



INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

March 31, 2026

**Prepared by
Prosper Finance Department**

The investment portfolio of the Town of Prosper is in compliance with the Public Funds Investment Act and the Town of Prosper Investment Policy and Strategies.

Robert B. Scott

Bob Scott, Deputy Town Manager

Chris Landrum

Chris Landrum, Finance Director

Ryan Patterson

Ryan Patterson, Assistant Finance Director

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2025			March 31, 2026		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
MMA/NOW	3.86%	\$ 27,661,948	\$ 27,661,948	3.77%	\$ 31,370,729	\$ 31,370,729
MMF/Pools	3.88%	111,882,943	111,882,943	3.71%	82,787,798	82,787,798
Securities	3.89%	50,067,542	50,118,597	3.86%	58,067,542	57,831,457
Certificates of Deposit	-	-	-	-	-	-
Total	3.88%	\$ 189,612,433	\$ 189,663,487	3.77%	\$ 172,226,069	\$ 171,989,984

Average Yield - Current Quarter (1)	
Total Portfolio	3.77%
Rolling Three Month Treasury	3.69%
Rolling Six Month Treasury	3.64%
TexPool	3.69%

Fiscal Year-to-Date Average Yield (2)	
Total Portfolio	3.83%
Rolling Three Month Treasury	3.78%
Rolling Six Month Treasury	3.69%
TexPool	3.84%

Interest Earnings (Approximate)

