



Agenda
Prosper TIRZ No. 1 Board of Directors Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 10, 2026
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 Public Comment Request Form 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 the meeting 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 Board or while attending the 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 Board during that session of the meeting. 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 January 28, 2025, TIRZ No. 1 Board of Directors meeting. (MLS)
2. Receive the 2025 Annual Report. (HW/MN)

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 Wednesday, February 4, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the TIRZ No. 1 Board of Directors reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

<p>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Town of Prosper Board, Commission, and Committee 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.</p>



Minutes

Item 1.

**Town of Prosper TIRZ No. 1
Board of Directors Meeting**
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 28, 2025

Call to Order/ Roll Call.

The meeting was called to order at 5:32 p.m.

Board Members Present:

Mayor David F. Bristol
Mayor Pro-Tem Marcus E. Ray
Deputy Mayor Pro-Tem Amy Bartley
Councilmember Jeff Hodges
Councilmember Craig Andres
Councilmember Chris Kern
Councilmember Cameron Reeves
Ray Smith, Prosper Economic Development Corporation
Commissioner Susan Fletcher, Collin County Commissioners Court

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Michelle Lewis Sirianni, Town Secretary
Robyn Battle, Executive Director
Mary Ann Moon, EDC Executive Director
Chris Landrum, Finance Director
Marcus Northcutt, Accounting Manager
Hulon Webb, Director of Engineering Services
David Hoover, Development Services Director
Todd Rice, Communications Director
Doug Kowalski, Police Chief

1. Consider and act upon the minutes from the January 23, 2024, TIRZ No. 1 Board of Directors meeting. (MLS)

Mr. Smith made a motion to approve the minutes of the January 23, 2024, TIRZ No. 1 Board of Directors meeting. Commissioner Fletcher seconded the motion. Motion carried unanimously.

2. Receive the 2024 Annual Report. (HW/MN)

Mr. Webb reviewed the boundary of TIRZ No. 1 and businesses that received their Certificate of Occupancy (CO) before and after the reporting period from October 1, 2023, to September 30, 2024. He noted the total reimbursement request is \$4,690,473.24 with the 3.5% interest being \$844,220.23 and a total billed to date being \$48,289,074.60.

Mr. Northcutt provided an overview of the total revenues and expenditures received during the reporting period by payments made, captured the appraised value retained

for the 2023 and 2024 tax years, the captured appraised value, and the property tax revenues, and sales tax revenue received.

Commissioner Fletcher made a motion to receive the 2024 Annual Report as presented. Councilmember Reeves seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 5:49 p.m.

These minutes were approved on the 10th day of February 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary



Town of Prosper, Texas

Tax Increment Reinvestment Zone #1 (TIRZ #1)

ANNUAL REPORT

2025

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

INDEX

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- 2) Index**
- 3) Year End Summary of Meetings/Town Council/Board Actions**
- 4) Public Infrastructure/Building Projects**
- 5) Capital Improvement Plan Budget**
- 6) Annual Financial Report**
- 7) TIRZ Fund Financial Statement**
- 8) Revenue & Expenditures**
 - a) TIRZ Rollback Tax Map**
 - b) Rollback Tax Revenue**
 - c) Property Tax Revenue**
 - d) Impact Fee Revenue**
 - e) Payment Summaries**

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

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 meeting was held on April 11, 2017. The third annual meeting was held on January 23, 2018. The fourth annual meeting was held on January 22, 2019. The fifth annual meeting was held on January 28, 2020. The sixth annual meeting was held on January 26, 2021. The seventh annual meeting was held on January 25, 2022. The eighth annual meeting was held on January 24, 2023. The ninth annual meeting was held on January 23, 2024. The tenth annual meeting was held on January 28, 2025. This is the eleventh year that the board has reviewed the annual report.

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

Business Name	Address	Area	CO Issued Date
Prime IV Hydration & Wellness	750 Richland Unit 60	2,198	11/14/2024
Reza's Rug & More	960 S Preston Road, Unit 10	3,370	11/26/2024
Woof Gang Bakery & Grooming	900 S Preston Road, Unit 10	1,996	3/7/2025
Glo Tanning	900 S Preston Road, Unit 20	2,365	4/4/2025
Outback Steakhouse	840 S Preston Road	4,694	4/4/2025
Shell Building B	1191 Gates Parkway	88,316	9/15/2025
Shell Building A	1081 Gates Parkway	63,417	9/18/2025

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

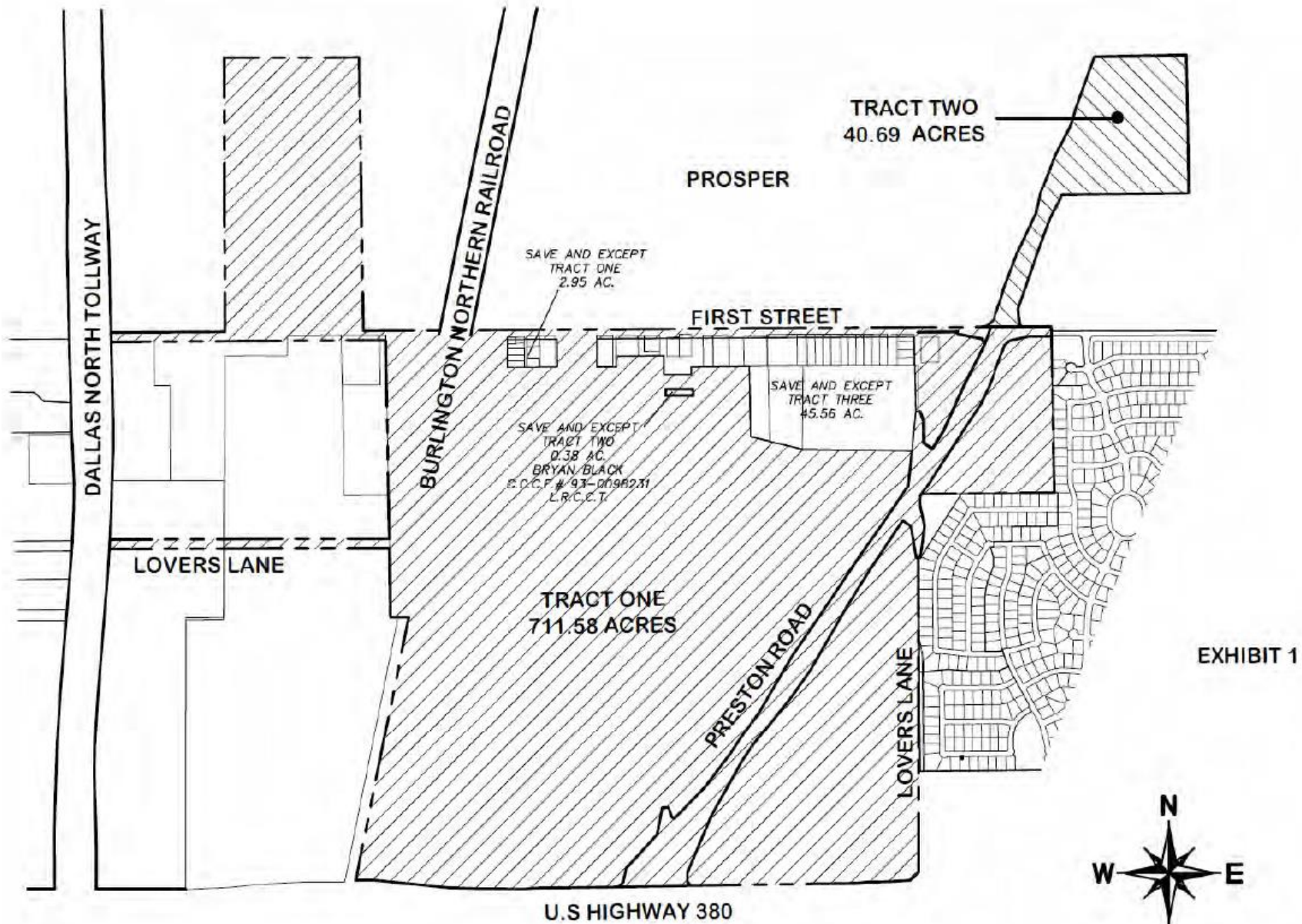


EXHIBIT 1



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

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	\$8,599,210.00	\$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		

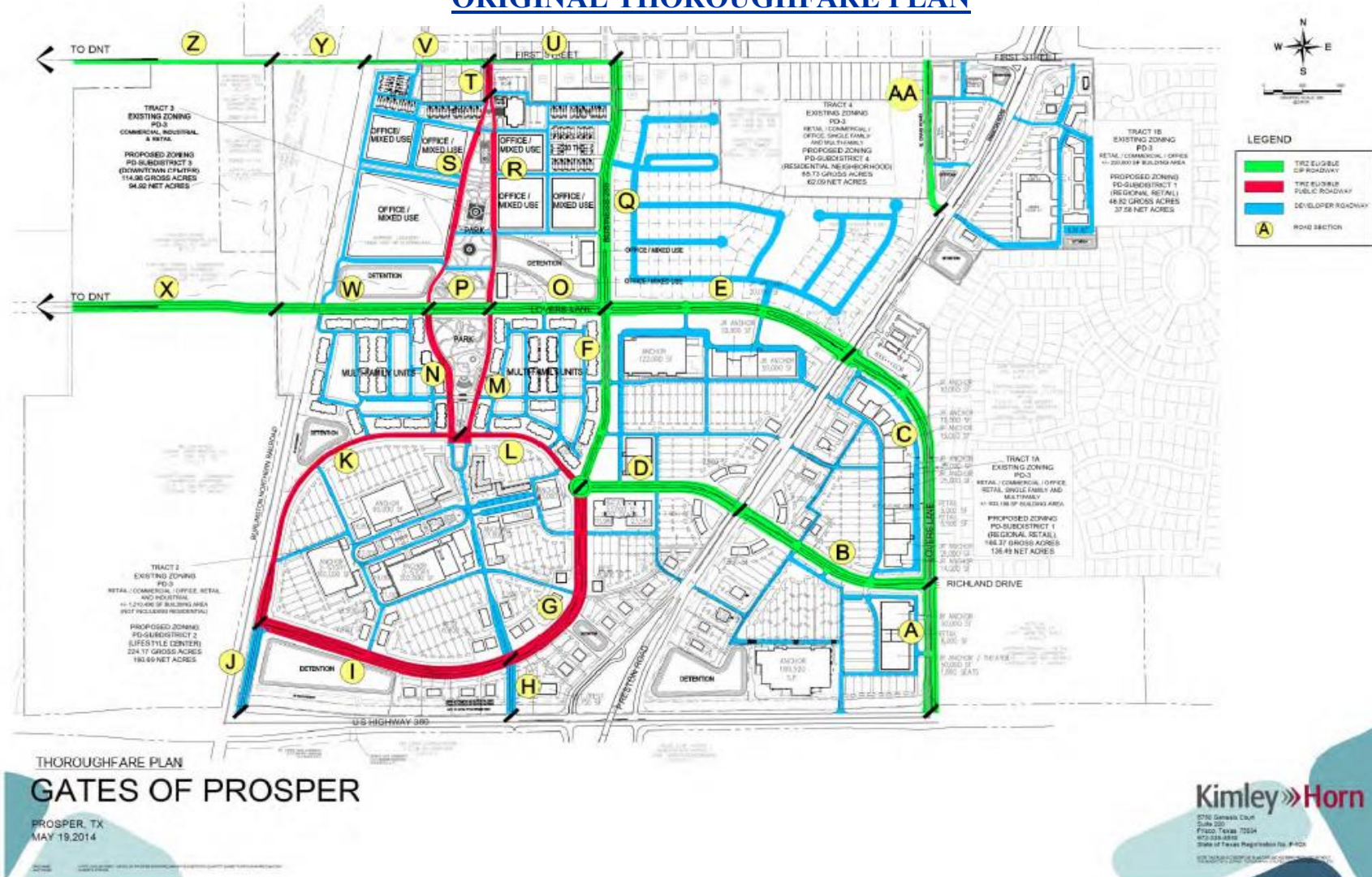
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

