

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023



Town of Prosper, Texas

Tax Increment Reinvestment Zone #1
(TIRZ #1)

ANNUAL REPORT

2023

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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Town of Prosper, Texas
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YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

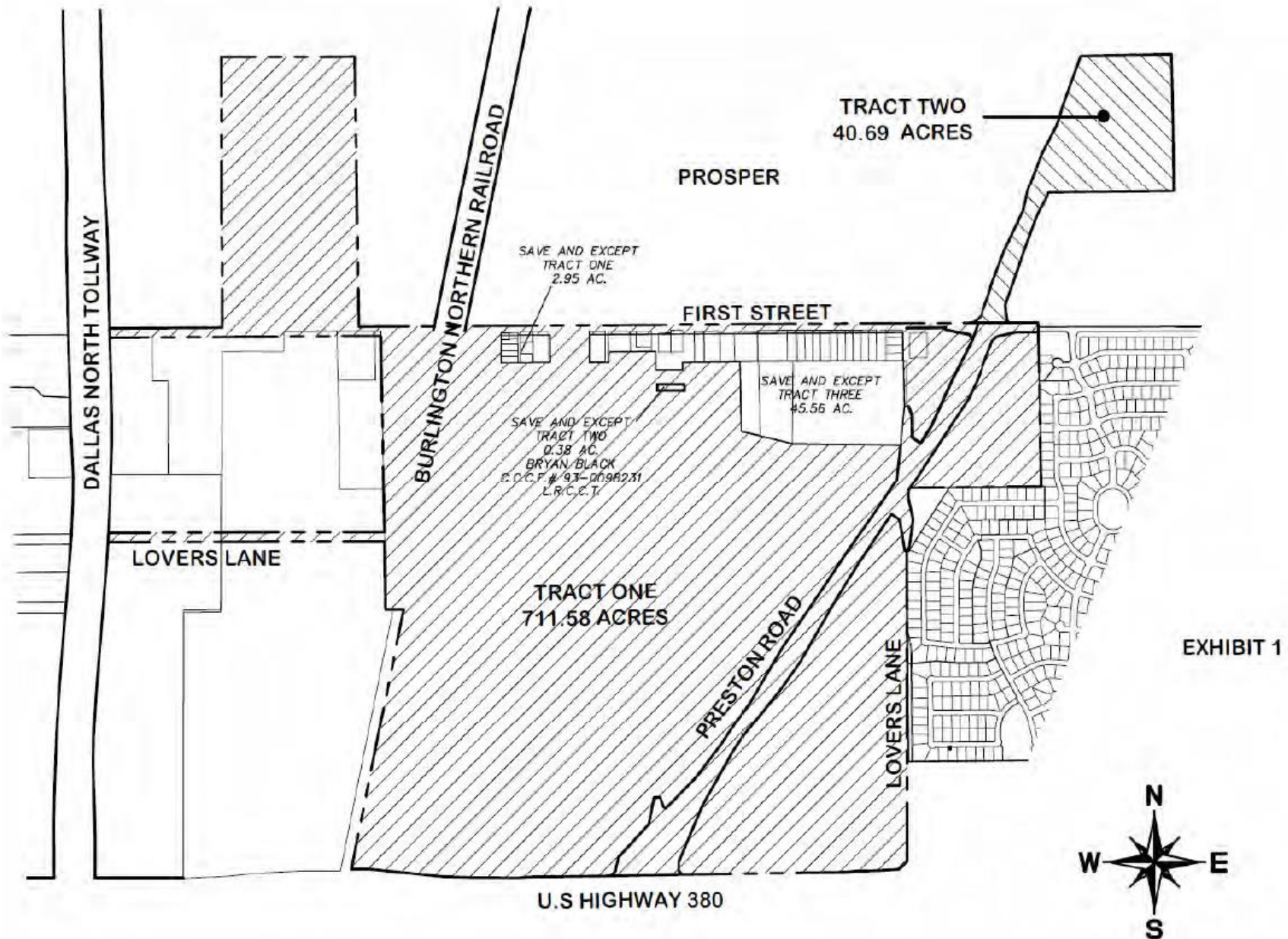
In December 2015, the Town of Prosper Town Council appointed members for the first Tax Increment Reinvestment Zone #1 (TIRZ #1) Board of Directors. In the latter part of 2015 Blue Star Land commenced construction on its Gates of Prosper development at the northeast corner of US 380 and Preston Road with 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. The seventh annual TIRZ Board of Directors meeting was held on January 25, 2022. The eighth annual TIRZ Board of Directors meeting was held on January 24, 2023. This is the ninth year that the board has reviewed the annual report.

Board members appointed and currently serving are: Town—Mayor David Bristol, Mayor Pro-Tem Craig Andres, Deputy Mayor Pro-Tem Marcus E. Ray, and Councilmembers Amy Bartley, Chris Kern, Jeff Hodges, 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, in addition to the leasing office for the multi-family:

Business Name	Address	Area	CO Issued Date
The Joint Chiropractor	750 Richland Boulevard, Suite 70	1,360	12/19/2022
Sephora	1070 S Preston Road, Suite 60	4,241	12/22/2022
Urgent Vet	900 S Preston Road, Suite 80	2,325	1/24/2023
Runway Fashion Haus	960 S Preston Road, Suite 20	3,903	3/3/2023
Specs Wine	950 S Preston Road	12,648	7/31/2023
Love Sac	1110 S Preston Road, Suite 20	2,054	8/3/2023
Journey's	911 S Preston Road	2,161	8/9/2023
Fish City Grill	1150 S Preston Road, Suite 10	3,176	9/19/2023

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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	\$8,599,210.00	\$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		

