

# 2021 CITIZENS REPORT



TOWN OF PROSPER, TEXAS  
FISCAL YEAR ENDING SEPTEMBER 30, 2021



# TABLE OF CONTENTS

Director's Letter	3
Prosper Town Council	4
Town of Prosper Vision and Goals	5
Town of Prosper on the Map	6
Statement in Net Position	7
Change in Net Position	8
Net Position Unrestricted	9
Pension	10
Prosper Property Tax	11
Understanding Your Tax Dollars	13
Money Comes and Money Goes	14
Prosper At A Glance	15
General Fund	16
Long-Term Debt	19
Taxable Sales	20
Economic Outlook	21
GFOA Award	22

# A LETTER TO TOWN OF PROSPER CITIZENS

Town of Prosper Citizens,

I am pleased to present the Town of Prosper Popular Annual Financial Report for the fiscal year ended September 30, 2021. The purpose of the report is to provide a snapshot of the Town's financial performance and major initiatives as well as an overview of financial, economic, and demographic trends. Above all, it is designed to present a more easily understandable financial report. It also represents the Town's ongoing commitment to keep the Town of Prosper citizens informed about the Town's finances and to be accountable in all aspects for the receipt and expenditures of public funds.

The financial information contained in this report has been derived from the FY 2020-2021 Town of Prosper Annual Comprehensive Financial Report, both of which are located on the Town's website, [www.prospertx.gov/government/departments/finance/financial-transparency](http://www.prospertx.gov/government/departments/finance/financial-transparency). The Annual Comprehensive Financial Report is comprised of approximately 115 pages of detailed financial statements, notes, schedules and reports. For financial reporting purposes, the Town of Prosper Economic Development Corporation is presented as a discretely presented component unit of the Town of Prosper's primary government. Component units are legally separate entities that provide services that function almost entirely for the primary government and for the benefit of the Town. The Annual Comprehensive Financial Report was audited by Pattillo, Brown, and Hill, LLP, and received an unmodified opinion. The Popular Annual Financial Report, which was prepared by the Town of Prosper Finance office, summarizes the financial activities of the primary government of the Town of Prosper. The reports and statements contained in the Popular Annual Financial Report condense and simplify the Town's FY 2020-2021 Annual Comprehensive Financial Report for all of the Town's funds. The information in this report is unaudited, and not in accordance with generally accepted accounting principles due to the condensed and simplified presentation and absence of notes to the financial statements as presented in the Town's Annual Comprehensive Financial Report.

The Town of Prosper provides a wide range of municipal services, including fire and police protection, the construction and maintenance of streets, and other infrastructure, and a multitude of recreational and cultural events throughout the year. The Town also provides water, wastewater, drainage and solid waste services to its residents. Additional detailed financial information on these operations may be found in the Town's Annual Comprehensive Financial Report within the notes to the financial statements section.

As you review our Popular Annual Financial Report, I invite you to share any questions, concerns, or recommendations you may have. Those seeking a deeper understanding of the Town's finances are encouraged to review a copy of the Town's Annual Comprehensive Financial Report. Questions concerning any data provided in the Popular Annual Financial Report or requests for additional financial information should be addressed to the Town of Prosper's Finance Office, 250 West First Street, Prosper, Texas 75078 or by visiting the Town's website at [www.prospertx.gov/government/departments/finance](http://www.prospertx.gov/government/departments/finance).

Sincerely,

Betty Pamplin  
Finance Director

# TOWN OF PROSPER TOWN COUNCIL



Council Member,  
Place 4  
Mayor Pro-Tem  
Meigs Miller

Council Member,  
Place 5  
Jeff Hodges

Council Member,  
Place 1  
Marcus E. Ray

Mayor  
Ray Smith

Council Member,  
Place 2  
Deputy Mayor Pro-Tem  
Craig Andres

Council Member,  
Place 6  
Charles Cotten

Council Member,  
Place 3  
Amy Bartley

# TOWN OF PROSPER VISION & GOALS

## Vision

Prosper is a community committed to excellence. It is a high quality, family-oriented community maintaining a visually aesthetic open feel with job-producing, economically sustainable commercial development directed to the Town's major transportation corridors, all while maintaining strong fiscal responsibility, and meeting the infrastructure needs of the Town.

## Goals

Goal 1: Premier Residential Community

Goal 2: Investment in Prosper's Future

Goal 3: Financially Responsible Town Providing Exceptional Services

Goal 4: Successful Dallas North Tollway Development

Goal 5: Successful Prosper Downtown Redevelopment

# TOWN OF PROSPER ON THE MAP



# STATEMENT IN NET POSITION

This represents the amount of unexpended and available resources the Town has in funds combined at a point in time to fund emergencies, shortfalls, or other unexpected needs. This allows management to track the Town's financial position over time.

The governmental activities net position for fiscal year ending September 30, 2021, reflect an increase over prior year's net position. The business-type activities also reflect an increase in net position. The full disclosed Statement of Net Position can be located in the Town's ACFR [here](#).

Unrestricted net position refers to all other net position that is not restricted or net investment in capital assets.

