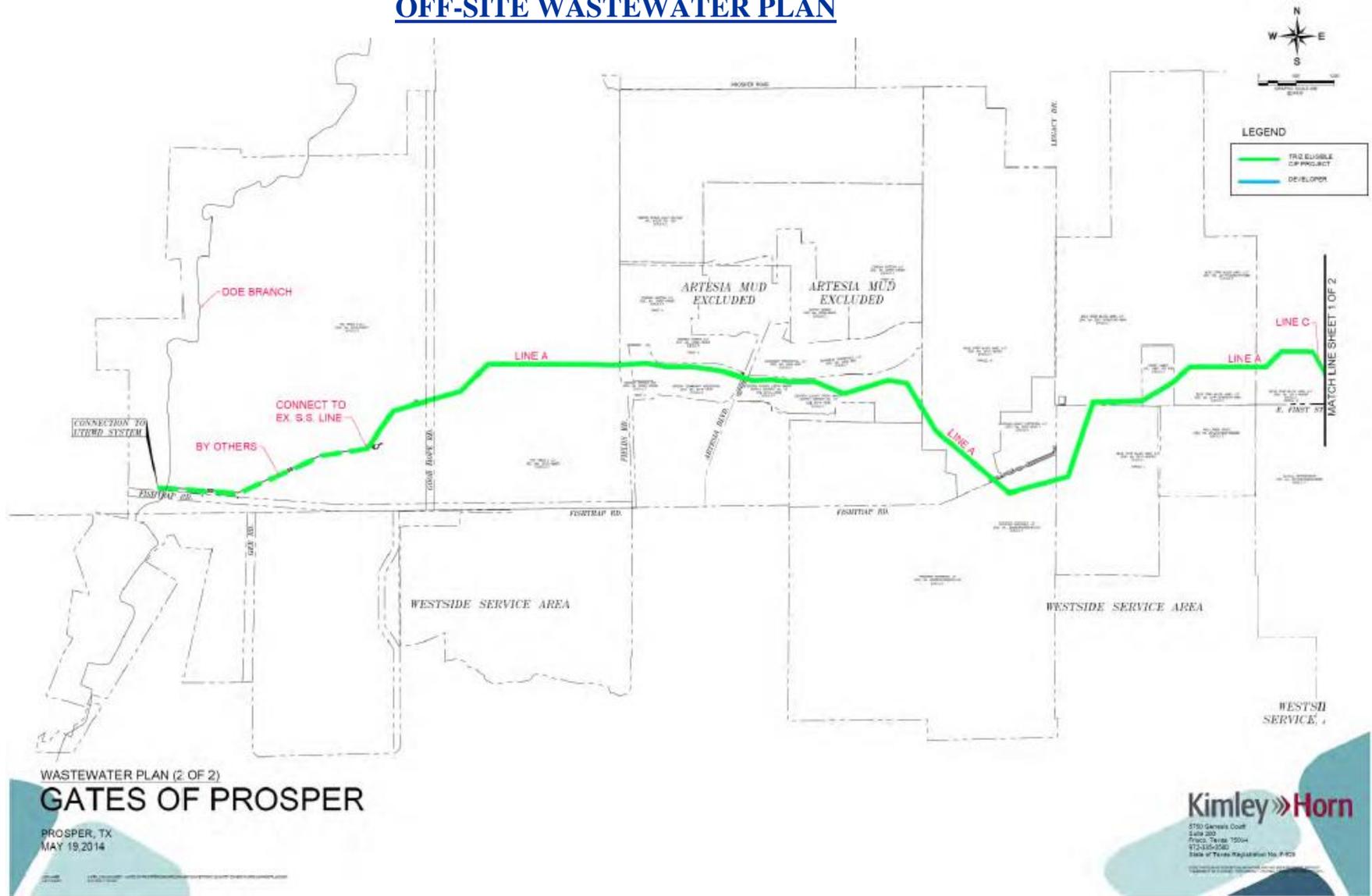
PROSPER, TX
MAY 19, 2014

Kimley»Horn

8700 Derwin Court
Suite 200
Frisco, Texas 75041
972-358-3380
State of Texas Registration No. P-402

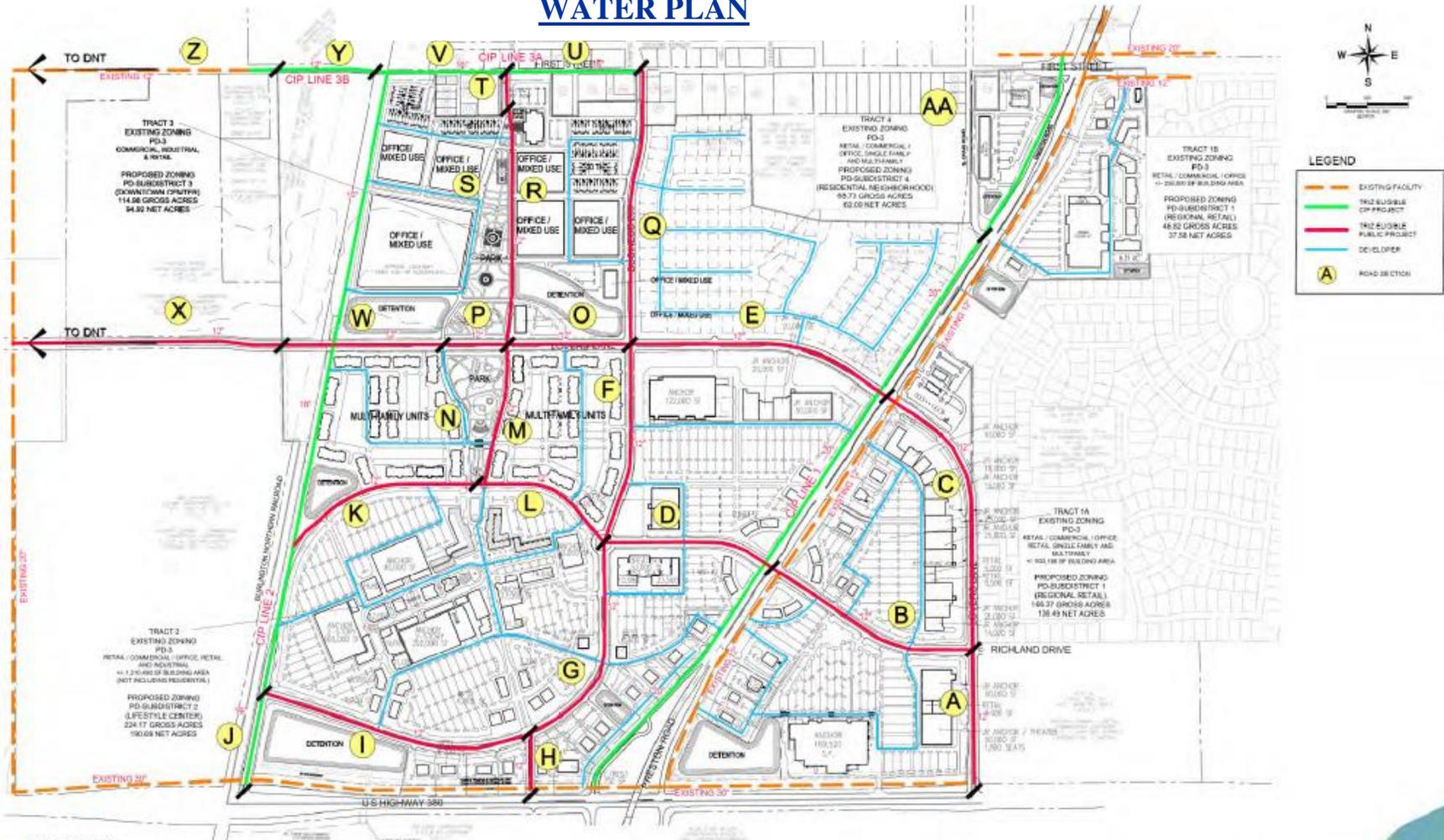
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

