

## INTERIM DISCUSSION OF THE CITY'S FINANCIAL CONDITION

### Statement of Financial Condition

The City of Mansfield, Texas is in solid financial condition as of and through the six months ending March 31, 2023, of the fiscal year ending September 30, 2023.

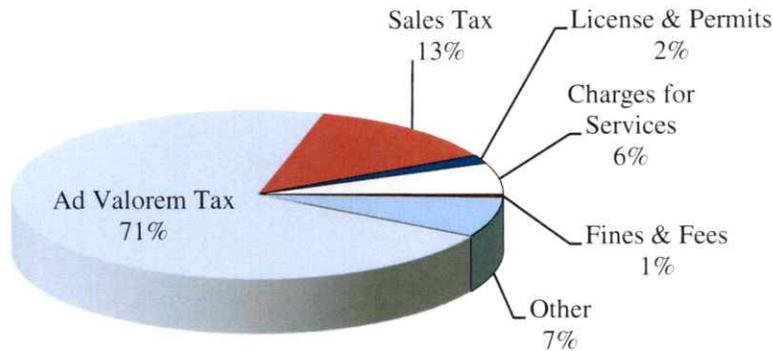
### Significant Financial Activity through the Period

- Capital Improvements –
  - Equipment replaced, \$2,085,594
  - Police Station, \$3,258,127, current year - \$1,477,380
  - Library Expansion, \$2,408,913, current year \$167,993
  
- Issued –
  - \$49.2 million Combination Tax and Revenue Certification of Obligation, Series 2022A for construction of PD headquarters, Street Improvements, Animal Control, and Service Center Design.
  - \$13.365 million General Obligation Refunding and Improvement Bonds, Series 2022 to refund previously issued debt and for the Mansfield Linear Park Trail Network as approved by voters. The refunding resulted in an economic gain of \$258,061.
  - \$4.925 million Combination Tax and Revenue Certification of Obligation, Series 2023 for construction of public infrastructure.

### General Fund Financial Activity

Overall general fund revenue collected as of March 31, 2023, is 78.56% of anticipated collections. Expenditures as of March 31, 2023, are above-budgeted expectations or 68.60% of expected expenditures, the difference is due to unbudgeted property purchases for future economic development. As of March 31, 2023, the City's current net assets are at estimated results.

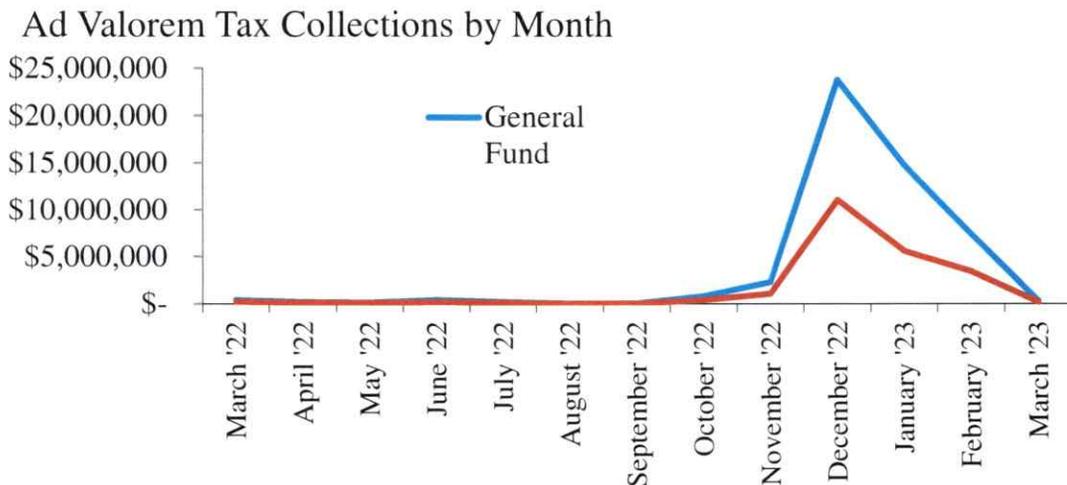
General Fund Revenues  
Allocation of Receipts as of March 31, 2023



Property Tax Collections

Most of the City’s property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City’s fiscal year. Property tax collections through March 31, 2023 are \$46,372,472. Last year’s M&O collections were \$38,135,159 for the same period, a 21.60% increase over the prior year.

As of March 31, 2023, actual debt service property tax collections were \$20,356,724. For the same period last year, I&S property tax collections were \$18,257,586 an increase of 11.50%.



Sales Tax

Sales tax per capita is \$234 as budgeted. Sales Tax collections for the period March 1, 2023 through March 31, 2023, total \$1,442,598 as compared to \$1,281,261 for the same period last year. This is an increase of 12.59% over the same period as last year.

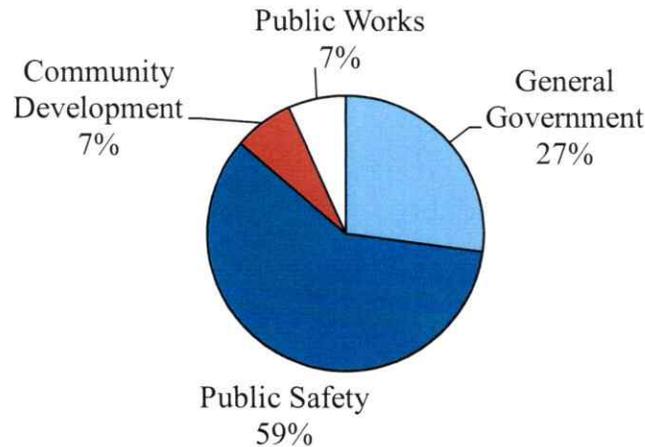
Sales Tax Collections



Expenditure/Uses

The City has spent \$38,307,575 of its expected expenditures of \$81,120,402 or 47.22% of the City total operating budget. The majority of the City’s General Operating Fund is for the purposes of servicing the needs of the public’s safety. A total of \$46,383,810 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of March 31, 2023.