\$ in Thousands	Governmental Activities		Business-Type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Current assets	\$34,335	\$21,977	\$16,181	\$12,381	\$50,516	\$34,358
Restricted assets	80,113	42,193	15,937	16,419	96,050	58,612
Capital assets, net	<u>293,691</u>	<u>240,636</u>	<u>181,105</u>	<u>158,423</u>	<u>474,796</u>	<u>399,059</u>
Total assets	<u>408,139</u>	<u>304,807</u>	<u>213,223</u>	<u>187,223</u>	<u>621,362</u>	<u>492,029</u>
Deferred outflows of resources	<u>3,641</u>	<u>3,313</u>	<u>624</u>	<u>584</u>	<u>4,265</u>	<u>3,897</u>
Long-term liabilities	<u>137,803</u>	<u>96,106</u>	<u>35,156</u>	<u>37,880</u>	<u>172,959</u>	<u>133,986</u>
Other liabilities	<u>22,134</u>	<u>17,611</u>	<u>6,621</u>	<u>7,257</u>	<u>28,755</u>	<u>24,868</u>
Total liabilities	<u>159,937</u>	<u>113,717</u>	<u>41,777</u>	<u>45,137</u>	<u>201,714</u>	<u>158,854</u>
Deferred inflows of resources	<u>598</u>	<u>640</u>	<u>93</u>	<u>107</u>	<u>691</u>	<u>747</u>
Net investment in capital assets	<u>211,506</u>	<u>169,773</u>	<u>147,067</u>	<u>127,806</u>	<u>358,573</u>	<u>297,579</u>
Restricted	<u>6,231</u>	<u>5,535</u>	<u>-</u>	<u>-</u>	<u>6,231</u>	<u>5,535</u>
Unrestricted	<u>33,508</u>	<u>18,455</u>	<u>24,909</u>	<u>14,757</u>	<u>58,417</u>	<u>33,212</u>
Total net position	<u><u>\$251,245</u></u>	<u><u>\$193,763</u></u>	<u><u>\$171,976</u></u>	<u><u>\$142,563</u></u>	<u><u>\$423,221</u></u>	<u><u>\$336,326</u></u>

# CHANGE IN NET POSITION

## NOTES

The results indicate the Town's increase in total net position of **\$86.9** million is a combination of overall expense staying relatively in line with revenue collections.

\*Does not include transfers.

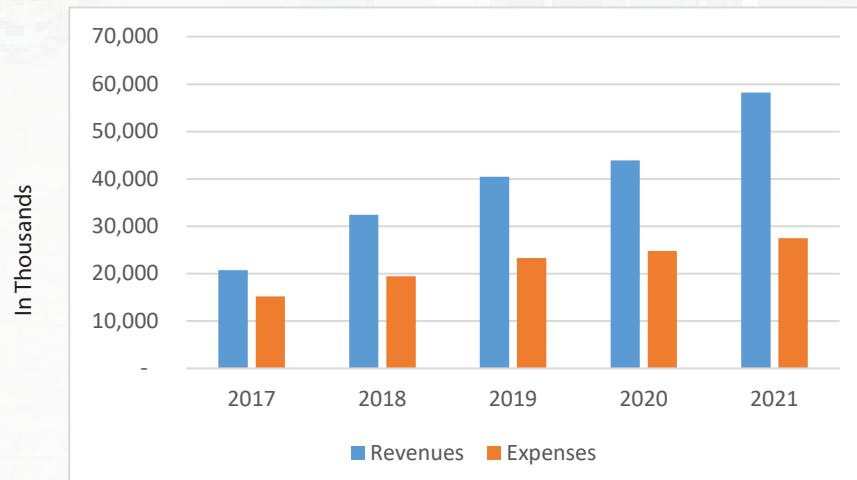
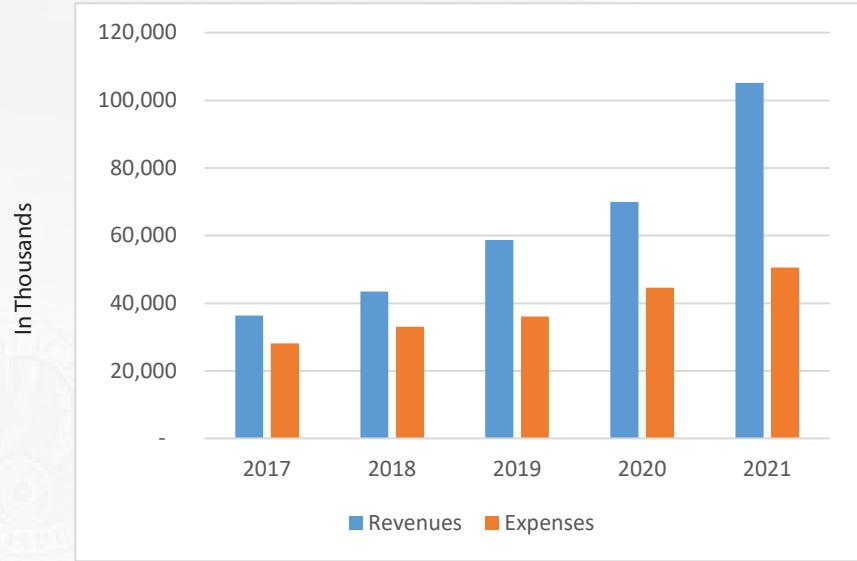
## GOVERNMENTAL ACTIVITIES\*

The Town's governmental activities increase in net position of **\$57.9** million represents a 60% increase from the prior year's change. The increase is primarily due to the Town's property tax base and private capital construction.

