TOWN OF PROSPER
A Place Where Everyone Matters

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

June 30, 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	March 31, 2026 Ave. Yield	March 31, 2026 Book Value	March 31, 2026 Market Value	June 30, 2026 Ave. Yield	June 30, 2026 Book Value	June 30, 2026 Market Value
MMA/NOW	3.77%	$ 31,370,729	$ 31,370,729	3.77%	$ 27,212,527	$ 27,212,527
MMF/Pools	3.71%	82,787,798	82,787,798	3.72%	64,706,455	64,706,455
Securities	3.86%	58,067,542	57,831,457	3.89%	71,424,547	70,896,380
Certificates of Deposit	-	-	-	-	-	-
Total	**3.77%**	**$ 172,226,069**	**$ 171,989,984**	**3.80%**	**$ 163,343,529**	**$ 162,815,361**

Average Yield - Current Quarter *(1)*	
Total Portfolio	3.80%
Rolling Three Month Treasury	3.73%
Rolling Six Month Treasury	3.79%
TexPool	3.64%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	3.82%
Rolling Three Month Treasury	3.71%
Rolling Six Month Treasury	3.71%
TexPool	3.77%

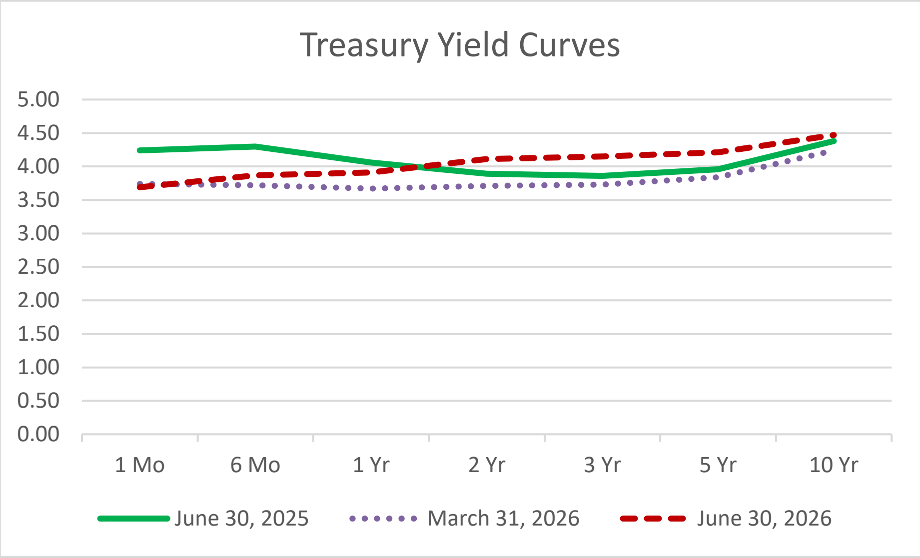
Interest Earnings (Approximate)

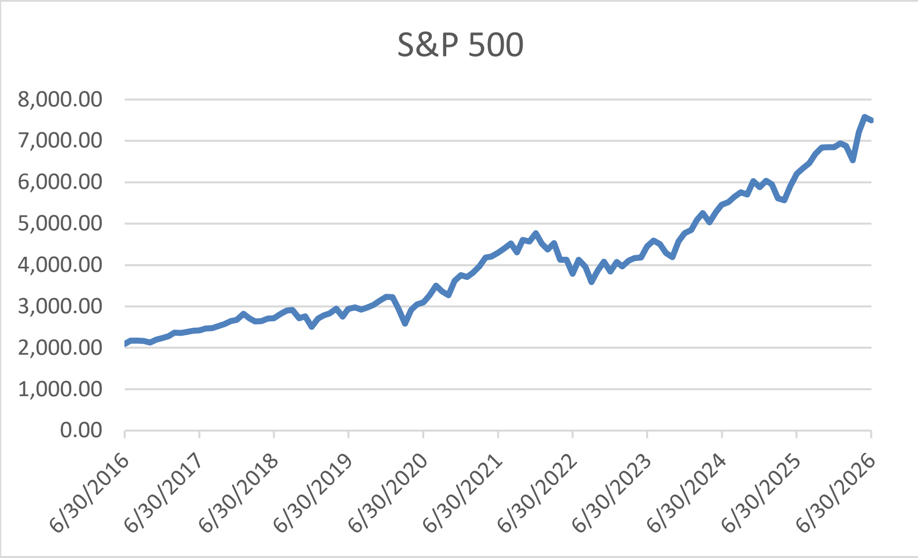
Quarter	$	1,914,113
Fiscal Year-to-date	$	5,270,826