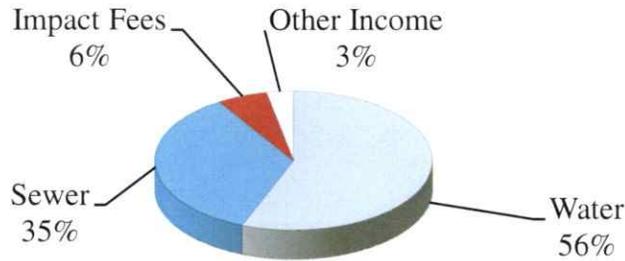
Actual Expenses



Water & Sewer Financial Activity

Currently, the Fund has collected 47.15% of its Budgeted Revenue to date or \$20,751,373 of \$44,013,662 in Budgeted Revenue.

Revenues



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 52.02% of the budgeted expenses to date. The costs of raw water and sewer treatment are within budgeted estimates.

INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for the period ending on March 31, 2023.

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SCHEDULE OF INVESTMENTS

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## GENERAL FUND

The General Fund is used to account for resources traditionally associated with government which are not legally required to be accounted for in another fund.

City of Mansfield, Texas

**Comparative Statement of Net Position  
March 31, 2023 and 2022 (Unaudited)**

<b>General Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash and Investments	\$ 39,597,188	\$ 44,716,115
Receivables:		
Current Year Taxes	1,090,201	707,656
Delinquent Taxes (Net of Allowance of \$1,414,455)	-	-
Accounts (Net of Allowance of \$249,600)	401,507	1,742,170
Ambulance	1,992,106	1,569,584
Municipal Court	78,174	42,342
Due From Other Funds	1,791,139	1,791,139
Capital Assets (net of accumulated depreciation)	<u>510,415,281 *</u>	<u>483,749,129</u>
Total Assets	<u>\$ 555,365,596</u>	<u>\$ 534,318,136</u>
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Total Deferred Outflows of Resources	<u>17,469,778</u>	<u>14,281,116</u>
Total Assets and Deferred Outflows of Resources	<u><u>572,835,374</u></u>	<u><u>548,599,252</u></u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Liabilities	\$ 1,397,175	\$ 1,076,847
Deferred Revenue	2,101,583	2,319,581
Noncurrent liabilities:		
Due within one year	17,254,199 *	16,071,071
Due in more than one year	<u>177,265,109 *</u>	<u>184,342,253</u>
Total Liabilities	<u>198,018,066</u>	<u>203,809,752</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Total Deferred Inflows of Resources	<u>23,001,516</u>	<u>25,420,164</u>
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	315,895,973 *	283,335,805
Assigned for deferred outflows/inflows	(5,531,738)	(11,139,048)
Unassigned	<u>41,451,557</u>	<u>47,172,579</u>
Total Fund Balances	<u>351,815,792</u>	<u>319,369,336</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u><u>\$ 572,835,374</u></u>	<u><u>\$ 548,599,252</u></u>

\* Current year presentation only, does not include current year depreciation expense.

\* Does not conform with Generally Accepted Accounting Principals or Governmental Accounting Standards

\*For presentation purposes the capital assets and outstanding debt of the Governmental Funds have been consolidated into the General Operating Fund of the City.

City of Mansfield, Texas

**Summary Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

General Fund	FY23	FY22	FY23	FY22	FY23	FY23	FY23
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	POSITIVE	PERCENT
	DATE	DATE	DATE	DATE	BUDGET	(NEGATIVE)	COLLECTED TO
						BUDGET	BUDGET
<b>REVENUES:</b>							
Taxes	\$ 4,337,733	\$ 4,051,358	\$ 58,638,680	\$ 49,054,986	\$ 71,431,764	\$ (12,793,084)	82.09%
License And Permits	218,163	337,248	1,087,510	1,956,080	2,765,675	(1,678,165)	39.32%
Grant Revenue	12,896	-	129,353	159,223	200,000	(70,647)	64.68%
Charges For Services	603,364	681,148	3,938,049	3,244,429	6,669,557	(2,731,508)	59.05%
Fines And Fees	22,292	109,997	358,077	591,084	1,586,638	(1,228,561)	22.57%
Interest Earnings	81,699	359	413,924	3,218	30,000	383,924	1379.75%
Miscellaneous	120,055	83,867	967,741	767,858	733,645	234,096	131.91%
<b>Total Revenues</b>	<b>5,396,202</b>	<b>5,263,978</b>	<b>65,533,334</b>	<b>55,776,878</b>	<b>83,417,279</b>	<b>(17,883,946)</b>	<b>78.56%</b>
<b>EXPENDITURES:</b>							
General Government	1,859,798	1,393,965	10,362,138	9,099,592	22,081,462	11,719,321	46.93%
Public Safety	4,775,658	3,288,395	22,681,646	20,517,550	46,383,810	23,702,162	48.90%
Public Works	530,314	659,061	2,593,311	2,389,459	6,270,919	3,677,608	41.35%
Community Development	566,066	351,282	2,670,480	2,302,302	6,384,211	3,713,731	41.83%
<b>Total Expenditures</b>	<b>7,731,836</b>	<b>5,692,703</b>	<b>38,307,575</b>	<b>34,308,903</b>	<b>81,120,402</b>	<b>42,812,822</b>	<b>47.22%</b>
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(2,335,634)	(428,726)	27,225,759	21,467,975	2,296,877		
<b>OTHER FINANCING SOURCES (USES)</b>							
Reserve/Contingency	-	-	-	-	(855,667)	(855,667)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	4,107,689	4,107,689	0.00%
(Uses)	(541)	(111,383)	(17,512,943)	(1,689,301)	(5,548,899)	(5,378,530)	315.61%
<b>Total Other Financing Sources (Uses)</b>	<b>(541)</b>	<b>(111,383)</b>	<b>(17,512,943)</b>	<b>(1,689,301)</b>	<b>(2,296,877)</b>	<b>(2,126,508)</b>	<b>762.47%</b>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(2,336,175)	(540,109)	9,712,816	19,778,674	-		
<b>FUND BALANCE</b>							
BEGINNING	43,787,732	47,712,688	31,738,741	27,393,905	21,934,063		
ENDING	\$ 41,451,557	\$ 47,172,579	\$ 41,451,557	\$ 47,172,579	\$ 21,934,063		