This summary report excludes transfers. Transfers are used to support government services. For full disclosure, see the Town's ACFR note section VII Interfund Receivables, Payables and Transfers.

## BUSINESS-TYPE ACTIVITIES\*

The Town's business-type activities increase in net position of **\$29.0** million represents a 72% increase from the prior year's change. The increase is primarily due to public and private capital construction.



Most of the increase in total net position is due to property taxes, sales taxes, and public and private capital construction.

# NET POSITION UNRESTRICTED

**\$33.5  
MILLION**

## GOVERNMENTAL ACTIVITIES

Property tax, sales tax, franchise and impact fees, fines, and building permit fees, finance most of the Town's services.

General Administrative Services  
Fire  
Police  
Development Services  
Street Construction and Repair  
Community Development

**\$24.9  
MILLION**

## BUSINESS-TYPE ACTIVITIES

Income from resident utility bills, and impact fees finance business-type operations.

Water  
Sewer  
Drainage  
Solid Waste  
Utility Billing

This number represents the Unrestricted Net Position to pay for emergencies, shortfalls or other unexpected needs in both the Governmental and Business-Type Activities for the fiscal year ended September 30, 2021. For full disclosure, refer to the Town's Annual Comprehensive Financial Report , Note 1 located at:

<https://www.prosptx.gov/wp-content/uploads/FIN-TOP-FY-2021-Annual-Comprehensive-Financial-Report.pdf#page=50>

# PENSION

Pension Liability reported as of December 31, 2020  
**\$3,676,164**

The Town participates as one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code as an agent multiple-employer retirement system for municipal employees in the State of Texas. TMRS issues a publicly available annual comprehensive financial report that can be obtained at [www.TMRS.org](http://www.TMRS.org).

Town recognized pension expense of  
**\$2,641,052**

Balance 12/31/2019	\$3,271,215
Changes for the year:	
Service Cost	3,518,263
Interest	1,863,749
Difference between expected and actual experience	511,802
Change in assumptions	-
Contributions	(3,769,698)
Net investment income	(1,730,745)
Administrative expense	11,144
Other Charges	434
Net Changes	<u>404,949</u>
Balance at 12/31/2020	<u><b>\$3,676,164</b></u>

## Actuarial Assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment rate of return	6.75% net of pension plan investment expense, including inflation
Remaining amortization period	24 years

**88.38%**  
**FUNDED**  
**PENSION**



# PROSPER PROPERTY TAX

## Supports Town Services

### TOWN SERVICES

The Town provides a wide range of municipal services, including fire and police protection, the construction and maintenance of streets, and other infrastructure.

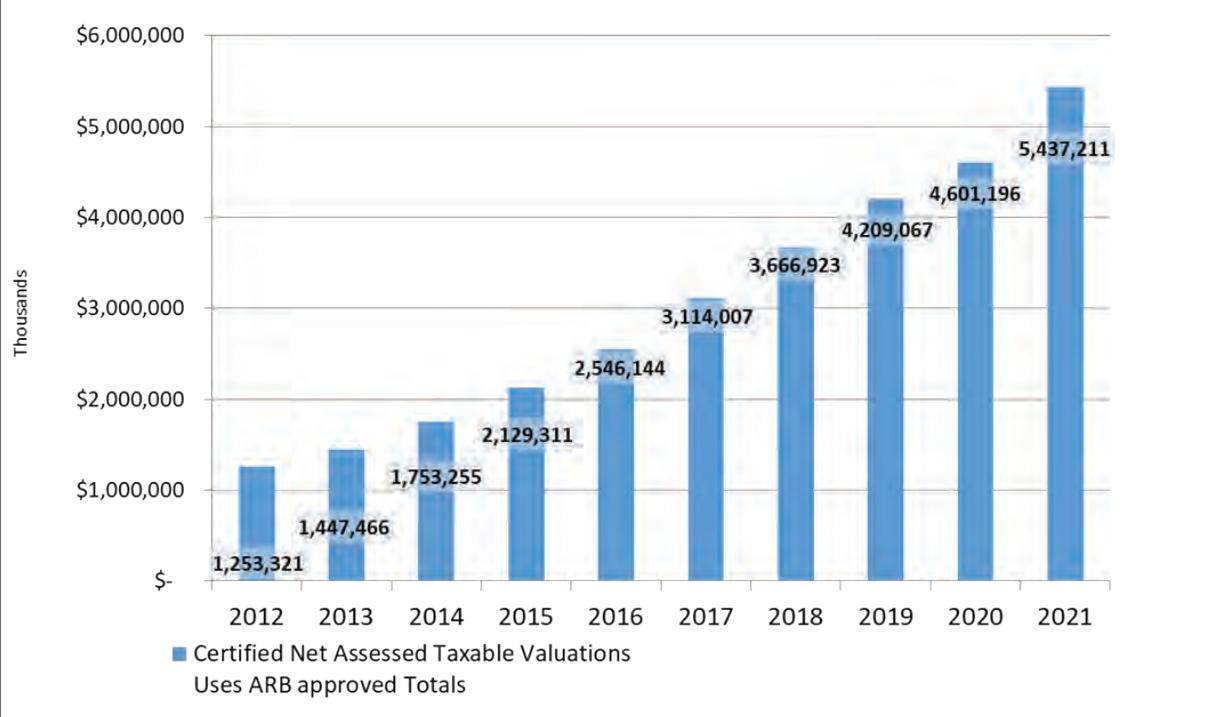
The Town also provides a multitude of recreational and special events throughout the year. Maintaining our parks for the residents to enjoy hours of entertainment.