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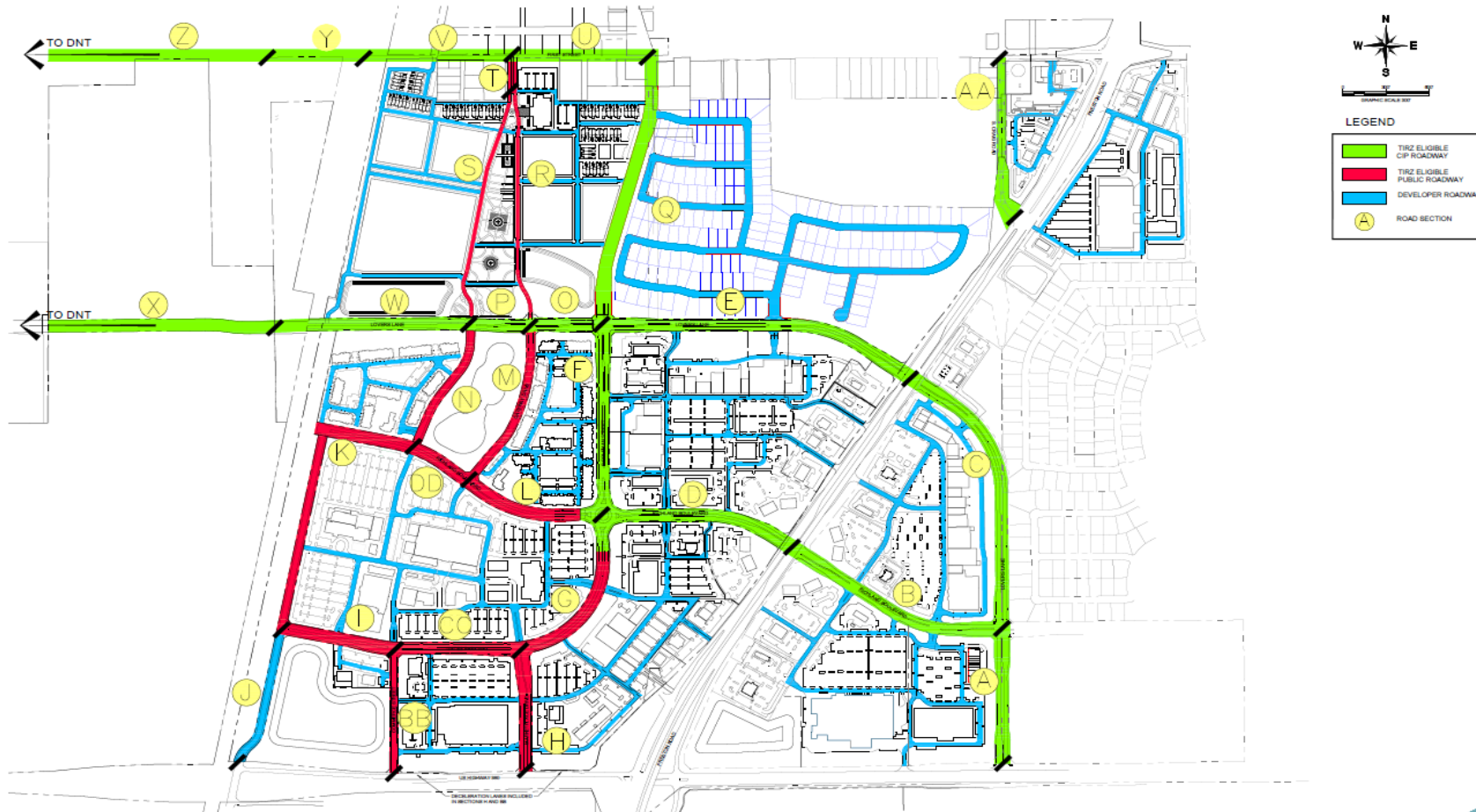
SUMMARY OF PROJECT COSTS BY PHASE									
DESCRIPTION	TOTAL COST	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	PHASE 3A	PHASE 3B	PHASE 4A	
Thoroughfare	TOTAL	\$57,667,225.00	\$9,219,035.71	\$6,367,410.71	\$16,063,285.71	\$2,935,885.71	\$6,159,785.71	\$6,651,785.71	\$10,270,035.71
	TIRZ ELIG. CIP	\$24,756,875.00	\$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

ORIGINAL THOROUGHFARE PLAN



Town of Prosper, Texas
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AMENDED THOROUGHFARE PLAN – 04/12/2022



REVISED
THOROUGHFARE PLAN

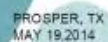
GATES OF PROSPER

PROSPER, TX
MARCH 25, 2022

Kimley»Horn

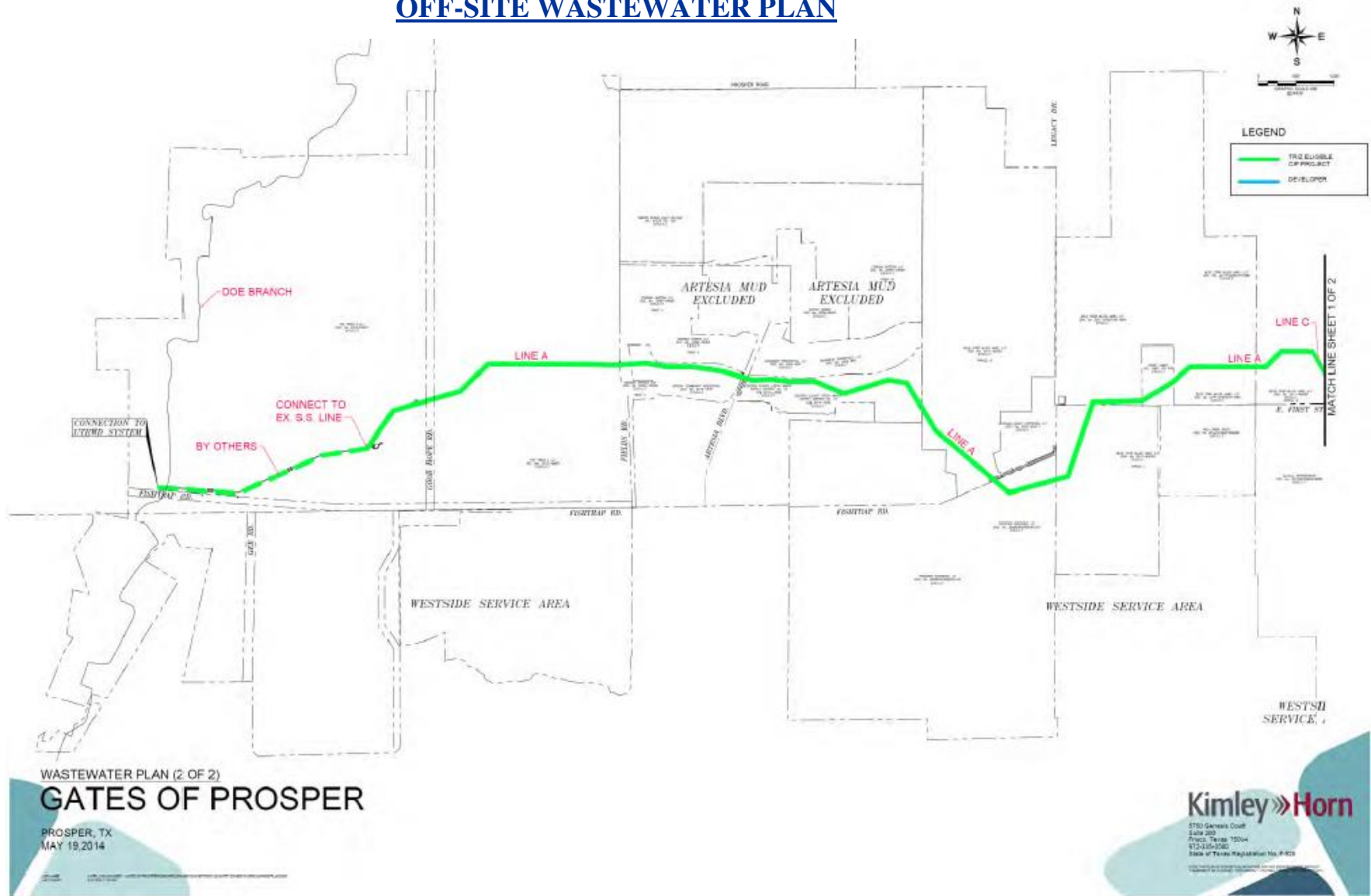
280 East Davis Street
Suite 100
McAllen, Texas 78501
409-931-5585
State of Texas Registration No. F-4028