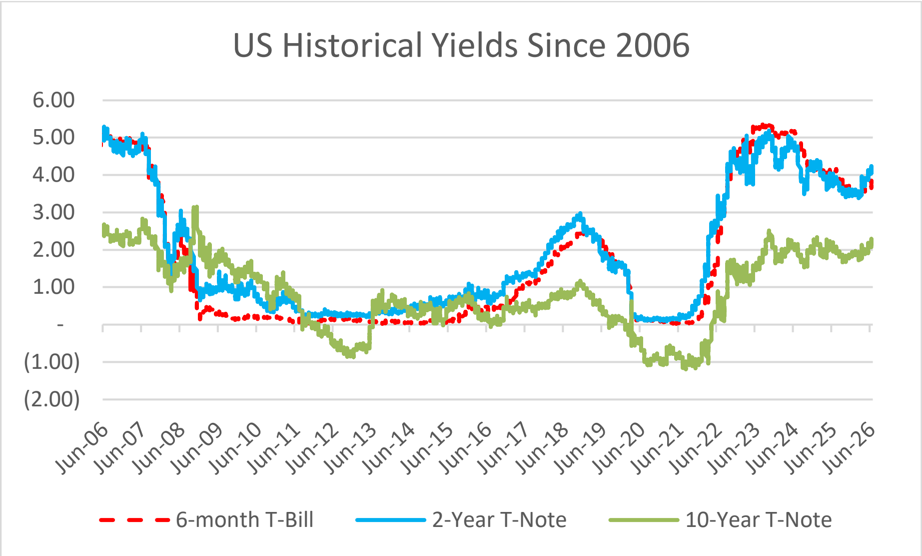
(1) Quarter End Average Yield - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.
(2) Fiscal Year-to-Date Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