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, 2025

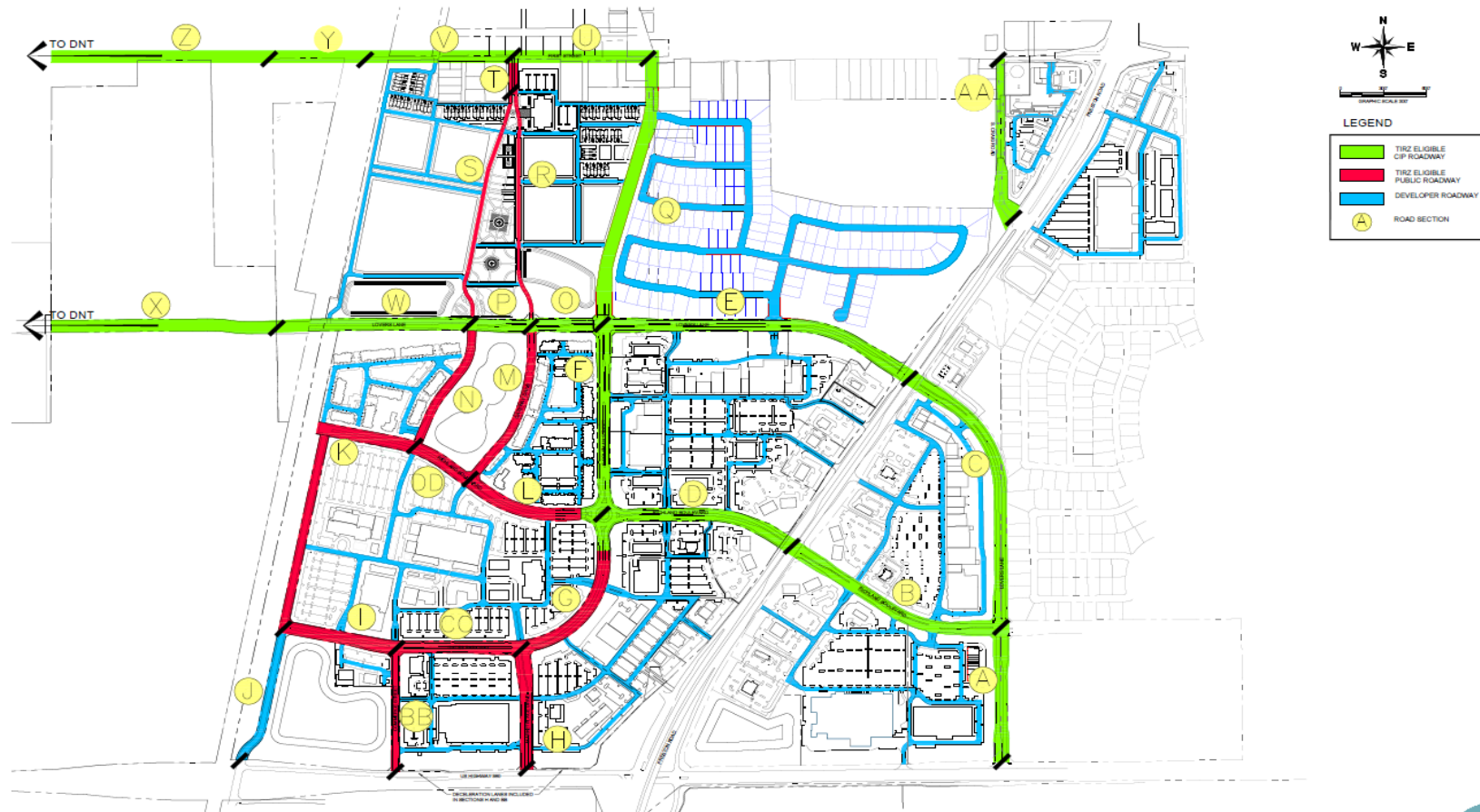
ORIGINAL THOROUGHFARE PLAN



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

AMENDED THOROUGHFARE PLAN – 04/12/2022

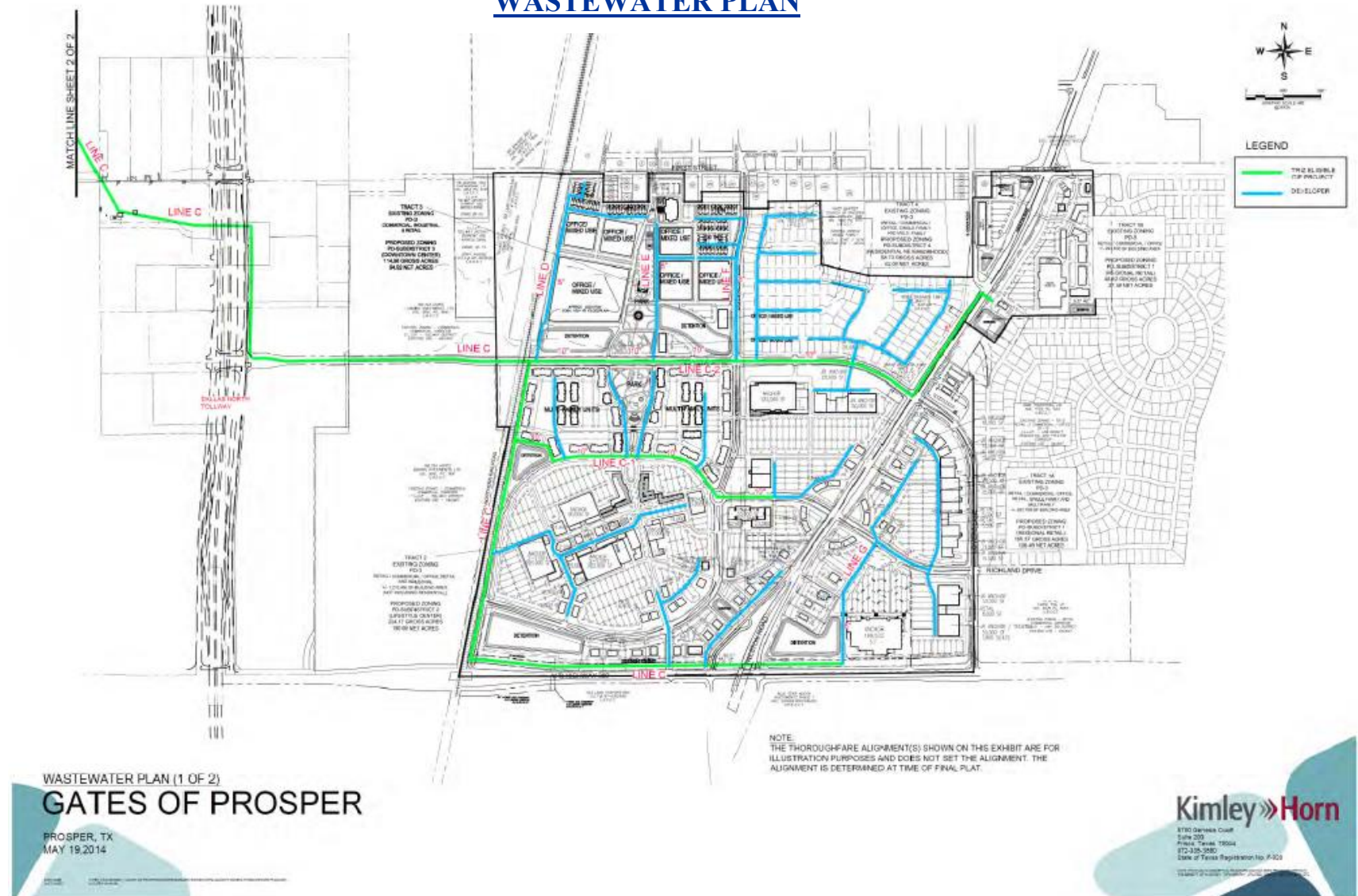


REVISED
THOROUGHFARE PLAN
GATES OF PROSPER
PROSPER, TX
MARCH 25, 2022

Kimley»Horn
201 East Davis Street
Suite 100
McAllen, Texas 78501
409-301-2580
State of Texas Registration No. F-4028