WASTEWATER PLAN

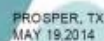


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OFF-SITE WASTEWATER PLAN

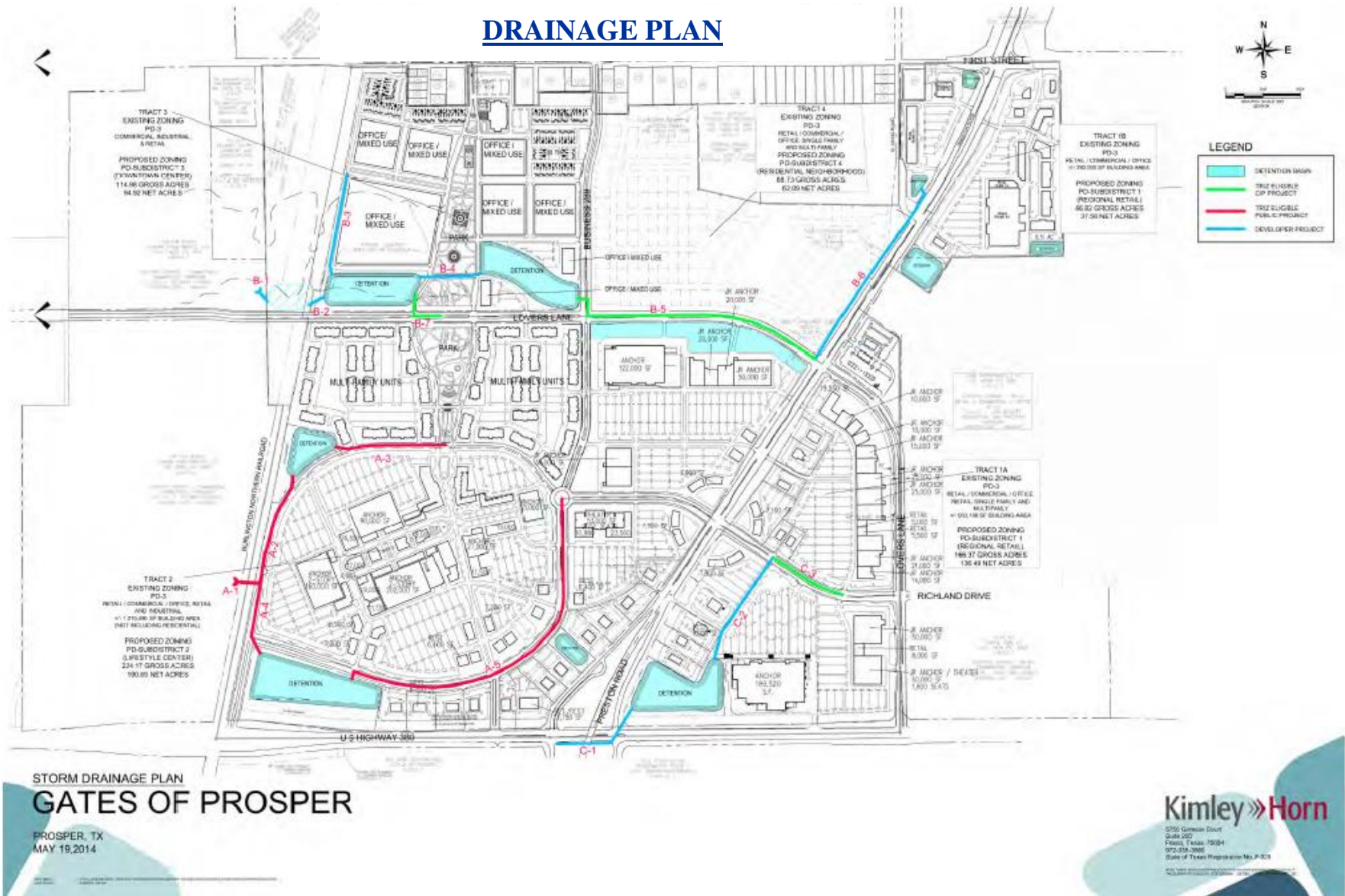


WATER PLAN



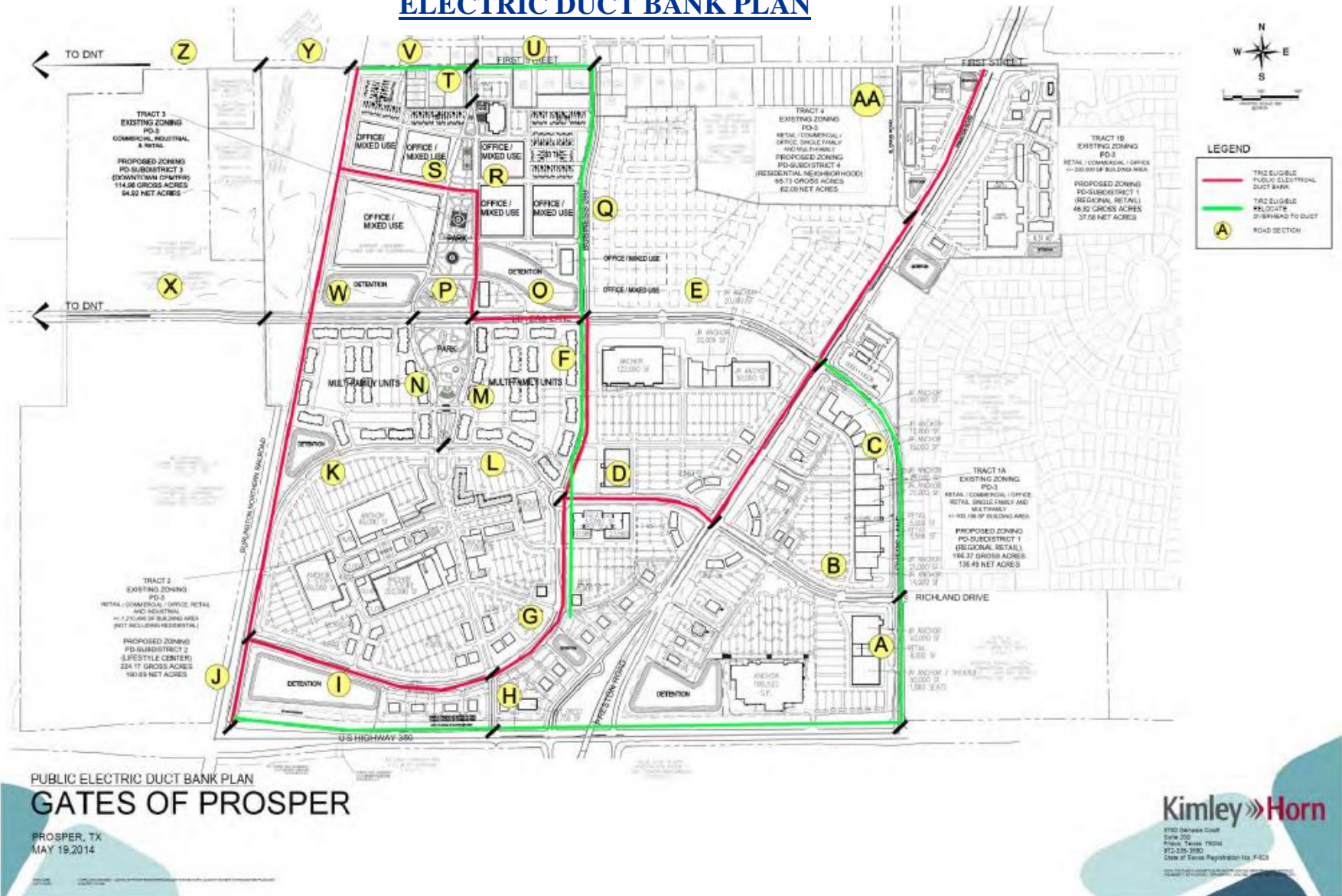
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DRAINAGE PLAN



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ELECTRIC DUCT BANK PLAN



MISC. IMPROVEMENTS PLAN



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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

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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	CIP 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	CIP 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	CIP 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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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