OFF-SITE WASTEWATER PLAN



Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2022

WATER PLAN

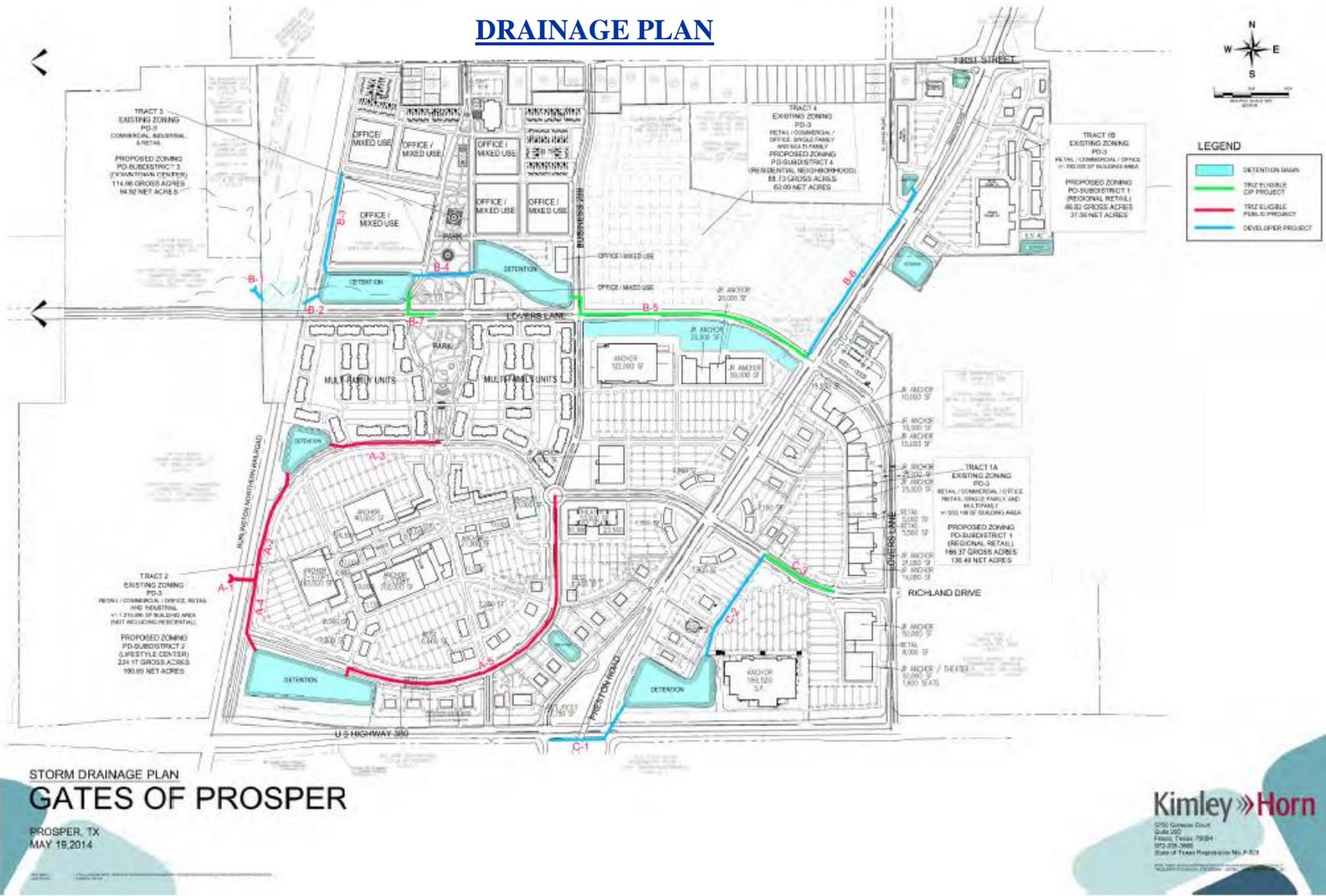


WATER PLAN
GATES OF PROSPER
 PROSPER, TX
 MAY 19, 2014



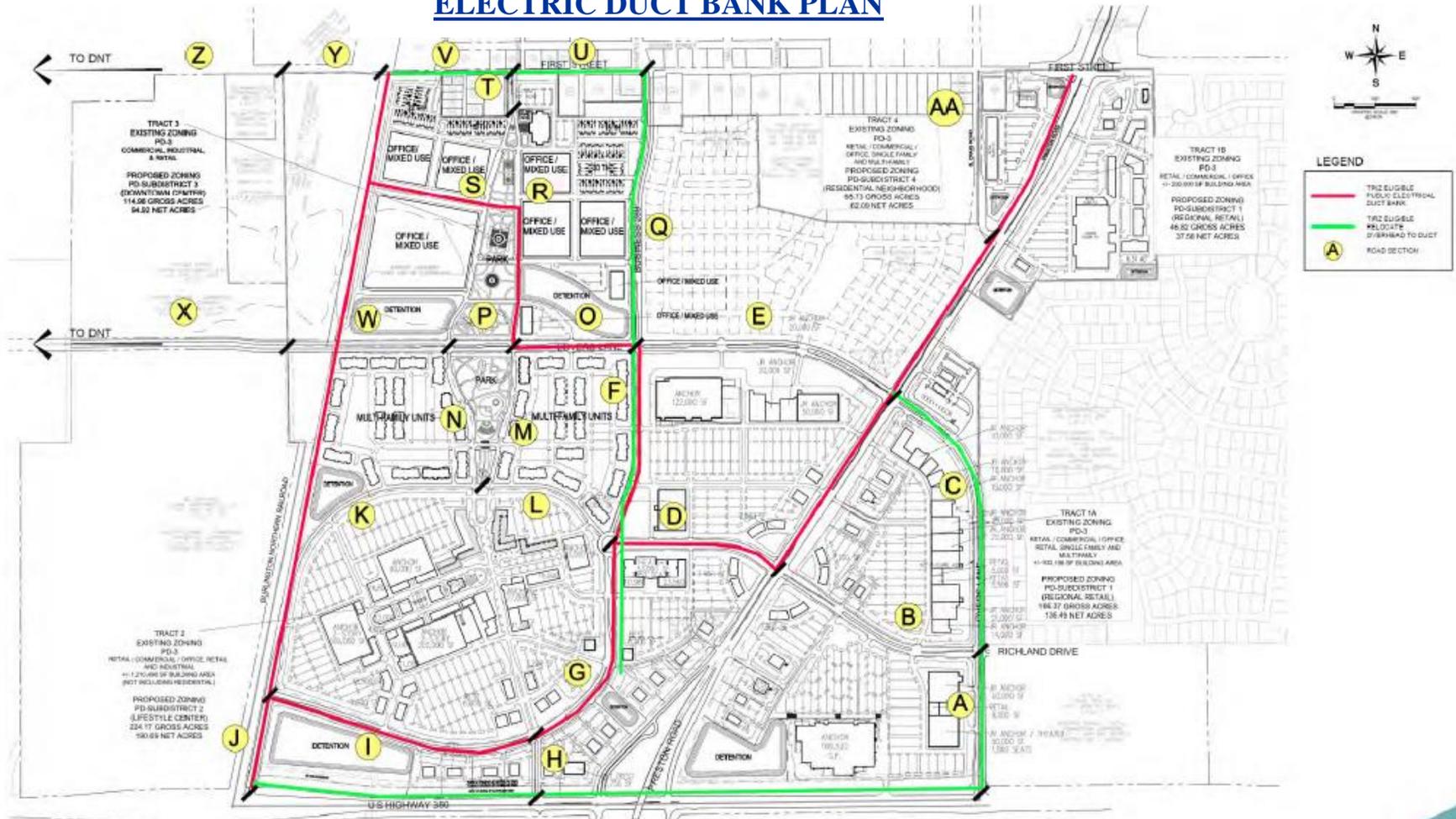
Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2022

DRAINAGE PLAN



Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2022

ELECTRIC DUCT BANK PLAN



PUBLIC ELECTRIC DUCT BANK PLAN GATES OF PROSPER

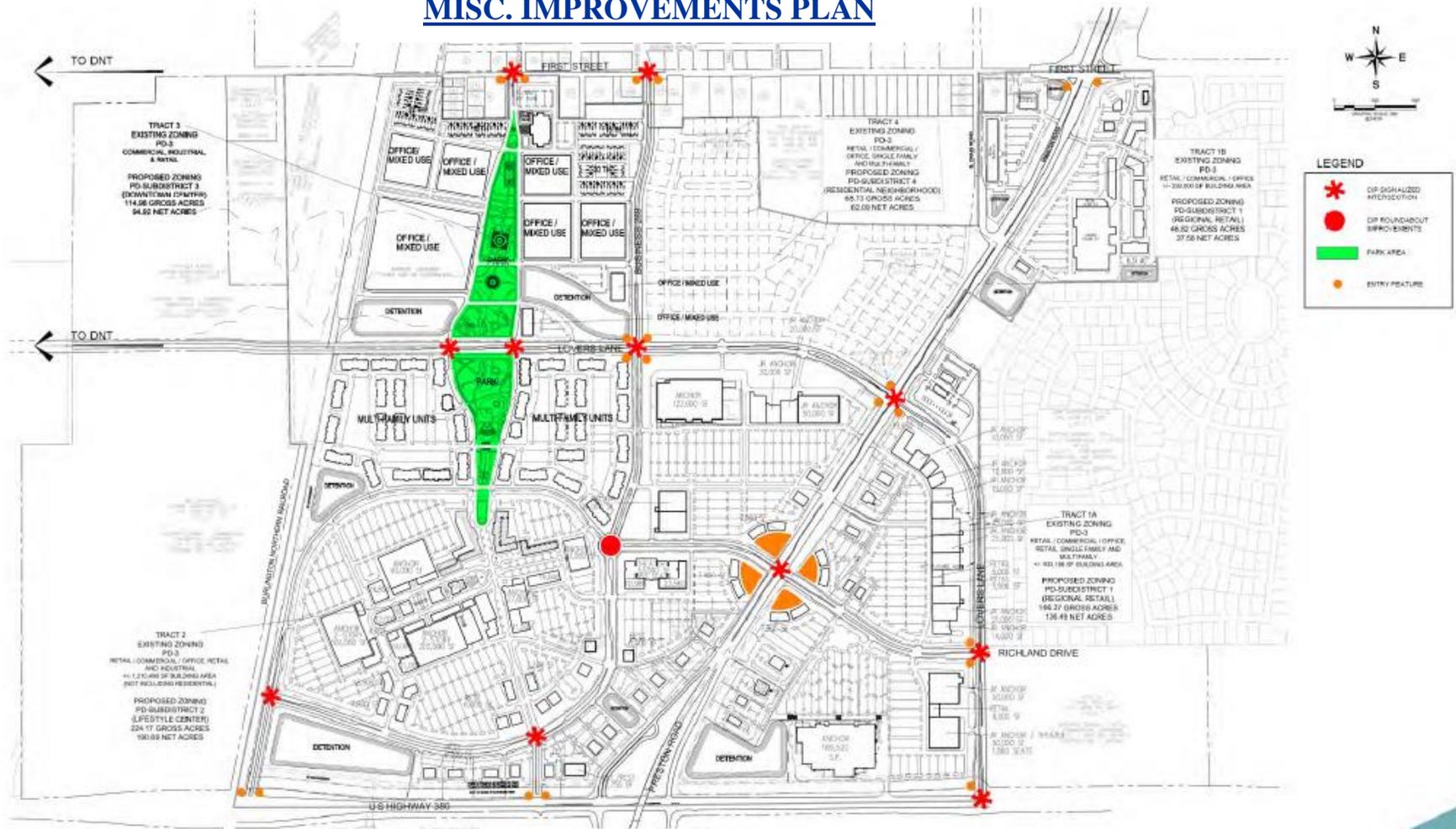
PROSPER, TX
MAY 19, 2014

Kimley»Horn

3780 Deloville Court
Suite 200
Frisco, Texas 75034
972-235-3380
State of Texas Registration No. #462

Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2022

MISC. IMPROVEMENTS PLAN



MISCELLANEOUS IMPROVEMENTS
GATES OF PROSPER

PROSPER, TX
MAY 19, 2014

Kimley Horn

8780 Dallas Court
Suite 200
Frisco, Texas 75044
972-336-2880
SMB of Texas Registration No. P-102

Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2022

PHASING EXHIBIT



PHASING EXHIBIT GATES OF PROSPER

PROSPER, TX
MAY 19, 2014

Kimley Horn

2000 Glenwood Street
Dallas, Texas 75201
972-336-2500
State of Texas Registration No. 0221

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2022

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

ROADWAYS

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|-----------------|------------------------------|--------------------------|----------|------|---------------|-----------------|-------|
| Section A | CIP Roadway | 4-Lane Road | 1,030 | LF | \$725.00 | \$746,750.00 | 1A |
| Section B | CIP Roadway | 4-Lane Road | 1,650 | LF | \$725.00 | \$1,196,250.00 | 1A |
| Section C | CIP Roadway | 4-Lane Road | 2,130 | LF | \$725.00 | \$1,544,250.00 | 1A |
| Section D | CIP Roadway | 4-Lane Road | 1,290 | LF | \$725.00 | \$935,250.00 | 1B |
| Section E | CIP Roadway | 4-Lane Road | 1,990 | LF | \$725.00 | \$1,442,750.00 | 1B |
| Section F | CIP Roadway | 4-Lane Road | 1,480 | LF | \$725.00 | \$1,073,000.00 | 1B |
| Section G | TIRZ Eligible Public Roadway | 4-Lane Road | 1,670 | LF | \$725.00 | \$1,210,750.00 | 2A |
| Section H | Developer Roadway | 4-Lane Road | 460 | LF | \$725.00 | \$333,500.00 | 2A |
| Section I | TIRZ Eligible Public Roadway | 4-Lane Road | 2,020 | LF | \$725.00 | \$1,464,500.00 | 2A |
| Section J | Developer Roadway | 3-Lane Road | 690 | LF | \$425.00 | \$293,250.00 | 2A |
| Section K | TIRZ Eligible Public Roadway | 3-Lane Road | 2,580 | LF | \$425.00 | \$1,096,500.00 | 2A |
| Section L | TIRZ Eligible Public Roadway | 3-Lane Road | 1,110 | LF | \$425.00 | \$471,750.00 | 2A |
| Section M | TIRZ Eligible Public Roadway | 2-Lane Road | 1,040 | LF | \$340.00 | \$353,600.00 | 2B |
| Section N | TIRZ Eligible Public Roadway | 2-Lane Road | 1,050 | LF | \$340.00 | \$357,000.00 | 2B |
| Section O | CIP Roadway | 4-Lane Road | 900 | LF | \$725.00 | \$652,500.00 | 2B |
| Section P | CIP Roadway | 4-Lane Road | 470 | LF | \$725.00 | \$340,750.00 | 2B |
| Section Q | CIP Roadway | 4-Lane Road | 2,050 | LF | \$725.00 | \$1,486,250.00 | 3A |
| Section R | TIRZ Eligible Public Roadway | 2-Lane Road | 1,690 | LF | \$340.00 | \$574,600.00 | 3B |
| Section S | TIRZ Eligible Public Roadway | 2-Lane Road | 1,760 | LF | \$340.00 | \$598,400.00 | 3B |
| Section T | TIRZ Eligible Public Roadway | 4-Lane Road | 360 | LF | \$725.00 | \$261,000.00 | 3B |
| Section U | CIP Roadway | 4-Lane Road | 990 | LF | \$725.00 | \$717,750.00 | 3B |
| Section V | CIP Roadway | 4-Lane Road | 870 | LF | \$725.00 | \$630,750.00 | 3B |
| Section W | CIP Roadway | 4-Lane Road | 1,190 | LF | \$725.00 | \$862,750.00 | 2B |
| Section X | CIP Roadway | 4-Lane Road | 2,650 | LF | \$725.00 | \$1,921,250.00 | 4A |
| Section Y | CIP Roadway | 4-Lane Road | 820 | LF | \$725.00 | \$594,500.00 | 4A |
| Section Z | CIP Roadway | 4-Lane Road | 2,600 | LF | \$725.00 | \$1,885,000.00 | 4A |
| Section AA | CIP Roadway | 3-Lane Road | 1,205 | LF | \$425.00 | \$512,125.00 | 1B |
| Subdistrict 01B | Developer Roadways | 2-Lane Road | 5,100 | LF | \$350.00 | \$1,785,000.00 | 1B |
| Subdistrict 01A | Developer Roadways | 2-Lane Road | 13,650 | LF | \$350.00 | \$4,777,500.00 | 1A |
| Subdistrict 02 | Developer Roadways | 2-Lane Road | 30,925 | LF | \$350.00 | \$10,823,750.00 | 2A |
| Subdistrict 03 | Developer Roadways | 2-Lane Road | 10,000 | LF | \$350.00 | \$3,500,000.00 | 3B |
| Subdistrict 04 | Developer Roadways | City Std 31' B-B Roadway | 9,565 | LF | \$450.00 | \$4,304,250.00 | 3A |

| | | | | |
|-------------------------------|----------------|----------------|------------------|------------------------|
| CIP Roadway: | LENGTH= | 23,315 | SUBTOTAL= | \$16,541,875.00 |
| TIRZ Eligible Public Roadway: | LENGTH= | 13,280 | SUBTOTAL= | \$6,388,100.00 |
| Developer Roadway: | LENGTH= | 70,390 | SUBTOTAL= | \$25,817,250.00 |
| TOTAL ROADWAY: | LENGTH= | 106,985 | SUBTOTAL= | \$48,747,225.00 |