The Town has maintained significant growth. Certified property valuation increased by \$836 million or 18.17% for FY 2021-2022, from \$4.601 million to \$5.437 million. The majority of this growth is due to commercial and residential development occurring within the Town.

**\$0.52** per \$100 of taxable assessed valuation

**\$0.152500** Debt Service Tax Rate

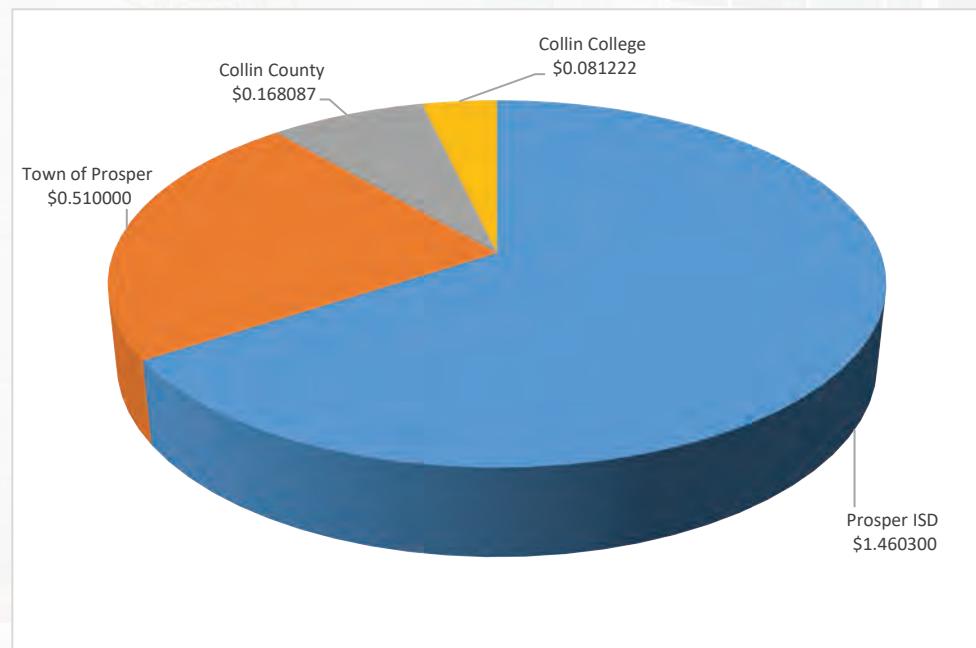
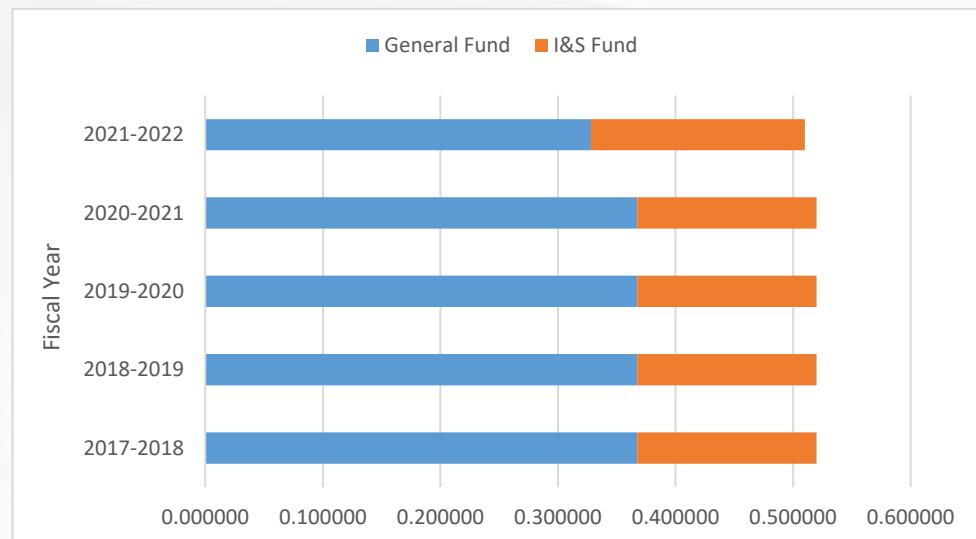
**\$0.367500** Maintenance and Operations Tax Rate



# PROSPER PROPERTY TAX

## Supports Town Services

Fiscal Year	General Fund	I&S Fund	Total
2017-2018	0.367500	0.152500	0.520000
2018-2019	0.367500	0.152500	0.520000
2019-2020	0.367500	0.152500	0.520000
2020-2021	0.367500	0.152500	0.520000
2021-2022	0.328000	0.182000	0.510000