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

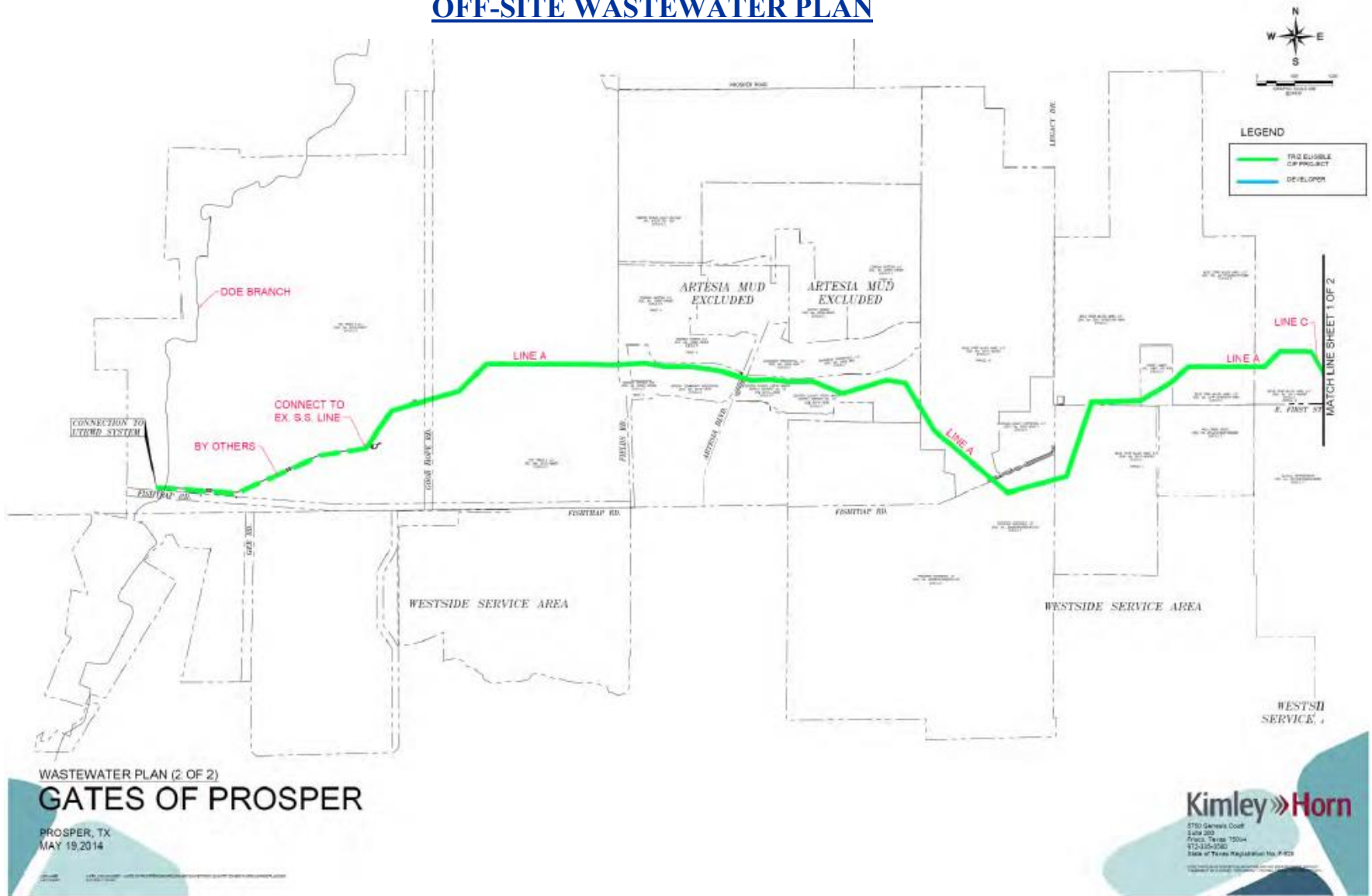
WASTEWATER PLAN



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

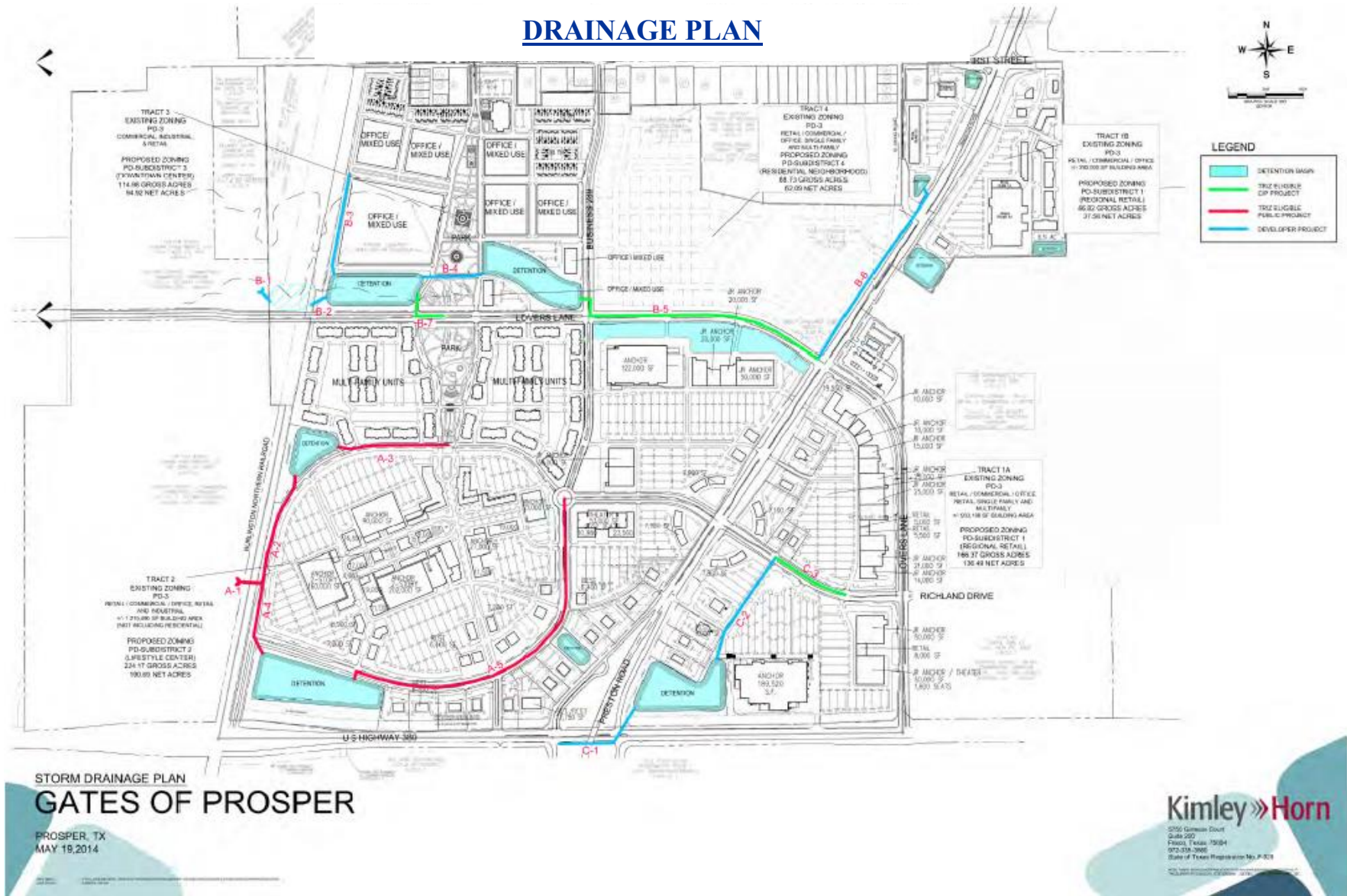
OFF-SITE WASTEWATER PLAN



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

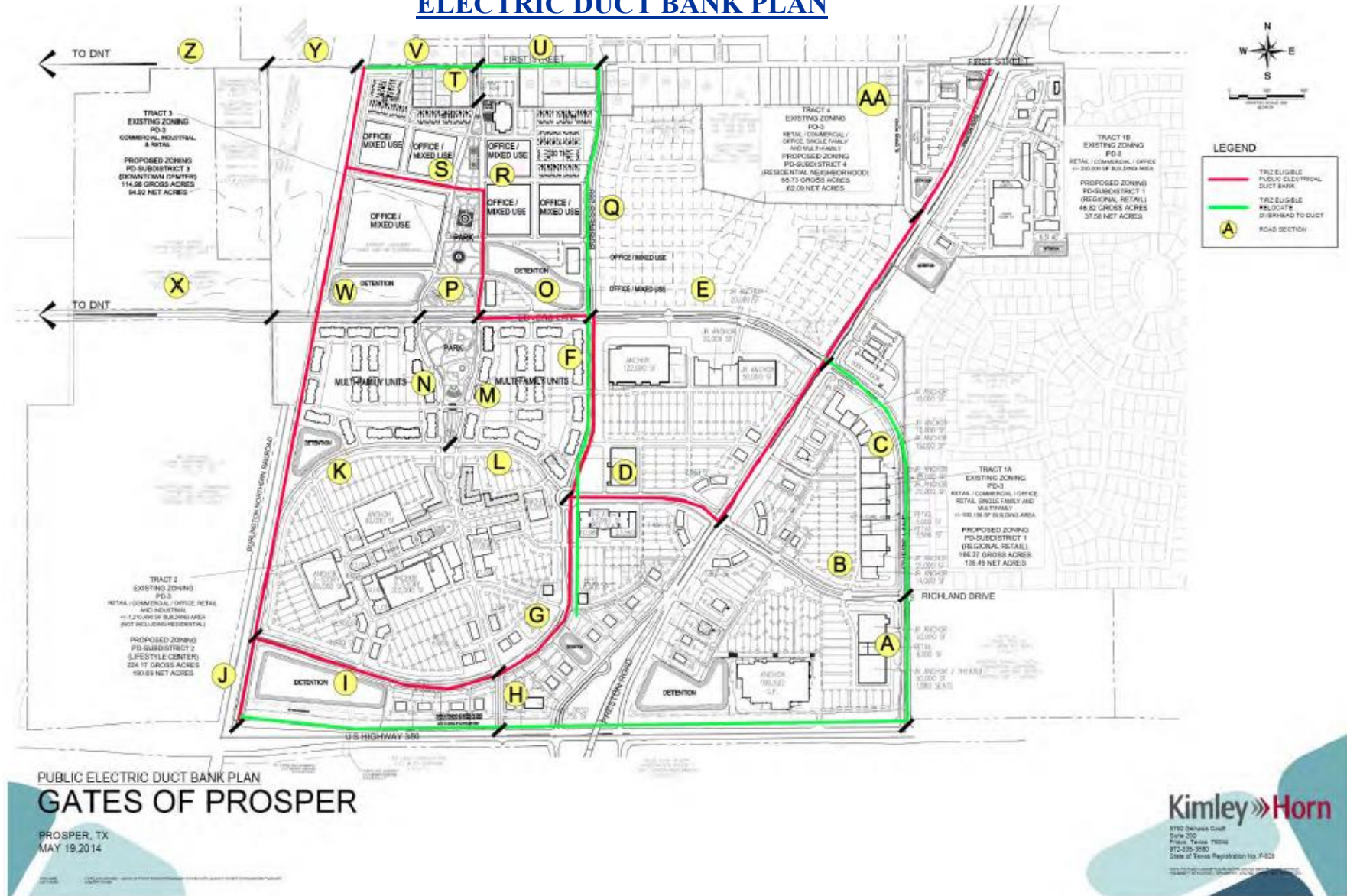
Item 2.

DRAINAGE PLAN



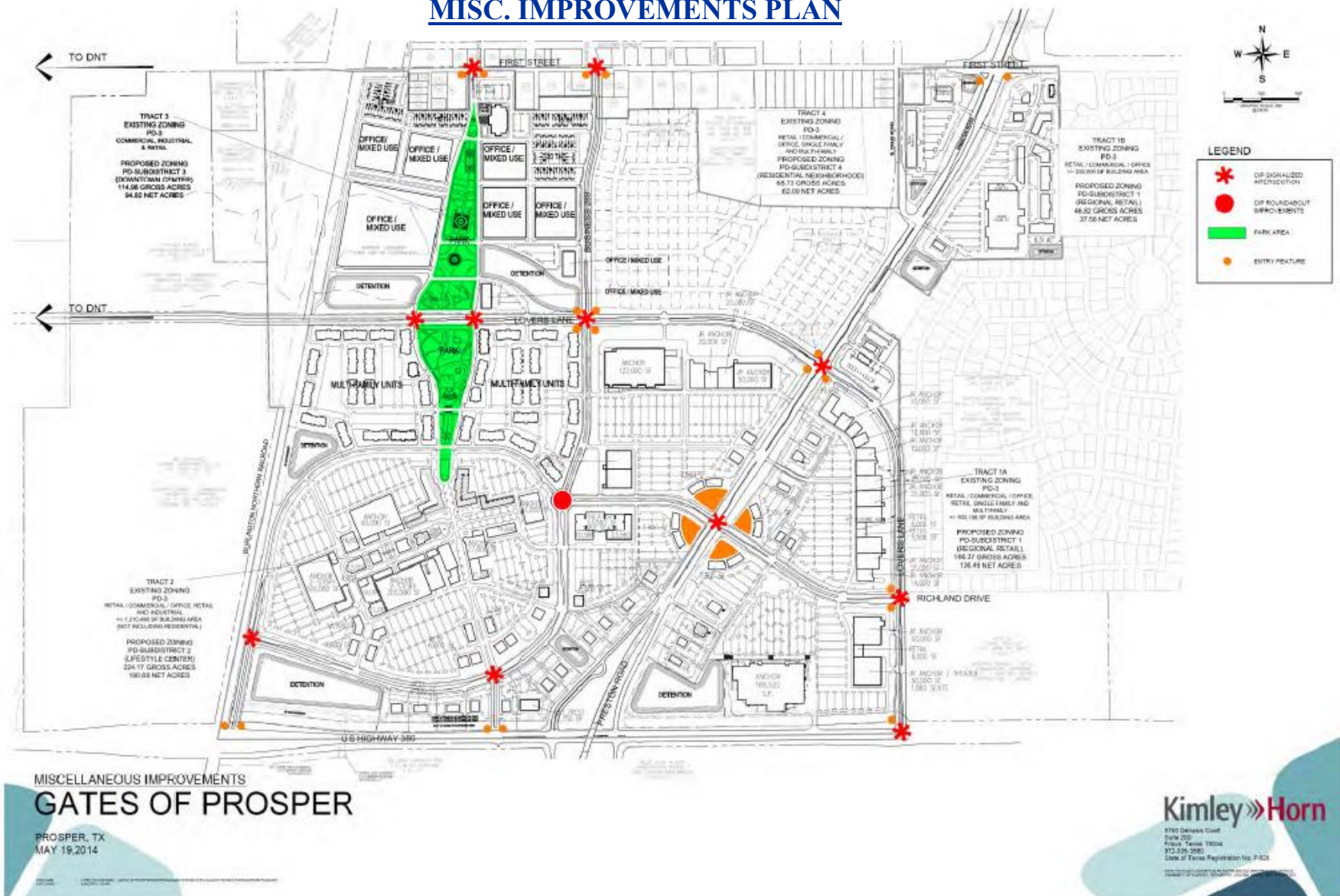
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

ELECTRIC DUCT BANK PLAN



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

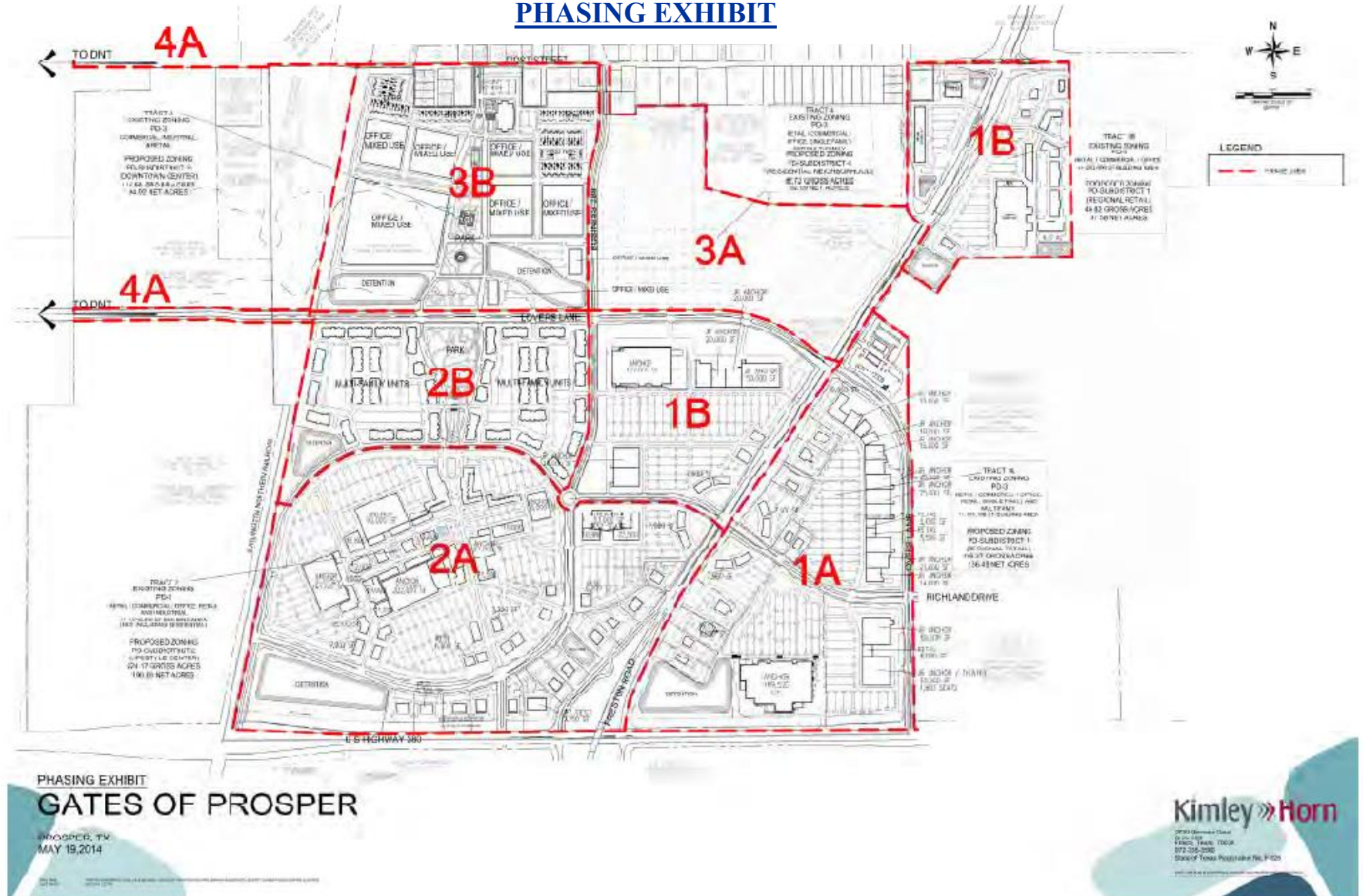
MISC. IMPROVEMENTS PLAN



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2025

PHASING EXHIBIT



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2025

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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2025

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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2025

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	860	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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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As of September 30, 2025

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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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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
Tax Increment Reinvestment Zone #1

Item 2.