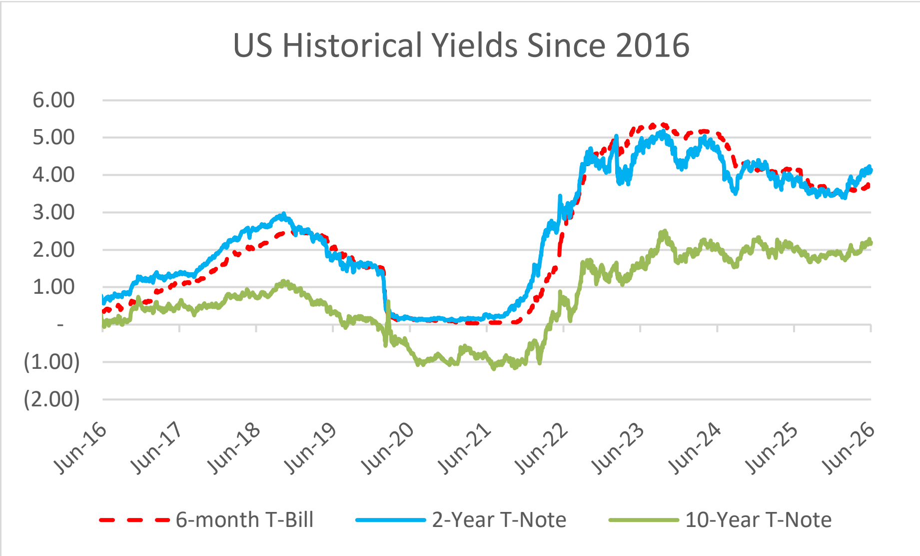
Economic Overview 6/30/2026

During the second quarter of 2026, the Federal Open Market Committee (FOMC) maintained the federal funds target range at 3.50%–3.75%, as policymakers balanced solid economic activity against elevated inflation and heightened uncertainty stemming in part from the conflict in the Middle East. The FOMC continued to emphasize a data-dependent approach, with its June projections indicating a median year-end federal funds rate of 3.8%. Inflation remained above the Fed's 2% target, with Core PCE at approximately 3.4% year-over-year in May, up slightly from 3.3% in April, while headline PCE increased to 4.1%, reflecting significant energy-related price pressures. By June, Core CPI was 2.6% year-over-year, while headline CPI was at 3.5%. Labor-market conditions remained relatively stable but showed signs of slower hiring. Non-farm payrolls increased by 148,000 in April, 129,000 in May, and 57,000 in June, for an average of approximately 111,000 jobs per month during Q2, while the unemployment rate ended the quarter at 4.2%. Energy markets experienced substantial volatility during the quarter as the Middle East conflict disrupted global energy markets. WTI crude oil averaged approximately $96 per barrel during Q2. The Treasury yield curve remained positively sloped on a 2-year/10-year basis, with the 2-year Treasury yielding approximately 3.98% and the 10-year approximately 4.30% at quarter-end. Global uncertainty, geopolitical tensions, energy-market disruptions, and trade-related risks remained elevated, contributing to continued financial-market volatility and renewed concerns over inflation.