# UNDERSTANDING YOUR TAX DOLLARS

## Monthly Breakdown Of Town Of Prosper Tax Distribution



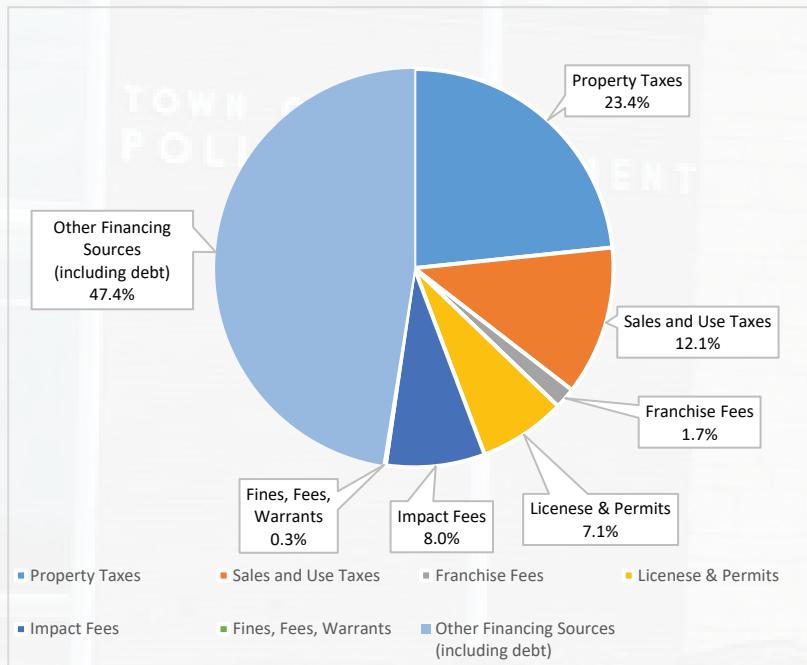
In 2021, the  
average household  
will pay \$205 in Town  
property taxes per month.

**\*The median average home value in the Town of Prosper is \$581,940 in Collin County and \$491,741 in Denton County.**

# MONEY COMES AND MONEY GOES

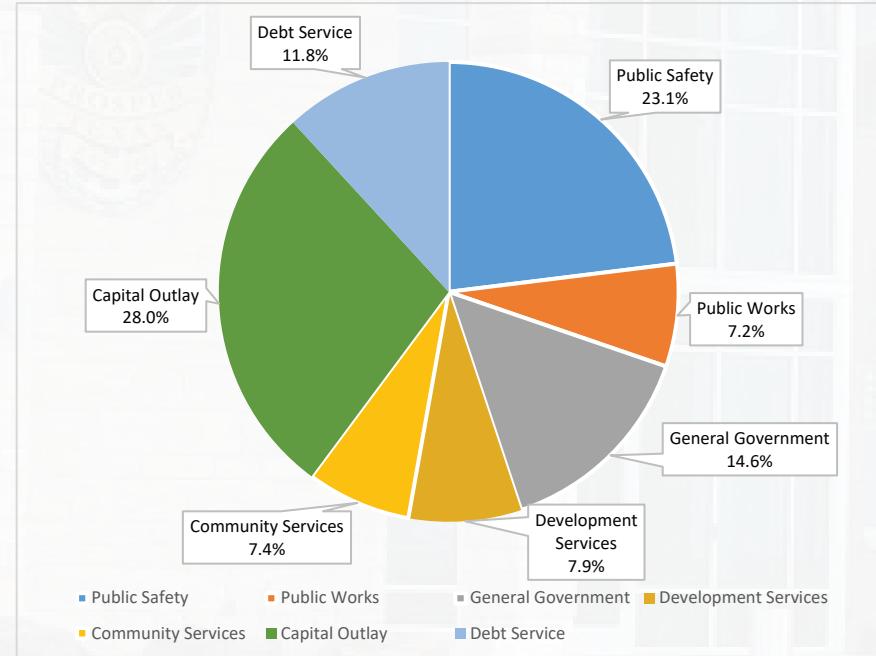
Where does the money come from?

Governmental Revenue by Source



Where does the money go?

Governmental Activities Uses



# PROSPER AT A GLANCE

**1914**  
Date Incorporated



**330**  
Miles of Streets



**\$144,000**  
Median Household Income



**34.4**  
Median Age of Population



**29**  
Parks



**246**  
Park Acres Maintained



**3,714**  
Average Household Size



**22,426**  
PISD School Enrollment



**27 sq. miles**  
Area



**73**  
Fires Extinguished



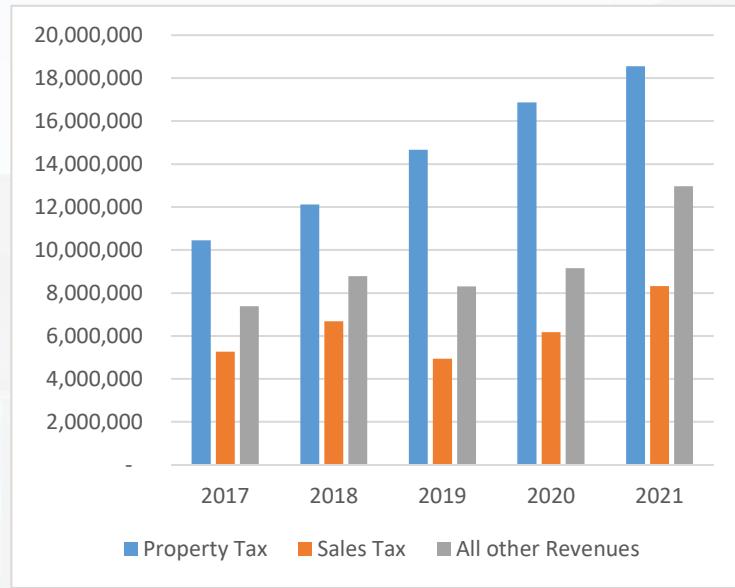
**98%**  
Residents with High School  
Degree or Higher