As of September 30, 2023

CAPITAL IMPROVEMENT PLAN BUDGET

Reimbursement Request No. 9 - June 1, 2023

<u>Payee</u>	<u>Project</u>	<u>Purpose</u>	<u>Amount</u>
Superscapes	Multi-Family	Landscape Medians Lovers & Richland	\$124,823.08
Superscapes	Gates Phase 3	Landscape – Gateway (Coleman) and Marketplace (Link) Roads	\$469,660.37
Mario Sinacola & Sons	Gates Phase 3	Roads, Det. and Wtr - Marketplace, Gates Pkwy and Commerce	\$6,509,654.36
Mario Sinacola & Sons	Multi-Family	Grading, Paving Public Roads Lovers Richland Gateway	\$1,927,825.89
Texas Select Erosion	Multi-Family	Erosion Control	\$29,355.00
Mission Site Services	Gates Phase 3	Armos Gas main realignment for new thoroughfare	\$181,768.10
ATT	Gates Phase 3	Transmission (Emergency) ATT data duct bank realignment	\$1,143,417.46
Cardinal Strategies	Multi-Family	SWPPP Inspections	\$4,575.00
Wright Construction	Multi-Family	Water Sewer Storm – Lover Richland Gateway	\$273,901.90
Rone Engineering	Gates Phase 3	Testing Services – Gateway (Coleman) and Marketplace (Link) Roads	\$35,231.12
Rone Engineering	Multi-Family	Third Party Inspection Lover, Richland, Gateway	\$14,950.13
HLM Construction Mgmt.	Gates Phase 3	BSL contracted construction mgmt. Services for TIRZ	\$261,984.00
Kimley Horn- Landscape	Gates Phase 3	Gateway (Coleman) and Marketplace (Link) Roads	\$3,702.97
Kimley Horn- Civil Design	Gates Phase 3	Gateway (Coleman) and Marketplace (Link) Roads	\$41,683.83
Kimley Horn- Infrastructure	Multi-Family	Civil Design Lover, Richland, Gateway	\$9,311.05
Total Reimbursement Request No. 9			\$11,031,844.26
Interest 3.5%			\$564,600.78
Total Due Reimbursement No. 9			\$11,596,445.04
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
Total Billed To Date			\$42,754,381.13

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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:

\$ 3,199,990 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$ 3,607,318 Total Expenditures

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

A. Contributions /Advances from developers— \$24,120,578.15

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 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	\$231,419,868	\$4,507,850	\$226,912,018
Collin County	\$231,419,868	\$4,507,850	\$226,912,018

B. Tax Increment base and expected captured appraised value for Tax Year 2023:

Taxing Jurisdiction	Net Taxable Value Tax Year 2023	Base Year* Value (with AG) Jan. 1, 2008	Captured App. Value Fiscal Year 2023-2024
Town of Prosper	\$314,920,655	\$4,507,850	\$310,412,805
Collin County	\$314,920,655	\$4,507,850	\$310,412,805

* 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 2022-2023:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of Fiscal Year 2022-2023 Increment
Town of Prosper (70%)	\$ 0.510000	\$ 810,076
Collin County (50%)	\$ 0.152443	\$ 172,956
Total		\$ 983,032

B. Amount of tax increment received in 2023 from the municipality and the other taxing jurisdictions based on Tax Year 2022 valuations: **\$ 983,032.**

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

ANNUAL FINANCIAL REPORT

- C. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2023-2024:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of Fiscal Year 2023-2024 Increment
Town of Prosper (70%)	\$ 0.510000	\$ 1,108,174
Collin County (50%)	\$ 0.149343	\$ 231,790
Total		\$ 1,339,964

- D. Other information: None

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

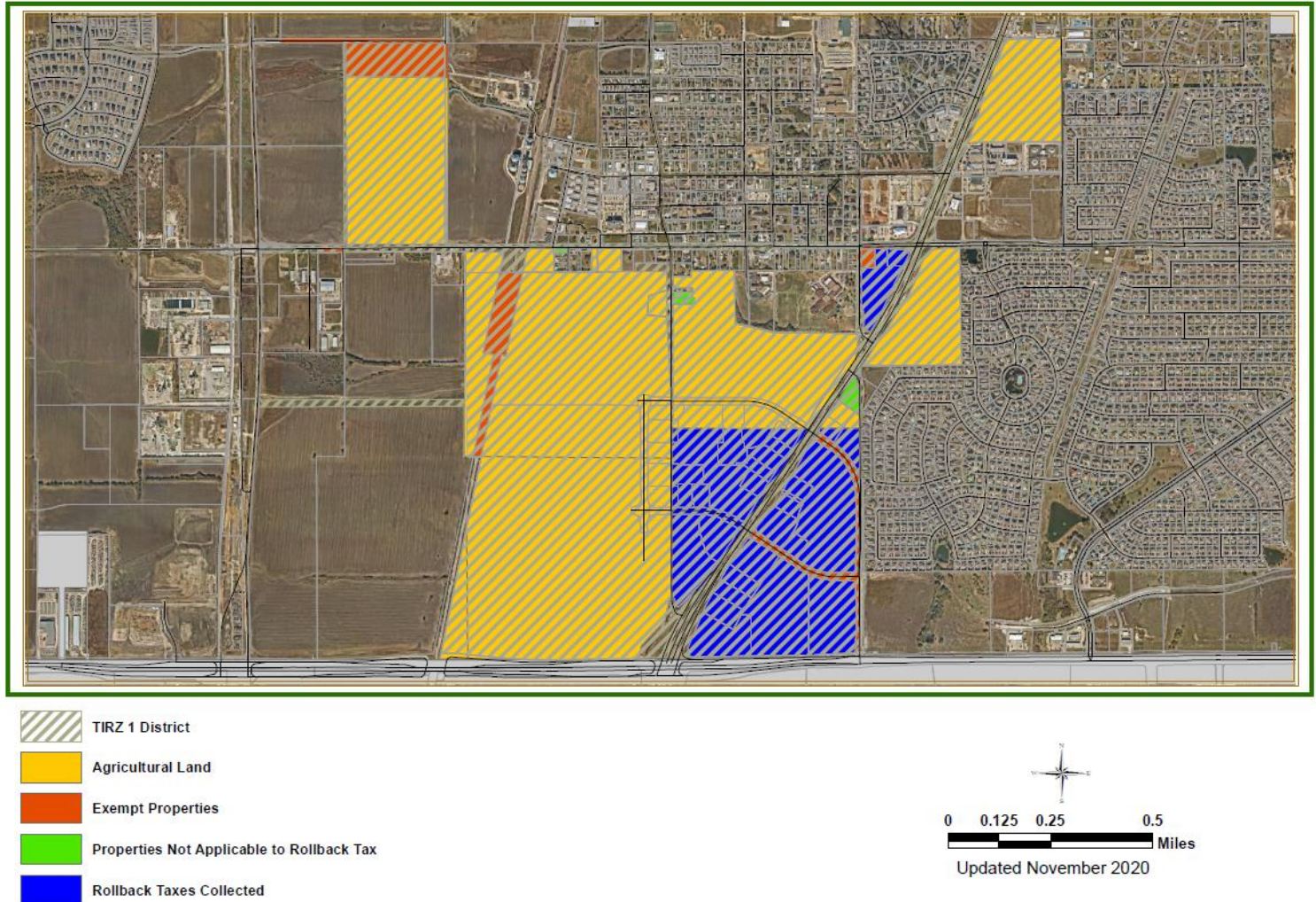
As of September 30, 2023

TIRZ FUND FINANCIAL STATEMENT

		CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:				
	<i>10/01/22</i>	\$ 1,392,520	\$ -	\$ 1,392,520
Revenues:				
Property Tax:				
Town		\$ 810,076	\$ -	\$ 810,076
Delinquent		-	-	-
County		172,956	-	172,956
Property Rollback Taxes		-	-	-
Sales Tax		1,683,814	-	1,683,814
Impact Fees:				
Water Impact Fees		12,226	-	12,226
Wastewater Impact Fees		382,900	-	382,900
Thoroughfare Impact Fees		62,607	-	62,607
380 Construction Sales Office		-	-	-
Interest		75,412	-	75,412
TOTAL REVENUES		\$ 3,199,990	\$ -	\$ 3,199,990
Expenditures:				
Land Purchases		\$ -	\$ -	\$ -
Professional Services		-	-	-
Construction/Improvements:				
MDB Sewer		456,060	-	456,060
Richland & Lovers		-	-	-
Gates Phase 1		-	-	-
Gates Phase 2		2,537,097	-	2,537,097
Lovers Lane		-	-	-
SH289 Median Openings		-	-	-
Multi-family Infrastructure		49,560	-	49,560
Interest Expense		564,601	-	564,601
TOTAL EXPENDITURES		\$ 3,607,318	\$ -	\$ 3,607,318
Ending Balance:				
	<i>09/30/23</i>	\$ 985,193	\$ -	\$ 985,193