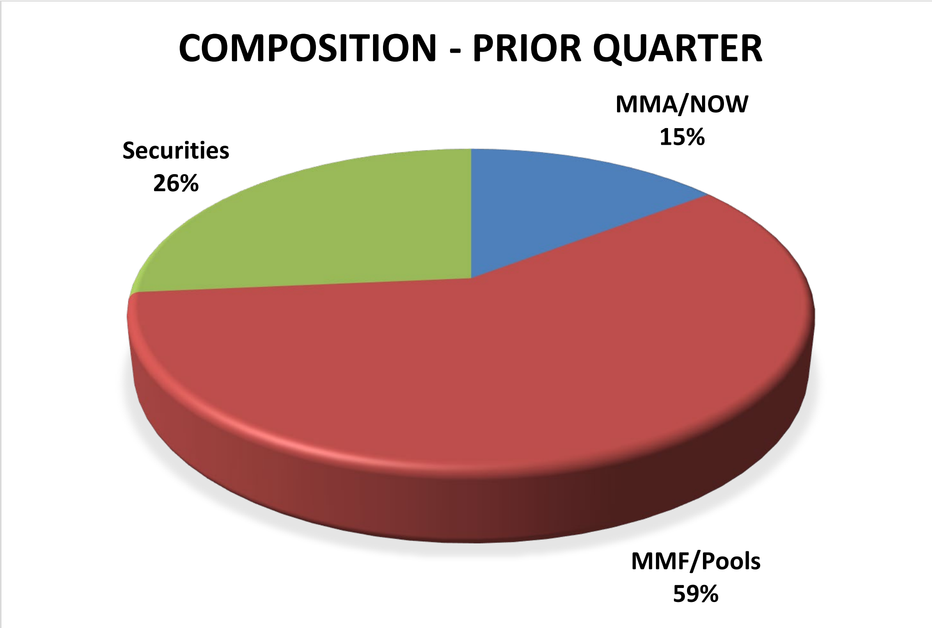
Investment Holdings

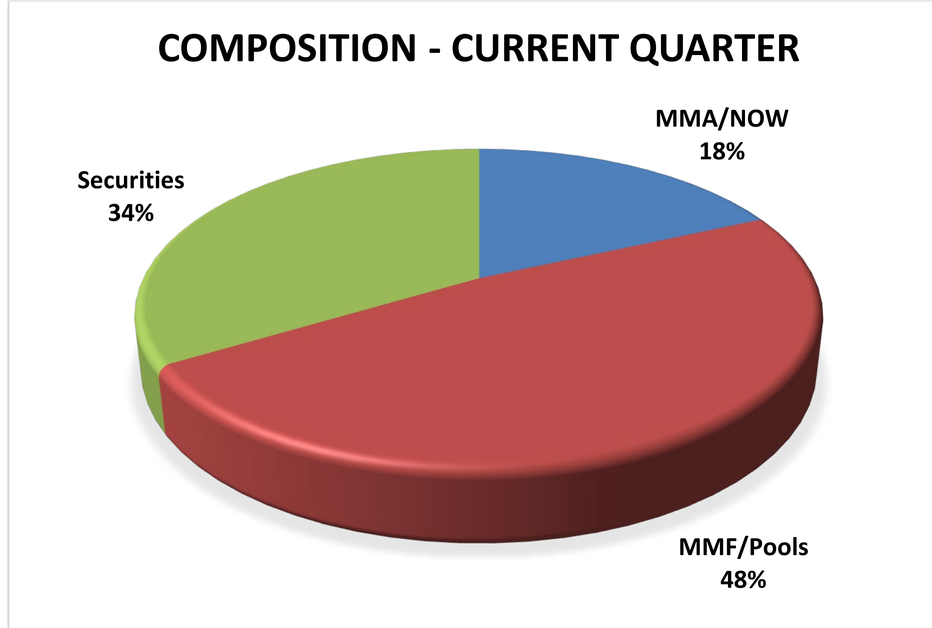
June 30, 2026

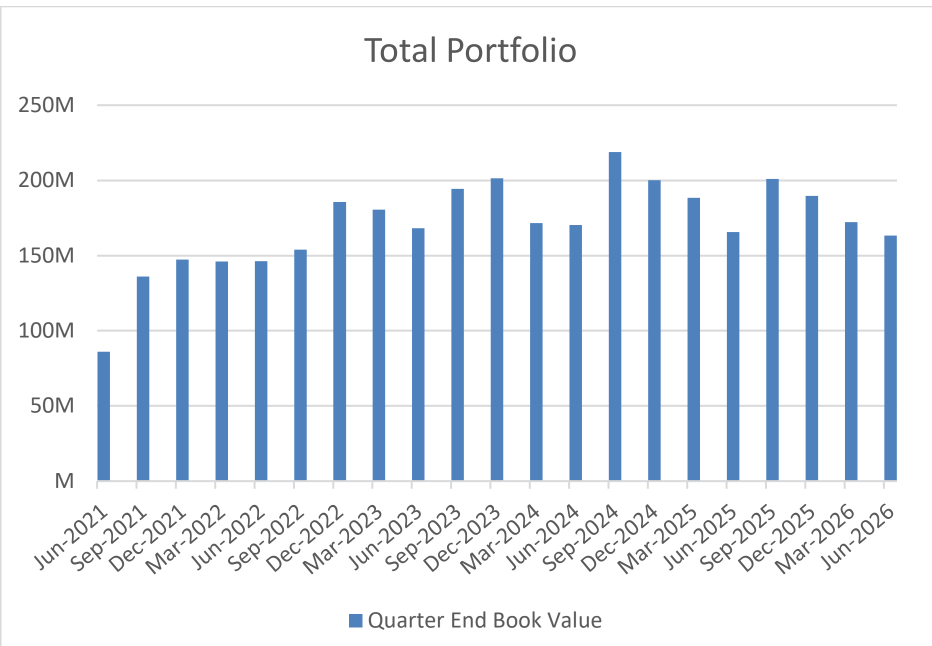
Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Independent DDA		3.75%	07/01/26	06/30/26	3,727,053	34,897,329	100.00	34,897,329	1	3.75%
Independent DDA #2		3.75%	07/01/26	06/30/26	11,112,821	11,112,821	100.00	11,112,821	1	3.75%
Independent DDA #3		3.75%	07/01/26	06/30/26	6,326,724	6,326,724	100.00	6,326,724	1	3.75%
NexBank MMA		3.82%	07/01/26	06/30/26	6,045,929	4,551,986	100.00	4,551,986	1	3.82%
TexSTAR		3.62%	07/01/26	06/30/26	25,318,562	4,390,973	100.00	4,390,973	1	3.62%
TexPool		3.74%	07/01/26	06/30/26	39,387,892	20,927,590	100.00	20,927,590	1	3.74%
FAMC	None	3.65%	01/05/29	01/05/26	8,000,000	8,000,000	98.66	7,892,800	920	3.65%
FFCB	S&P-AA+	3.62%	12/22/28	12/30/25	5,000,000	4,996,250	98.63	4,931,500	906	3.65%
FFCB	S&P-AA+	3.75%	04/14/28	04/30/26	3,372,000	3,361,543	99.33	3,349,408	654	3.92%
FFCB	None	3.80%	12/18/28	12/18/25	5,000,000	5,000,000	99.05	4,952,500	902	3.80%
FFCB	S&P-AA+	3.87%	11/24/28	12/12/25	10,000,000	10,001,000	99.08	9,908,000	878	3.87%
FFCB	S&P-AA+	4.22%	05/23/28	06/30/25	5,000,000	5,000,000	99.73	4,986,500	693	4.22%
FHLB	S&P-AA+	3.88%	06/04/27	06/30/25	5,000,000	5,006,092	99.82	4,991,000	339	3.75%
FHLB	None	4.15%	11/06/28	05/06/26	5,000,000	5,000,000	99.66	4,983,000	860	4.15%
FHLMC	S&P-AA+	3.85%	12/11/28	12/12/25	10,325,000	10,321,386	99.05	10,226,913	895	3.86%
FHLMC	S&P-AA+	3.88%	11/24/28	12/12/25	5,000,000	5,000,250	99.10	4,955,000	878	3.87%
FHLMC	S&P-AA+	3.88%	09/23/27	04/30/26	5,000,000	4,998,500	99.69	4,984,500	450	3.90%
FNMA	S&P-AA+	4.20%	07/10/28	06/30/25	4,740,000	4,739,526	99.90	4,735,260	741	4.20%
	Total Portfolio				**$ 163,355,981**	**$ 163,343,529**		**$ 162,815,361**	**345**	**3.80%**
									(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
MMA/NOW
15%
Securities
26%
MMF/Pools
59%