**31,090**  
Town of Prosper Population



# GENERAL FUND



## General Fund Revenues \*

	2021	2020	2019	2018	2017	2016
Property Taxes	18,547,272	16,872,566	14,663,044	12,119,079	10,454,610	8,458,487
Sales Taxes	8,313,558	6,171,290	4,943,218	6,685,486	5,271,470	4,210,957
Franchise Taxes	1,961,514	1,794,649	1,671,415	1,705,986	967,056	736,741
Licenses and Permits	8,145,948	5,551,900	4,738,857	5,468,280	3,082,055	3,115,829
Charges for Services	1,190,040	589,297	712,710	742,419	602,306	438,720
Grants	676,169	472,855	106,906	58,818	141,362	23,539
Investment Income	112,301	212,370	367,865	246,761	98,200	35,810
Fines, Fees and Warrants	279,543	303,738	486,843	406,738	2,071,325	1,512,359
Miscellaneous	605,917	223,596	221,076	152,921	425,877	259,502
	39,832,262	32,192,261	27,911,934	27,586,488	23,114,261	18,791,944

## General Fund Expenditures \*

	2021	2020	2019	2018	2017	2016
General Government	6,484,378	5,120,980	4,644,324	14,258,396	3,793,925	3,054,800
Public Safety	11,854,930	12,406,681	9,426,882	10,233,983	8,847,674	6,675,215
Streets	2,567,404	1,888,563	2,020,144	2,040,134	1,309,246	1,018,495
Community Services	4,266,732	4,202,751	3,842,308	3,474,193	2,422,3991	2,111,642
Development Services	5,462,274	4,259,910	3,825,691	3,291,467	2,105,697	1,969,112
	30,635,718	27,878,885	23,759,349	23,298,173	18,478,933	14,829,264

\*These tables do not include transfers. Table reflects direct operating revenues and expenses.

## NOTES

The General Fund is the primary operating fund for Town Services. It is used for all activities except those legally or administratively required to be accounted for in other funds.

In May 2018, voters approved the creation of two Public Safety Purpose Districts. Each district collects 0.25% of sales and use tax which was previously allocated to the General Fund. This amounted to \$2,862,132 in FY 2020 and \$4,039,767 in FY 2021 in Public Safety funding in addition to the General Fund.

# GENERAL FUND

## Explanation of Terms

### GENERAL FUND EXPENDITURES

#### **General Government**

Includes Town Council, Town Manager, Finance, Information Technology, Human Resources, Engineering and Town Secretary/PIO offices.

#### **Public Safety**

Expenditures within the funds that support the safety of our citizens, such as police, fire, court, and dispatch.

#### **Public Works**

Street rehabilitation and resurfacing, and upkeep with the streets, sidewalks, and signage.

#### **Community Services**

Includes maintenance and administration of 246 acres of parks and trails, 29 parks, 14 playgrounds, and library operations.

#### **Development Services**

Includes ensuring the safety and welfare of the general public by enforcing building, electrical, plumbing, and mechanical code regulations within the Town. Services to maintain and promote health, safety, welfare, and property values in Prosper. Also includes areas of planning, zoning, and land use to ensure the future quality of life in the Town.

### GENERAL FUND REVENUES

#### **Property Taxes**

Property taxes are based on the appraised values provided by the Collin County and Denton County Central Appraisal District, whichever is applicable. Taxes are levied by October 1 of each year. Unpaid property taxes become delinquent on February 1 of the following year. Penalty and interest levied on real property constitute a lien on the real property which cannot be forgiven without specific approval by the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the Town. The Town's current policy is to write-off uncollectible personal property taxes after four years.

#### **Sales and Use Taxes**

Of the two percent sales tax on taxable sales within the Town, 1.0 cent is recorded as revenue in the General Fund. Use tax is levied on purchased items for use in Texas from retailers who do not collect Texas sales tax. Use tax is paid by the buyer when the Texas sales tax has not been collected by the seller. This includes purchases made from out-of-state retailers whether by mail order, catalog, television shopping networks, radio, internet, phone, or in person.

#### **Franchise Taxes**

Includes fees assessed for private use of public property.

#### **Licenses and Permits**

Includes permits and licenses required by the Town including, occupational licenses, plumbing, building, electrical, fire permits, temporary certificate of occupancy, and sign permits.

#### **Grants**

Activities of two or more governments providing assistance for a program.

#### **Charges for Services**

Includes all revenues collected on services provided through the General Fund, such as pavilion rental fees, and cell tower rental fees.

#### **Investment Income**

Revenue earned from the Town's investment portfolio.

#### **Fines, Fees, and Warrants**

Includes all court fines and fees, and contractor and construction fees, alarm fees, development application fees, zoning fees, notary and copying fees.