City of Mansfield, Texas

**Statement of Activites - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

General Fund	FY23	FY22	FY23	FY22	FY23	FY23	FY23
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	PERCENT COLLECTED TO BUDGET
<b>REVENUES:</b>							
Taxes-Current	\$ 324,253	\$ 366,310	\$ 45,983,028	\$ 37,938,090	\$ 48,578,197	\$ (2,595,169)	94.66%
Taxes-Prior	-	13,781	389,444	197,069	174,144	215,300	223.63%
Gas Royalty Income	11,250	1,607	416,250	430,818	435,476	(19,226)	95.59%
Franchise Taxes	2,491,908	2,331,042	2,992,331	2,681,789	3,758,658	(766,327)	79.61%
Sales Taxes	1,445,701	1,284,670	8,535,470	7,552,554	18,037,274	(9,501,804)	47.32%
Mix Drink Taxes	27,797	22,845	133,509	141,335	247,749	(114,240)	53.89%
Delinquent P& I	36,824	31,103	188,648	113,331	200,266	(11,618)	94.20%
<b>Total Taxes</b>	<b>4,337,733</b>	<b>4,051,358</b>	<b>58,638,680</b>	<b>49,054,986</b>	<b>71,431,764</b>	<b>(12,793,084)</b>	<b>82.09%</b>
<b>LICENSE &amp; PERMITS</b>							
Building Permits	201,408	242,963	943,675	1,447,254	2,099,706	(1,156,031)	44.94%
Other Lic/Permits	16,755	94,285	143,835	508,826	665,969	(522,134)	21.60%
<b>Total License &amp; Permits</b>	<b>218,163</b>	<b>337,248</b>	<b>1,087,510</b>	<b>1,956,080</b>	<b>2,765,675</b>	<b>(1,678,165)</b>	<b>39.32%</b>
<b>GRANT REVENUE</b>	<b>12,896</b>	<b>-</b>	<b>129,353</b>	<b>159,223</b>	<b>200,000</b>	<b>(70,647)</b>	<b>64.68%</b>
<b>CHARGES FOR SERVICES</b>							
Sanitation	377,100	358,018	2,157,755	2,060,937	4,241,222	(2,083,467)	50.88%
Ambulance Services	113,013	163,547	762,050	876,212	1,888,335	(1,126,285)	40.36%
Fines & Fees-Engineering	113,251	159,583	1,018,244	307,280	540,000	478,244	188.56%
<b>Total Charges For Services</b>	<b>603,364</b>	<b>681,148</b>	<b>3,938,049</b>	<b>3,244,429</b>	<b>6,669,557</b>	<b>(2,731,508)</b>	<b>59.05%</b>
<b>FINES &amp; FEES</b>							
Fines & Fees-Court	3,495	96,356	207,060	442,773	843,873	(636,813)	24.54%
Fines & Fees-Other	18,797	13,641	151,017	148,311	742,765	(591,748)	20.33%
<b>Total Fines &amp; Fees</b>	<b>22,292</b>	<b>109,997</b>	<b>358,077</b>	<b>591,084</b>	<b>1,586,638</b>	<b>(1,228,561)</b>	<b>22.57%</b>
<b>INTEREST EARNINGS</b>	<b>81,699</b>	<b>359</b>	<b>413,924</b>	<b>3,218</b>	<b>30,000</b>	<b>383,924</b>	<b>1379.75%</b>
<b>MISCELLANEOUS</b>							
Jail Contract Housing	0	0	162,146	154,425	324,293	(162,147)	50.00%
Certificate Of Occupancy	1,950	1,620	5,535	6,960	14,400	(8,865)	38.44%
Mowing	8,153	150	42,345	10,415	-	42,345	0.00%
Sale Of Property	0	1,883	13,757	12,383	15,000	(1,243)	91.71%
Zoning Fees	8,100	10,800	43,100	50,058	78,000	(34,900)	55.26%
Health & Rent Inspection Fees	52,460	32,500	243,603	120,435	239,991	3,612	101.51%
Miscellaneous	49,392	36,914	457,255	413,182	61,961	395,294	737.97%
<b>Total Miscellaneous</b>	<b>120,055</b>	<b>83,867</b>	<b>967,741</b>	<b>767,858</b>	<b>733,645</b>	<b>234,096</b>	<b>131.91%</b>
<b>Total Revenues</b>	<b>\$ 5,396,202</b>	<b>\$ 5,263,977</b>	<b>\$ 65,533,334</b>	<b>\$ 55,776,878</b>	<b>\$ 83,417,279</b>	<b>\$ (17,883,946)</b>	<b>78.56%</b>