COMPOSITION - CURRENT QUARTER
MMA/NOW
18%
Securities
34%
MMF/Pools
48%


Total Portfolio
250M
200M
150M
100M
50M
M
Jun-2021
Sep-2021
Dec-2021
Mar-2022
Jun-2022
Sep-2022
Dec-2022
Mar-2023
Jun-2023
Sep-2023
Dec-2023
Mar-2024
Jun-2024
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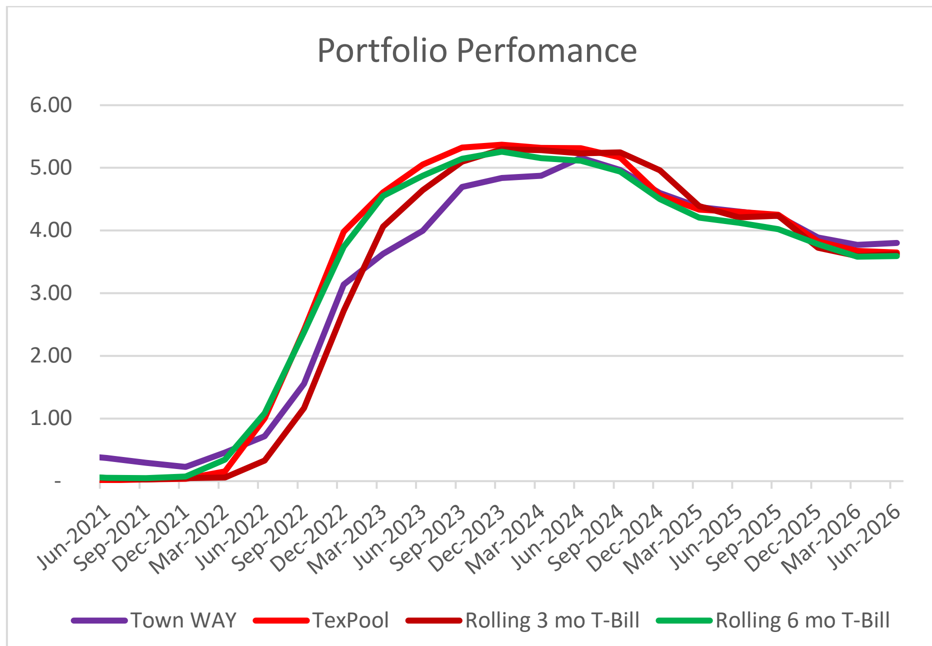
Dec-2024
Mar-2025
Jun-2025
Sep-2025
Dec-2025
Mar-2026
Jun-2026
Quarter End Book Value