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ADDITIONAL ROADWAY ITEMS

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|--------------------|----------------------|-------------------------------|----------|------|----------------|----------------|-------|
| Preston Road | CIP | Median Opening and Turn Lane | 2 | LS | \$175,000.00 | \$350,000.00 | 1A |
| Preston Road | Developer | Median Opening and Turn Lane | 1 | LS | \$175,000.00 | \$175,000.00 | 1A |
| Multiple Locations | CIP | Traffic Sig. Des. and Const. | 9 | LS | \$235,000.00 | \$2,115,000.00 | ALL |
| Multiple Locations | TIRZ Eligible Public | Traffic Sig. Des. And const. | 2 | LS | \$235,000.00 | \$470,000.00 | ALL |
| Richland Blvd. | CIP | Traffic Roundabout | 1 | LS | \$250,000.00 | \$250,000.00 | 1B |
| Lovers Lane | CIP | RR Crossing Bridge | 1 | LS | \$5,500,000.00 | \$5,500,000.00 | 4A |
| | | | | | | | |
| All | Developer | Traffic Impact Analysis (TIA) | 1 | LS | \$60,000.00 | \$60,000.00 | 1A |

CIP Items= \$8,215,000.00
TIRZ Eligible Public Items= \$470,000.00
Developer Items= \$235,000.00
SUBTOTAL= \$8,920,000.00

TOTAL= \$57,667,225.00

WASTEWATER

| Line | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|-----------------|-------------------|---------------------|----------|------|----------------|----------------|-------|
| Lines A and C | CIP Project | Trunk Sewer Main | 1 | LS | \$5,210,000.00 | \$5,210,000.00 | 1A |
| Line C-1 | CIP Project | 10" SSWR | 3,050 | LF | \$55.00 | \$167,750.00 | 1B |
| Line C-2 | CIP Project | 10" SSWR | 5,820 | LF | \$55.00 | \$320,100.00 | 1B |
| Line D | Developer Project | 8" SSWR | 1,660 | LF | \$45.00 | \$74,700.00 | 3B |
| Line E | Developer Project | 8" SSWR | 1,460 | LF | \$45.00 | \$65,700.00 | 3B |
| Line F | Developer Project | 8" SSWR | 1,520 | LF | \$45.00 | \$68,400.00 | 3B |
| Line G | Developer Project | 8" SSWR | 1,110 | LF | \$45.00 | \$49,950.00 | 1A |
| | | | | | | | |
| Subdistrict 01B | Developer Project | 8" SSWR | 4,080 | LF | \$45.00 | \$183,600.00 | 1B |
| Subdistrict 01A | Developer Project | 8" SSWR | 10,920 | LF | \$45.00 | \$491,400.00 | 1A |
| Subdistrict 02 | Developer Project | 8" SSWR | 24,740 | LF | \$45.00 | \$1,113,300.00 | 2A |
| Subdistrict 03 | Developer Project | 8" SSWR | 8,000 | LF | \$45.00 | \$360,000.00 | 3B |
| Subdistrict 04 | Developer Project | 8" SSWR | 7,652 | LF | \$45.00 | \$344,340.00 | 3A |
| All | Developer Project | Master Utility Plan | 1 | LS | \$150,000.00 | \$150,000.00 | 1A |

CIP Wastewater: TOTAL= \$5,697,850.00
TIRZ Eligible Public Wastewater: TOTAL=
Developer Wastewater: TOTAL= \$2,901,390.00
TOTAL WASTEWATER: TOTAL= \$8,599,240.00

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WATER

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|-----------------|------------------------------|--------------------|----------|------|---------------|----------------|-------|
| CIP Line 1 | CIP | 20" Waterline | 6,300 | LF | \$205.00 | \$1,291,500.00 | 1B |
| CIP Line 2 | CIP | 16" Waterline | 5,280 | LF | \$190.00 | \$1,003,200.00 | 2A |
| CIP Line 3a | CIP | 16" Waterline | 1,860 | LF | \$190.00 | \$353,400.00 | 3B |
| CIP Line 3b | CIP | 12" Waterline | 1,050 | LF | \$100.00 | \$105,000.00 | 3B |
| Section A | TIRZ Eligible Public Project | 12" Waterline | 990 | LF | \$100.00 | \$99,000.00 | 1A |
| Section B | TIRZ Eligible Public Project | 12" Waterline | 1,510 | LF | \$100.00 | \$151,000.00 | 1A |
| Section C | TIRZ Eligible Public Project | 12" Waterline | 2,180 | LF | \$100.00 | \$218,000.00 | 1A |
| Section D | TIRZ Eligible Public Project | 12" Waterline | 1,240 | LF | \$100.00 | \$124,000.00 | 1B |
| Section E | TIRZ Eligible Public Project | 12" Waterline | 1,940 | LF | \$100.00 | \$194,000.00 | 1B |
| Section F | TIRZ Eligible Public Project | 12" Waterline | 1,480 | LF | \$100.00 | \$148,000.00 | 1B |
| Section G | TIRZ Eligible Public Project | 12" Waterline | 1,650 | LF | \$100.00 | \$165,000.00 | 2A |
| Section H | Developer Project | 12" Waterline | 460 | LF | \$100.00 | \$46,000.00 | 2A |
| Section I | TIRZ Eligible Public Project | 12" Waterline | 2,040 | LF | \$100.00 | \$204,000.00 | 2A |
| Section K | TIRZ Eligible Public Project | 12" Waterline | 1,710 | LF | \$100.00 | \$171,000.00 | 2A |
| Section L | TIRZ Eligible Public Project | 12" Waterline | 1,050 | LF | \$100.00 | \$105,000.00 | 2A |
| Section M | TIRZ Eligible Public Project | 12" Waterline | 1,040 | LF | \$100.00 | \$104,000.00 | 2B |
| Section O | TIRZ Eligible Public Project | 12" Waterline | 900 | LF | \$100.00 | \$90,000.00 | 2B |
| Section P | TIRZ Eligible Public Project | 12" Waterline | 470 | LF | \$100.00 | \$47,000.00 | 2B |
| Section Q | TIRZ Eligible Public Project | 12" Waterline | 2,050 | LF | \$100.00 | \$205,000.00 | 3A |
| Section R | TIRZ Eligible Public Project | 12" Waterline | 1,450 | LF | \$100.00 | \$145,000.00 | 3B |
| Section T | TIRZ Eligible Public Project | 12" Waterline | 600 | LF | \$100.00 | \$60,000.00 | 3B |
| Section W | TIRZ Eligible Public Project | 12" Waterline | 1,190 | LF | \$100.00 | \$119,000.00 | 2B |
| Section X | TIRZ Eligible Public Project | 12" Waterline | 2,650 | LF | \$100.00 | \$265,000.00 | 4A |
| Subdistrict 01B | Developer Project | 8" & 12" Waterline | 5,100 | LF | \$58.00 | \$295,800.00 | 1B |
| Subdistrict 01A | Developer Project | 8" & 12" Waterline | 13,650 | LF | \$58.00 | \$791,700.00 | 1A |
| Subdistrict 02 | Developer Project | 8" & 12" Waterline | 30,925 | LF | \$58.00 | \$1,793,650.00 | 2A |
| Subdistrict 03 | Developer Project | 8" & 12" Waterline | 10,000 | LF | \$58.00 | \$580,000.00 | 3B |
| Subdistrict 04 | Developer Project | 8" Waterline | 9,565 | LF | \$40.00 | \$382,600.00 | 3A |

| | | | | |
|-----------------------------|----------------|----------------|---------------|-----------------------|
| CIP Water: | LENGTH= | 14,490 | TOTAL= | \$2,753,100.00 |
| TIRZ Eligible Public Water: | LENGTH= | 26,140 | TOTAL= | \$2,614,000.00 |
| Developer Water: | LENGTH= | 69,700 | TOTAL= | \$3,889,750.00 |
| TOTAL WATER: | LENGTH= | 110,330 | TOTAL= | \$9,256,850.00 |

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DRAINAGE

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|----------|------------------------------|----------------|----------|------|---------------|--------------|-------|
| Line A-1 | TIRZ Eligible Public Project | 4 - 8'x4' MBC | 180 | LF | \$1,100.00 | \$198,000.00 | 2A |
| Line A-2 | TIRZ Eligible Public Project | 2 - 8'x4' MBC | 1,440 | LF | \$580.00 | \$835,200.00 | 2A |
| Line A-3 | TIRZ Eligible Public Project | 10'x4' RCB | 1,100 | LF | \$310.00 | \$341,000.00 | 2A |
| Line A-4 | TIRZ Eligible Public Project | 2 - 8'x4' MBC | 130 | LF | \$580.00 | \$75,400.00 | 2A |
| Line A-5 | TIRZ Eligible Public Project | 10'x4' RCB | 1,060 | LF | \$310.00 | \$328,600.00 | 2A |
| | | 2 - 8'x4' MBC | 610 | LF | \$580.00 | \$353,800.00 | 2A |
| Line B-1 | Developer Project | 2 - 10'x4' MBC | 240 | LF | \$620.00 | \$148,800.00 | 3B |
| Line B-2 | Developer Project | 2 - 10'x4' MBC | 310 | LF | \$620.00 | \$192,200.00 | 3B |
| Line B-3 | Developer Project | 2 - 8'x4' MBC | 870 | LF | \$580.00 | \$504,600.00 | 3B |
| Line B-4 | Developer Project | 2 - 10'x4' MBC | 560 | LF | \$620.00 | \$347,200.00 | 3B |
| Line B-5 | CIF Project | 6'x3' RCB | 710 | LF | \$200.00 | \$142,000.00 | 1B |
| | | 2 - 6'x3' MBC | 610 | LF | \$400.00 | \$244,000.00 | 1B |
| | | 2 - 8'x4' MBC | 660 | LF | \$580.00 | \$382,800.00 | 1B |
| | | 10'x4' RCB | 120 | LF | \$310.00 | \$37,200.00 | 1B |
| | | 2 - 8'x4' MBC | 290 | LF | \$580.00 | \$168,200.00 | 1B |
| Line B-6 | Developer Project | 5'x3' RCB | 640 | LF | \$180.00 | \$115,200.00 | 3A |
| | | 6'x3' RCB | 960 | LF | \$200.00 | \$192,000.00 | 3A |
| Line B-7 | CIF Project | 8'x3' RCB | 380 | LF | \$280.00 | \$106,400.00 | 2B |
| Line C-1 | Developer Project | 2 - 8'x4' MBC | 770 | LF | \$580.00 | \$446,600.00 | 1A |
| Line C-2 | Developer Project | 2 - 8'x4' MBC | 970 | LF | \$600.00 | \$582,000.00 | 1A |
| Line C-3 | CIF Project | 2 - 8'x4' MBC | 630 | LF | \$580.00 | \$365,400.00 | 1A |

| | | | | |
|-----------------------------|----------------|---------------|---------------|-----------------------|
| CIP Storm: | LENGTH= | 3,400 | TOTAL= | \$1,446,000.00 |
| TIRZ Eligible Public Storm: | LENGTH= | 5,840 | TOTAL= | \$2,132,000.00 |
| *Developer Storm: | | | TOTAL= | \$2,528,600.00 |
| TOTAL STORM: | LENGTH= | 13.240 | TOTAL= | \$6,106,600.00 |

DETENTION/STUDIES

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|---------|--------------------|---------------------------|----------|------|----------------|----------------|-------|
| | *Developer Project | Detention/Retention Ponds | 1 | LS | \$3,499,500.00 | \$3,499,500.00 | ALL |
| | *Developer Project | Master Drainage/Det. Plan | 1 | LS | \$150,000.00 | \$150,000.00 | 1A |

SUBTOTAL= \$3,649,500.00

*Half of the Developer Drainage and Detention Cost is TIRZ eligible per the original Development and Financing Agreement.