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN BUDGET

Reimbursement Request No. 11 - June 1, 2025

<u>Payee</u>	<u>Project</u>	<u>Purpose</u>	<u>Amount</u>
Alliance Geotech Group	Godwin	Geotechnical Materials Testing	\$66,959.00
Wright Construction	Godwin	Utilities	\$392,536.80
Wright Construction	Bravo, Richland, Lovers	Utilities	\$632,972.14
Stormcon LLC	Godwin	SWPPP Preparation and Inspections	\$2,350.00
Texas Select Erosion	Godwin	SWPPP Maintenance and Installation	\$21,510.46
Texas Select Erosion	Coleman, Bravo, Richland, Lovers	SWPPP Maintenance and Installation	\$13,866.57
RPM Utilities	Coleman Road North	Water and Storm Drainage	\$184,479.97
Superscapes	GOP III Park	Landscape	\$423,192.63
HLM Construction Mgmt	GOP III Park	Administration and Management	\$49,571.50
Silas White Construction	Coleman Road North	ATT Fiber Relocation	\$164,000.00
Ashford	GOP III Park	Concrete and Electrical Work	\$301,295.88
Kimley Horn	Godwin – BNSF Bridge	Civil / LS Design	\$450,837.43
Kimley Horn	GOP MF Park	Landscape Design	\$4,144.86
Kimley Horn	Bravo, Richland, Lovers	Civil Design	\$23,953.68
Mario Sinacola & Sons	Godwin	Excavation, Subgrade and Paving	\$262,877.40
Mario Sinacola & Sons	Coleman, Bravo, Richland, Lovers	Paving and Subgrade	\$2,154,467.56
Rone Engineering	Coleman, Bravo, Richland, Lovers	Testing services for Roadway and Utility Work	\$93,582.38
Rone Engineering	GOP Park	Testing services for Roadway and Utility Work	\$3,555.74
Cardinal Strategies	Bravo, Richland, Lovers	SWPPP	\$4,600.00
Total Reimbursement Request No. 11			\$5,250,754.00
Interest 3.5%			\$859,543.57
Total Due Reimbursement No. 11			\$6,110,297.57
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
Reimbursement No. 8	FY22		\$3,242,951.16
Reimbursement No. 9	FY23		\$11,596,445.04
Reimbursement No. 10	FY24		\$5,534,693.47
Total Billed To Date			\$54,399,372.17

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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As of September 30, 2025

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:

\$ 5,529,093 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$ 6,066,936 Total Expenditures

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

A. Contributions /Advances from developers— \$24,601,749.40

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 2024:

Taxing Jurisdiction	Net Taxable Value Tax Year 2024	Base Year* Value (with AG) Jan. 1, 2008	Captured App. Value Fiscal Year 2024-2025
Town of Prosper	\$363,683,843	\$4,507,850	\$359,175,993
Collin County	\$363,683,843	\$4,507,850	\$359,175,993

B. Tax Increment base and expected captured appraised value for Tax Year 2025:

Taxing Jurisdiction	Net Taxable Value Tax Year 2025	Base Year* Value (with AG) Jan. 1, 2008	Captured App. Value Fiscal Year 2025-2026
Town of Prosper	\$394,030,013	\$4,507,850	\$389,522,163
Collin County	\$394,030,013	\$4,507,850	\$389,522,163

* 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 2024-2025:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of Fiscal Year 2024-2025 Increment
Town of Prosper (70%)	\$ 0.505000	\$ 1,256,338
Collin County (50%)	\$ 0.149343	\$ 265,382
Total	\$ 0.654343	\$ 1,521,721

B. Amount of tax increment received in 2025 from the municipality and the other taxing jurisdictions based on Tax Year 2024 valuations: \$ 1,521,721.

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

Item 2.

ANNUAL FINANCIAL REPORT

- C. Amount of Rollback taxes for tax year 2024: \$ 165,425
- D. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2025-2026:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of Fiscal Year 2025-2026 Increment
Town of Prosper (70%)	\$ 0.505000	\$ 1,376,961
Collin County (50%)	\$ 0.149343	\$ 290,862
Total	\$ 0.654343	\$ 1,664,823

E. Other information: None

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

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As of September 30, 2025

TIRZ FUND FINANCIAL STATEMENT

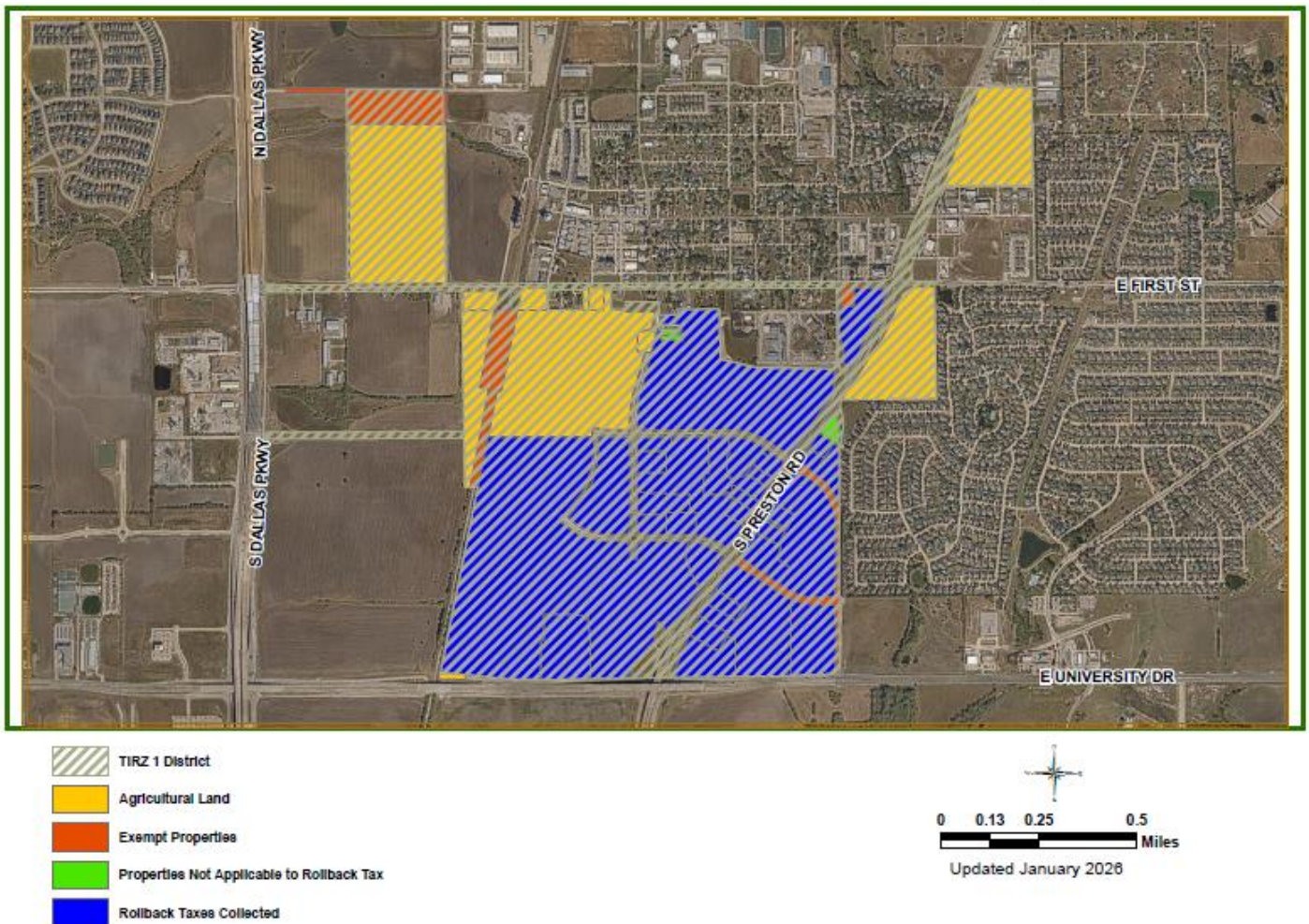
		CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:				
	<i>10/01/24</i>	\$ 2,542,101	\$ -	\$ 2,542,101
Revenues:				
Property Tax:				
Town		\$ 1,256,338	\$ -	\$ 1,256,338
Delinquent		-	-	-
County		265,382	-	265,382
Property Rollback Taxes		165,155	-	165,155
Sales Tax		2,313,976	-	2,313,976
Impact Fees:				
Water Impact Fees		351,508	-	351,508
Wastewater Impact Fees		586,199	-	586,199
Thoroughfare Impact Fees		389,250	-	389,250
380 Construction Sales Office		-	-	-
Interest		201,283	-	201,283
TOTAL REVENUES		\$ 5,529,093	\$ -	\$ 5,529,093
Expenditures:				
Land Purchases		\$ -	\$ -	\$ -
Professional Services		-	-	-
Construction/Improvements:				
MDB Sewer		2,116,776	-	2,116,776
Richland & Lovers		-	-	-
Gates Phase 1		-	-	-
Gates Phase 2		3,090,616	-	3,090,616
Lovers Lane		-	-	-
SH289 Median Openings		-	-	-
Multi-family Infrastructure		-	-	-
Interest Expense		859,544	-	859,544
TOTAL EXPENDITURES		\$ 6,066,936	\$ -	\$ 6,066,936
Ending Balance:				
	<i>09/30/25</i>	\$ 2,004,258	\$ -	\$ 2,004,258

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

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TIRZ #1 STATUS

TIRZ 1 Property Tax Rollback

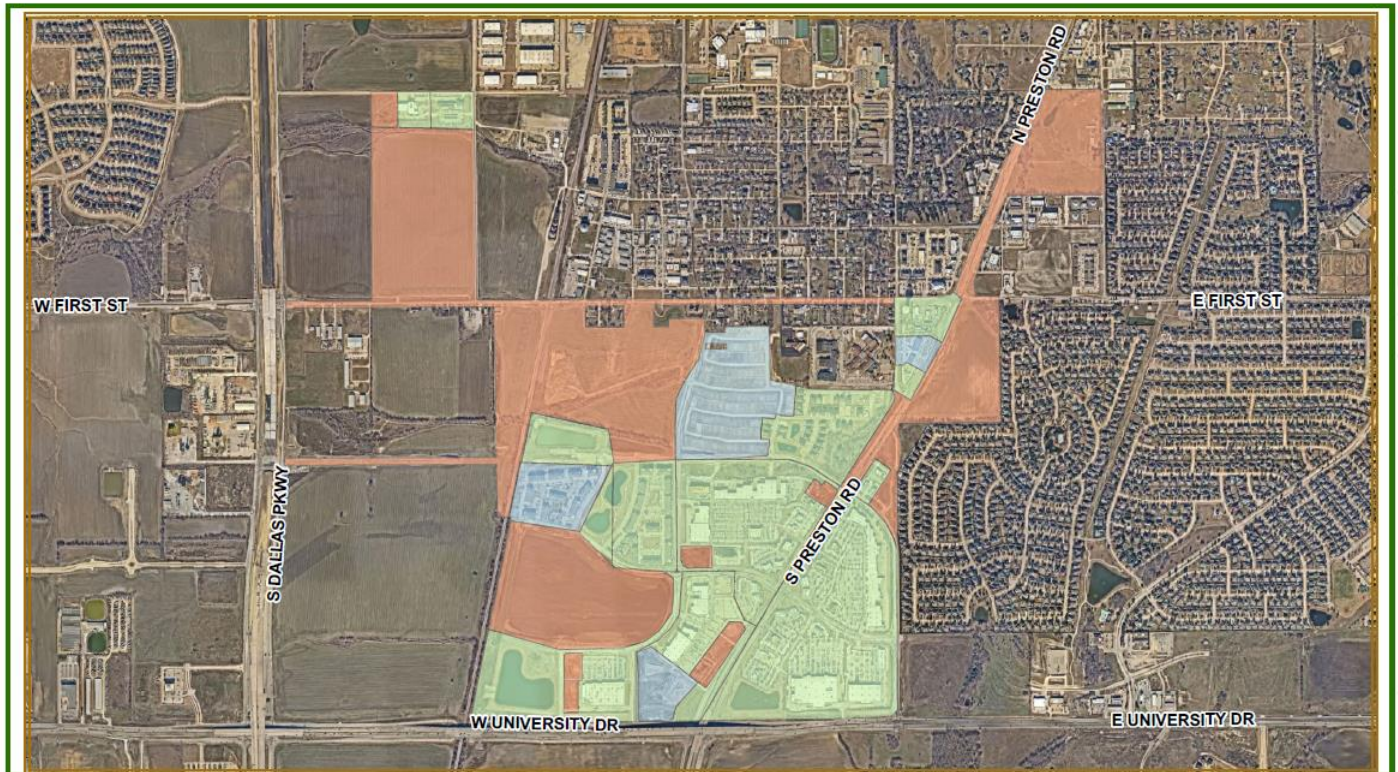


Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
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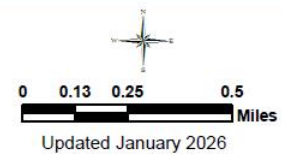
TIRZ #1 STATUS