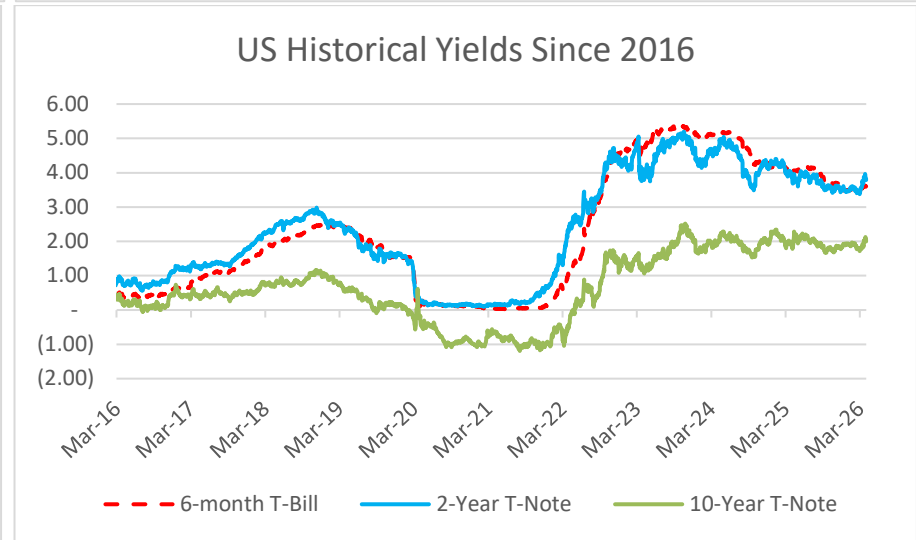
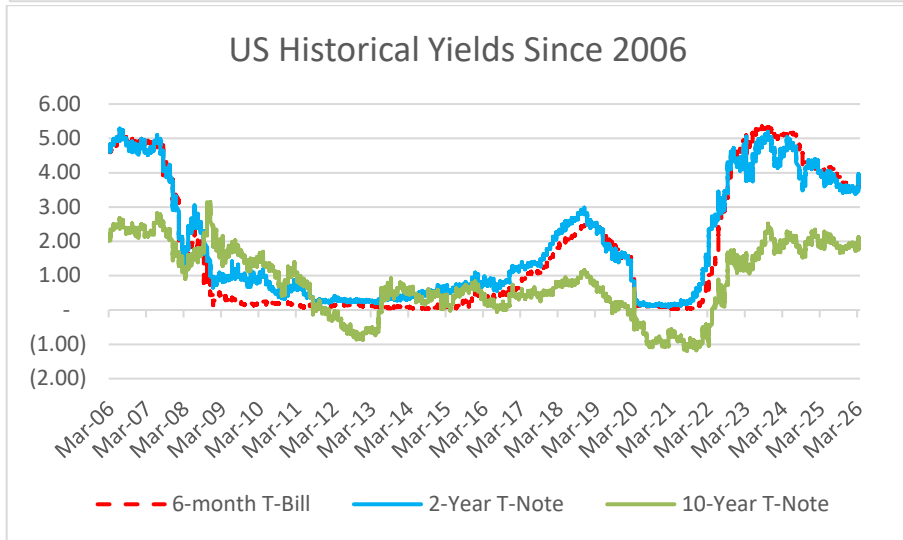
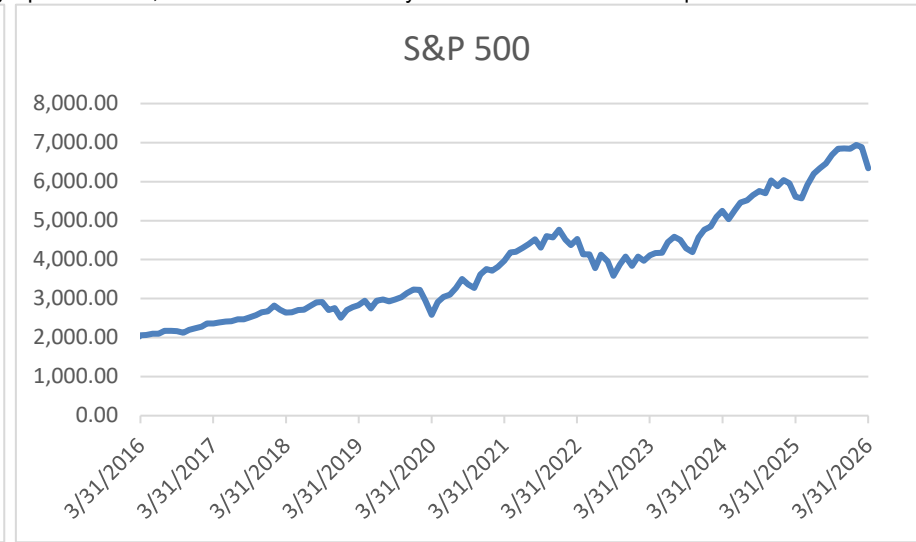
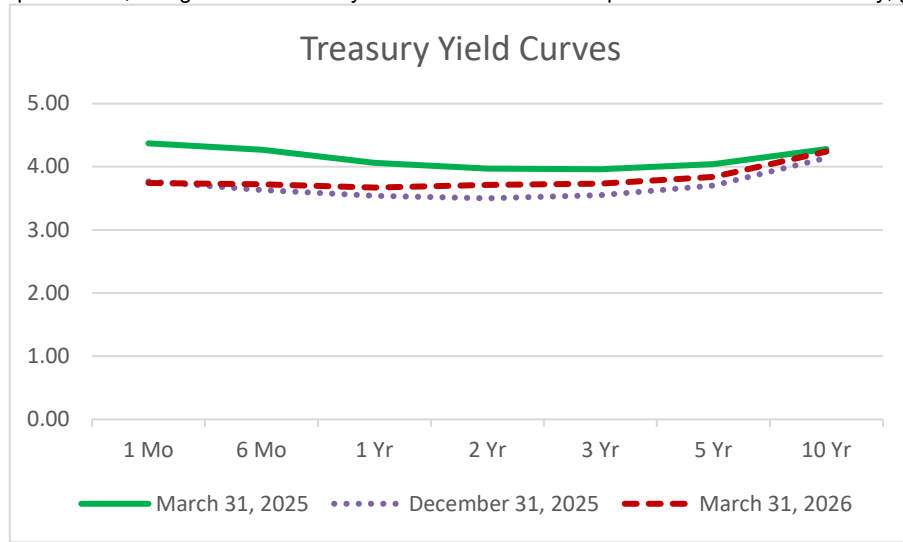
Quarter	\$ 1,256,537
Fiscal Year-to-date	\$ 3,356,714

(1) Quarter End Average Yield - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) Fiscal Year-to-Date Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Economic Overview 3/31/2025

During the first quarter of 2026, the Federal Open Market Committee (FOMC) maintained the federal funds target range at 3.50%–3.75%, continuing its pause as policymakers assessed mixed economic data. Effective Fed Funds traded around 3.64%, generally near the midpoint. Inflation remained above the Fed's 2% objective, with Core PCE increasing to approximately 3.2% year-over-year in March and headline PCE rising to 3.5%, driven in part by higher energy prices. Core CPI was approximately 2.6% year-over-year, while headline CPI increased to 3.3%, reflecting a sharp increase in gasoline and broader energy costs. Labor-market conditions were mixed, with March non-farm payrolls increasing by 178,000 following weaker results earlier in the quarter, bringing the first-quarter average to roughly 71,000 jobs per month. The unemployment rate was 4.3% at quarter-end. Economic activity improved from the prior quarter, with real GDP increasing at a 2.0% annualized rate in Q1 2026, supported by investment, exports, consumer spending, and government spending. Oil prices moved sharply higher during the quarter, averaging \$72 per barrel, due to escalating Middle East tensions and concerns over supply disruptions, adding renewed inflation risk. The Treasury yield curve was no longer inverted on a 2-year/10-year basis at quarter-end, though market volatility and recession concerns persisted. Global uncertainty, geopolitical risks, and trade-related volatility remained elevated as the quarter concluded.