TOTAL STORM= \$9,756,100.00

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PUBLIC ELECTRICAL DUCT BANK

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|--|-------------|-----------------------------|----------|------|---------------|----------------|-------|
| Section A | N/A | Public Electrical Duct Bank | 1,030 | LF | \$250.00 | \$257,500.00 | 1A |
| Section C | N/A | Public Electrical Duct Bank | 2,130 | LF | \$250.00 | \$532,500.00 | 1A |
| Section D | N/A | Public Electrical Duct Bank | 1,290 | LF | \$250.00 | \$322,500.00 | 1B |
| Section F | N/A | Public Electrical Duct Bank | 1,480 | LF | \$250.00 | \$370,000.00 | 1B |
| Section G | N/A | Public Electrical Duct Bank | 1,670 | LF | \$250.00 | \$417,500.00 | 2A |
| Section I | N/A | Public Electrical Duct Bank | 2,020 | LF | \$250.00 | \$505,000.00 | 2A |
| Section J | N/A | Public Electrical Duct Bank | 690 | LF | \$250.00 | \$172,500.00 | 2A |
| Section O | N/A | Public Electrical Duct Bank | 900 | LF | \$250.00 | \$225,000.00 | 2B |
| Section R | N/A | Public Electrical Duct Bank | 990 | LF | \$250.00 | \$247,500.00 | 2B |
| Internal | N/A | Public Electrical Duct Bank | 4,630 | LF | \$250.00 | \$1,157,500.00 | 4A |
| From Section J North to First Street | | | | | | | |
| Internal | N/A | Public Electrical Duct Bank | 1,050 | LF | \$250.00 | \$262,500.00 | 3B |
| From Section R West to Railroad | | | | | | | |
| Internal | N/A | Public Electrical Duct Bank | 4,240 | LF | \$250.00 | \$1,060,000.00 | 1B |
| From intersection of Preston and Richland NE along Preston to First Street | | | | | | | |

| | | |
|--------------------------------|--------------------------------------|------------------------------|
| | TIRZ Eligible CIP Items Subtotal= | |
| | TIRZ Eligible Public Items Subtotal= | \$2,500,000.00 |
| | Developer Items Subtotal= | \$3,030,000.00 |
| TOTAL DUCT BANK LENGTH= | 22,120 | TOTAL= \$5,530,000.00 |

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Item 2.

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AMENITIES

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|---------|----------------------|-------------------------------|----------|------|----------------|----------------|-------|
| | Public and Developer | Parks/Open Space | 1 | LS | \$5,200,000.00 | \$5,200,000.00 | ALL |
| | Public and Developer | Entry Features and Roundabout | 1 | LS | \$3,275,000.00 | \$3,275,000.00 | ALL |

CIP Items Subtotal \$0.00
Public Items Subtotal \$4,137,500.00
Developer Items Subtotal \$4,337,500.00
Amenities Subtotal \$8,475,000.00

UTILITY RELOCATIONS

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|---------|-----------------------------|-------------------------------|----------|------|----------------|----------------|-------|
| | TIRZ Eligible Public Projec | US 380 Overhead to Duct | 1 | LS | \$2,200,000.00 | \$2,200,000.00 | 2A |
| | TIRZ Eligible Public Projec | Business 289 Overhead to Duct | 1 | LS | \$450,000.00 | \$450,000.00 | 3B |
| | TIRZ Eligible Public Projec | First Street Overhead to Duct | 1 | LS | \$1,200,000.00 | \$1,200,000.00 | 4A |

CIP Items Subtotal
*TIRZ Eligible Public Items Subtotal \$1,925,000.00
*Developer Items Subtotal \$1,925,000.00
SUBTOTAL= \$3,850,000.00

*50% of the Utility relocation costs are TIRZ eligible as per the original Development and Financing Agreement.

OTHER MISC. ITEMS

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|---------|-------------|------|----------|------|---------------|------------|-------|
| | | | | | | | |

CIP Items Subtotal \$0.00
Public Items Subtotal \$0.00
Developer Items Subtotal \$0.00
SUBTOTAL= \$0.00

TOTAL= \$12,325,000.00

Town of Prosper, Texas
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Item 2.

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CAPITAL IMPROVEMENT PLAN BUDGET

Reimbursement Request No. 8 - June 1, 2022

| Payee | Project | Purpose | Amount |
|--|--------------------|--|------------------------|
| Crossland Construction | Gates Phase 2 | Irrigation Meter Electrical for Lovers, Coleman, and Richland | \$17,037.00 |
| Crossland Construction | Gates Phase 2 | Irrigation Water for Lovers, Coleman and Richland Medians | \$39,632.00 |
| Mario Sinacola & Sons | Gates Phase 2 | CREDIT - Correction of duplicate invoice on Request 6+1yr int. | \$(36,874.36) |
| Mario Sinacola & Sons | Gates Phase 3 | Roads, Det. and Wtr - Marketplace, Gates Pkwy and Commerce | \$629,899.33 |
| Mario Sinacola & Sons | Multi-Family | Excavation for Richland, Lovers, Gateway and Det. Ponds | \$180,000.00 |
| Mario Sinacola & Sons | Gates Phase 1 | Ramps and Striping at Lovers and Hwy 380 | \$65,517.00 |
| Superscapes | Gates Phase 2 | Irrigation Meter for Richland Median | \$7,922.44 |
| Texas Select Erosion | Multi-Family | Erosion Prot.- Richland, Lovers, Gateway and Det. Ponds | \$20,602.50 |
| Cardinal Strategies | Multi-Family | SWPPP- Richland, Lovers, Gateway and Det. Ponds | \$3,875.00 |
| Wright Construction | Multi-Family | Water and Storm- Richland, Lovers, Gateway | \$1,287,389.40 |
| Rone Engineering | Multi-Family | Geotechnical Testing- Richland, Lovers, Gateway, Det Ponds | \$21,413.08 |
| Chandler Signs | Gates Phase 2 | GOP entry signage (50%) | \$7,205.03 |
| Kimley Horn – Lands Des. | Gates Phase 3 | Gateway (Coleman) and Marketplace (Link) Roads | \$22,553.50 |
| Kimley Horn – Civil Design | Gates Phase 3 | Gateway (Coleman) and Marketplace (Link) Roads | \$243,550.25 |
| Kimley Horn – Civil & Lands. | Gates Multi-Family | Lovers Lane, Richland, Parkview and Detention Ponds | \$141,351.17 |
| Total Reimbursement Request No. 8 | | | \$2,651,073.34 |
| Interest | 3.5% | | \$591,877.82 |
| Total Due Reimbursement #8 | | | |
| Reimbursement No. 1 | FY15 | | \$4,110,750.63 |
| Reimbursement No. 2 | FY16 | | \$2,867,876.09 |
| Reimbursement No. 3 | FY17 | | \$2,118,275.54 |
| Reimbursement No. 4 | FY18 | | \$2,809,767.19 |
| Reimbursement No. 5 | FY19 | | \$3,125,024.60 |
| Reimbursement No. 6 | FY20 | | \$7,580,390.40 |
| Reimbursement No. 7 | FY21 | | \$5,302,900.48 |
| Total Billed To Date | | | \$31,157,936.09 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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ANNUAL FINANCIAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the financial statement.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 5,117,041 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$ 5,229,934 Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- A. Contributions /Advances from developers— \$16,131,450.88
- B. Bonds issued and payment schedule to retire bonds— none

4. Tax Increment base and current captured appraised value retained by the zone:

A. Tax Increment base and current captured appraised value retained for Tax Year 2021:

| Taxing Jurisdiction | Net Taxable Value Tax Year 2021 | Base Year* Value (with AG) Jan. 1, 2008 | Captured App. Value Fiscal Year 2021-2022 |
|------------------------|---------------------------------------|---|---|
| Town of Prosper | \$176,214,096 | \$4,507,850 | \$171,706,246 |
| Collin County | \$176,214,096 | \$4,507,850 | \$171,706,246 |

B. Tax Increment base and expected captured appraised value for Tax Year 2022:

| Taxing Jurisdiction | Net Taxable Value Tax Year 2022 | Base Year* Value (with AG) Jan. 1, 2008 | Captured App. Value Fiscal Year 2022-2023 |
|------------------------|---------------------------------------|---|---|
| Town of Prosper | \$232,806,633 | \$4,507,850 | \$228,298,783 |
| Collin County | \$232,806,633 | \$4,507,850 | \$228,298,783 |

* Base Year Value as of January 1, 2008, is for Fiscal Year 2007-2008.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment-financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2021-2022:

| Taxing Jurisdiction | Participation Per \$100/Value | Amount of Fiscal Year 2021-2022 Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%) | \$ 0.510000 | \$ 612,991 |
| Collin County (50%) | \$ 0.168087 | \$ 144,308 |
| Total | \$ 0.694951 | \$ 757,299 |

B. Amount of tax increment received in 2022 from the municipality and the other taxing jurisdictions based on Tax Year 2021 valuations: \$ **757,299**.

Town of Prosper, Texas
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ANNUAL FINANCIAL REPORT

C. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2022-2023:

| Taxing Jurisdiction | Participation Per \$100/Value | Amount of Fiscal Year 2021-2022 Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%) | \$ 0.510000 | \$ 815,026 |
| Collin County (50%) | \$ 0.168087 | \$ 191,870 |
| Total | \$ 0.678087 | \$ 1,006,896 |

D. Other information: None

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

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TIRZ FUND FINANCIAL STATEMENT

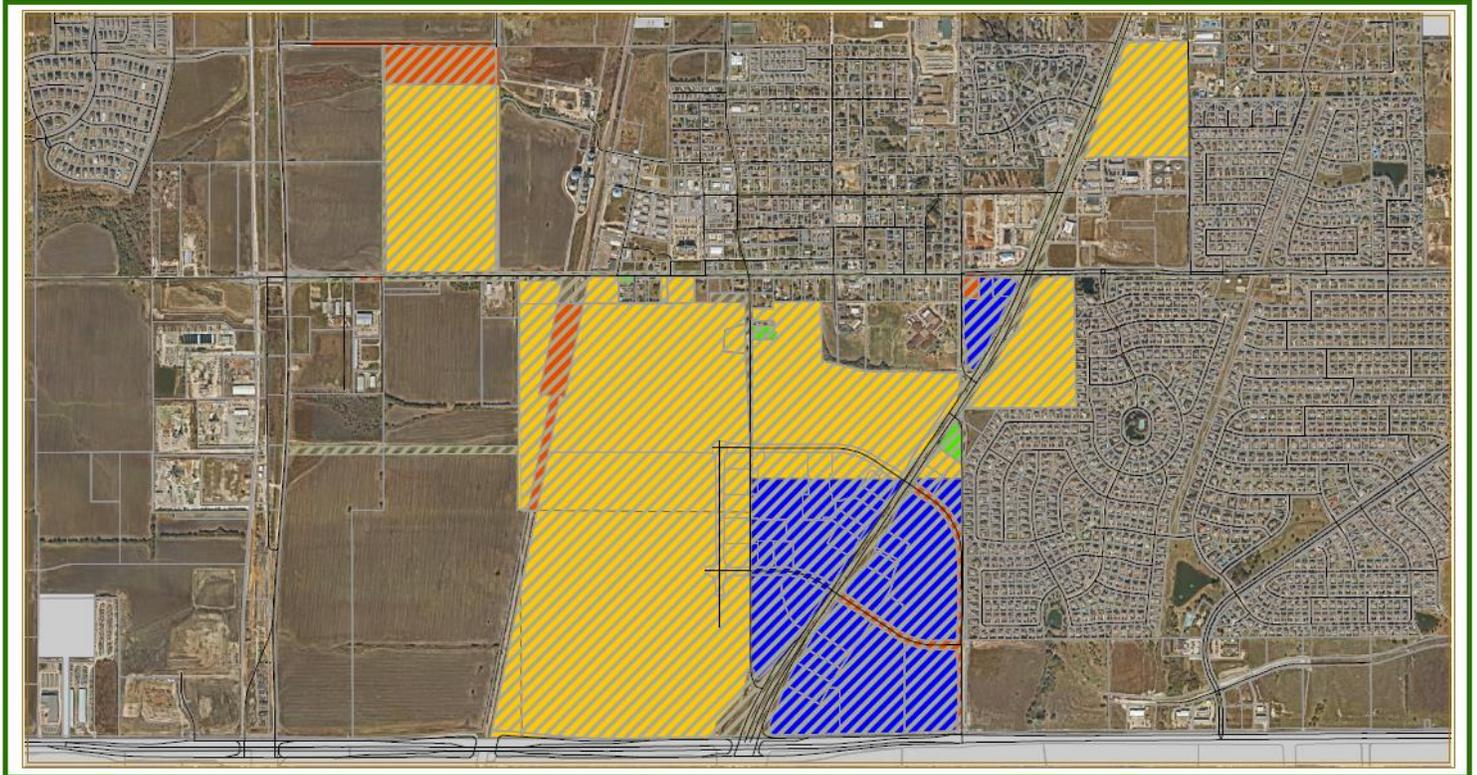
| | CAPITAL PROJECTS | DEBT SERVICE | TOTAL |
|-------------------------------|---------------------|-----------------|---------------------|
| Beginning Balance: | | | |
| <i>10/01/21</i> | \$ 1,470,609 | \$ - | \$ 1,470,609 |
| Revenues: | | | |
| Property Tax: | | | |
| Town | \$ 612,991 | \$ - | \$ 612,991 |
| Delinquent | - | - | - |
| County | 144,308 | - | 144,308 |
| Property Rollback Taxes | - | - | - |
| Sales Tax | 1,569,747 | - | 1,569,747 |
| Impact Fees: | | | |
| Water Impact Fees | 308,704 | - | 308,704 |
| Wastewater Impact Fees | 629,774 | - | 629,774 |
| Thoroughfare Impact Fees | 1,845,901 | - | 1,845,901 |
| 380 Construction Sales Office | - | - | - |
| Interest | 5,616 | - | 5,616 |
| TOTAL REVENUES | \$ 5,117,041 | \$ - | \$ 5,117,041 |
| Expenditures: | | | |
| Land Purchases | \$ - | \$ - | \$ - |
| Professional Services | - | - | - |
| Construction/Improvements: | | | |
| MDB Sewer | 1,750,804 | - | 1,750,804 |
| Richland & Lovers | - | - | - |
| Gates Phase 1 | 257,393 | - | 257,393 |
| Gates Phase 2 | 2,369,741 | - | 2,369,741 |
| Lovers Lane | - | - | - |
| SH289 Median Openings | - | - | - |
| Multi-family Infrastructure | 260,118 | - | 260,118 |
| Interest Expense | 591,878 | - | 591,878 |
| TOTAL EXPENDITURES | \$ 5,229,934 | \$ - | \$ 5,229,934 |
| Ending Balance: | | | |
| <i>09/30/22</i> | \$ 1,357,717 | \$ - | \$ 1,357,717 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

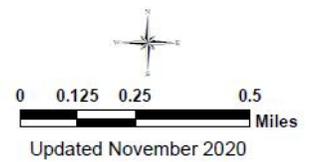
Item 2.