City of Mansfield, Texas

**Statement of Activites - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

General Fund	FY23	FY22	FY23	FY22	FY23	FY23	FY23
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	PERCENT COLLECTED TO BUDGET
<b>EXPENDITURES:</b>							
<b>GENERAL GOVERNMENT</b>							
Non-departmental	\$ 27,035	\$ 107,858	\$ 1,005,218	\$ 1,285,043	\$ 3,404,728	\$ 2,399,510	29.52%
City Council	37,038	41,853	160,941	124,833	374,372	213,431	42.99%
Intern Program	10,445	2,112	30,678	2,112	42,781	12,103	71.71%
Administration	224,286	118,168	1,227,561	826,292	1,806,672	579,111	67.95%
Legal	-	61,699	114,359	119,453	332,500	218,141	34.39%
Human Resources	174,653	56,506	643,652	496,362	1,238,326	594,674	51.98%
Finance & Accounting	81,957	79,226	792,620	535,331	1,395,889	603,269	56.78%
Budget & Purchasing	31,062	27,693	161,411	363,937	397,568	236,157	40.60%
Tax Collection	25,202	19,706	402,438	353,651	400,832	(1,606)	100.40%
Information Technology	112,180	78,140	647,500	571,162	1,250,723	603,223	51.77%
Sanitation	298,695	288,408	1,481,473	1,448,857	3,468,064	1,986,591	42.72%
Public Records	39,482	21,913	196,819	114,611	415,656	218,837	47.35%
City Secretary	47,665	28,990	242,408	212,124	512,963	270,555	47.26%
Planning Administration	212,220	94,266	670,626	579,287	1,310,730	640,104	51.16%
Construction Codes Boards	-	-	-	305	23,179	23,179	0.00%
Planning/Zoning Comm	389	687	3,165	3,907	21,836	18,671	14.49%
Engineering	101,239	50,232	449,704	314,133	477,347	27,643	94.21%
Development Services	2,136	16,334	228,867	234,846	367,505	138,638	62.28%
Building Inspection	190,924	82,363	700,825	535,697	2,136,892	1,436,067	32.80%
Code Compliance	71,314	42,464	304,569	267,978	790,627	486,058	38.52%
Rental & Health Inspection	42,810	48,157	207,199	144,558	549,810	342,611	37.69%
Building Maintenance	129,066	127,190	690,105	565,061	1,362,462	672,357	50.65%
<b>Total</b>	<b>1,859,798</b>	<b>1,393,965</b>	<b>10,362,138</b>	<b>9,099,592</b>	<b>22,081,462</b>	<b>11,719,321</b>	<b>46.93%</b>
<b>PUBLIC SAFETY</b>							
Police Administration	179,682	122,424	892,108	1,090,027	1,916,803	1,024,695	46.54%
Communications	302,090	299,265	2,054,724	1,717,252	3,949,971	1,895,247	52.02%
Patrol	1,113,506	719,479	5,044,792	4,327,881	11,247,178	6,202,386	44.85%
CID And Narcotics	526,493	257,959	2,042,528	1,577,547	3,791,902	1,749,374	53.87%
Jail Operations	143,040	196,624	837,288	806,075	1,471,820	634,532	56.89%
Animal Control	83,236	61,107	416,927	390,332	875,715	458,788	47.61%
CVE Traffic Enforcement	36,827	27,388	171,692	158,367	470,195	298,503	36.52%
Traffic Enforcement	81,944	42,744	332,379	302,947	673,878	341,499	49.32%
K-9 Patrol	15,886	10,754	76,040	64,378	169,524	93,484	44.86%
COPS	108,729	71,799	456,596	474,153	700,493	243,897	65.18%
Municipal Court	45,455	33,834	294,703	242,937	697,215	402,512	42.27%
Training	64,930	45,644	379,517	458,191	835,342	455,825	45.43%
Police Grant Expenditures	49,013	29,581	252,973	252,649	430,074	177,101	58.82%
Fire Administration	238,223	150,774	1,112,834	1,117,484	2,186,443	1,073,609	50.90%
Fire Prevention	86,645	63,374	413,341	378,216	873,148	459,807	47.34%
Emergency Management	71,743	120,045	455,484	502,772	1,174,245	718,761	38.79%
Fire Operations	1,628,216	1,035,600	7,447,720	6,656,342	14,919,864	7,472,144	49.92%
<b>Total</b>	<b>4,775,658</b>	<b>3,288,395</b>	<b>22,681,646</b>	<b>20,517,550</b>	<b>46,383,810</b>	<b>23,702,162</b>	<b>48.90%</b>