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

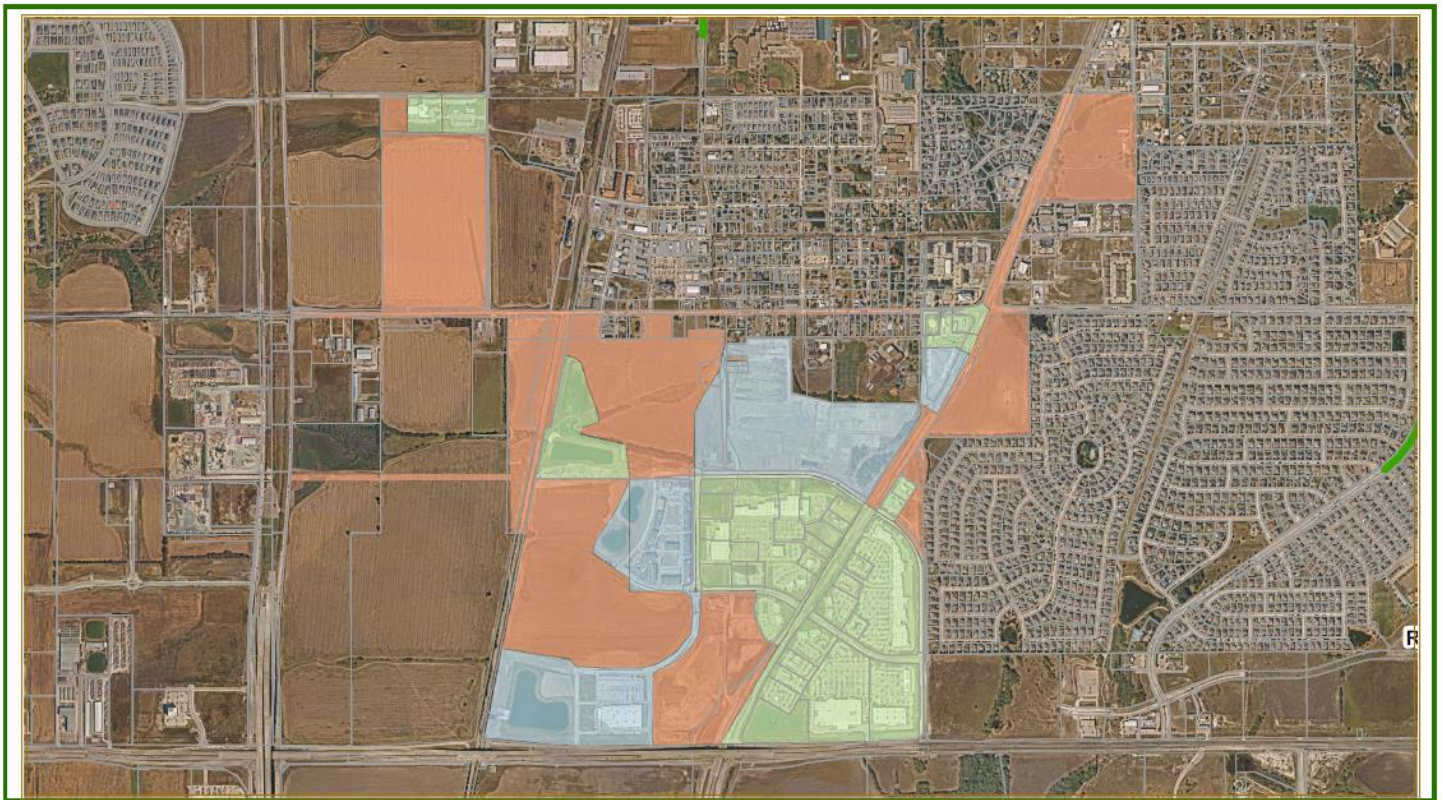
TIRZ 1 Property Tax Rollback





Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

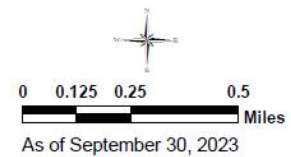
TIRZ #1 STATUS

TIRZ #1 Property Development Status



STATUS

-  Complete
-  Under Construction
-  Undeveloped



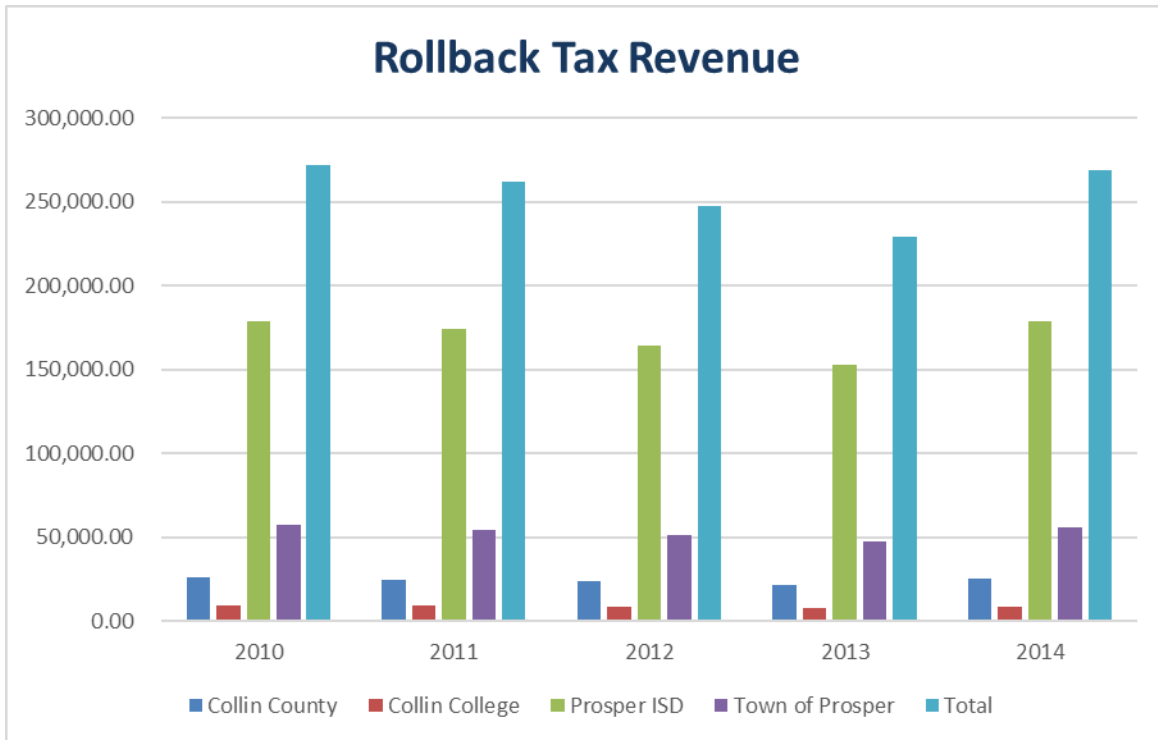
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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