As of September 30, 2022

TIRZ 1 Property Tax Rollback



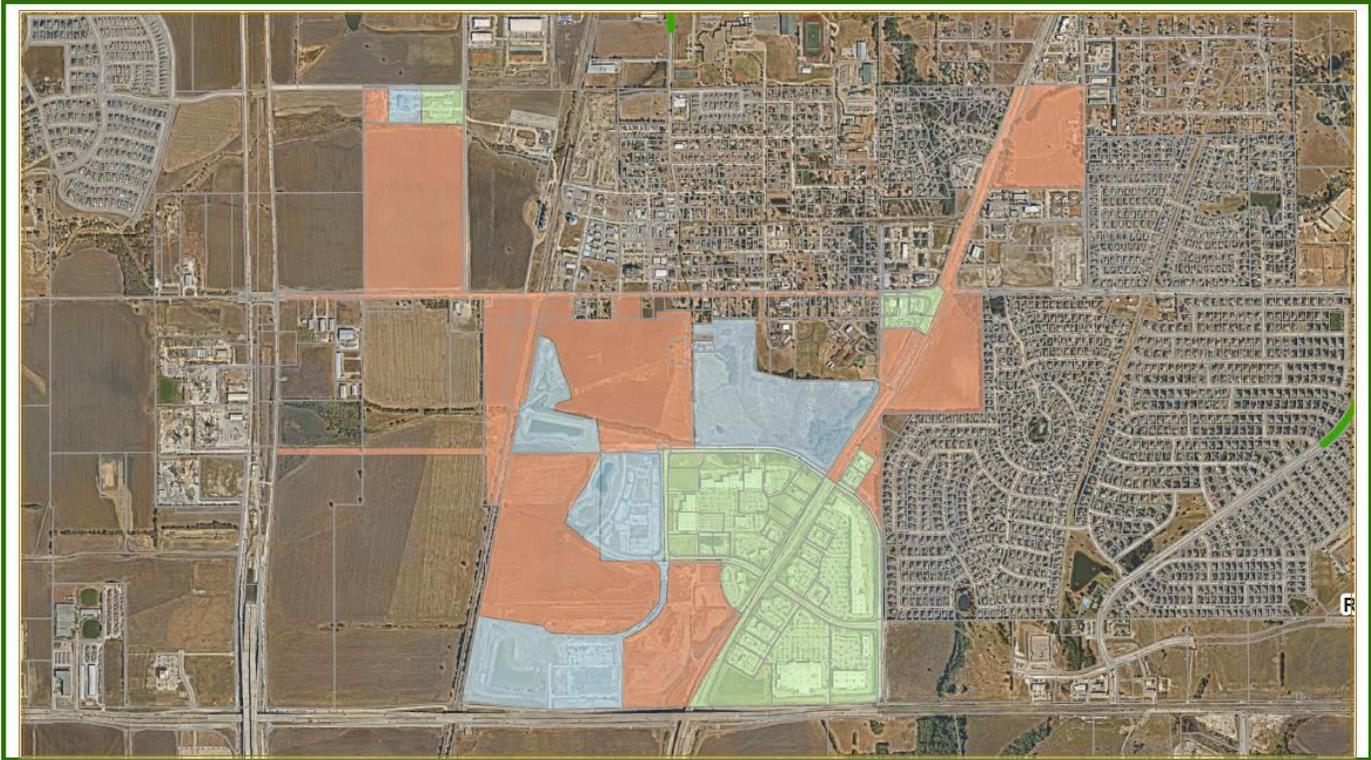
-  TIRZ 1 District
-  Agricultural Land
-  Exempt Properties
-  Properties Not Applicable to Rollback Tax
-  Rollback Taxes Collected



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

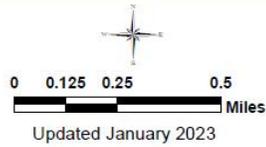
TIRZ #1 STATUS

TIRZ #1 Property Development Status



Document Path: N:\Planning\GIS\GIS Maps\Finance Requester\TIRZ-1_Status.mxd

- STATUS**
-  Complete
 -  Under Construction
 -  Undeveloped



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

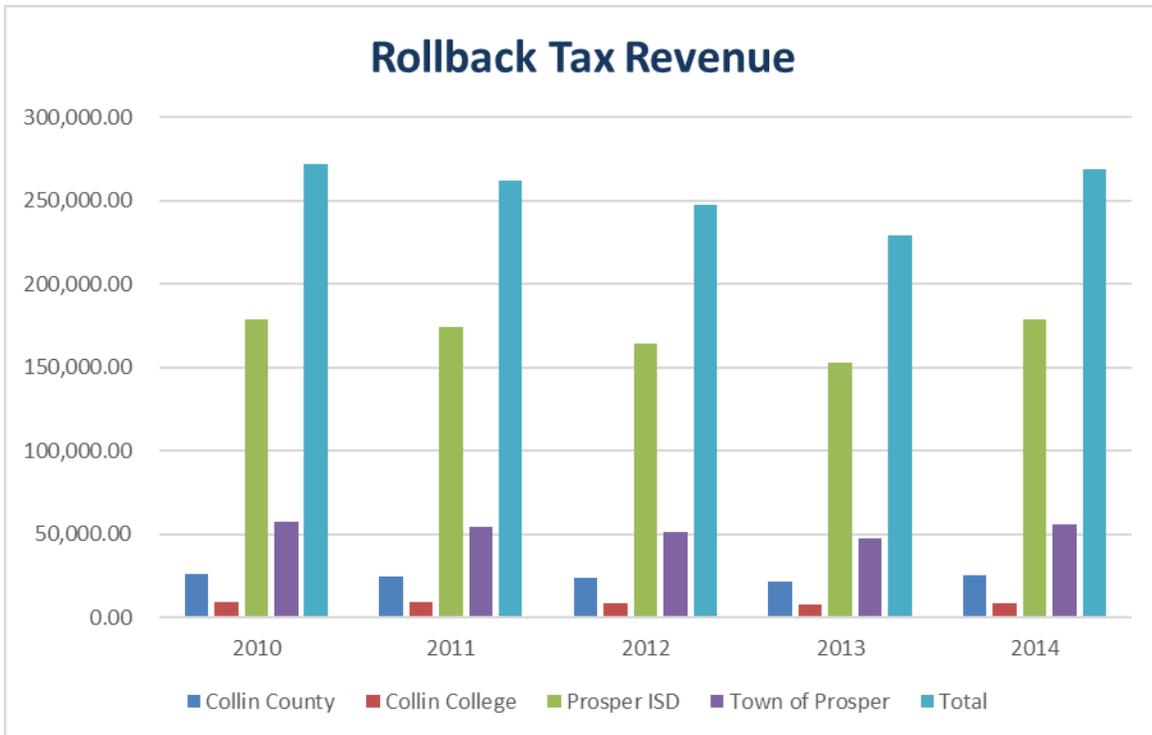
As of September 30, 2022

REVENUES & EXPENDITURES

ROLLBACK TAX REVENUE

Collected in Fiscal Year 2017

| | Collin County | Collin College | Prosper ISD | Town of Prosper | Total |
|------------------------|----------------------|-----------------------|--------------------|------------------------|--------------|
| 2010 | 26,367.06 | 9,481.15 | 179,076.09 | 57,128.58 | 272,052.88 |
| 2011 | 25,008.06 | 8,992.48 | 174,014.48 | 54,184.15 | 262,199.17 |
| 2012 | 23,633.32 | 8,498.06 | 164,448.53 | 51,205.53 | 247,785.44 |
| 2013 | 21,708.96 | 7,645.48 | 152,648.25 | 47,531.19 | 229,533.88 |
| 2014 | 25,225.28 | 8,797.72 | 179,260.51 | 55,817.65 | 269,101.16 |
| TOTAL BY ENTITY | 121,942.68 | 43,414.89 | 849,447.86 | 265,867.10 | 1,280,672.53 |



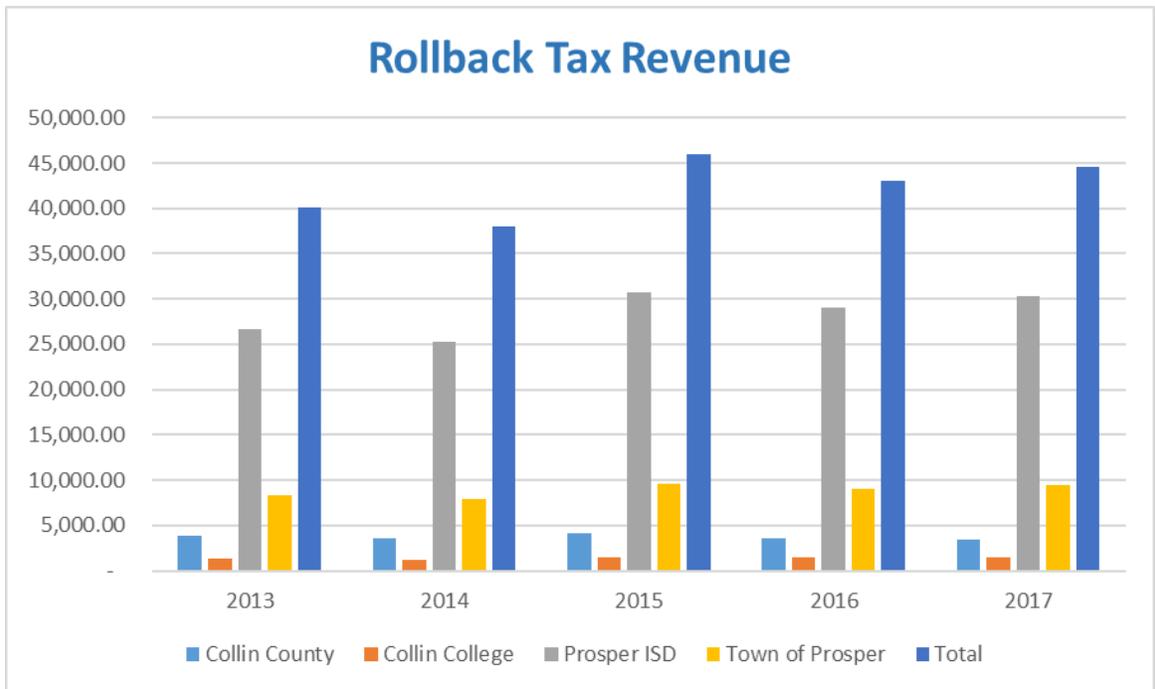
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

REVENUES & EXPENDITURES

ROLLBACK TAX REVENUE

Collected in Fiscal Year 2019

| | Collin County | Collin College | Prosper ISD | Town of Prosper | Total |
|------------------------|----------------------|-----------------------|--------------------|------------------------|--------------|
| 2013 | 3,797.76 | 1,337.50 | 26,704.27 | 8,315.10 | 40,154.63 |
| 2014 | 3,563.16 | 1,242.71 | 25,321.12 | 7,884.42 | 38,011.41 |
| 2015 | 4,147.60 | 1,510.83 | 30,784.42 | 9,585.57 | 46,028.42 |
| 2016 | 3,618.79 | 1,410.42 | 28,999.65 | 9,029.84 | 43,058.70 |
| 2017 | 3,481.92 | 1,445.51 | 30,246.73 | 9,418.14 | 44,592.30 |
| TOTAL BY ENTITY | 18,609.23 | 6,946.97 | 142,056.19 | 44,233.07 | 211,845.46 |