City of Mansfield, Texas

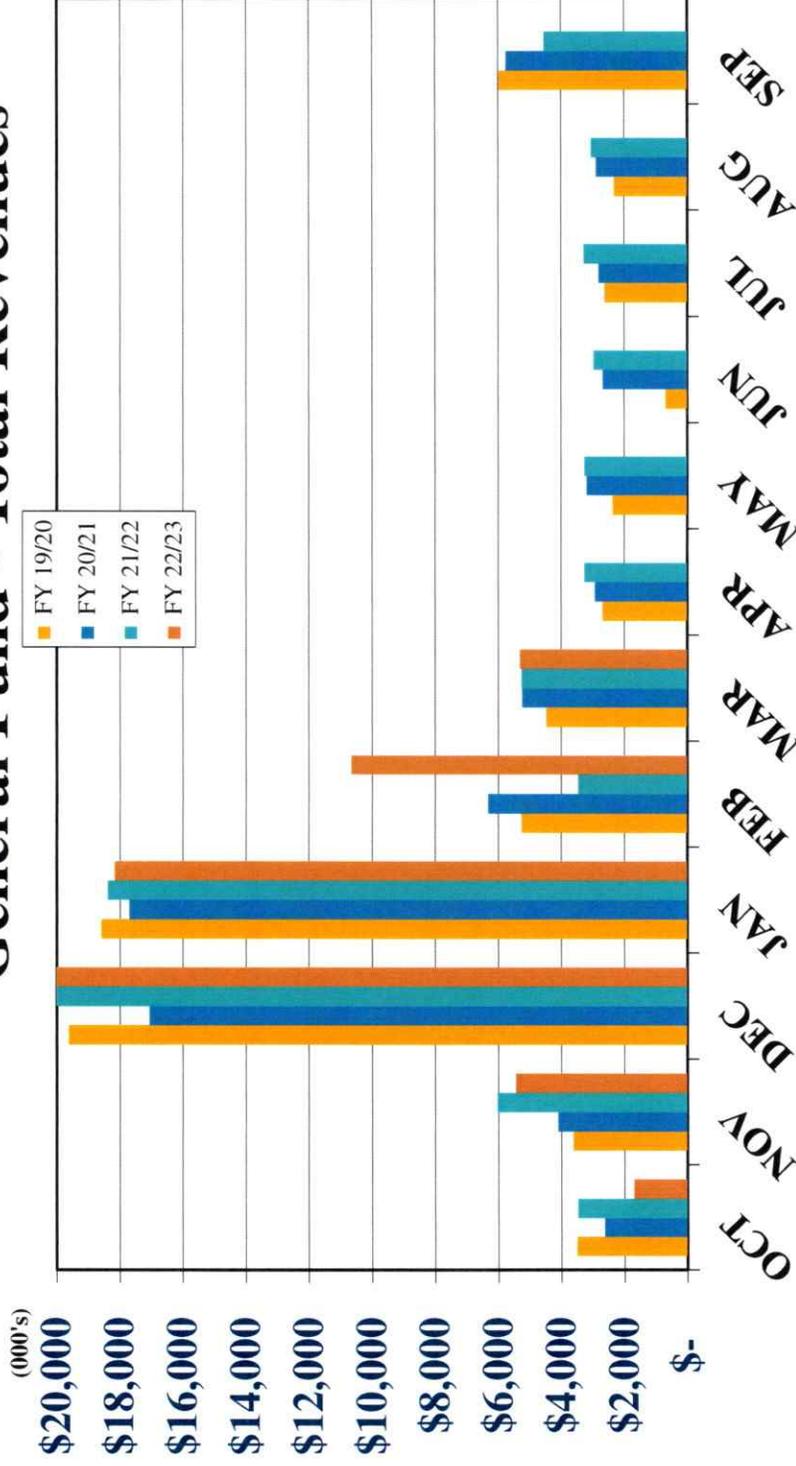
**Statement of Activites - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>General Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>	<b>FY23 ORIGINAL BUDGET</b>	<b>FY23 POSITIVE (NEGATIVE) BUDGET</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>PUBLIC WORKS</b>							
Street Maintenance	530,314	659,061	2,593,311	2,389,459	6,270,919	3,677,608	41.35%
Traffic Control	-	-	-	-	-	-	0.00%
<b>Total</b>	<b>530,314</b>	<b>659,061</b>	<b>2,593,311</b>	<b>2,389,459</b>	<b>6,270,919</b>	<b>3,677,608</b>	<b>41.35%</b>
<b>COMMUNITY SERVICES</b>							
Parks & Recreation Operations	246,893	136,716	908,665	859,504	2,547,837	1,639,172	35.66%
Communications & Marketing	87,282	43,133	431,667	314,850	917,531	485,864	47.05%
Downtown Parking	-	16	-	16	-	-	0.00%
Senior Citizens	28,045	25,195	164,398	152,610	361,436	197,038	45.48%
Cultural Services	45,526	34,443	412,870	311,453	798,314	385,444	51.72%
Library	158,320	111,779	752,880	663,869	1,759,093	1,006,213	42.80%
<b>Total</b>	<b>566,066</b>	<b>351,282</b>	<b>2,670,480</b>	<b>2,302,302</b>	<b>6,384,211</b>	<b>3,713,731</b>	<b>41.83%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,731,836</b>	<b>\$ 5,692,703</b>	<b>\$ 38,307,575</b>	<b>\$ 34,308,903</b>	<b>\$ 81,120,402</b>	<b>\$ 42,812,822</b>	<b>47.22%</b>
<b>EXCESS REVENUES OVER(UNDER) EXPENDITURES</b>	<b>(2,335,634)</b>	<b>(428,726)</b>	<b>27,225,759</b>	<b>21,467,975</b>	<b>2,296,877</b>		
<b>OTHER FINANCING SOURCES (USES)</b>							
<b>SOURCES:</b>							
Utility Fund-Transfer	-	-	-	-	2,444,687	2,444,687	0.00%
MEDC - Transfer	-	-	-	-	241,400	241,400	0.00%
Transfer	-	-	-	-	1,421,602	1,421,602	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premiums on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,107,689</b>	<b>4,107,689</b>	<b>0.00%</b>
<b>(USES):</b>							
Land	-	-	(17,342,574)	-	-	-	0.00%
MPFDC	-	-	-	-	(321,132)	(321,132)	0.00%
Transfers	-	-	-	-	(2,662,245)	(2,662,245)	0.00%
PFA Insurance	-	(89,993)	-	(870,859)	(1,094,365)	(1,094,365)	109.99%
Economic Incentives	(541)	(21,390)	(170,369)	(818,442)	(1,471,157)	(1,300,788)	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	-	-	-	(855,667)	(855,667)	575.52%
<b>Total Other Financing Uses</b>	<b>(541)</b>	<b>(111,383)</b>	<b>(17,512,943)</b>	<b>(1,689,301)</b>	<b>(6,404,566)</b>	<b>(6,234,197)</b>	<b>28.99%</b>
<b>Total Other Financing Sources (Uses)</b>	<b>(541)</b>	<b>(111,383)</b>	<b>(17,512,943)</b>	<b>(1,689,301)</b>	<b>(2,296,877)</b>	<b>(2,126,508)</b>	
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(2,336,175)</b>	<b>(540,109)</b>	<b>9,712,816</b>	<b>19,778,674</b>	<b>-</b>		
<b>UNRESERVED FUND BALANCE</b>							
<b>BEGINNING</b>	<b>43,787,732</b>	<b>47,712,688</b>	<b>31,738,741</b>	<b>27,393,905</b>	<b>21,934,063</b>		
<b>ENDING</b>	<b>\$ 41,451,557</b>	<b>\$ 47,172,579</b>	<b>\$ 41,451,557</b>	<b>\$ 47,172,579</b>	<b>\$ 21,934,063</b>		