TIRZ #1 Property Development Status



STATUS

- Complete
- Under Construction
- Undeveloped



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

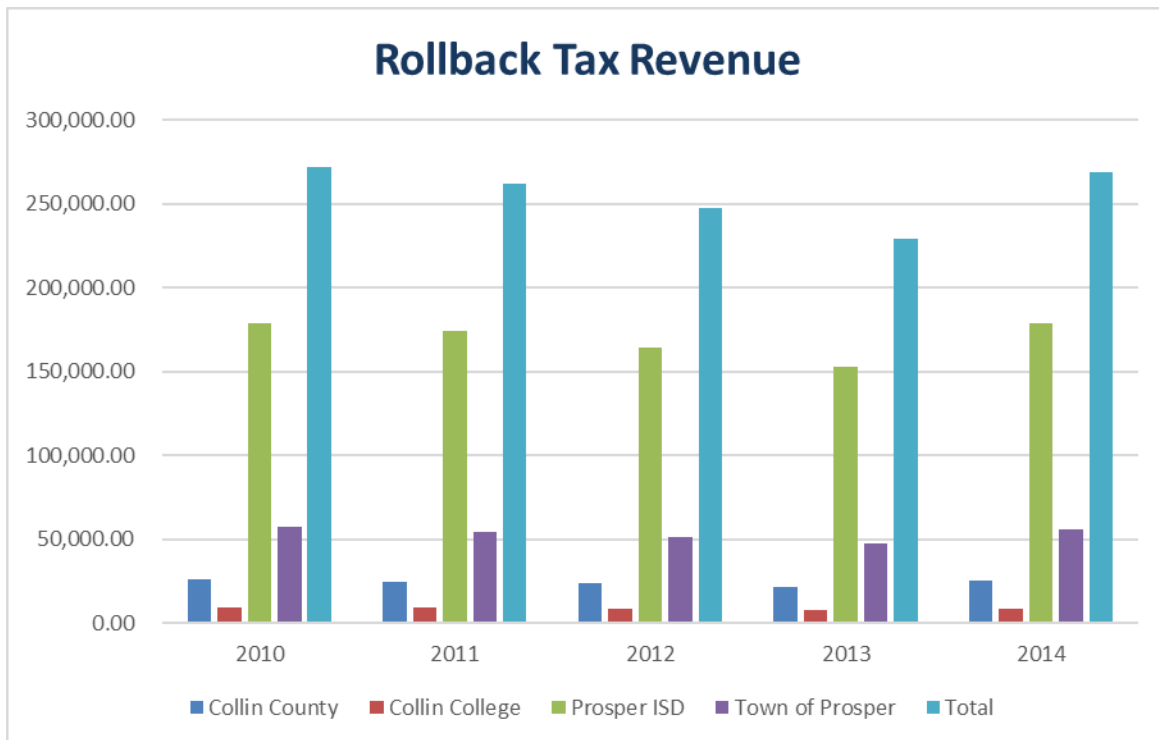
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REVENUES & EXPENDITURES

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, 2025

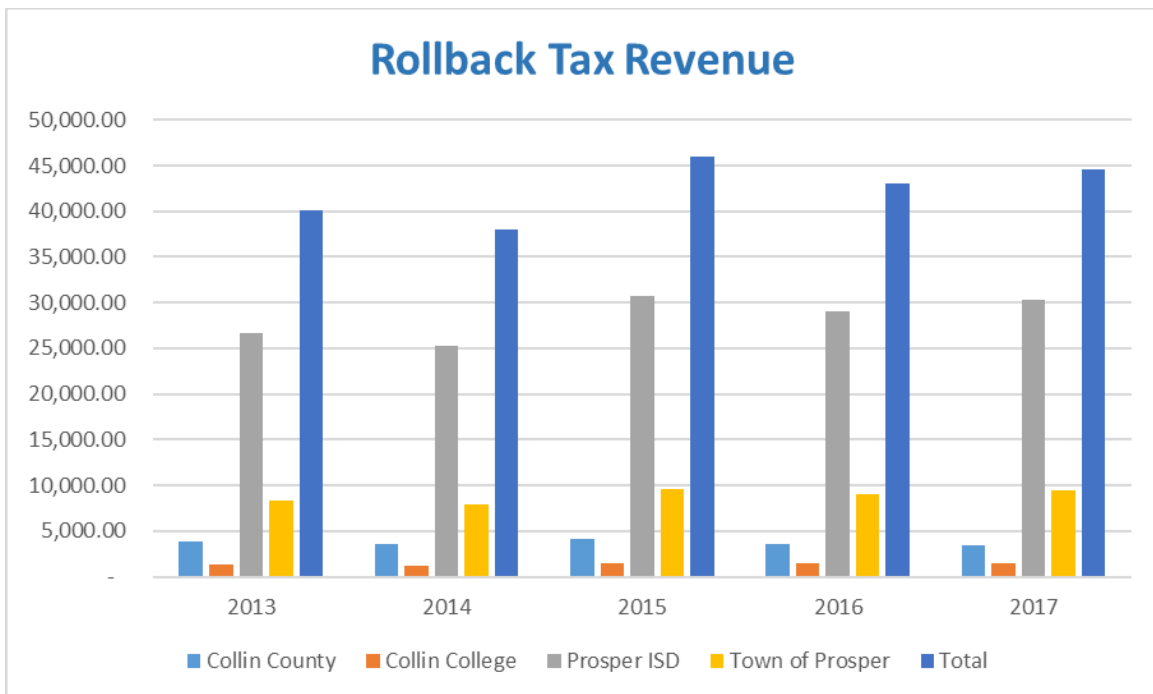
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REVENUES & EXPENDITURES

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

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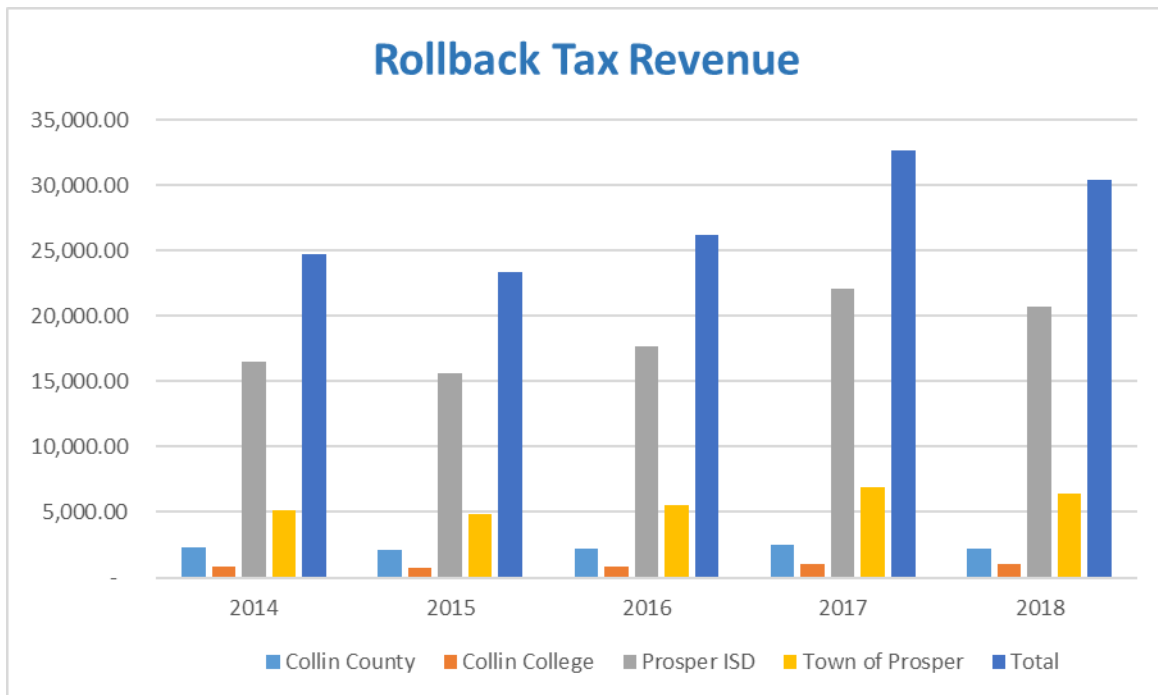
As of September 30, 2025

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, 2025

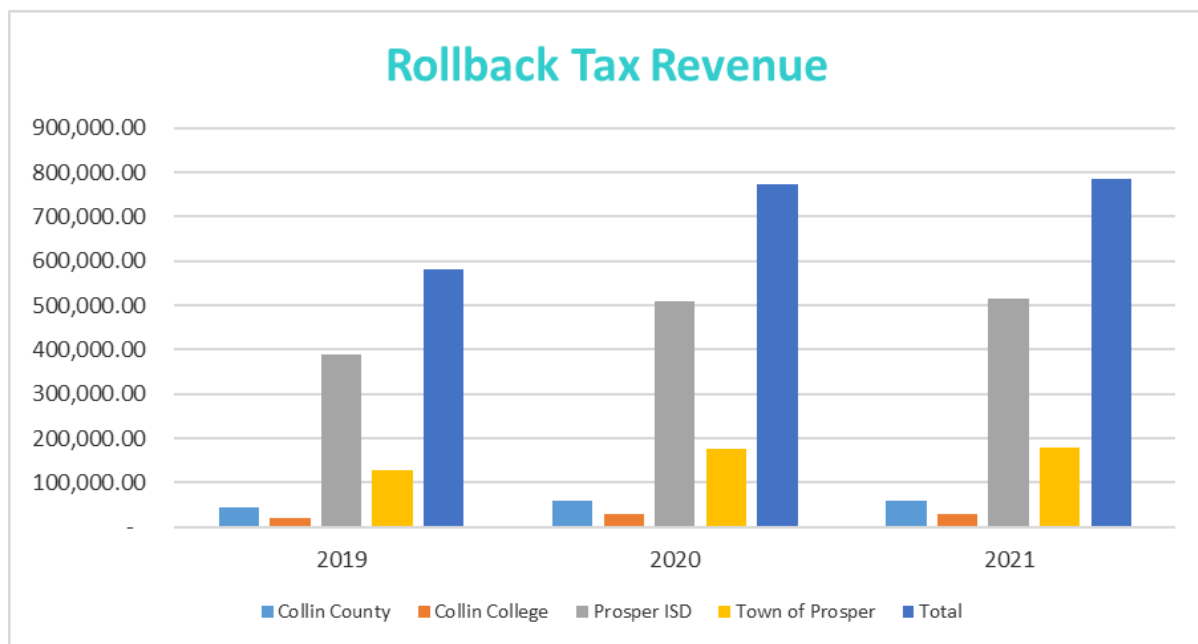
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REVENUES & EXPENDITURES

ROLLBACK TAX REVENUE

Collected in Fiscal Year 2024

	Collin County	Collin College	Prosper ISD	Town of Prosper	Total
2019	43,409.87	20,153.28	389,148.22	129,025.46	581,736.83
2020	58,806.94	27,684.40	508,784.65	177,241.25	772,517.24
2021	59,372.36	28,689.56	515,812.96	180,144.22	784,019.10
TOTAL BY ENTITY	161,589.17	76,527.24	1,413,745.83	486,410.93	2,138,273.17



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2025

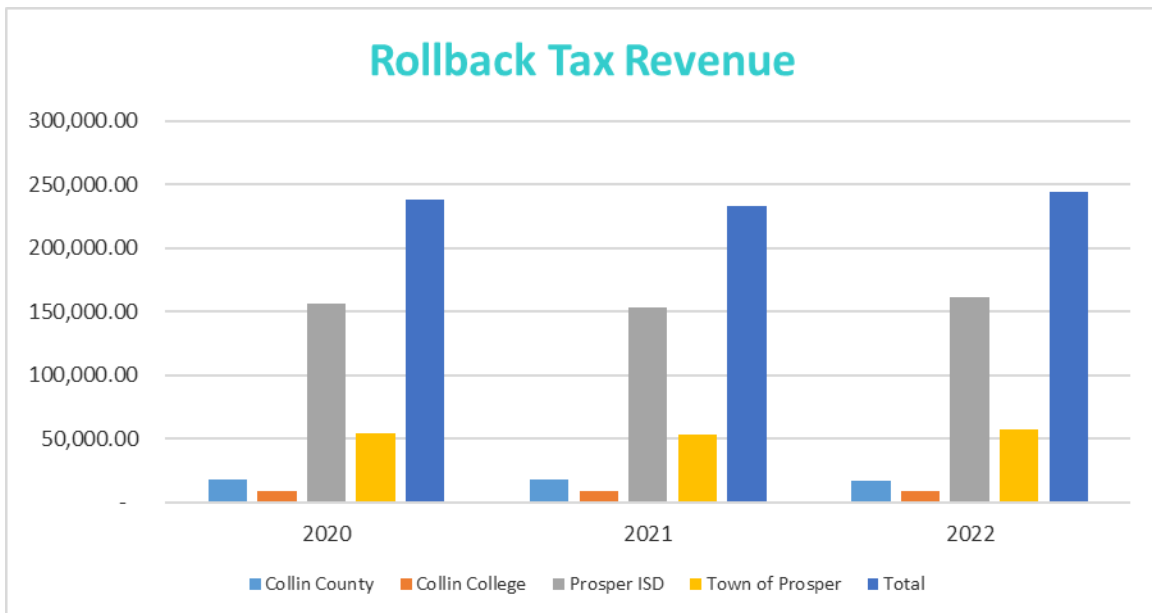
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REVENUES & EXPENDITURES

ROLLBACK TAX REVENUE

Collected in Fiscal Year 2025

	Collin County	Collin College	Prosper ISD	Town of Prosper	Total
2020	18,127.38	8,533.78	156,834.05	54,635.03	238,130.24
2021	17,660.56	8,533.83	153,430.74	53,584.66	233,209.79
2022	17,018.48	9,067.27	161,082.96	56,935.55	244,104.26
TOTAL BY ENTITY	52,806.42	26,134.88	471,347.75	165,155.24	715,444.29



Town of Prosper, Texas
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Item 2.