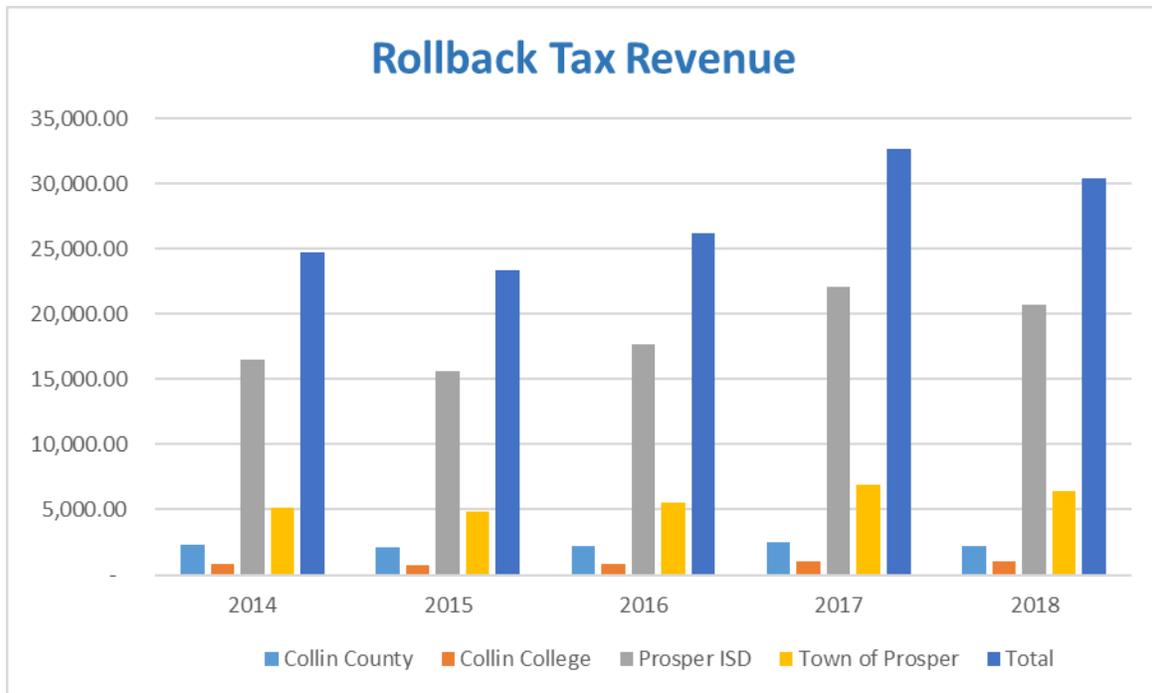
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

REVENUES & EXPENDITURES

ROLLBACK TAX REVENUE

Collected in Fiscal Year 2020

| | Collin County | Collin College | Prosper ISD | Town of Prosper | Total |
|------------------------|----------------------|-----------------------|--------------------|------------------------|--------------|
| 2014 | 2,321.47 | 809.65 | 16,497.27 | 5,136.88 | 24,765.27 |
| 2015 | 2,102.91 | 766.02 | 15,608.31 | 4,860.08 | 23,337.32 |
| 2016 | 2,204.35 | 859.15 | 17,664.79 | 5,500.41 | 26,228.70 |
| 2017 | 2,548.35 | 1,057.94 | 22,137.02 | 6,892.96 | 32,636.27 |
| 2018 | 2,242.24 | 1,007.38 | 20,712.67 | 6,449.45 | 30,411.74 |
| TOTAL BY ENTITY | 11,419.32 | 4,500.14 | 92,620.06 | 28,839.78 | 137,379.30 |



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2022

REVENUES & EXPENDITURES

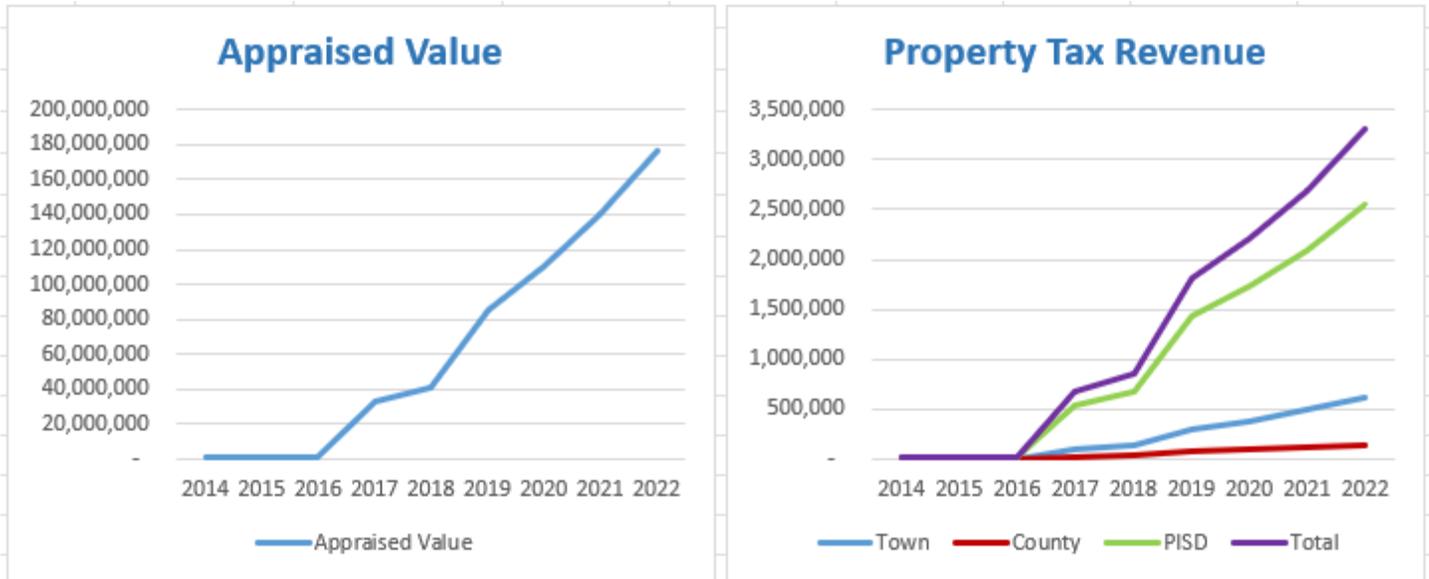
PROPERTY TAX REVENUE

| Property Taxes (Town)-70% | | | | | |
|---------------------------|-----------------|-----------------|----------|---------|------------|
| Date | Appraised Value | Less Base Value | Tax Rate | Amount | TIRZ Total |
| 2/25/2022 | 176,214,096 | 4,507,850 | 0.51 | 875,702 | 612,991 |

| Property Taxes (County)-50% | | | | | |
|-----------------------------|-----------------|-----------------|----------|---------|------------|
| Date | Appraised Value | Less Base Value | Tax Rate | Amount | TIRZ Total |
| 2/25/2022 | 176,214,096 | 4,507,850 | 0.168087 | 288,616 | 144,308 |

| Prosper ISD | | | |
|-------------|-----------------|----------|-----------|
| Date | Appraised Value | Tax Rate | Total |
| 2/25/2022 | 176,214,096 | 1.4429 | 2,542,593 |

*Prosper ISD tax revenue is not remitted to TIRZ—information only



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2022

REVENUES & EXPENDITURES

| THOROUGHFARE IMPACT FEES | | | | |
|--|----------------------|-------------------------------|-----------------------|-------------|
| Project | Permit Number | Site Address | Amount Paid | Date |
| GATES OF PROSPER #1 | COM21-0019 | 791 S PRESTON RD | \$54,592.00 | 10/15/2021 |
| GATES OF PROSPER #2 | COM21-0065 | 201 RICHLAND BLVD | \$34,123.20 | 12/27/2021 |
| GATES OF PROSPER #1 | COM21-0070 | 961 GATEWAY DR | \$1,223,264.00 | 2/17/2022 |
| GATES OF PROSPER PHASE 2 (CPR) Lot 1 Blk B | FO22-0008 | 1140 S PRESTON RD SUITE 30 | \$6,993.92 | 4/1/2022 |
| GATES OF PROSPER #1 | FO22-0023 | 750 RICHLAND BLVD SUITE 70 | \$4,592.72 | 7/20/2022 |
| GATES OF PROSPER #3 Lot 1 Blk C | COM22-0031 | 401 GATES PKWY | \$503,365.00 | 8/5/2022 |
| GATES OF PROSPER PHASE 2 (CPR) Lot 14 Blk A | FO22-0032 | 900 S PRESTON RD SUITE 80 | \$18,969.68 | 9/7/2022 |
| | | Total | \$1,845,900.52 | |
| WATER IMPACT FEES | | | | |
| Project | Permit Number | Site Address | Amount Paid | Date |
| GATES OF PROSPER #2 | COM21-0065 | 201 RICHLAND BLVD | \$42,790.00 | 12/27/2021 |
| GATES OF PROSPER #1 | COM21-0070 | 961 GATEWAY DR | \$217,010.00 | 2/17/2022 |
| GATES OF PROSPER #3 | COM22-0031 | 401 GATES PKWY | \$48,904.00 | 8/5/2022 |
| | | Total | \$308,704.00 | |
| WASTEWATER IMPACT FEES | | | | |
| Project | Permit Number | Site Address | Amount Paid | Date |
| GATES OF PROSPER #2 | COM21-0065 | 201 RICHLAND BLVD | \$9,030.00 | 12/27/2021 |
| STAR TRAIL PHASE SEVEN (CPR) | H21-1065 | 2231 RAINFOREST DR | \$2,822.00 | 1/7/2022 |
| STAR TRAIL #7 (CPR) Lot 21 Blk SS | H21-0865 | 2310 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 9 Blk SS | H21-0883 | 2251 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 4 Blk QQ | H21-0852 | 2331 WATERFORD | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE FIVE (CPR) Lot 5 Blk EE | H21-0838 | 2121 IVYWOOD LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #6 (CPR) Lot 5 Blk NN | H21-0767 | 2321 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 23 Blk SS | H21-0773 | 2340 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 21 Blk PP | H21-0839 | 2330 RED CEDAR TR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 1 Blk UU | H21-0849 | 2251 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 24 Blk SS | H21-0770 | 2350 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 4 Blk UU | H21-0850 | 2221 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #PH 7 (CPR) Lot 22 Blk RR | H21-0668 | 2350 SANDALWOOD DR | \$2,822.00 | 1/31/2022 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2022

| | | | | |
|---|----------|----------------------|------------|-----------|
| STAR TRAIL PHASE SEVEN (CPR) Lot 10 Blk PP | H21-0898 | 2231 SANDALWOOD DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 14 Blk SS | H21-0866 | 2201 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 5 Blk MM | H21-0922 | 2251 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 6 Blk RR | H21-0851 | 2301 ROLLING VISTA | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 27 Blk PP | H21-0894 | 2390 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE FIVE (CPR) Lot 31 Blk M | H21-0900 | 2150 BRYN MAWR DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE FIVE (CPR) Lot 32 Blk M | H21-0901 | 2170 BRYN MAWR DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 2 Blk SS | H21-0897 | 2371 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 8 Blk OO | H21-0925 | 2320 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 10 Blk UU | H21-0923 | 160 FOXTAIL DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 7 Blk UU | H21-0926 | 100 FOXTAIL DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 10 Blk OO | H21-0924 | 2340 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 6 Blk QQ | H21-0946 | 2311 WATERFORD | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 8 Blk MM | H21-0919 | 2311 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 13 Blk MM | H21-0947 | 2361 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 12 Blk SS | H21-0950 | 2221 RED CEDAR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 6 Blk TT | H21-0722 | 2341 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #6 (CPR) Lot 3 Blk MM | H21-0744 | 2231 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 7 Blk SS | H21-0948 | 2311 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 7 Blk LL | H21-0964 | 640 EDGEWOOD | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 10 Blk LL | H21-0953 | 610 EDGEWOOD LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 16 Blk MM | H21-0954 | 2360 BIG SKY DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 8 Blk SS | H21-0945 | 2301 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 15 Blk MM | H21-0949 | 2370 BIG SKY DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 8 Blk PP | H21-0974 | 2251 SANDALWOOD DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 18 Blk SS | H21-0997 | 2240 RAINFOREST DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #6 (CPR) Lot 6 Blk MM | H21-0982 | 2261 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #6 (CPR) Lot 9 Blk OO | H21-0998 | 2330 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 12 Blk NN | H21-1021 | 2360 GLEN HEATHER LN | \$2,822.00 | 1/31/2022 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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As of September 30, 2022