# CITY OF MANSFIELD

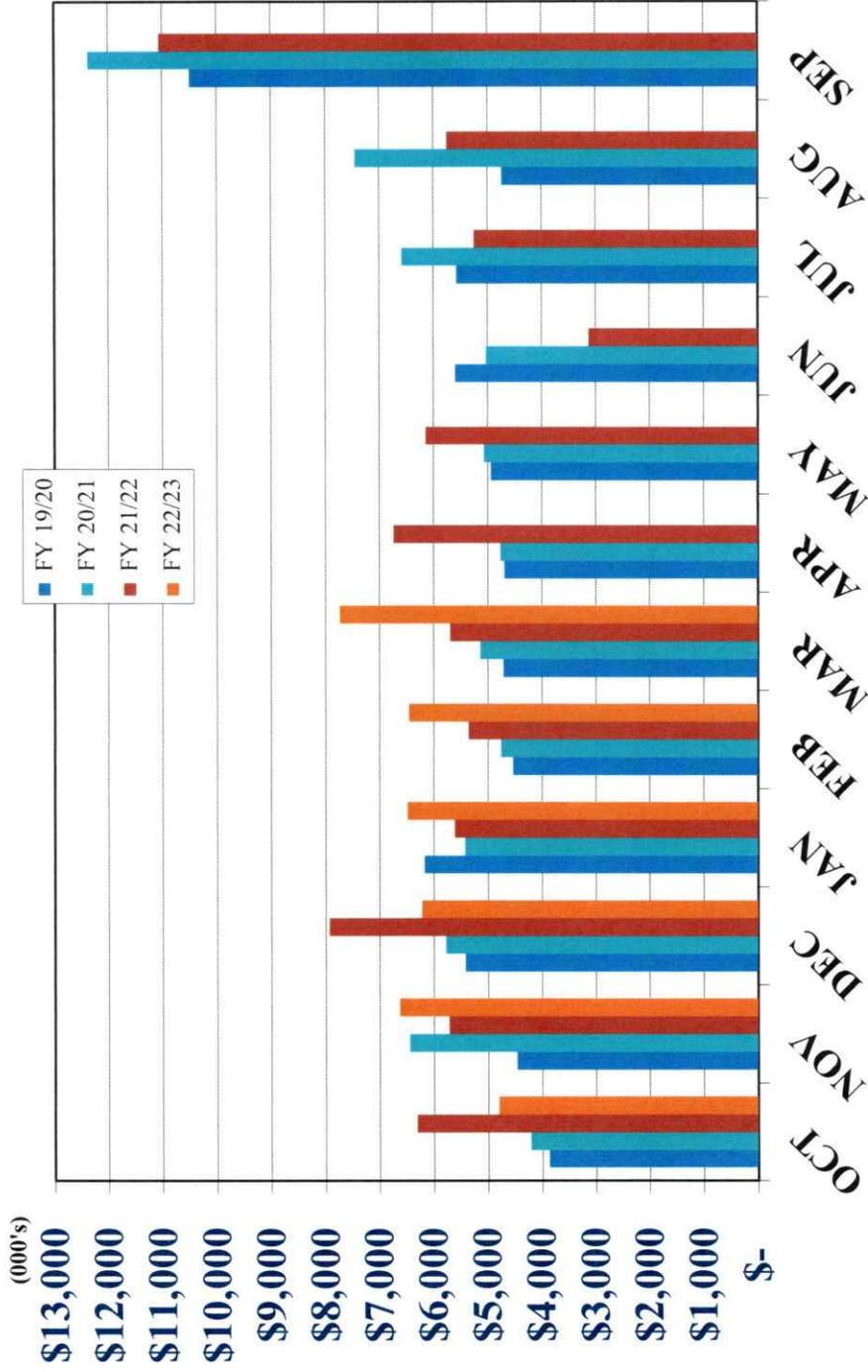
## General Fund - Total Revenues





# CITY OF MANSFIELD

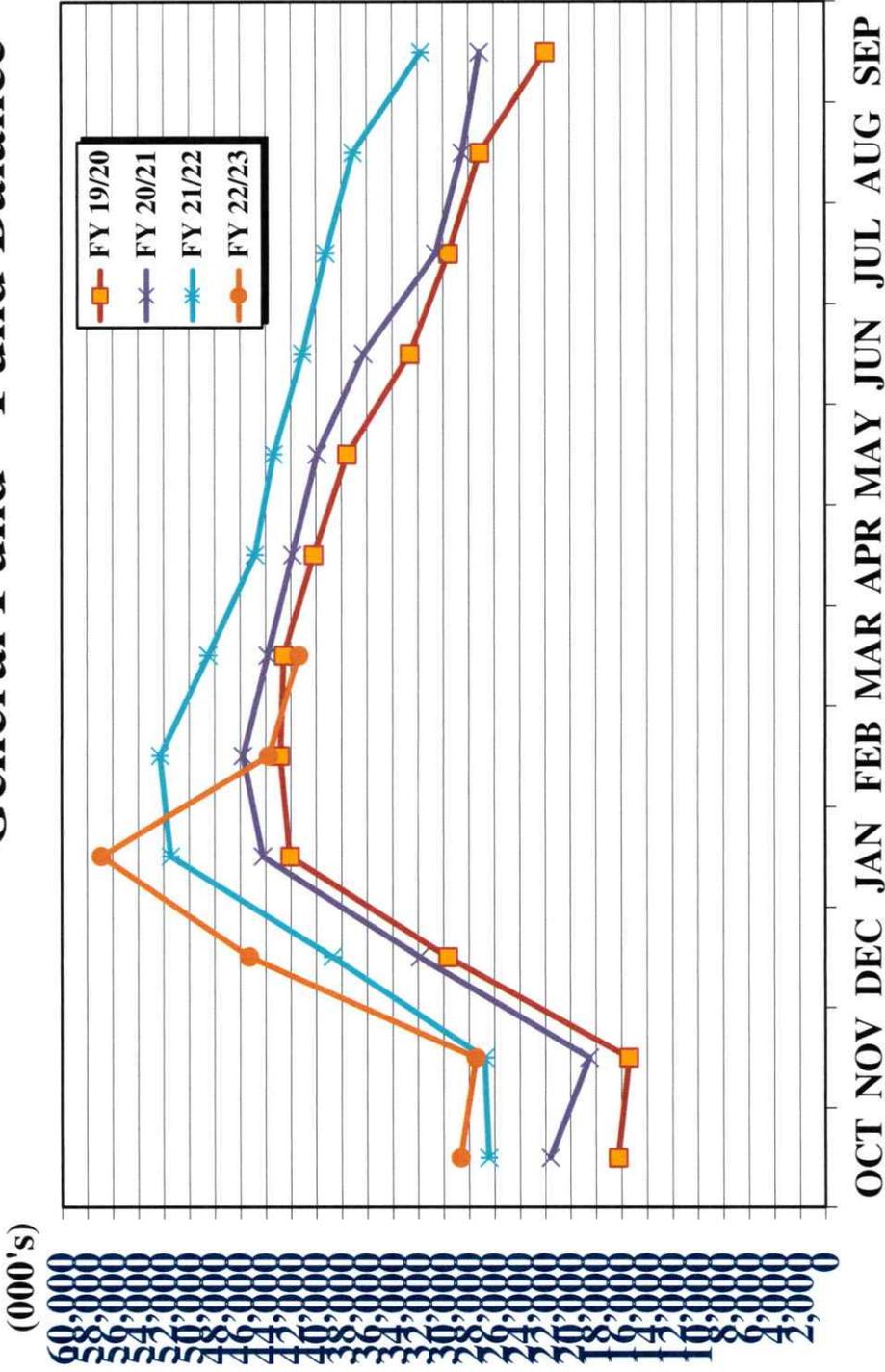
## General Fund - Total Expenditures





# CITY OF MANSFIELD

## General Fund - Fund Balance



## SPECIAL REVENUE FUNDS

The Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes defined by the City.

The TIF Number One Fund or Tax Incremental Financing Fund Number One is used to account for taxes generated in the designated TIF Zone. These taxes will be used to reimburse developers for infrastructure costs.

The TIF Number Two Fund or Tax Incremental Financing Fund Number Two is used to account for taxes generated in the designated TIF Zone. These taxes will be used to revitalize the downtown area of Mansfield. The revitalization will come through the use of public funds for public improvements in the area.

The Hotel/Motel Fund is used to account for the occupancy taxes generated from the local hotels that are used to promote the City of Mansfield and events in the City that further promote hotel stays.

The Mansfield Parks Facility Development Corporation Fund – This fund is used to account for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. These projects will be financed through sales tax supported bonds.

The Mansfield Economic Development Corporation Fund – This fund is used to account for the ½ cent Sales Tax used for the promotion of Economic Development within the City.

The South Pointe Public Improvement District (PID) Fund – This fund is used to account for the improvement or maintenance within a defined area.

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Tax Increment Reinvestment Zone Fund One</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 4,900,129	\$ 7,920,993
Due From Other Funds	24,581	24,581
	<hr/>	<hr/>
Total Assets	<u>\$ 4,924,710</u>	<u>\$ 7,945,574</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 444,421	\$ 524,769