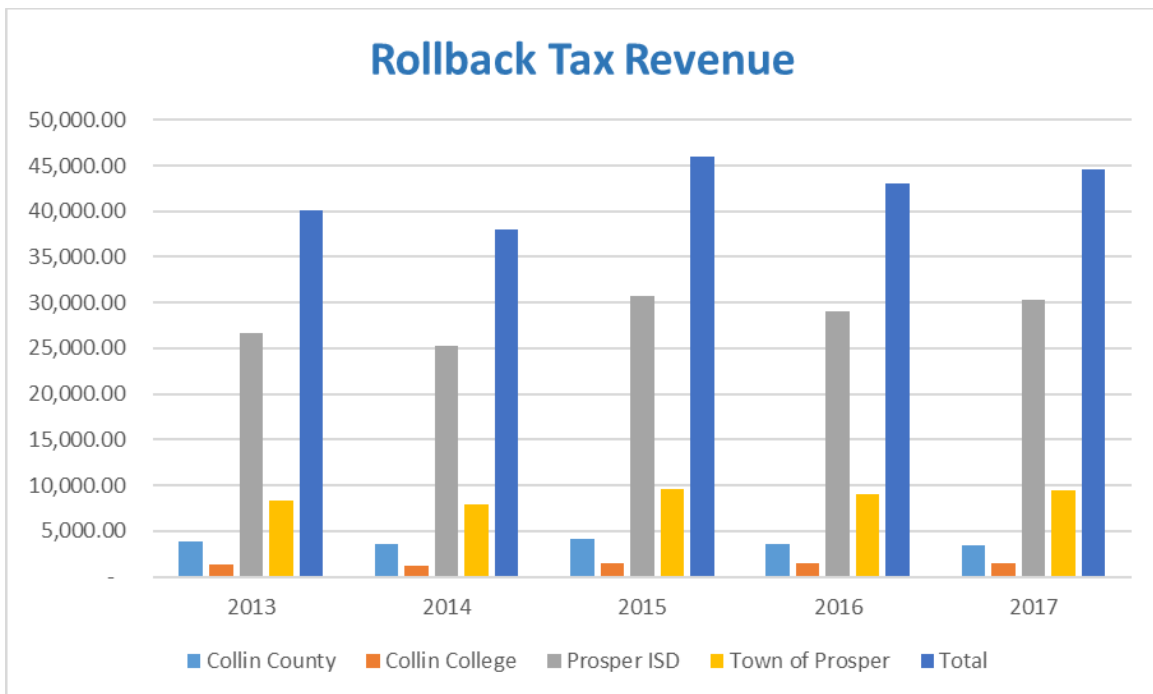
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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



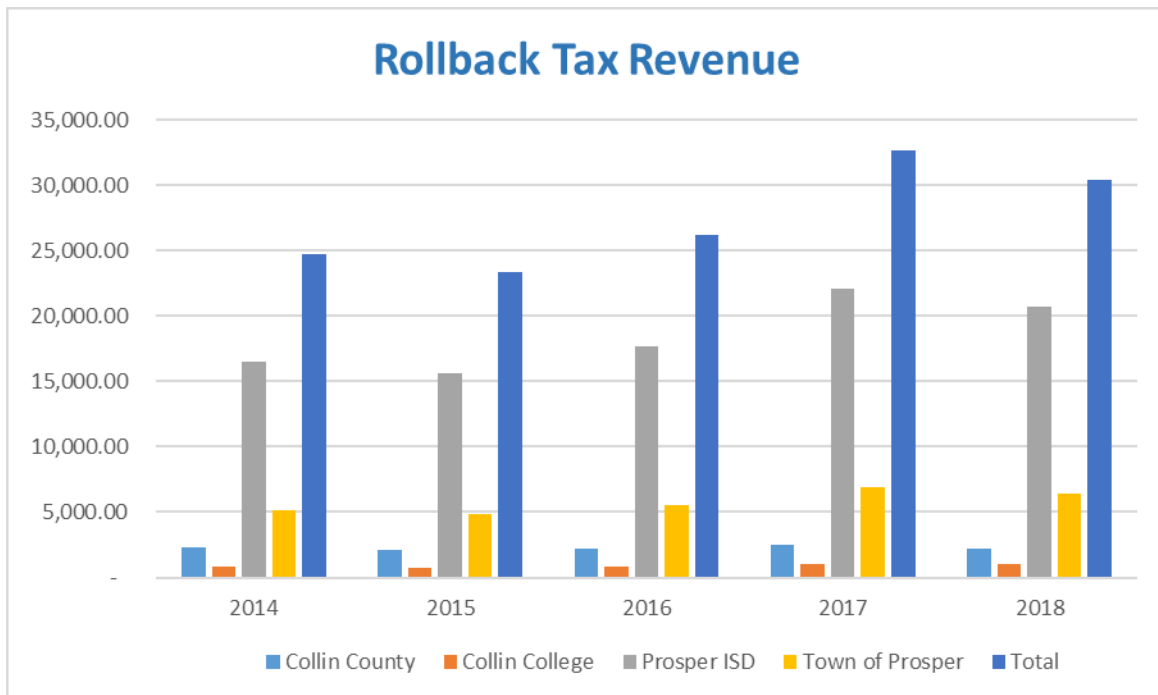
Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

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, 2023

REVENUES & EXPENDITURES

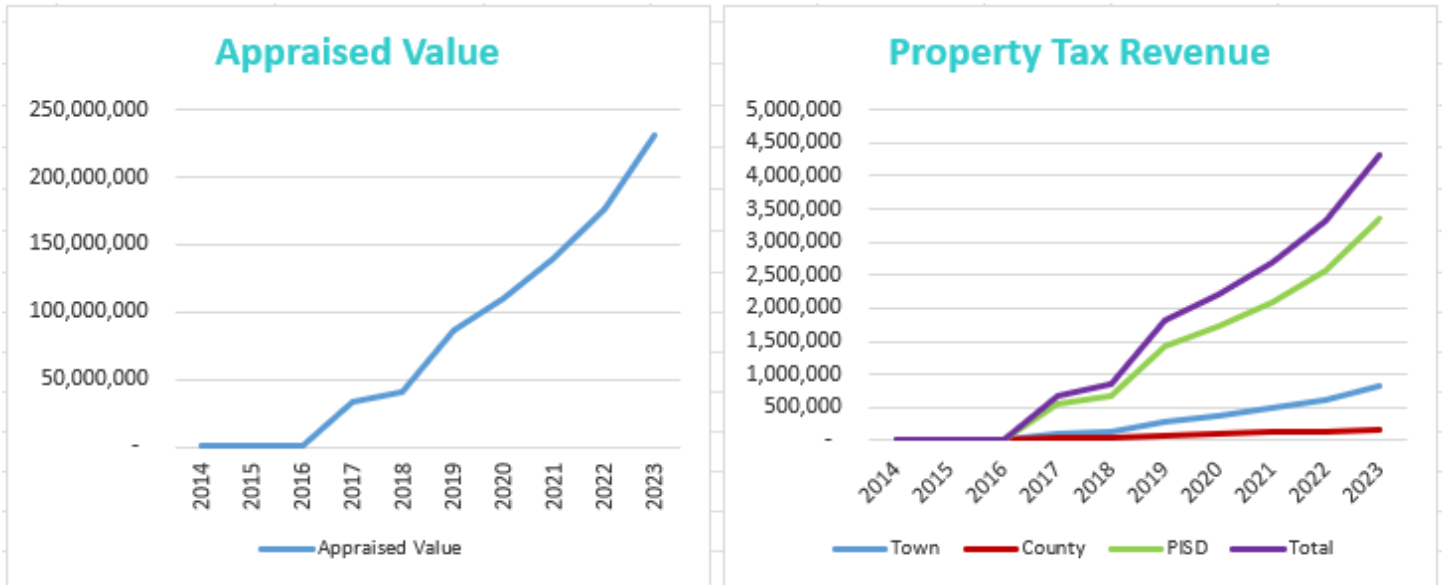
PROPERTY TAX REVENUE

Property Taxes (Town)-70%					
Date	Appraised Value	Less Base Value	Tax Rate	Amount	TIRZ Total
2/4/2023	231,419,868	4,507,850	0.51	1,157,251	810,076