REVENUES & EXPENDITURES

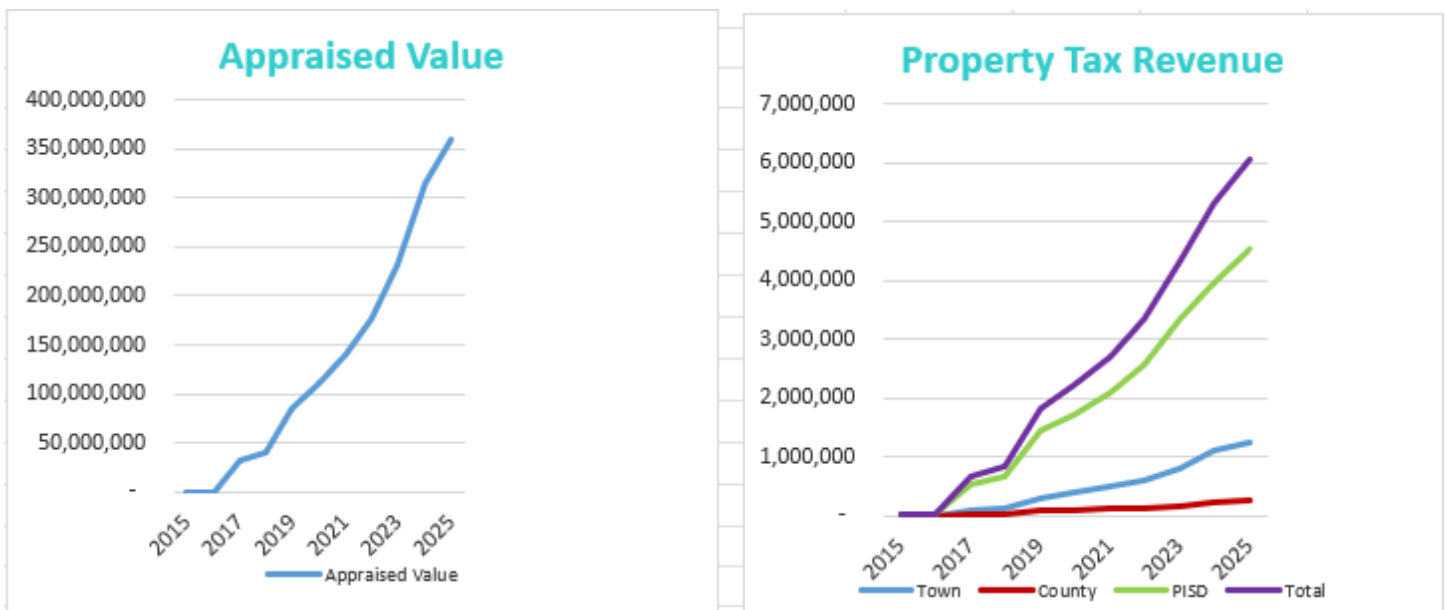
PROPERTY TAX REVENUE

Property Taxes (Town)-70%					
Date	Appraised Value	Less Base Value	Tax Rate	Amount	TIRZ Total
3/6/2025	359,907,662	4,507,850	0.00505	1,794,769	1,256,338

Property Taxes (County)-50%					
Date	Appraised Value	Less Base Value	Tax Rate	Amount	TIRZ Total
3/6/2025	359,907,662	4,507,850	0.00149343	530,765	265,382

Prosper ISD			
Date	Appraised Value	Tax Rate	Total
3/6/2025	359,907,662	0.01257500	4,525,839

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



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EVENUES & EXPENDITURES

THOROUGHFARE IMPACT FEES				
Project	Permit Number	Site Address	Amount Paid	Date
CLUBHOUSE/LEASING OFFICE GOPMF PH2	COM-24- 0041	890 BRAVO WAY	\$27,984.07	10/16/2024
STARVIEW, PH 1 AND 2	RES-25-0048	691 MORNING STAR LN	\$4,589.00	2/19/2025
STARVIEW, PH 1 AND 2	RES-25-0144	680 MORNING STAR LN	\$4,589.00	3/25/2025
STARVIEW, PH 1 AND 2	RES-25-0143	681 MORNING STAR LN	\$4,589.00	3/25/2025
STARVIEW, PH 1 AND 2	RES-25-0177	551 TWILIGHT DR	\$4,589.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0179	610 APOGEE DR	\$4,589.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0183	521 TWILIGHT DR	\$4,589.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0184	591 TWILIGHT DR	\$4,589.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0185	600 APOGEE DR	\$4,589.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0181	720 CAPELLA CT	\$4,589.00	4/22/2025
STARVIEW, PH 1 AND 2	RES-25-0180	700 CAPELLA CT	\$4,589.00	4/22/2025
STARVIEW, PH 1 AND 2	RES-25-0202	681 CAPELLA CT	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0199	741 CAPELLA CT	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0196	660 CAPELLA CT	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0190	660 CALLISTO DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0189	701 TWILIGHT DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0182	611 TWILIGHT DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0193	520 CALLISTO DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0192	640 APOGEE DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0191	620 APOGEE DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0186	701 CAPELLA CT	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0187	670 TWILIGHT DR	\$4,589.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0216	550 CALLISTO DR	\$4,589.00	4/29/2025
STARVIEW, PH 1 AND 2	RES-25-0188	661 CAPELLA CT	\$4,589.00	4/29/2025
STARVIEW, PH 1 AND 2	RES-25-0197	711 CAPELLA CT	\$4,589.00	4/29/2025
STARVIEW, PH 1 AND 2	RES-25-0204	721 CAPELLA CT	\$4,589.00	4/30/2025
STARVIEW, PH 1 AND 2	RES-25-0224	690 MORNING STAR LN	\$4,589.00	5/1/2025
STARVIEW, PH 1 AND 2	RES-25-0225	680 CAPELLA CT	\$4,589.00	5/9/2025
STARVIEW, PH 1 AND 2	RES-25-0227	571 TWILIGHT DR	\$4,589.00	5/9/2025
HOME 2 SUITES BY HILTON	COM-23- 0132	841 S COLEMAN ST	\$113,169.00	8/7/2025
STARVIEW, PH 1 AND 2	RES-25-0401	610 CALLISTO DR	\$4,589.00	8/8/2025
STARVIEW, PH 1 AND 2	RES-25-0399	630 CALLISTO DR	\$4,589.00	8/8/2025
STARVIEW, PH 1 AND 2	RES-25-0400	640 TWILIGHT DR	\$4,589.00	8/8/2025

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GOP MERCANTILE SHELL BUILDING	COM-25-0021	500 S PRESTON RD	\$63,703.80	9/2/2025
GOP MERCANTILE SHELL BUILDING	COM-25-0022	480 S PRESTON RD	\$42,134.40	9/2/2025
		Total	\$389,250.27	
WATER IMPACT FEES				
Project	Permit Number	Site Address	Amount Paid	Date
CLUBHOUSE/LEASING OFFICE GOPMF PH2	COM-24-0041	890 BRAVO WAY	\$12,226.00	10/16/2024
GOP MULTIFAMILY PARK PH1	IRR-24-0070	1091 GATES PKWY	\$15,282.00	12/6/2024
GOP COMMERCIAL IRRIGATION	IRR-24-0089	758 GATEWAY DR	\$15,282.00	1/16/2025
GOP IRRIGATION	IRR-25-0001	840 S PRESTON RD	\$3,821.00	1/23/2025
STARVIEW PHASE 1 AND 2	RES-25-0048	691 MORNING STAR LN	\$3,821.00	2/19/2025
GOP COMMERCIAL IRRIGATION	IRR-24-0092	1188 S PRESTON RD	\$15,282.00	3/5/2025
GOP COMMERCIAL IRRIGATION	IRR-24-0093	1198 S PRESTON RD	\$15,282.00	3/10/2025
STARVIEW, PH 1 AND 2	RES-25-0144	680 MORNING STAR LN	\$3,821.00	3/25/2025
STARVIEW, PH 1 AND 2	RES-25-0143	681 MORNING STAR LN	\$3,821.00	3/25/2025
STARVIEW, PH 1 AND 2	RES-25-0177	551 TWILIGHT DR	\$3,821.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0179	610 APOGEE DR	\$3,821.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0183	521 TWILIGHT DR	\$3,821.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0184	591 TWILIGHT DR	\$3,821.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0185	600 APOGEE DR	\$3,821.00	4/15/2025
STARVIEW, PH 1 AND 2	RES-25-0181	720 CAPELLA CT	\$3,821.00	4/22/2025
STARVIEW, PH 1 AND 2	RES-25-0180	700 CAPELLA CT	\$3,821.00	4/22/2025
STARVIEW, PH 1 AND 2	RES-25-0202	681 CAPELLA CT	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0199	741 CAPELLA CT	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0196	660 CAPELLA CT	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0190	660 CALLISTO DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0189	701 TWILIGHT DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0182	611 TWILIGHT DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0193	520 CALLISTO DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0192	640 APOGEE DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0191	620 APOGEE DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0186	701 CAPELLA CT	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0187	670 TWILIGHT DR	\$3,821.00	4/24/2025
STARVIEW, PH 1 AND 2	RES-25-0216	550 CALLISTO DR	\$3,821.00	4/29/2025

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STARVIEW, PH 1 AND 2	RES-25-0188	661 CAPELLA CT	\$3,821.00	4/29/2025
STARVIEW, PH 1 AND 2	RES-25-0197	711 CAPELLA CT	\$3,821.00	4/29/2025
STARVIEW, PH 1 AND 2	RES-25-0204	721 CAPELLA CT	\$3,821.00	4/30/2025
STARVIEW, PH 1 AND 2	RES-25-0224	690 MORNING STAR LN	\$3,821.00	5/1/2025
STARVIEW PH 1 IRRIGATION	IRR-25-0021	707 MORNING STAR LN	\$3,821.00	5/2/2025
STARVIEW PH 1 IRRIGATION	IRR-25-0022	678 TWILIGHT DR	\$3,821.00	5/2/2025
STARVIEW PH 1 IRRIGATION	IRR-25-0023	709 CALLISTO DR	\$3,821.00	5/2/2025
STARVIEW, PH 1 AND 2	RES-25-0225	680 CAPELLA CT	\$3,821.00	5/9/2025
STARVIEW, PH 1 AND 2	RES-25-0227	571 TWILIGHT DR	\$3,821.00	5/9/2025
GOPMF COMMERCIAL IRRIGATION	IRR-25-0026	788 BRAVO WAY	\$15,282.00	6/4/2025
GOPMF COMMERCIAL IRRIGATION	IRR-25-0027	558 RICHLAND BLVD	\$15,282.00	6/4/2025
STARVIEW PH 1 IRRIGATION	IRR-25-0024	498 TWILIGHT DR	\$3,821.00	6/10/2025
HOME 2 SUITES BY HILTON	COM-23-0132	841 S COLEMAN ST	\$12,226.00	6/16/2025
GOP3 MERCANTILE RETAIL BUILDING	COM-24-0056	1081 GATES PKWY	\$36,678.00	7/22/2025
GOP3 MERCANTILE SHELL RETAIL BUILDING	COM-24-0057	1191 GATES PKWY	\$36,678.00	7/22/2025
STARVIEW, PH 1 AND 2	RES-25-0401	610 CALLISTO DR	\$3,821.00	8/8/2025
STARVIEW, PH 1 AND 2	RES-25-0399	630 CALLISTO DR	\$3,821.00	8/8/2025
STARVIEW, PH 1 AND 2	RES-25-0400	640 TWILIGHT DR	\$3,821.00	8/8/2025
GOP MERCANTILE SHELL BUILDING	COM-25-0021	500 S PRESTON RD	\$12,226.00	9/2/2025
		Total	\$351,508.00	

WASTEWATER IMPACT FEES

Project	Permit Number	Site Address	Amount Paid	Date
STAR TRAIL PHASE 3-13	RES-24-0642	2461 HEATHROW LN	\$2,822.00	10/3/2024
STAR TRAIL PHASE 3-13	RES-24-0547	2791 RACHEL DR	\$2,822.00	10/7/2024
STAR TRAIL PHASE 3-13	RES-24-0650	2411 SPRING MEADOW LN	\$2,822.00	10/9/2024
CLUBHOUSE/LEASING OFFICE GOPMF PH2	COM-24-0041	890 BRAVO WAY	\$9,030.00	10/16/2024
STAR TRAIL PHASE 3-13	RES-24-0657	2780 FAIRFAX CT	\$2,822.00	10/18/2024
STAR TRAIL PHASE 3-13	RES-24-0648	451 HONEY LOCUST DR	\$2,822.00	10/23/2024
STAR TRAIL PHASE 3-13	RES-24-0647	130 HONEY LOCUST DR	\$2,822.00	10/23/2024
STAR TRAIL PHASE 3-13	RES-24-0643	2660 STILL FOREST LN	\$2,822.00	10/30/2024