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>444,421</u>	<u>524,769</u>
FUND BALANCES:		
Fund Balance	7,128,201	5,252,236
Excess Revenues Over Expenditures	(2,647,912)	2,168,569
	<hr/>	<hr/>
Total Fund Balances	<u>4,480,289</u>	<u>7,420,805</u>
Total Liabilities And Fund Balances	<u>\$ 4,924,710</u>	<u>\$ 7,945,574</u>

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2023 (Unaudited)**

<b>Tax Increment Reinvestment Zone Fund Number One</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	-	2,651,754
Interest Income	-	-	75,565	67
Total Revenues	-	-	75,565	2,651,821
<u>EXPENDITURES:</u>				
General Government	77	-	7,728,402	483,252
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	108,770	-
Fiscal Charges	-	-	-	-
Total Expenditures	77	-	7,837,172	483,252
Excess Of Revenues Over (Under) Expenditures	(77)	-	(7,761,607)	2,168,569
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	-
Bonds Issued	-	-	4,925,000	-
Premium on Bonds Issued	-	-	188,695	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	5,113,695	-
Net Change in Fund Balances	(77)	-	(2,647,912)	2,168,569
FUND BALANCE, BEGINNING	4,480,366	7,420,805	7,128,201	5,252,236
FUND BALANCE, ENDING	\$ 4,480,289	\$ 7,420,805	\$ 4,480,289	\$ 7,420,805

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Tax Increment Reinvestment Zone Fund Two</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ -	\$ 439,229
Receivable	700,000	700,000
	<hr/>	<hr/>
Total Assets	<u>\$ 700,000</u>	<u>\$ 1,139,229</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 1,899,967	\$ -
Due To Other Funds	1,791,139	1,791,139
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>3,691,106</u>	<u>1,791,139</u>
 <u>FUND BALANCES:</u>		
Fund Balance	(519,518)	(814,140)
Excess Revenues Over Expenditures	<u>(2,471,588)</u>	<u>162,230</u>
Total Fund Balances	<u>(2,991,106)</u>	<u>(651,910)</u>
Total Liabilities And Fund Balances	<u>\$ 700,000</u>	<u>\$ 1,139,229</u>