Investment Holdings

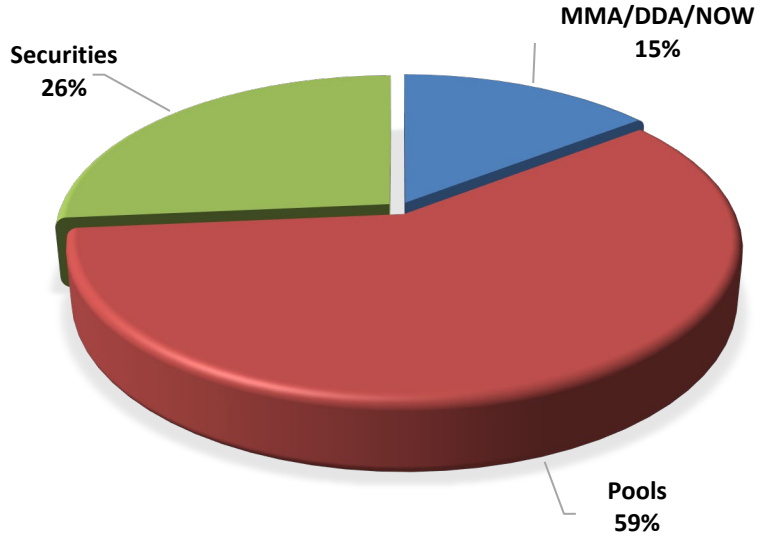
March 31, 2026

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Independent DDA		3.75%	04/01/26	03/31/26	7,214,030	7,214,030	100.00	7,214,030	1	3.75%
Independent DDA #2		3.75%	04/01/26	03/31/26	15,916,765	15,916,765	100.00	15,916,765	1	3.75%
Independent DDA #3		3.75%	04/01/26	03/31/26	2,250,264	2,250,264	100.00	2,250,264	1	3.75%
NexBank MMA		3.86%	04/01/26	03/31/26	5,989,670	5,989,670	100.00	5,989,670	1	3.86%
TexSTAR		3.65%	04/01/26	03/31/26	28,776,217	28,776,217	100.00	28,776,217	1	3.65%
TexPool		3.74%	04/01/26	03/31/26	54,011,581	54,011,581	100.00	54,011,581	1	3.74%
FAMC	None	3.65%	01/05/29	01/05/26	8,000,000	8,000,000	99.28	7,942,400	1,011	3.65%
FFCB	S&P-AA+	3.62%	12/22/28	12/30/25	5,000,000	4,996,250	99.12	4,956,000	997	3.65%
FFCB	None	3.80%	12/18/28	12/18/25	5,000,000	5,000,000	99.42	4,971,000	993	3.80%
FFCB	S&P-AA+	3.87%	11/24/28	12/12/25	10,000,000	10,001,000	99.65	9,965,000	969	3.87%
FFCB	S&P-AA+	4.22%	05/23/28	06/30/25	5,000,000	5,000,000	100.27	5,013,500	784	4.22%
FHLB	S&P-AA+	3.88%	06/04/27	06/30/25	5,000,000	5,009,130	100.09	5,004,500	430	3.75%
FHLMC	S&P-AA+	3.85%	12/11/28	12/12/25	10,325,000	10,321,386	99.41	10,264,083	986	3.86%
FHLMC	S&P-AA+	3.88%	11/24/28	12/12/25	5,000,000	5,000,250	99.49	4,974,500	969	3.87%
FNMA	S&P-AA+	4.20%	07/10/28	06/30/25	4,740,000	4,739,526	100.01	4,740,474	832	4.20%
Total Portfolio					\$ 172,223,527	\$ 172,226,069		\$ 171,989,984	307	3.77%
									(1)	(2)