#### **Miscellaneous**

Items that are not covered by any of the aforementioned categories.

# GENERAL FUND

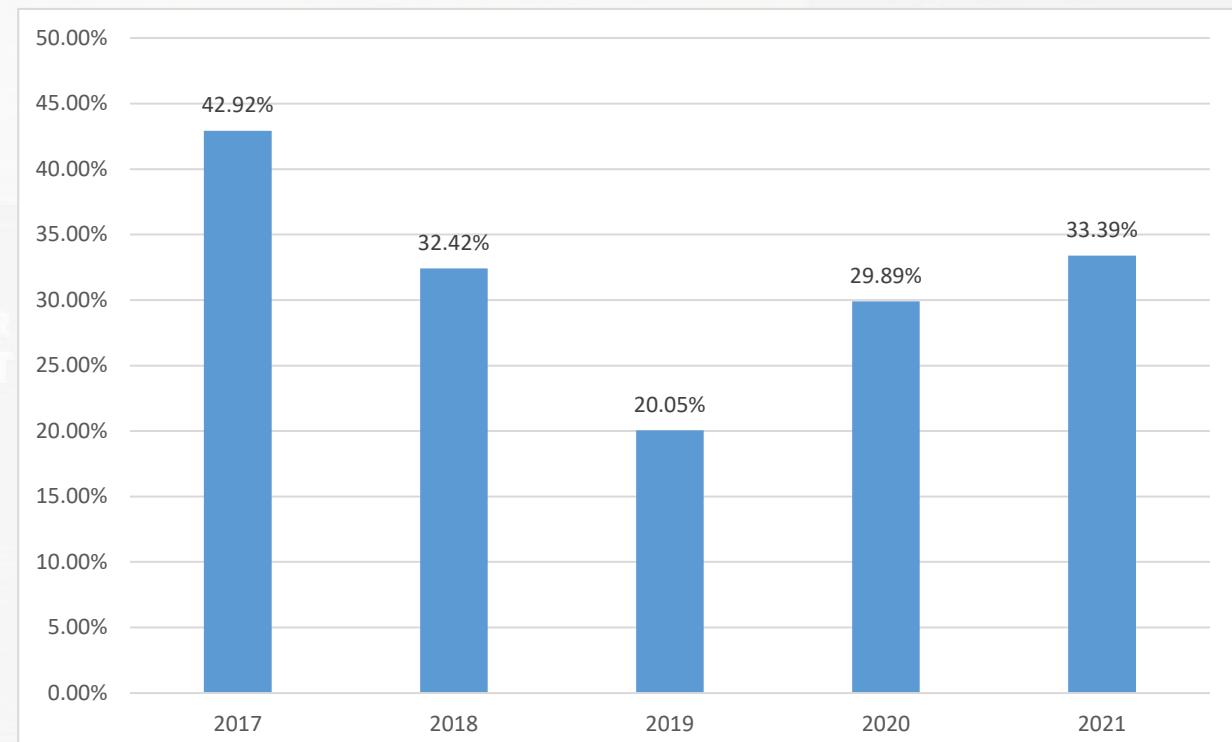
## Unassigned Fund Balance

### NOTES

The 'unassigned' fund balance is an indication of the amount of available resources the Town has at a point in time to fund emergencies, shortfalls, or other unexpected needs. In this analysis only the General Fund information is reported. It is the goal of the Town to achieve and maintain an unassigned fund balance in the general fund equal to five percent of budgeted expenditures for unanticipated expenditures, unforeseen revenue fluctuations, or other adverse circumstances. If such a situation occurs, the Town will implement necessary corrective action within a five-year plan to restore the fund balance back to five percent of budgeted expenditures.

This amount is in addition to the twenty percent restricted fund balance amount required by the Town Charter.

See our complete disclosed information in the Town's Annual Comprehensive Financial Report Basic Financial Statements.



# LONG-TERM DEBT

Compensated absences

Bonds

Bond premium on issuance

Total (Thousands)

	GOVERNMENTAL		BUSINESS-TYPE		TOTALS		% OF CHANGE
	ACTIVITIES	ACTIVITIES	ACTIVITIES	TOTALS	ACTIVITIES	TOTALS	
	2021	2020	2021	2020	2021	2020	
Compensated absences	2,001	1,766	233	211	2,234	1,977	13.00%
Bonds	127,636	88,801	34,999	37,479	162,635	126,280	28.79%
Bond premium on issuance	11,587	7,426	2,090	2,281	13,677	9,707	40.90%
Total (Thousands)	141,224	97,993	37,322	39,971	178,546	137,964	29.41%

## NOTES

At fiscal year end, the Town had \$178.4 million in long-term debt outstanding which represents a \$40.5 million or 29% increase from the prior year.

In 2021, the Town issued the 2021 Certificates of Obligation in the amount of \$6.855 million, and the 2021 General Obligation Bonds in the amount of \$36.255 million.

See our complete disclosed information in the Town's Annual Comprehensive Financial Report, Note 8, Long-term liabilities.