| | | | | |
|---|------------|-----------------------|--------------|-----------|
| STAR TRAIL PHASE SIX (CPR) Lot 4 Blk OO | H21-1024 | 2331 BIG SKY DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 15 Blk PP | H21-1051 | 2210 RED CEDAR TRL | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #7 (CPR) Lot 3 Blk RR | H21-1023 | 2331 ROLLING VISTA LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE ONE A (CPR) Lot 1 Blk G | H21-1016 | 1740 WHITE TAIL DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 9 Blk UU | H21-1019 | 140 FOXTAIL DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SEVEN (CPR) Lot 12 Blk PP | H21-1020 | 2211 SANDALWOOD DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 3 Blk OO | H21-1017 | 2341 BIG SKY DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 3 Blk NN | H21-1018 | 2341 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 21 Blk MM | H21-0921 | 2300 BIG SKY DR | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #6 (CPR) Lot 6 Blk NN | H21-0783 | 2301 STILLWATER LN | \$2,822.00 | 1/31/2022 |
| STAR TRAIL #9 (CPR) | H22-0043 | 171 CLOVERFIELD TRL | \$2,822.00 | 2/11/2022 |
| STAR TRAIL #9 (CPR) | H22-0044 | 150 TENNYSON TRL | \$2,822.00 | 2/11/2022 |
| STAR TRAIL #9 (CPR) | H22-0045 | 220 ENGLEWOOD CT | \$2,822.00 | 2/11/2022 |
| STAR TRAIL #9 (CPR) | H22-0047 | 1861 ABERDEEN LN | \$2,822.00 | 2/11/2022 |
| STAR TRAIL #9 (CPR) | H22-0072 | 120 MIRAMAR DR | \$2,822.00 | 2/11/2022 |
| STAR TRAIL #1B (CPR) | H22-0064 | 1811 KYLE CT | \$683.00 | 2/15/2022 |
| GATES OF PROSPER #1 | COM21-0070 | 961 GATEWAY DR | \$126,420.00 | 2/17/2022 |
| STAR TRAIL #9 (CPR) | H22-0086 | 1981 ABERDEEN LN | \$2,822.00 | 2/18/2022 |
| STAR TRAIL #9 (CPR) | H22-0087 | 1961 ABERDEEN LN | \$2,822.00 | 2/18/2022 |
| STAR TRAIL #9 (CPR) | H22-0099 | 151 TENNYSON TRL | \$2,822.00 | 2/21/2022 |
| STAR TRAIL #6 (CPR) | H22-0049 | 2321 BIG SKY DR | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #7 (CPR) | H22-0080 | 2361 RAINFOREST DR | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #7 (CPR) | H22-0081 | 2330 RAINFOREST DR | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #7 (CPR) | H22-0082 | 2320 ROLLING VISTA LN | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #9 (CPR) | H22-0091 | 221 MIRAMAR DR | \$2,822.00 | 2/28/2022 |
| STAR TRAIL PHASE #6 (CPR) | H22-0107 | 2330 GLEN HEATHER LN | \$2,822.00 | 2/28/2022 |
| STAR TRAIL PHASE #7 (CPR) | H22-0108 | 2201 ROLLING VISTA LN | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #6 (CPR) | H22-0110 | 620 EDGEWOOD LN | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #6 (CPR) | H22-0126 | 691 GLENDOVER DR | \$2,822.00 | 2/28/2022 |
| STAR TRAIL #7 (CPR) Lot 3 Blk SS | H22-0075 | 2361 RED CEDAR TRL | \$2,822.00 | 3/3/2022 |
| STAR TRAIL #9 (CPR) Lot 7 Blk WW | H22-0125 | 1910 ABERDEEN WAY | \$2,822.00 | 3/8/2022 |
| STAR TRAIL #9 (CPR) Lot 3 Blk WW | H22-0124 | 1891 AINSBURY WAY | \$2,822.00 | 3/8/2022 |
| STAR TRAIL #9 (CPR) Lot 75 Blk TT | H22-0140 | 140 ENGLEWOOD CT | \$2,822.00 | 3/8/2022 |
| STAR TRAIL #9 (CPR) Lot 1 Blk WW | H22-0128 | 1931 AINSBURY WAY | \$2,822.00 | 3/10/2022 |
| STAR TRAIL #9 (CPR) Lot 54 Blk TT | H22-0164 | 140 MIRAMAR DR | \$2,822.00 | 3/11/2022 |
| STAR TRAIL #9 (CPR) Lot 15 Blk W | H22-0165 | 170 TENNYSON TRAIL | \$2,822.00 | 3/11/2022 |
| STAR TRAIL #9 (CPR) Lot 78 Blk TT | H22-0163 | 200 ENGLEWOOD CT | \$2,822.00 | 3/11/2022 |

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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| | | | | |
|--|----------|-----------------------|------------|-----------|
| STAR TRAIL #9 (CPR) Lot 66 Blk TT | H22-0166 | 1941 ABERDEEN LN | \$2,822.00 | 3/11/2022 |
| STAR TRAIL # 9 (CPR) Lot 74 Blk TT | H22-0130 | 120 ENGLEWOOD CT | \$2,822.00 | 3/11/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 14 Blk MM | H22-0117 | 2371 GLEN HEATHER LN | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 10 Blk RR | H22-0145 | 2211 ROLLING VISTA LN | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 9 Blk QQ | H22-0119 | 2211 WATERFORD WAY | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 4 Blk RR | H22-0141 | 2321 ROLLING VISTA LN | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 11 Blk SS | H22-0116 | 2231 RED CEDAR TRL | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 22 Blk LL | H22-0118 | 701 GLENDOVER DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 7 Blk PP | H22-0142 | 2301 SANDALWOOD DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 1 Blk NN | H22-0148 | 2361 STILLWATER LN | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 20 Blk MM | H22-0115 | 2320 BIG SKY DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL #6 (CPR) Lot 1 Blk OO | H22-0114 | 2361 BIG SKY DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 16 Blk PP | H22-0120 | 2220 RED CEDAR TRL | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 11 Blk PP | H22-0144 | 2221 SANDALWOOD DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 6 Blk PP | H22-0143 | 2311 SANDALWOOD DR | \$2,822.00 | 3/18/2022 |
| STAR TRAIL #8 (CPR) Lot 20 Blk VV | H22-0171 | 2260 SHADY HILL DR | \$2,822.00 | 3/22/2022 |
| STAR TRAIL #8 (CPR) Lot 17 Blk TT | H22-0170 | 2350 WHITE OAK WAY | \$2,822.00 | 3/23/2022 |
| STAR TRAIL #9 (CPR) Lot 14 Blk UU | H22-0156 | 161 SOUTHERN HILLS DR | \$2,822.00 | 3/24/2022 |
| STAR TRAIL #9 (CPR) Lot 82 Blk TT | H22-0232 | 181 ENGLEWOOD CT | \$2,822.00 | 3/25/2022 |
| STAR TRAIL #8 (CPR) Lot 19 Blk UU | H22-0187 | 2220 WHITE OAK WAY | \$2,822.00 | 3/29/2022 |
| STAR TRAIL #8 (CPR) Lot 4 Blk VV | H22-0167 | 2321 WHITE OAK WAY | \$2,822.00 | 3/29/2022 |
| STAR TRAIL #8 (CPR) Lot 10 Blk VV | H22-0218 | 2241 WHITE OAK WAY | \$2,822.00 | 3/29/2022 |
| STAR TRAIL #8 (CPR) Lot 18 Blk TT | H22-0185 | 2360 WHITE OAK WAY | \$2,822.00 | 3/29/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 6 Blk SS | H22-0146 | 2331 RED CEDAR TRL | \$2,822.00 | 3/30/2022 |
| STAR TRAIL #8 (CPR) Lot 21 Blk VV | H22-0186 | 2280 SHADY HILL DR | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 8 Blk UU | H22-0184 | 2200 WHITE OAK WAY | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 19 Blk TT | H22-0172 | 2380 WHITE OAK WAY | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 30 Blk TT | H22-0217 | 100 CRESTOVER CT | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 3 Blk VV | H22-0173 | 2341 WHITE OAK WAY | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 11 Blk VV | H22-0183 | 2231 WHITE OAK WAY | \$2,822.00 | 4/4/2022 |
| STAR TRAIL #8 (CPR) Lot 22 Blk TT | H22-0169 | 2341 SHADY HILL DR | \$2,822.00 | 4/5/2022 |
| STAR TRAIL #9 (CPR) Lot 9 Blk VV | H22-0198 | 141 MIRAMAR DR | \$2,822.00 | 4/6/2022 |
| STAR TRAIL #8 (CPR) Lot 29 Blk TT | H22-0168 | 2380 FALLSVIEW CT | \$2,822.00 | 4/7/2022 |
| STAR TRAIL #8 (CPR) Lot 9 Blk VV | H22-0241 | 2251 WHITE OAK WAY | \$2,822.00 | 4/7/2022 |

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| STAR TRAIL #6 (CPR) Lot 6 Blk LL | H22-0189 | 650 EDGEWOOD LN | \$2,822.00 | 4/8/2022 |
| STAR TRAIL #6 (CPR) Lot 14 Blk LL | H22-0190 | 621 GLENDOVER DR | \$2,822.00 | 4/8/2022 |
| STAR TRAIL #7 (CPR) Lot 8 Blk TT | H22-0191 | 2321 RAINFOREST DR | \$2,822.00 | 4/8/2022 |
| Star Trail #9 (CPR) Lot 21 Blk W | H22-0229 | 151 CLOVERFIELD TRL | \$2,822.00 | 4/11/2022 |
| STAR TRAIL #9 (CPR) Lot 2 Blk W | H22-0230 | 180 SOUTHERN HILLS DR | \$2,822.00 | 4/11/2022 |
| STAR TRAIL #9 (CPR) Lot 61 Blk TT | H22-0199 | 111 TENNYSON TRL | \$2,822.00 | 4/12/2022 |
| STAR TRAIL #8 (CPR) Lot 13 Blk TT | H22-0213 | 2300 WHITE OAK WAY | \$2,822.00 | 4/12/2022 |
| STAR TRAIL #8 (CPR) Lot 5 Blk VV | H22-0197 | 2311 WHITE OAK WAY | \$2,822.00 | 4/19/2022 |
| STAR TRAIL #9 (CPR) Lot 4 Blk WW | H22-0277 | 1871 AINSBURY WAY | \$2,822.00 | 4/20/2022 |
| STAR TRAIL #9 (CPR) Lot 11 Blk W | H22-0257 | 181 MIRAMAR DR | \$2,822.00 | 4/20/2022 |
| STAR TRAIL #9 (CPR) Lot 56 Blk TT | H22-0246 | 180 MIRAMAR DR | \$2,822.00 | 5/2/2022 |
| STAR TRAIL #9 (CPR) Lot 2 Blk WW | H22-0270 | 1911 AINSBURY WAY | \$2,822.00 | 5/2/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 17 Blk SS | H22-0255 | 2230 RAINFOREST DR | \$2,822.00 | 5/3/2022 |
| STAR TRAIL #7 (CPR) Lot 17 Blk RR | H22-0252 | 2300 SANDALWOOD DR | \$2,822.00 | 5/3/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 18 Blk LL | H22-0256 | 661 GLENDOVER DR | \$2,822.00 | 5/3/2022 |
| STAR TRAIL #6 (CPR) Lot 4 Blk MM | H22-0287 | 2241 GLEN HEATHER LN | \$2,822.00 | 5/3/2022 |
| STAR TRAIL #7 (CPR) Lot 1 Blk SS | H22-0288 | 2381 RED CEDAR TRL | \$2,822.00 | 5/3/2022 |
| STAR TRAIL #7 (CPR) Lot 20 Blk RR | H22-0340 | 2330 SANDALWOOD DR | \$2,822.00 | 5/3/2022 |
| STAR TRAIL #6 (CPR) Lot 9 Blk MM | H22-0338 | 2321 GLEN HEATHER LN | \$2,822.00 | 5/4/2022 |
| STAR TRAIL #7 (CPR) Lot 14 Blk RR | H22-0377 | 2220 SANDALWOOD DR | \$2,822.00 | 5/11/2022 |
| STAR TRAIL #6 (CPR) Lot 19 Blk MM | H22-0380 | 2330 BIG SKY DR | \$2,822.00 | 5/11/2022 |
| STAR TRAIL #7 (CPR) Lot 15 Blk SS | H22-0378 | 2210 RAINFOREST DR | \$2,822.00 | 5/11/2022 |
| STAR TRAIL #7 (CPR) Lot 12 Blk RR | H22-0381 | 2200 SANDALWOOD DR | \$2,822.00 | 5/13/2022 |
| STAR TRAIL #7 (CPR) Lot 18 Blk PP | H22-0383 | 2240 RED CEDAR TRL | \$2,822.00 | 5/13/2022 |
| STAR TRAIL PHASE #7 (CPR) Lot 1 Blk QQ | H22-0149 | 2361 WATERFORD WAY | \$2,822.00 | 5/20/2022 |
| STAR TRAIL #6 (CPR) Lot 7 Blk OO | H22-0316 | 2300 STILLWATER LN | \$2,822.00 | 5/20/2022 |
| STAR TRAIL PHASE SIX (CPR) Lot 7 Blk MM | H22-0339 | 2301 GLEN HEATHER LN | \$2,822.00 | 5/20/2022 |
| STAR TRAIL #6 (CPR) Lot 2 Blk OO | H22-0379 | 2351 BIG SKY DR | \$2,822.00 | 5/24/2022 |
| STAR TRAIL #6 (CPR) Lot 8 Blk LL | H22-0407 | 630 EDGEWOOD LN | \$2,822.00 | 6/1/2022 |
| STAR TRAIL #9 (CPR) Lot 3 Blk VV | H22-0375 | 170 SOUTHERN HILLS DR | \$2,822.00 | 6/2/2022 |
| STAR TRAIL #9 (CPR) Lot 4 Blk VV | H22-0376 | 160 SOUTHERN HILLS DR | \$2,822.00 | 6/2/2022 |
| STAR TRAIL #8 (CPR) Lot 15 Blk VV | H22-0426 | 2200 SHADY HILL DR | \$2,822.00 | 6/3/2022 |
| STAR TRAIL #9 (CPR) Lot 84 Blk TT | H22-0382 | 200 CLOVERFIELD TRL | \$2,822.00 | 6/6/2022 |
| STAR TRAIL #9 (CPR) Lot 17 Blk VV | H22-0341 | 130 TENNYSON TRL | \$2,822.00 | 6/7/2022 |
| STAR TRAIL #8 (CPR) Lot 20 Blk TT | H22-0430 | 2381 SHADY HILL DR | \$2,822.00 | 6/20/2022 |
| STAR TRAIL #8 (CPR) Lot 7 Blk VV | H22-0429 | 2281 WHITE OAK WAY | \$2,822.00 | 6/20/2022 |
| STAR TRAIL #8 (CPR) Lot 13 Blk VV | H22-0428 | 2201 WHITE OAK WAY | \$2,822.00 | 6/20/2022 |
| STAR TRAIL #7 (CPR) Lot 17 Blk QQ | H22-0192 | 2330 ROLLING VISTA LN | \$2,822.00 | 6/21/2022 |
| STAR TRAIL #1B (CPR) Lot 2 Blk A | H22-0406 | 921 BROOKFIELD DR | \$683.00 | 6/21/2022 |