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STAR TRAIL PHASE 3-13	RES-24-0644	2660 DEEP VALLEY CT	\$2,822.00	10/31/2024
STAR TRAIL PHASE 3-13	RES-24-0656	2770 FOREST BND	\$2,822.00	11/5/2024
STAR TRAIL PHASE 3-13	RES-24-0679	2401 HEATHROW LN	\$2,822.00	11/5/2024
STAR TRAIL PHASE 3-13	RES-24-0702	2410 ARCADIA CT	\$2,822.00	11/15/2024
STAR TRAIL PHASE 3-13	RES-24-0660	2441 REGENT CT	\$2,822.00	11/18/2024
STAR TRAIL PHASE 3-13	RES-24-0711	120 HONEY LOCUST DR	\$2,822.00	11/19/2024
STAR TRAIL PHASE 3-13	RES-24-0712	441 HONEY LOCUST DR	\$2,822.00	11/19/2024
STAR TRAIL PHASE 3-13	RES-24-0701	371 PECAN TRL	\$2,822.00	11/21/2024
STAR TRAIL PHASE 3-13	RES-24-0713	2750 FOREST BND	\$2,822.00	11/25/2024
STAR TRAIL PHASE 3-13	RES-24-0716	2641 STARWOOD DR	\$2,822.00	12/3/2024
STAR TRAIL PHASE 3-13	RES-24-0717	2791 STARWOOD DR	\$2,822.00	12/3/2024
STAR TRAIL PHASE 3-13	RES-24-0732	2760 FOREST BND	\$2,822.00	12/16/2024
STAR TRAIL PHASE 3-13	RES-24-0715	2710 RACHEL DR	\$2,822.00	12/27/2024
STAR TRAIL PHASE 3-13	RES-24-0747	2780 STARWOOD DR	\$2,822.00	1/2/2025
STAR TRAIL PHASE 3-13	RES-24-0740	2790 FAIRFAX CT	\$2,822.00	1/2/2025
STAR TRAIL PHASE 3-13	RES-24-0754	2730 STARWOOD DR	\$2,822.00	1/13/2025
STAR TRAIL PHASE 3-13	RES-25-0001	2780 RACHEL DR	\$2,822.00	1/13/2025
STAR TRAIL PHASE 3-13	RES-24-0752	2631 STARWOOD DR	\$2,822.00	1/13/2025
STAR TRAIL PHASE 3-13	RES-25-0002	2710 FOREST BND	\$2,822.00	1/14/2025
STAR TRAIL PHASE 3-13	RES-24-0769	2650 FOREST BND	\$2,822.00	1/14/2025
STAR TRAIL PHASE 3-13	RES-24-0750	2710 STARWOOD DR	\$2,822.00	1/14/2025
STAR TRAIL PHASE 1A, 1B, & 2A	RES-24-0762	831 KOBAYASHI CIR	\$683.00	1/17/2025
STAR TRAIL PHASE 3-13	RES-24-0761	2450 DENA DR	\$2,822.00	1/17/2025
STAR TRAIL PHASE 3-13	RES-24-0763	2450 HEATHROW LN	\$2,822.00	1/17/2025
STAR TRAIL PHASE 3-13	RES-25-0010	2700 FOREST BND	\$2,822.00	1/21/2025
STAR TRAIL PHASE 3-13	RES-24-0748	2611 STILL FOREST LN	\$2,822.00	1/23/2025
STAR TRAIL PHASE 3-16	RES-25-0016	2710 AMBER LN	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0022	2700 AMBER LN	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0015	2731 SAVANNAH RDG	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0014	2721 AMBER LN	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-13	RES-24-0758	351 HONEY LOCUST DR	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0028	771 FALLS DR	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-13	RES-25-0005	151 HONEY LOCUST DR	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-13	RES-24-0759	2760 FAIRFAX CT	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-13	RES-24-0760	2680 STARWOOD DR	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0013	2690 SAVANNAH RDG	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0018	651 FALLS DR	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-13	RES-25-0012	2640 FOREST BND	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-25-0019	2651 AMBER LN	\$2,822.00	1/24/2025
STAR TRAIL PHASE 3-16	RES-24-0764	2420 HEATHROW LN	\$2,822.00	1/26/2025

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STAR TRAIL PHASE 3-16	RES-24-0765	2440 DENA DR	\$2,822.00	1/26/2025
STAR TRAIL PHASE 3-16	RES-24-0766	2430 SPRING MEADOW LN	\$2,822.00	1/26/2025
STAR TRAIL PHASE 3-16	RES-25-0025	2730 AMBERGATE LN	\$2,822.00	1/27/2025
STAR TRAIL PHASE 3-16	RES-25-0029	2781 PRESTONSHIRE LN	\$2,822.00	1/27/2025
STAR TRAIL PHASE 3-16	RES-25-0038	2750 AMBERGATE LN	\$2,822.00	1/31/2025
STAR TRAIL PHASE 3-16	RES-25-0041	2761 SAVANNAH RDG	\$2,822.00	1/31/2025
STAR TRAIL PHASE 3-16	RES-25-0024	2771 AMBER LN	\$2,822.00	2/4/2025
STAR TRAIL PHASE 3-16	RES-25-0023	2750 PRESTONSHIRE LN	\$2,822.00	2/4/2025
STAR TRAIL PHASE 3-16	RES-25-0039	2681 PRESTONSHIRE LN	\$2,822.00	2/5/2025
STAR TRAIL PHASE 3-16	RES-25-0035	2681 AMBERGATE LN	\$2,822.00	2/7/2025
STAR TRAIL PHASE 3-16	RES-24-0757	2431 DENA DR	\$2,822.00	2/7/2025
STAR TRAIL PHASE 3-16	RES-25-0053	2681 SAVANNAH RDG	\$2,822.00	2/12/2025
STAR TRAIL PHASE 3-16	RES-25-0051	2730 SAVANNAH RDG	\$2,822.00	2/12/2025
STAR TRAIL PHASE 3-16	RES-25-0049	2711 SAVANNAH RDG	\$2,822.00	2/14/2025
STAR TRAIL PHASE 3-16	RES-25-0055	2671 AMBER LN	\$2,822.00	2/14/2025
STAR TRAIL PHASE 3-16	RES-25-0042	2701 AMBER LN	\$2,822.00	2/14/2025
STAR TRAIL PHASE 3-16	RES-25-0027	2721 AMBERGATE LN	\$2,822.00	2/14/2025
STAR TRAIL PHASE 3-16	RES-25-0034	681 FALLS DR	\$2,822.00	2/14/2025
STAR TRAIL PHASE 3-16	RES-25-0054	140 HONEY LOCUST DR	\$2,822.00	2/18/2025
STARVIEW PH 1 AND 2	RES-25-0048	691 MORNING STAR LN	\$2,822.00	2/19/2025
STAR TRAIL PHASE 3-16	RES-25-0083	2730 RACHEL DR	\$2,822.00	2/26/2025
STAR TRAIL PHASE 3-16	RES-25-0095	2751 AMBER LN	\$2,822.00	2/27/2025
STAR TRAIL PHASE 3-16	RES-25-0082	2711 AMBERGATE LN	\$2,822.00	2/27/2025
STAR TRAIL PHASE 3-16	RES-25-0091	2740 STARWOOD DR	\$2,822.00	2/27/2025
STAR TRAIL PHASE 3-16	RES-25-0052	2751 SAVANNAH RDG	\$2,822.00	3/4/2025
STAR TRAIL PHASE 3-16	RES-25-0069	2720 AMBER LN	\$2,822.00	3/5/2025
STAR TRAIL PHASE 1A, 1B, & 2A	RES-24-0649	1731 KYLE CT	\$683.00	3/5/2025
STAR TRAIL PHASE 3-16	RES-25-0135	2721 SAVANNAH RDG	\$2,822.00	3/19/2025
STAR TRAIL PHASE 3-16	RES-25-0156	2740 PRESTONSHIRE LN	\$2,822.00	3/24/2025
STAR TRAIL PHASE 3-16	RES-25-0154	2791 AMBER LN	\$2,822.00	3/24/2025
STARVIEW PH 1 AND 2	RES-25-0144	680 MORNING STAR LN	\$2,822.00	3/25/2025
STARVIEW PH 1 AND 2	RES-25-0143	681 MORNING STAR LN	\$2,822.00	3/25/2025
STAR TRAIL PHASE 3-16	RES-25-0176	2701 PRESTONSHIRE LN	\$2,822.00	4/11/2025
STAR TRAIL PHASE 3-16	RES-25-0166	2761 AMBER LN	\$2,822.00	4/11/2025
STAR TRAIL PHASE 3-16	RES-25-0173	2741 PRESTONSHIRE LN	\$2,822.00	4/11/2025
STAR TRAIL PHASE 3-16	RES-25-0142	551 FALLS DR	\$2,822.00	4/11/2025
STARVIEW PH 1 AND 2	RES-25-0177	551 TWILIGHT DR	\$2,822.00	4/15/2025
STARVIEW PH 1 AND 2	RES-25-0179	610 APOGEE DR	\$2,822.00	4/15/2025
STARVIEW PH 1 AND 2	RES-25-0183	521 TWILIGHT DR	\$2,822.00	4/15/2025
STARVIEW PH 1 AND 2	RES-25-0184	591 TWILIGHT DR	\$2,822.00	4/15/2025

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STARVIEW PH 1 AND 2	RES-25-0185	600 APOGEE DR	\$2,822.00	4/15/2025
STARVIEW PH 1 AND 2	RES-25-0181	720 CAPELLA CT	\$2,822.00	4/22/2025
STARVIEW PH 1 AND 2	RES-25-0180	700 CAPELLA CT	\$2,822.00	4/22/2025
STARVIEW PH 1 AND 2	RES-25-0202	681 CAPELLA CT	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0199	741 CAPELLA CT	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0196	660 CAPELLA CT	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0190	660 CALLISTO DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0189	701 TWILIGHT DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0182	611 TWILIGHT DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0193	520 CALLISTO DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0192	640 APOGEE DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0191	620 APOGEE DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0186	701 CAPELLA CT	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0187	670 TWILIGHT DR	\$2,822.00	4/24/2025
STARVIEW PH 1 AND 2	RES-25-0216	550 CALLISTO DR	\$2,822.00	4/29/2025
STARVIEW PH 1 AND 2	RES-25-0188	661 CAPELLA CT	\$2,822.00	4/29/2025
STARVIEW PH 1 AND 2	RES-25-0197	711 CAPELLA CT	\$2,822.00	4/29/2025
STAR TRAIL PHASE 3-16	RES-25-0223	2680 AMBER LN	\$2,822.00	4/29/2025
STARVIEW PH 1 AND 2	RES-25-0204	721 CAPELLA CT	\$2,822.00	4/30/2025
STARVIEW PH 1 AND 2	RES-25-0224	690 MORNING STAR LN	\$2,822.00	5/1/2025
STAR TRAIL PHASE 3-16	RES-25-0229	751 FALLS DR	\$2,822.00	5/2/2025
STAR TRAIL PHASE 3-16	RES-25-0234	2771 AMBERGATE LN	\$2,822.00	5/7/2025
STARVIEW PH 1 AND 2	RES-25-0225	680 CAPELLA CT	\$2,822.00	5/9/2025
STARVIEW PH 1 AND 2	RES-25-0227	571 TWILIGHT DR	\$2,822.00	5/9/2025
STAR TRAIL PHASE 3-16	RES-25-0195	2770 AMBER LN	\$2,822.00	5/12/2025
STAR TRAIL PHASE 3-16	RES-25-0198	2770 AMBERGATE LN	\$2,822.00	5/12/2025
STAR TRAIL PHASE 3-16	RES-25-0194	621 FALLS DR	\$2,822.00	5/12/2025
STAR TRAIL PHASE 1A, 1B, & 2A	RES-25-0245	2780 SAVANNAH RDG	\$683.00	5/14/2025
STAR TRAIL PHASE 3-16	RES-25-0241	711 FALLS DR	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0257	2690 COMPTON CT	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0252	2680 ACIE LN	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0255	931 FALLKIRK DR	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0250	2760 WICKFORD CT	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0254	2711 ACIE LN	\$2,822.00	5/16/2025
STAR TRAIL PHASE 3-16	RES-25-0267	2620 MERRELL CT	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0268	880 HEATHERBROOK DR	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0269	2641 MERRELL CT	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0270	2631 ACIE LN	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0271	2611 MERRELL CT	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0258	2720 ACIE LN	\$2,822.00	5/19/2025