## BONDS, CERTIFICATES OF OBLIGATION: GOVERNMENTAL ACTIVITIES

Series Bonds and Obligations	Original Date	Final Maturity	Total
2012 GO	6/15/2012	2/15/2032	2,590
2013 GO refunding	6/15/2013	8/15/2033	2,590
2014 GO	2/15/2014	2/15/2034	1,555
2015 GO refunding	7/15/2015	2/15/2035	11,430
2015 CO	7/15/2015	2/15/2035	7,300
2016 GO refunding	7/12/2016	2/15/2036	3,310
2016 CO	7/12/2016	2/15/2036	6,650
2017 CO	6/27/2017	2/15/2037	8,830
2018 GO	6/15/2018	2/15/2038	3,515
2018 CO	6/15/2018	2/15/2038	11,175
2019 GO	7/25/2019	2/15/2039	3,775
2019 CO	7/25/2019	2/15/2039	11,736
2020 CO	7/30/2020	2/15/2040	10,070
2021 GO	8/15/2021	2/15/2041	36,255
2021 CO	8/15/2021	2/15/2041	6,855
		\$ in Thousands	\$ 127,636

## BONDS, CERTIFICATES OF OBLIGATION: BUSINESS-TYPE ACTIVITIES

Series Bonds and Obligations	Original Date	Final Maturity	Total
2012 CO	6/15/2012	2/15/2032	3,480
2013 CO	6/15/2013	8/15/2033	3,545
2014 GO	2/15/2014	2/15/2034	1,330
2014 CO	2/15/2014	2/15/2034	9,225
2015 GO refunding	7/15/2015	2/15/2035	2,690
2016 CO	7/12/2016	2/15/2036	1,065
2017 CO	6/27/2017	2/15/2037	850
2018 CO	6/15/2018	2/15/2038	8,845
2019 CO	7/25/2019	2/15/2039	3,969
		\$ in Thousands	\$ 34,999

# SALES TAX BY INDUSTRY

Top 4 Industries Providing Sales Tax to the Town

Retail

**\$5.6 million**

Manufacturing

**\$2.4 million**

Accommodation & Food Services

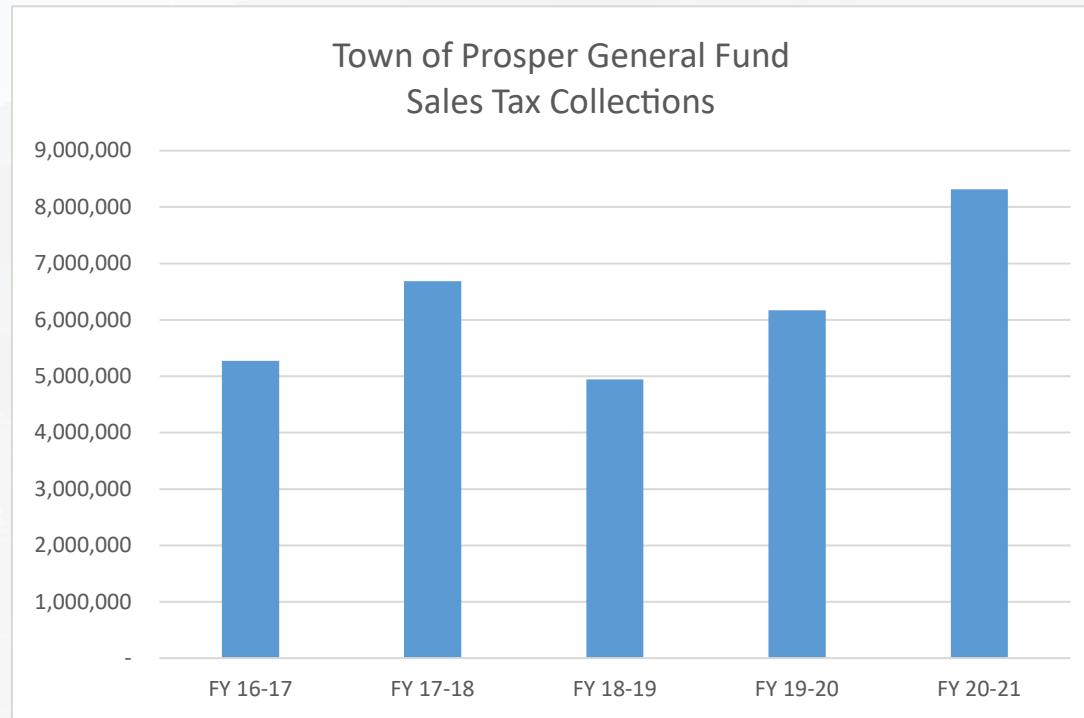
**\$1.4 million**

Construction

**\$0.7 million**

# ECONOMIC OUTLOOK

## FY 2017-2021 GENERAL FUND'S SALES TAX ACTUALS



### NOTES

This chart reflects the actual amount of sales tax for the General Fund received for the last five fiscal years.

In May 2018, the citizens of the Town of Prosper voted to abolish the 0.50% sales and use tax revenue for property tax relief and replace it with the creation of two Public Safety Special Purpose Districts. Each district collects 0.25% of sales and use tax which was previously allocated to the General Fund. The MD&A section of the Town's Annual Comprehensive Financial Report will provide more detailed information on our economic growth.



Government Finance Officers Association

# Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**Town of Prosper**

**Texas**

For its Annual Financial Report  
for the Fiscal Year Ended

**September 30, 2020**

*Christopher P. Morrell*

TOWN OF PROS  
POLICE DEPT