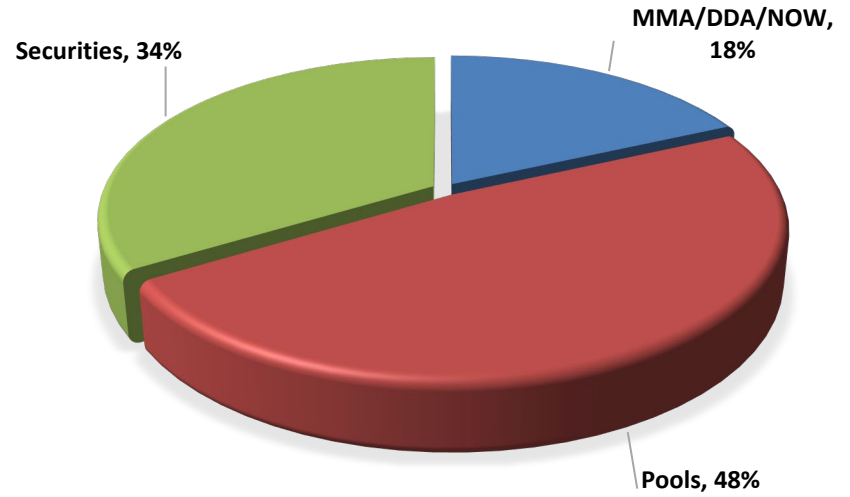
(1) **Weighted average life** - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one-day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on Book Value, realized and unrealized gains/losses and investment advisory fees are not included. The yield for the reporting month is used for overnight bank and pool balances.