Property Taxes (County)-50%					
Date	Appraised Value	Less Base Value	Tax Rate	Amount	TIRZ Total
2/4/2023	231,419,868	4,507,850	0.152443	345,911	172,956

Prosper ISD			
Date	Appraised Value	Tax Rate	Total
2/4/2023	231,419,868	1.4429	3,339,157

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



Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

REVENUES & EXPENDITURES

THOROUGHFARE IMPACT FEES				
Project	Permit Number	Site Address	Amount Paid	Date
Gates of Prosper	COM-23-0038	860 S PRESTON RD	\$62,607.00	2/22/2023
		Total	\$62,607.00	
WATER IMPACT FEES				
Project	Permit Number	Site Address	Amount Paid	Date
Gates of Prosper	COM-23-0038	860 S PRESTON RD	\$12,226.00	9/22/2023
		Total	\$12,226.00	
WASTEWATER IMPACT FEES				
Project	Permit Number	Site Address	Amount Paid	Date
STAR TRAIL #1A (CPR)	H22-0719	910 SHOOTING STAR DR	\$683.00	10/14/2022
STAR TRAIL #6 (CPR)	H22-0346	680 EDGEWOOD LN	\$2,822.00	10/28/2022
STAR TRAIL #6 (CPR)	H22-0495	660 EDGEWOOD LN	\$2,822.00	10/28/2022
STAR TRAIL #9 (CPR)	H22-0657	101 TENNYSON TRL	\$2,822.00	11/8/2022
STAR TRAIL #6 (CPR)	H22-0776	611 GLENDOVER DR	\$2,822.00	11/8/2022
STAR TRAIL PHASE #7 (CPR)	H22-0342	2360 ROLLING VISTA LN	\$2,822.00	11/9/2022
STAR TRAIL #8 (CPR)	H22-0182	2380 SHADY HILL DR	\$2,822.00	11/18/2022
STAR TRAIL #9 (CPR)	H22-0658	191 SOUTHERN HILLS DR	\$2,822.00	11/18/2022
STAR TRAIL #9 (CPR)	H22-0678	1870 ABERDEEN LN	\$2,822.00	11/18/2022
STAR TRAIL PHASE EIGHT (CPR)	H22-0771	2251 SHADY HILL DR	\$2,822.00	12/15/2022
STAR TRAIL #8 (CPR)	H22-0845	2201 SHADY HILL DR	\$2,822.00	12/21/2022
STAR TRAIL #8 (CPR)	H22-0846	2211 SHADY HILL DR	\$2,822.00	12/21/2022
STAR TRAIL #9 (CPR)	H22-0518	181 SOUTHERN HILLS DR	\$2,822.00	12/27/2022

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2023

Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0007	2280 WHITE OAK WAY	\$2,822.00	1/18/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-22-0021	2240 WHITE OAK WAY	\$2,822.00	1/19/2023
START TRAIL #9 (CPR)	H22-0517	160 MIRAMAR DR	\$2,822.00	2/6/2023
STAR TRAIL #9 (CPR)	H22-0861	101 SOUTHERN HILLS DR	\$2,822.00	2/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0038	1890 ABERDEEN LN	\$2,822.00	2/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-22-0014	111 CLOVERFIELD TRL	\$2,822.00	2/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-22-0013	171 TENNYSON TRL	\$2,822.00	2/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0046	2360 FALLSVIEW CT	\$2,822.00	2/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0047	2231 SHADY HILL DR	\$2,822.00	2/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0103	200 MIRAMAR DR	\$2,822.00	2/24/2023
STAR TRAIL 1A (CPR)	H22-0834	900 SHOOTING STAR DR	\$683.00	3/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0135	121 ROSE DALE CT	\$2,822.00	3/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0108	141 ROSE DALE CT	\$2,822.00	3/9/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-22-0020	2160 WHITE OAK WAY	\$2,822.00	3/10/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0117	110 TENNYSON TRL	\$2,822.00	3/10/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0120	2080 MOSSWOOD WAY	\$2,822.00	3/10/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0138	190 SOUTHERN HILLS DR	\$2,822.00	3/14/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0159	2221 SHADY HILL DR	\$2,822.00	3/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0146	2301 SHADY HILL DR	\$2,822.00	3/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0165	2360 SHADY HILL DR	\$2,822.00	3/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0170	190 ROSE DALE CT	\$2,822.00	3/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0194	131 TENNYSON TRL	\$2,822.00	3/31/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0175	1930 ABERDEEN LN	\$2,822.00	4/4/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0209	200 ROSEDALE CT	\$2,822.00	4/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0225	111 SOUTHERN HILLS DR	\$2,822.00	4/14/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0211	180 CLOVERFIELD TRL	\$2,822.00	4/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0226	2340 FALLSVIEW CT	\$2,822.00	4/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0236	120 CRESTOVER CT	\$2,822.00	4/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0235	2221 WHITE OAK WAY	\$2,822.00	4/17/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0234	110 ROSEDALE CT	\$2,822.00	4/27/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0252	201 MIRAMAR DR	\$2,822.00	5/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0166	171 SOUTHERN HILLS DR	\$2,822.00	5/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0224	190 TENNYSON TRL	\$2,822.00	5/5/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0149	2260 WHITE OAK WAY	\$2,822.00	5/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0253	2261 WHITE OAK WAY	\$2,822.00	5/12/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0279	2351 WHITE OAK WAY	\$2,822.00	5/12/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0340	2320 WHITE OAK WAY	\$2,822.00	5/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0285	100 MIRAMAR DR	\$2,822.00	5/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0280	2320 FALLSVIEW CT	\$2,822.00	5/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0338	2361 SHADY HILL DR	\$2,822.00	5/23/2023