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| STAR TRAIL PHASE #7 (CPR) Lot 5 Blk PP | H22-0405 | 2321 SANDALWOOD DR | \$2,822.00 | 6/21/2022 |
| STAR TRAIL PHASE #6 (CPR) Lot 11 Blk LL | H22-0404 | 600 EDGEWOOD LN | \$2,822.00 | 6/21/2022 |
| STAR TRAIL #7 (CPR) Lot 13 Blk SS | H22-0494 | 2211 RED CEDAR TRL | \$2,822.00 | 6/24/2022 |
| STAR TRAIL #8 (CPR) Lot 34 Blk TT | H22-0447 | 2241 SHADY HILL DR | \$2,822.00 | 6/28/2022 |
| STAR TRAIL #9 (CPR) Lot 10 Blk VV | H22-0513 | 161 MIRAMAR DR | \$2,822.00 | 7/1/2022 |
| STAR TRAIL #7 (CPR) Lot 17 Blk PP | H22-0512 | 2230 RED CEDAR TRL | \$2,822.00 | 7/7/2022 |
| STAR TRAIL #1A (CPR) Lot 2 Blk G | H22-0511 | 1730 WHITE TAIL DR | \$683.00 | 7/8/2022 |
| STAR TRAIL #7 (CPR) Lot 20 Blk SS | H22-0560 | 2300 RAINFOREST DR | \$2,822.00 | 7/12/2022 |
| STAR TRAIL #8 (CPR) Lot 24 Blk W | H22-0508 | 2340 SHADY HILL DR | \$2,822.00 | 7/12/2022 |
| STAR TRAIL #8 (CPR) Lot 17 Blk UU | H22-0546 | 2180 WHITE OAK WAY | \$2,822.00 | 7/12/2022 |
| STAR TRAIL #8 (CPR) Lot 19 Blk VV | H22-0559 | 2250 SHADY HILL TRL | \$2,822.00 | 7/19/2022 |
| STAR TRAIL #8 (CPR) Lot 22 Blk VV | H22-0545 | 2300 SHADY HILL TRL | \$2,822.00 | 7/19/2022 |
| STAR TRAIL #7 (CPR) Lot 5 Blk RR | H22-0437 | 2311 ROLLING VISTA LN | \$2,822.00 | 8/4/2022 |
| GATES OF PROSPER #3 Lot 1 Blk C | COM22-0031 | 401 GATES PKWY | \$9,030.00 | 8/5/2022 |
| STAR TRAIL #8 (CPR) Lot 41 Blk TT | H22-0633 | 101 ROSEDALE CT | \$2,822.00 | 8/8/2022 |
| STAR TRAIL PHASE #1B (CPR) Lot 31 Blk N | H22-0605 | 690 HALLMARK CT | \$683.00 | 8/8/2022 |
| STAR TRAIL #9 (CPR) Lot 6 Blk VV | H22-0636 | 130 SOUTHERN HILLS DR | \$2,822.00 | 8/10/2022 |
| STAR TRAIL #9 (CPR) Lot 15 Blk UU | H22-0637 | 151 SOUTHERN HILLS DR | \$2,822.00 | 8/10/2022 |
| STAR TRAIL #9 (CPR) Lot 70 Blk TT | H22-0649 | 1881 ABERDEEN LN | \$2,822.00 | 8/23/2022 |
| STAR TRAIL #7 (CPR) Lot 16 Blk SS | H22-0561 | 2220 RAINFOREST DR | \$2,822.00 | 9/1/2022 |
| STAR TRAIL #7 (CPR) Lot 25 Blk SS | H22-0533 | 2360 RAINFOREST DR | \$2,822.00 | 9/1/2022 |
| STAR TRAIL #9 (CPR) Lot 7 Blk VV | H22-0659 | 2100 MOSSWOOD WAY | \$2,822.00 | 9/12/2022 |
| STAR TRAIL #6 (CPR) Lot 1 Blk LL | H22-0412 | 700 EDGEWOOD LN | \$2,822.00 | 9/13/2022 |
| STAR TRAIL #9 (CPR) Lot 73 Blk TT | H22-0676 | 100 ENGLEWOOD CT | \$2,822.00 | 9/19/2022 |
| STAR TRAIL #9 (CPR) Lot 76 Blk TT | H22-0730 | 160 ENGLEWOOD CT | \$2,822.00 | 9/27/2022 |
| STAR TRAIL #8 (CPR) Lot 23 Blk TT | H22-0734 | 2321 SHADY HILL DR | \$2,822.00 | 9/30/2022 |
| | | Total | \$629,774.00 | |
| | | Grand Total | \$2,784,378.52 | |

Town of Prosper, Texas Tax Increment Reinvestment Zone #1

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REVENUES & EXPENDITURES

PAYMENT SUMMARIES

By Project:

| TIRZ 1 Totals | | MDB Sewer | Richland & Lovers | Gates Phase 1 | Gates Phase 2 | Gates Phase 3 | Gates Multi-Family | Multi-Family Infrastructure | Lovers Lane | SH289 Median Openings | Interest | Construction Total | Totals |
|---------------|--|--------------|-------------------|---------------|---------------|---------------|--------------------|-----------------------------|-------------|-----------------------|--------------|--------------------|---------------|
| Amount | | 5,802,881.59 | 371,316.79 | 5,723,402.42 | 13,904,171.19 | 896,003.08 | 141,351.17 | 1,513,279.98 | 3,355.75 | 335,233.80 | 2,466,940.32 | 28,690,995.77 | 31,157,936.09 |
| Paid | | 2,520,823.66 | 371,316.79 | 5,723,402.42 | 3,345,294.42 | - | - | 260,118.05 | 3,355.75 | 335,233.80 | 2,466,940.32 | 12,559,544.89 | 15,026,485.21 |
| Remaining | | 3,282,057.93 | - | - | 10,558,876.77 | 896,003.08 | 141,351.17 | 1,253,161.93 | - | - | - | 16,131,450.88 | 16,131,450.88 |

By Payment Request:

| | | MDB Sewer | Richland & Lovers | Gates Phase 1 | Gates Phase 2 | Gates Phase 3 | Gates Multi-Family | Multi-Family Infrastructure | Lovers Lane | SH289 Median Openings | Interest | | |
|-----------|--|--------------|-------------------|---------------|---------------|---------------|--------------------|-----------------------------|-------------|-----------------------|------------|------------|--------------|
| Amount | | 3,636,320.41 | 139,196.42 | - | - | - | - | - | - | 335,233.80 | - | - | 4,110,750.63 |
| Paid | | 2,520,823.66 | 139,196.42 | - | - | - | - | - | - | 335,233.80 | - | - | 2,995,253.88 |
| Remaining | | 1,115,496.75 | - | - | - | - | - | - | - | - | - | - | 1,115,496.75 |
| Amount | | 2,127,917.68 | 47,549.09 | 545,177.30 | - | - | - | - | 3,355.75 | - | 143,876.27 | - | 2,867,876.09 |
| Paid | | - | 47,549.09 | 545,177.30 | - | - | - | - | 3,355.75 | - | 143,876.27 | - | 739,958.41 |
| Remaining | | 2,127,917.68 | - | - | - | - | - | - | - | - | - | - | 2,127,917.68 |
| Amount | | 38,643.50 | 26,549.41 | 1,804,866.36 | 9,000.00 | - | - | - | - | - | - | 239,216.27 | 2,118,275.54 |
| Paid | | - | 26,549.41 | 1,804,866.36 | 9,000.00 | - | - | - | - | - | - | 239,216.27 | 2,079,632.04 |
| Remaining | | 38,643.50 | - | - | - | - | - | - | - | - | - | - | 38,643.50 |
| Amount | | - | 132,461.49 | 2,378,999.15 | 21,075.20 | - | - | - | - | - | 277,231.35 | - | 2,809,767.19 |
| Paid | | - | 132,461.49 | 2,378,999.15 | 21,075.20 | - | - | - | - | - | 277,231.35 | - | 2,809,767.19 |
| Remaining | | - | - | - | - | - | - | - | - | - | - | - | - |
| Amount | | - | 25,560.38 | 293,199.21 | 2,488,641.70 | - | - | - | - | - | 317,623.31 | - | 3,125,024.60 |
| Paid | | - | 25,560.38 | 293,199.21 | 2,488,641.70 | - | - | - | - | - | 317,623.31 | - | 3,125,024.60 |
| Remaining | | - | - | - | - | - | - | - | - | - | - | - | - |
| Amount | | - | - | 142,307.71 | 7,064,255.55 | - | - | - | - | - | 373,827.14 | - | 7,580,390.40 |
| Paid | | - | - | 142,307.71 | 826,577.52 | - | - | - | - | - | 373,827.14 | - | 1,342,712.37 |
| Remaining | | - | - | - | 6,237,678.03 | - | - | - | - | - | - | - | 6,237,678.03 |
| Amount | | - | - | 493,335.69 | 4,286,276.63 | - | - | - | - | - | 523,288.16 | - | 5,302,900.48 |
| Paid | | - | - | 493,335.69 | - | - | - | - | - | - | 523,288.16 | - | 1,016,623.85 |
| Remaining | | - | - | - | 4,286,276.63 | - | - | - | - | - | - | - | 4,286,276.63 |
| Amount | | - | - | 65,517.00 | 34,922.11 | 896,003.08 | 141,351.17 | 1,513,279.98 | - | - | - | 591,877.82 | 3,242,951.16 |
| Paid | | - | - | 65,517.00 | - | - | - | 260,118.05 | - | - | - | 591,877.82 | 917,512.87 |
| Remaining | | - | - | - | 34,922.11 | 896,003.08 | 141,351.17 | 1,253,161.93 | - | - | - | - | 2,325,438.29 |

By Payments Made:

| | Total Charges | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Total Payments | Remaining Balance |
|---------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|-------------------|
| Total Payment | | 1,176,006.57 | 1,846,744.76 | 1,512,514.84 | 3,125,727.91 | 2,135,557.37 | 5,229,933.76 | 15,026,485.21 | |
| Interest | 2,466,940.32 | 383,092.54 | 468,265.03 | 310,937.13 | 189,479.64 | 523,288.16 | 591,877.82 | 2,466,940.32 | - |
| Construction Costs | 28,690,995.77 | 792,914.03 | 1,378,479.73 | 1,201,577.71 | 2,936,248.27 | 1,612,269.21 | 4,638,055.94 | 12,559,544.89 | 16,131,450.88 |