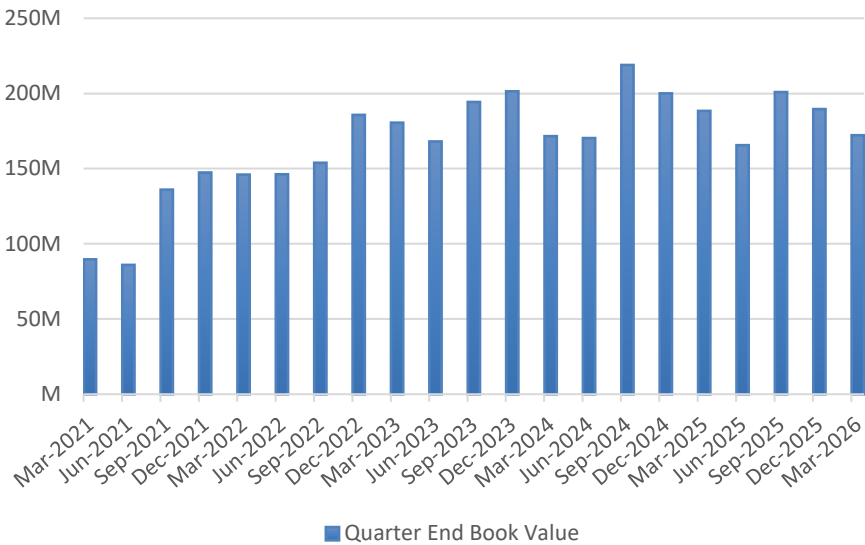
COMPOSITION - PRIOR QUARTER



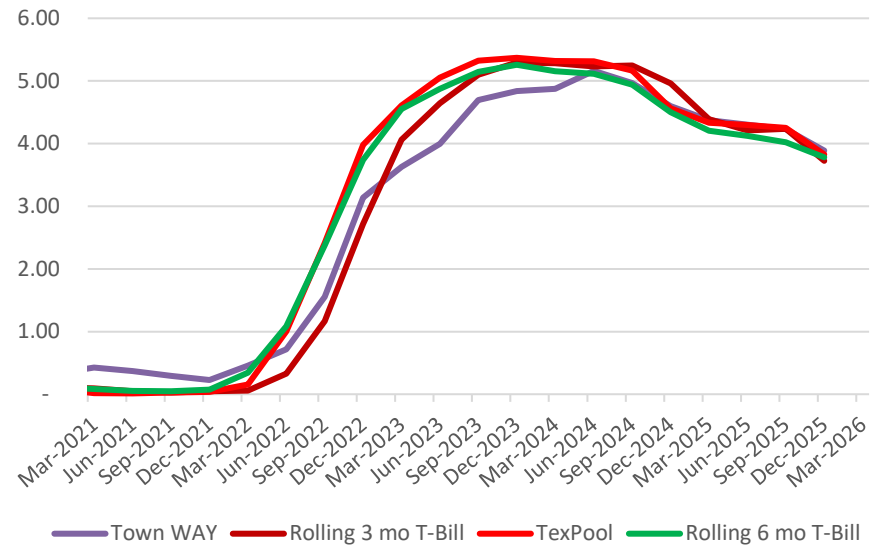
COMPOSITION - CURRENT QUARTER



Total Portfolio



Portfolio Performance



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 12/31/25	Increases	Decreases	Book Value 3/31/26	Market Value 12/31/25	Change in Market Value	Market Value 3/31/26
Independent DDA	3.75%	04/01/26	\$ 3,252,290	\$ 3,961,740	\$ -	\$ 7,214,030	\$ 3,252,290	\$ 3,961,740	\$ 7,214,030
Independent DDA #2	3.75%	04/01/26	15,875,389	41,377	-	15,916,766	15,875,389	41,377	15,916,765
Independent DDA #3	3.75%	04/01/26	2,600,700	-	(350,436)	2,250,264	2,600,700	(350,436)	2,250,264
NexBank MMA	3.86%	04/01/26	5,933,569	56,101	-	5,989,670	5,933,569	56,101	5,989,670
TexSTAR	3.65%	04/01/26	70,749,398	-	(41,973,181)	28,776,217	70,749,398	(41,973,182)	28,776,217
TexPool	3.74%	04/01/26	41,133,545	12,878,036	-	54,011,581	41,133,545	12,878,037	54,011,581
FAMC	3.65%	01/05/29	-	8,000,000.00	-	8,000,000	-	7,942,400	7,942,400
FFCB	3.65%	12/22/28	4,996,250	-	-	4,996,250	4,991,500	(35,500)	4,956,000
FFCB	3.80%	12/18/28	5,000,000	-	-	5,000,000	4,995,500	(24,500)	4,971,000
FFCB	3.87%	11/24/28	10,001,000	-	-	10,001,000	10,005,000	(40,000)	9,965,000
FFCB	4.22%	05/23/28	5,000,000	-	-	5,000,000	5,024,000	(10,500)	5,013,500
FHLB	3.75%	06/04/27	5,009,130	-	-	5,009,130	5,026,500	(22,000)	5,004,500
FHLMC	3.86%	12/11/28	10,321,386	-	-	10,321,386.25	10,321,903	(57,820)	10,264,083
FHLMC	3.87%	11/24/28	5,000,250	-	-	5,000,250.00	4,999,500	(25,000)	4,974,500
FNMA	4.20%	07/10/28	4,739,526	-	-	4,739,526.00	4,754,694	(14,220)	4,740,474
TOTAL / AVERAGE	3.77%		\$189,612,432	\$24,937,254	\$ (42,323,618)	\$ 172,226,069	\$ 189,663,487	\$ (17,673,504)	\$ 171,989,983

Allocation

March 31, 2026

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.75%		\$ 7,214,030	\$ 7,214,030	\$ -
Independent DDA #2	3.75%		15,916,765	15,916,765	-
Independent DDA #3	3.75%		2,250,264	2,250,264	-
NexBank MMA	3.86%		5,989,670	5,989,670	-
TexSTAR	3.65%		28,776,217	28,776,217	-
TexPool	3.74%		54,011,581	49,168,106	4,843,475
FAMC	3.65%	01/05/29	8,000,000	8,000,000	-
FFCB	3.65%	12/22/28	4,996,250	4,996,250	-
FFCB	3.80%	12/18/28	5,000,000	5,000,000	-
FFCB	3.87%	11/24/28	10,001,000	10,001,000	-
FFCB	4.22%	05/23/28	5,000,000	5,000,000	-
FHLB	3.75%	06/04/27	5,009,130	5,009,130	-
FHLMC	3.86%	12/11/28	10,321,386	10,321,386	-
FHLMC	3.87%	11/24/28	5,000,250	5,000,250	-
FNMA	4.20%	07/10/28	4,739,526	4,739,526	-
Totals			\$ 172,226,069	\$ 167,382,593	\$ 4,843,475

Allocation

December 31, 2025

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.78%		\$ 3,252,290	\$ 3,252,290	\$ -
Independent DDA #2	3.86%		15,875,389	15,875,389	-
Independent DDA #3	3.86%		2,600,700	2,600,700	-
NexBank MMA	3.90%		5,933,569	5,933,569	-
TexSTAR	3.83%		70,749,398	70,749,398	-
TexPool	3.98%		41,133,545	36,099,223	5,038,322
FFCB	3.62%	12/22/2028	4,996,250	4,996,250	-
FFCB	3.80%	12/18/2028	5,000,000	5,000,000	-
FFCB	3.87%	11/24/2028	10,001,000	10,001,000	-
FFCB	4.22%	05/23/2028	5,000,000	5,000,000	-
FHLB	3.88%	06/04/2027	5,009,130	5,009,130	-
FHLM	3.85%	12/11/2028	10,321,386	10,321,386	-
FHLM	3.88%	11/24/2028	5,000,250	5,000,250	-
FNMA	4.20%	07/10/2028	7,739,526	7,739,526	-
Totals			\$ 189,612,433	\$ 184,574,111	\$ 5,038,322