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Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0308	2421 SHADY TRL	\$2,822.00	6/2/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0346	2561 FORESTBROOK DR	\$2,822.00	6/2/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0295	2411 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0323	2511 WHITEWOOD DR	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0324	2420 CLIFFSIDE PL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0300	2561 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0297	2510 FORESTBROOK DR	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0325	2520 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0296	2570 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0298	2500 WHITEWOOD DR	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0387	2540 FORESTBROOK DR	\$2,822.00	6/13/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0339	2220 SHADY HILL DR	\$2,822.00	6/13/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0331	2541 FORESTBROOK DR	\$2,822.00	6/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0333	2420 SHADY TRL	\$2,822.00	6/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0328	2410 WHITEWOOD DR	\$2,822.00	6/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0326	2541 SHADY TRL	\$2,822.00	6/16/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0349	2520 CLIFFSIDE PL	\$2,822.00	6/20/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0350	2571 SHADY TRL	\$2,822.00	6/20/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0351	2530 FORESTBROOK DR	\$2,822.00	6/20/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0348	2500 FORESTBROOK DR	\$2,822.00	6/20/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0440	2531 SHADY TRL	\$2,822.00	6/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0330	2501 FORESTBROOK DR	\$2,822.00	6/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0322	2540 WHITEWOOD DR	\$2,822.00	6/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0327	2440 WHITEWOOD DR	\$2,822.00	6/23/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0315	841 OVERLOOK DR	\$2,822.00	6/28/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0435	2411 WHITEWOOD DR	\$2,822.00	6/30/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0376	2340 WHITE OAK WAY	\$2,822.00	6/30/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0309	121 SOUTHERN HILLS DR	\$2,822.00	7/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0254	191 CLOVERFIELD TRL	\$2,822.00	7/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0415	2310 WHITE OAK WAY	\$2,822.00	7/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0464	2301 WHITE OAK WAY	\$2,822.00	7/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0458	2431 SHADY TRL	\$2,822.00	7/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0308	2421 SHADY TRL	\$2,822.00	6/2/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0346	2561 FORESTBROOK DR	\$2,822.00	6/2/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0295	2411 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0323	2511 WHITEWOOD DR	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0324	2420 CLIFFSIDE PL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0300	2561 SHADY TRL	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0297	2510 FORESTBROOK DR	\$2,822.00	6/6/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0325	2520 SHADY TRL	\$2,822.00	6/6/2023

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Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0358	2510 SHADY TRL	\$2,822.00	7/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0433	2320 SHADY HILL DR	\$2,822.00	7/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0329	2411 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0321	2421 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0332	2551 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0299	2550 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0463	2441 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0445	2521 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0436	2550 SHADY TRL	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0417	2431 FORESTBROOK DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0432	2541 WHITEWOOD DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0421	2421 WHITEWOOD DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0522	2431 WHITEWOOD DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0495	2441 SHADY TRL	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0441	2521 SHADY TRL	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0507	2511 FORESTBROOK DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0319	2501 SHADY TRL	\$2,822.00	7/26/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0416	1901 ABERDEEN LN	\$2,822.00	8/2/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0544	2560 SHADY TRL	\$2,822.00	8/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0481	2560 FORESTBROOK DR	\$2,822.00	8/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0546	770 SAVANNAH RIDGE TRL	\$2,822.00	8/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0547	2501 WHITEWOOD DR	\$2,822.00	8/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0545	2420 FORESTBROOK DR	\$2,822.00	8/3/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0571	2400 WHITEWOOD DR	\$2,822.00	8/8/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0570	2531 WHITEWOOD DR	\$2,822.00	8/8/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0612	2410 FORESTBROOK DR	\$2,822.00	8/22/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0606	780 SAVANNAH RDG	\$2,822.00	8/22/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0622	2531 FORESTBROOK DR	\$2,822.00	8/22/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0633	2510 CLIFFSIDE PL	\$2,822.00	8/25/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0580	2430 SHADY TRL	\$2,822.00	8/28/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0358	2510 SHADY TRL	\$2,822.00	7/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0433	2320 SHADY HILL DR	\$2,822.00	7/7/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0329	2411 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0321	2421 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0332	2551 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0299	2550 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0463	2441 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0445	2521 FORESTBROOK DR	\$2,822.00	7/11/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0436	2550 SHADY TRL	\$2,822.00	7/11/2023

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Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0417	2431 FORESTBROOK DR	\$2,822.00	7/21/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0603	2240 SHADY HILL DR	\$2,822.00	8/28/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0294	1931 ABERDEEN LN	\$2,822.00	8/29/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0645	2430 WHITEWOOD DR	\$2,822.00	9/1/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0648	2500 CLIFFSIDE PL	\$2,822.00	9/14/2023
Gates of Prosper	COM-23-0038	860 S PRESTON RD	\$9,030.00	9/22/2023
Star Trail Phase 3, 4, 5, 6, 7, 8, & 9	RES-23-0690	2560 WHITEWOOD DR	\$2,822.00	9/26/2023
Star Trail Phase 3-11	RES-23-0712	2430 CLIFFSIDE PL	\$2,822.00	9/27/2023
Star Trail Phase 3-11	RES-23-0735	2180 SHADY HILL DR	\$2,822.00	9/28/2023
Star Trail Phase 3-11	RES-23-0729	2701 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0721	2711 FOREST BND	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0717	2620 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0722	231 HONEY LOCUST DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0719	2700 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0720	2750 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0718	2690 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0716	2741 STARWOOD DR	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0714	2691 FOREST BND	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0713	2701 FOREST BND	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0697	2511 SHADY TRL	\$2,822.00	9/29/2023
Star Trail Phase 3-11	RES-23-0746	130 ROSE DALE CT	\$2,822.00	9/29/2023
		Total	\$382,900.00	
		Grand Total	\$457,733.00	

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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	SH289 Median Openings	Interest	Construction Total	Totals
Amount		5,802,881.59	371,316.79	5,723,402.42	13,904,171.19	9,543,105.29	141,351.17	3,898,022.03	3,355.75	335,233.80	3,031,541.10	39,722,840.03	42,754,381.13
Paid		2,976,883.70	371,316.79	5,723,402.42	5,882,391.85	-	-	309,677.57	3,355.75	335,233.80	3,031,541.10	15,602,261.88	18,633,802.98
Remaining		2,825,997.89	-	-	8,021,779.34	9,543,105.29	141,351.17	3,588,344.46	-	-	-	24,120,578.15	24,120,578.15

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
Reimbursement #1 Totals	Paid	2,976,883.70	139,196.42	-	-	-	-	-	-	335,233.80	-	3,451,313.92
	Remaining	659,436.71	-	-	-	-	-	-	-	-	-	659,436.71
Amount		2,127,917.68	47,549.09	545,177.30	-	-	-	-	3,355.75	-	143,876.27	2,867,876.09
Reimbursement #2 Totals	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
Reimbursement #3 Totals	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
Reimbursement #4 Totals	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
Reimbursement #5 Totals	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
Reimbursement #6 Totals	Paid	-	-	142,307.71	3,363,674.95	-	-	-	-	-	373,827.14	3,879,809.80
	Remaining	-	-	-	3,700,580.60	-	-	-	-	-	-	3,700,580.60
Amount		-	-	493,335.69	4,286,276.63	-	-	-	-	-	523,288.16	5,302,900.48
Reimbursement #7 Totals	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
Reimbursement #8 Totals	Paid	-	-	65,517.00	-	-	-	309,677.57	-	-	591,877.82	967,072.39
	Remaining	-	-	-	34,922.11	896,003.08	141,351.17	1,203,602.41	-	-	-	2,275,878.77
Amount		-	-	-	-	8,647,102.21	-	2,384,742.05	-	-	564,600.78	11,596,445.04
Reimbursement #9 Totals	Paid	-	-	-	-	-	-	-	-	-	564,600.78	564,600.78
	Remaining	-	-	-	-	8,647,102.21	-	2,384,742.05	-	-	-	11,031,844.26

By Payments Made:

	Total Charges	2017	2018	2019	2020	2021	2022	2023	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	3,607,317.77	18,633,802.98	
Interest	3,031,541.10	383,092.54	468,265.03	310,937.13	189,479.64	523,288.16	591,877.82	564,600.78	3,031,541.10	-
Construction Costs	39,722,840.03	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	15,602,261.88	24,120,578.15