Portfolio Perfomance
6.00
5.00
4.00
3.00
2.00
1.00
-
Jun-2021
Sep-2021
Dec-2021
Mar-2022
Jun-2022
Sep-2022
Dec-2022
Mar-2023
Jun-2023
Sep-2023
Dec-2023
Mar-2024
Jun-2024
Sep-2024
Dec-2024
Mar-2025
Jun-2025
Sep-2025
Dec-2025
Mar-2026
Jun-2026
Town WAY
TexPool
Rolling 3 mo T-Bill
Rolling 6 mo T-Bill

Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 3/31/26	Increases	Decreases	Book Value 6/30/26	Market Value 3/31/26	Change in Market Value	Market Value 6/30/26
Independent DDA	3.75%	04/01/26	7,214,030	-	(3,486,977)	3,727,053	7,214,030	(3,486,977)	3,727,053
Independent DDA #2	3.75%	04/01/26	15,916,765	-	(4,803,944)	11,112,821	15,916,765	(4,803,944)	11,112,821
Independent DDA #3	3.75%	04/01/26	2,250,264	4,076,460	-	6,326,724	2,250,264	4,076,460	6,326,724
NexBank MMA	3.86%	04/01/26	5,989,670	56,259	-	6,045,929	5,989,670	(49,600)	6,045,929
TexSTAR	3.65%	04/01/26	28,776,217	-	(3,457,654)	25,318,562	28,776,217	(3,457,654)	25,318,562
TexPool	3.74%	04/01/26	54,011,581	-	(14,623,689)	39,387,892	54,011,581	(14,623,689)	39,387,892
FAMC	3.65%	01/05/29	8,000,000	-	-	8,000,000	7,942,400	(49,600)	7,892,800
FFCB	3.65%	12/22/28	4,996,250	-	-	4,996,250	4,956,000	(24,500)	4,931,500
FFCB	3.92%	04/14/28	-	3,361,543	-	3,361,543	-	3,349,408	3,349,408
FFCB	3.80%	12/18/28	5,000,000	-	-	5,000,000	4,971,000	(18,500)	4,952,500
FFCB	3.87%	11/24/28	10,001,000	-	-	10,001,000	9,965,000	(57,000)	9,908,000
FFCB	4.22%	05/23/28	5,000,000	-	-	5,000,000	5,013,500	(27,000)	4,986,500
FHLB	3.75%	06/04/27	5,006,092	-	-	5,006,092	5,004,500	(13,500)	4,991,000
FHLB	4.15%	11/06/28	-	5,000,000	-	5,000,000	-	4,983,000	4,983,000
FHLMC	3.86%	12/11/28	10,321,386	-	-	10,321,386	10,264,083	(37,170)	10,226,913
FHLMC	3.87%	11/24/28	5,000,250	-	-	5,000,250	4,974,500	(19,500)	4,955,000
FHLMC	3.90%	09/23/27	-	4,998,500	-	4,998,500	-	4,984,500	4,984,500
FNMA	4.20%	07/10/28	4,739,526	-	-	4,739,526	4,740,474	(5,214)	4,735,260
TOTAL / AVERAGE	**3.80%**		**$172,226,069**	**$17,492,762**	**$ (26,372,264)**	**$ 163,343,529**	**$ 171,989,983**	**$ (9,280,480)**	**$ 162,815,361**

Allocation **June 30, 2026**

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.75%		$ 3,727,053	$ 3,727,053	$ –
Independent DDA #2	3.75%		11,112,821	11,112,821	–
Independent DDA #3	3.75%		6,326,724	6,326,724	–
NexBank MMA	3.86%		6,045,929	6,045,929	–
TexSTAR	3.65%		25,318,562	25,318,562	–
TexPool	3.74%		39,387,892	34,787,700	4,600,192
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	3.92%	04/14/28	3,361,543	3,361,543	–
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	5,006,092	5,006,092	–
FHLB	4.15%	11/06/28	5,000,000	5,000,000	–
FHLMC	3.86%	12/11/28	10,321,386	10,321,386	–
FHLMC	3.87%	11/24/28	5,000,250	5,000,250	
FHLMC	3.90%	09/23/27	4,998,500	4,998,500	
FNMA	4.20%	07/10/28	4,739,526	4,739,526	
Totals			**$ 163,343,529**	**$ 158,743,337**	**$ 4,600,192**

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**