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STAR TRAIL PHASE 3-16	RES-25-0274	2630 ACIE LN	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0263	930 HEATHERBROOK DR	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0266	2610 MERRELL CT	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0259	2721 ACIE LN	\$2,822.00	5/19/2025
STAR TRAIL PHASE 3-16	RES-25-0298	2610 ACIE LN	\$2,822.00	5/27/2025
STAR TRAIL PHASE 3-16	RES-25-0299	2640 MERRELL CT	\$2,822.00	5/27/2025
STAR TRAIL PHASE 3-16	RES-25-0297	2650 MERRELL CT	\$2,822.00	5/27/2025
STAR TRAIL PHASE 3-16	RES-25-0301	2651 MERRELL CT	\$2,822.00	5/27/2025
STAR TRAIL PHASE 3-16	RES-25-0296	890 HEATHERBROOK DR	\$2,822.00	5/27/2025
STAR TRAIL PHASE 3-16	RES-25-0290	901 FALLKIRK DR	\$2,822.00	5/29/2025
STAR TRAIL PHASE 3-16	RES-25-0288	911 FALLKIRK DR	\$2,822.00	5/29/2025
STAR TRAIL PHASE 3-16	RES-25-0292	2771 SAVANNAH RDG	\$2,822.00	5/29/2025
STAR TRAIL PHASE 3-16	RES-25-0285	2641 ACIE LN	\$2,822.00	5/29/2025
STAR TRAIL PHASE 3-16	RES-25-0309	910 HEATHERBROOK DR	\$2,822.00	5/30/2025
STAR TRAIL PHASE 3-16	RES-25-0272	870 HEATHERBROOK DR	\$2,822.00	5/30/2025
STAR TRAIL PHASE 3-16	RES-25-0228	741 FALLS DR	\$2,822.00	5/30/2025
STAR TRAIL PHASE 3-16	RES-25-0265	2621 ACIE LN	\$2,822.00	5/30/2025
STAR TRAIL PHASE 3-16	RES-25-0321	2760 SAVANNAH RDG	\$2,822.00	6/10/2025
STAR TRAIL PHASE 3-16	RES-25-0322	2751 PRESTONSHIRE LN	\$2,822.00	6/10/2025
STAR TRAIL PHASE 3-16	RES-25-0323	2740 AMBERGATE LN	\$2,822.00	6/10/2025
STAR TRAIL PHASE 3-16	RES-25-0251	2771 COMPTON CT	\$2,822.00	6/10/2025
STAR TRAIL PHASE 3-16	RES-25-0356	2711 AMBER LN	\$2,822.00	7/1/2025
STAR TRAIL PHASE 3-16	RES-25-0349	940 HEATHERBROOK DR	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0353	611 FALLS DR	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0366	2651 HARVEST LN	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0352	2611 HARVEST LN	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0351	2651 ACIE LN	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0355	2700 PRESTONSHIRE LN	\$2,822.00	7/10/2025
STAR TRAIL PHASE 3-16	RES-25-0350	2681 SASSAFRASS CT	\$2,822.00	7/10/2025
GOP3 MERCANTILE RETAIL BUILDING	COM-24-0056	1081 GATES PKWY	\$27,090.00	7/22/2025
GOP3 MERCANTILE SHELL RETAIL BUILDING	COM-24-0057	1191 GATES PKWY	\$27,090.00	7/22/2025
STAR TRAIL PHASE 3-16	RES-25-0354	2741 AMBER LN	\$2,822.00	7/22/2025
STAR TRAIL PHASE 3-16	RES-25-0335	2680 AMBERGATE LN	\$2,822.00	7/30/2025
STAR TRAIL PHASE 3-16	RES-25-0398	2691 AMBERGATE LN	\$2,822.00	8/5/2025
HOME 2 SUITES BY HILTON	COM-23-0132	841 S COLEMAN ST	\$9,030.00	8/7/2025
STARVIEW PH 1 AND 2	RES-25-0401	610 CALLISTO DR	\$2,822.00	8/8/2025
STARVIEW PH 1 AND 2	RES-25-0399	630 CALLISTO DR	\$2,822.00	8/8/2025
STARVIEW PH 1 AND 2	RES-25-0400	640 TWILIGHT DR	\$2,822.00	8/8/2025
STAR TRAIL PHASE 3-16	RES-25-0415	2621 MERRELL CT	\$2,822.00	8/11/2025

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STAR TRAIL PHASE 3-16	RES-25-0407	2741 AMBERGATE LN	\$2,822.00	8/11/2025
STAR TRAIL PHASE 3-16	RES-25-0408	2720 SAVANNAH RDG	\$2,822.00	8/11/2025
STAR TRAIL PHASE 3-16	RES-25-0402	2611 ACIE LN	\$2,822.00	8/11/2025
STAR TRAIL PHASE 3-16	RES-25-0406	2721 PRESTONSHIRE LN	\$2,822.00	8/20/2025
STAR TRAIL PHASE 3-16	RES-25-0405	2680 PRESTONSHIRE LN	\$2,822.00	8/20/2025
GOP MERCANTILE SHELL BUILDING	COM-25-0021	500 S PRESTON RD	\$9,030.00	9/2/2025
GOP MERCANTILE SHELL BUILDING	COM-25-0022	480 S PRESTON RD	\$9,030.00	9/2/2025
STAR TRAIL PHASE 3-16	RES-25-0458	2750 DOUGLAS LN	\$2,822.00	9/5/2025
STAR TRAIL PHASE 3-16	RES-25-0457	1000 PERSIMMON ST	\$2,822.00	9/5/2025
STAR TRAIL PHASE 3-16	RES-25-0467	2691 AMBER LN	\$2,822.00	9/11/2025
STAR TRAIL PHASE 3-16	RES-25-0465	2761 DOUGLAS LN	\$2,822.00	9/11/2025
STAR TRAIL PHASE 3-16	RES-25-0486	2791 ACIE LN	\$2,822.00	9/17/2025
STAR TRAIL PHASE 3-16	RES-25-0468	2780 AMBERGATE LN	\$2,822.00	9/25/2025
STAR TRAIL PHASE 3-16	RES-25-0459	791 FALLS DR	\$2,822.00	9/25/2025
STAR TRAIL PHASE 3-16	RES-25-0460	2770 DOUGLAS LN	\$2,822.00	9/25/2025
STAR TRAIL PHASE 3-16	RES-25-0469	2731 DOUGLAS LN	\$2,822.00	9/25/2025
STAR TRAIL PHASE 3-16	RES-25-0462	2751 DOUGLAS LN	\$2,822.00	9/25/2025
		Total	\$586,199.00	
		Grand Total	\$ 1,326,957.00	

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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
Amount		5,802,881.59	371,316.79	5,723,402.42	13,904,171.19	10,461,812.81	141,351.17	3,898,022.03	5,085.33
Paid		5,802,881.59	371,316.79	5,723,402.42	12,288,620.72	-	-	537,506.80	3,355.75
Remaining		-	-	-	1,615,550.47	10,461,812.81	141,351.17	3,360,515.23	1,729.58
SH289 Median Openings	Bravo, Richland, Lovers	Coleman Road North	Coleman Road South	Godwin	Richland Blvd	Richland, Lovers, Gateway	Interest	Construction Total	Totals
335,233.80	2,665,985.75	3,163,779.74	1,736,185.21	1,322,111.89	2,767.96	129,959.59	4,735,304.90	49,664,067.27	54,399,372.17
335,233.80	-	-	-	-	-	-	4,735,304.90	25,062,317.87	29,797,622.77
-	2,665,985.75	3,163,779.74	1,736,185.21	1,322,111.89	2,767.96	129,959.59	-	24,601,749.40	24,601,749.40

By Payment Request:

		MDB Sewer	Richland & Lovers	Gates Phase 1	Gates Phase 2	Gates Phase 3	Gates Multi-Family	Multi-Family Infrastructure	Lovers Lane
	Amount	3,636,320.41	139,196.42	-	-	-	-	-	-
Reimbursement #1 Totals	Paid	3,636,320.41	139,196.42	-	-	-	-	-	-
	Remaining	-	-	-	-	-	-	-	-
	Amount	2,127,917.68	47,549.09	545,177.30	-	-	-	-	3,355.75
Reimbursement #2 Totals	Paid	2,127,917.68	47,549.09	545,177.30	-	-	-	-	3,355.75
	Remaining	-	-	-	-	-	-	-	-
	Amount	38,643.50	26,549.41	1,804,866.36	9,000.00	-	-	-	-
Reimbursement #3 Totals	Paid	38,643.50	26,549.41	1,804,866.36	9,000.00	-	-	-	-
	Remaining	-	-	-	-	-	-	-	-
	Amount	-	132,461.49	2,378,999.15	21,075.20	-	-	-	-
Reimbursement #4 Totals	Paid	-	132,461.49	2,378,999.15	21,075.20	-	-	-	-
	Remaining	-	-	-	-	-	-	-	-
	Amount	-	25,560.38	293,199.21	2,488,641.70	-	-	-	-
Reimbursement #5 Totals	Paid	-	25,560.38	293,199.21	2,488,641.70	-	-	-	-
	Remaining	-	-	-	-	-	-	-	-
	Amount	-	-	142,307.71	7,064,255.55	-	-	-	-
Reimbursement #6 Totals	Paid	-	-	142,307.71	7,064,255.55	-	-	-	-
	Remaining	-	-	-	(0.00)	-	-	-	-
	Amount	-	-	493,335.69	4,286,276.63	-	-	-	-
Reimbursement #7 Totals	Paid	-	-	493,335.69	2,705,648.27	-	-	-	-
	Remaining	-	-	-	1,580,628.36	-	-	-	-
	Amount	-	-	65,517.00	34,922.11	896,003.08	141,351.17	1,513,279.98	-
Reimbursement #8 Totals	Paid	-	-	65,517.00	-	-	-	537,506.80	-
	Remaining	-	-	-	34,922.11	896,003.08	141,351.17	975,773.18	-
	Amount	-	-	-	-	8,647,102.21	-	2,384,742.05	-
Reimbursement #9 Totals	Paid	-	-	-	-	-	-	-	-
	Remaining	-	-	-	-	8,647,102.21	-	2,384,742.05	-
	Amount	-	-	-	-	136,946.91	-	-	1,729.58
Reimbursement #10 Totals	Paid	-	-	-	-	-	-	-	-
	Remaining	-	-	-	-	136,946.91	-	-	1,729.58
	Amount	-	-	-	-	781,760.61	-	-	-
Reimbursement #11 Totals	Paid	-	-	-	-	-	-	-	-
	Remaining	-	-	-	-	781,760.61	-	-	-

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By Payment Request (continued):

SH289 Median Openings	Bravo, Richland, Lovers	Coleman Road North	Coleman Road South	Godwin	Richland Blvd	Richland, Lovers, Gateway	Interest	
335,233.80	-	-	-	-	-	-	-	4,110,750.63
335,233.80	-	-	-	-	-	-	-	4,110,750.63
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	143,876.27	2,867,876.09
-	-	-	-	-	-	-	143,876.27	2,867,876.09
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	239,216.27	2,118,275.54
-	-	-	-	-	-	-	239,216.27	2,118,275.54
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	277,231.35	2,809,767.19
-	-	-	-	-	-	-	277,231.35	2,809,767.19
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	317,623.31	3,125,024.60
-	-	-	-	-	-	-	317,623.31	3,125,024.60
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	373,827.14	7,580,390.40
-	-	-	-	-	-	-	373,827.14	7,580,390.40
-	-	-	-	-	-	-	-	(0.00)
-	-	-	-	-	-	-	523,288.16	5,302,900.48
-	-	-	-	-	-	-	523,288.16	3,722,272.12
-	-	-	-	-	-	-	-	1,580,628.36
-	-	-	-	-	-	-	591,877.82	3,242,951.16
-	-	-	-	-	-	-	591,877.82	1,194,901.62
-	-	-	-	-	-	-	-	2,048,049.54
-	-	-	-	-	-	-	564,600.78	11,596,445.04
-	-	-	-	-	-	-	564,600.78	564,600.78
-	-	-	-	-	-	-	-	11,031,844.26
-	89,351.93	2,468,491.26	1,736,185.21	125,040.80	2,767.96	129,959.59	844,220.23	5,534,693.47
-	-	-	-	-	-	-	844,220.23	844,220.23
-	89,351.93	2,468,491.26	1,736,185.21	125,040.80	2,767.96	129,959.59	-	4,690,473.24
-	2,576,633.82	695,288.48	-	1,197,071.09	-	-	859,543.57	6,110,297.57
-	-	-	-	-	-	-	859,543.57	859,543.57
-	2,576,633.82	695,288.48	-	1,197,071.09	-	-	-	5,250,754.00

By Payments Made:

	Total Charges	2017	2018	2019	2020	2021	2022	2023
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	3,607,317.77
Interest	4,735,304.90	383,092.54	468,265.03	310,937.13	189,479.64	523,288.16	591,877.82	564,600.78
Construction Costs	49,664,067.27	792,914.03	1,378,479.73	1,201,577.71	2,936,248.27	1,612,269.21	4,638,055.94	3,042,716.99
2024	2025	Total Payments		Remaining Balance				
5,096,883.79	6,066,936.00	29,797,622.77						
844,220.23	859,543.57	4,735,304.90		-				
4,252,663.56	5,207,392.43	25,062,317.87		24,601,749.40				