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2023 (Unaudited)**

<b>Tax Increment Reinvestment Zone Fund Number Two</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
<b>REVENUES:</b>				
Taxes, Penalties, And Interest	\$ -	\$ -	\$ -	\$ 587,068
Interest Income	-	-	-	-
Total Revenues	-	-	-	587,068
<b>EXPENDITURES:</b>				
General Government	-	-	2,471,588	424,838
Debt Service -				
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	2,471,588	424,838
Excess Of Revenues Over (Under) Expenditures	-	-	(2,471,588)	162,230
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In / (Out)	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	-	(2,471,588)	162,230
FUND BALANCE, BEGINNING	(2,991,106)	(651,910)	(519,518)	(814,140)
FUND BALANCE, ENDING	\$ (2,991,106)	\$ (651,910)	\$ (2,991,106)	\$ (651,910)

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Hotel/Motel Occupancy Tax Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 2,076,453	\$ 1,668,466
Accounts Receivable	1,576	2,577
Total Assets	<u>\$ 2,078,029</u>	<u>\$ 1,671,043</u>
<u>LIABILITIES &amp; FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Liabilities	\$ 17,997	\$ 17,760
Total Liabilities	<u>17,997</u>	<u>17,760</u>
<u>FUND BALANCES:</u>		
Fund Balance	1,960,047	1,492,876
Excess Revenues Over Expenditures	99,985	160,407
Total Fund Balances	<u>2,060,032</u>	<u>1,653,283</u>
Total Liabilities And Fund Balances	<u>\$ 2,078,029</u>	<u>\$ 1,671,043</u>

City of Mansfield, Texas

**Statement of Activites - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Hotel/Motel Occupancy Tax Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>	<b>FY23 ORIGINAL BUDGET</b>	<b>FY23 POSITIVE (NEGATIVE) BUDGET</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>REVENUES:</b>							
Hotel Occupancy Tax	\$ 57,911	\$ 88,291	\$ 357,703	\$ 363,986	\$ 956,000	\$ (598,297)	37.42%
Miscellaneous Income	2,813	6,059	15,191	16,478	-	15,191	0.00%
<b>Total Revenues</b>	<b>60,724</b>	<b>94,350</b>	<b>372,894</b>	<b>380,464</b>	<b>956,000</b>	<b>(583,106)</b>	<b>39.01%</b>
<b>EXPENDITURES:</b>							
Mansfield Historical Society	-	-	-	-	250,000	250,000	0.00%
Mansfield Invitational	-	-	-	-	-	-	0.00%
The LOT	-	-	-	-	150,000	150,000	0.00%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	118	315	3,727	2,365	-	(3,727)	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	65,083	51,297	251,682	188,596	425,700	174,018	59.12%
Pickled Mansfield Society	-	-	-	-	73,200	73,200	0.00%
Mansfield Commission for the Arts	-	14,238	-	16,252	47,100	47,100	0.00%
Historic Landmark Commission	-	-	-	-	-	-	0.00%
Man House Museum	-	-	-	-	-	-	0.00%
Tommy King Foundation	-	-	-	-	-	-	0.00%
Sister Cities Celebration	-	-	-	-	-	-	0.00%
Friends of the Library	-	-	-	-	-	-	0.00%
Championship Basketball	-	-	10,000	-	10,000	-	100.00%
Wayfinding Program	-	-	-	4,844	-	-	0.00%
Reserve	-	-	7,500	8,000	-	(7,500)	0.00%
<b>Total Expenditures</b>	<b>65,201</b>	<b>65,850</b>	<b>272,909</b>	<b>220,057</b>	<b>956,000</b>	<b>683,091</b>	<b>28.55%</b>
Excess Of Revenues Over (Under) Expenditures	(4,477)	28,500	99,985	160,407			
FUND BALANCE, BEGINNING	2,064,509	1,624,783	1,960,047	1,492,876			
FUND BALANCE, ENDING	\$ 2,060,032	\$ 1,653,283	\$ 2,060,032	\$ 1,653,283			

City of Mansfield, Texas

**Comparative Budget and Cash Analysis  
For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Hotel/Motel Occupancy Tax Fund</b>	<b>Budgeted Request</b>	<b>FY23 Amount To Date</b>	<b>Available Budget</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>REVENUES:</b>				
Hotel Occupancy Tax	\$ 956,000	\$ 357,703	\$ (598,297)	37.42%
Rental of Facilities	-	3,540	3,540	0.00%
Interest Income	-	11,651	11,651	-
<b>Total Revenues</b>	<b>956,000</b>	<b>372,894</b>	<b>(583,106)</b>	<b>39.01%</b>
<b>EXPENDITURES:</b>				
Mansfield Historical Society	250,000	-	250,000	0.00%
Mansfield Invitational	-	-	-	0.00%
The LOT	150,000	-	150,000	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	3,727	(3,727)	0.00%
Mansfield Tourism	425,700	251,682	174,018	59.12%
Pickled Mansfield Society	73,200	-	73,200	0.00%
Manfield Police Dept.	-	-	-	0.00%
Mansfield Commission for the Arts	47,100	-	47,100	0.00%
Historic Landmark Commission	-	-	-	0.00%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	-	-	-	0.00%
Tommy King Foundation	-	-	-	0.00%
Sister Cities Celebration	-	-	-	0.00%
Wayfinding Program	-	-	-	0.00%
Friends of the Library	-	-	-	0.00%
Championship Basketball Reserve	10,000	10,000	-	100.00%
	-	7,500	(7,500)	0.00%
<b>Total Expenditures</b>	<b>956,000</b>	<b>272,909</b>	<b>683,091</b>	<b>28.55%</b>
<b>Revenues / (Expenditures)</b>	<b>-</b>	<b>99,985</b>	<b>99,985</b>	

**SUPPLEMENTAL INFORMATION: CASH ANALYSIS**

Beginning Cash Balance for Fiscal Year 2023	1,976,468
Plus: FY2023 Cash Collections	372,894
Less: FY2023 Cash Expenditures	(272,909)
<b>Cash Balance as of March 31, 2023</b>	<b>2,076,453</b>
Remaining Hotel/Motel Occupancy Funds to Collect	(598,297)
Remaining Hotel/Motel Occupancy Funds to Expend	683,091
<b>Projected Cash Balance at September 30, 2023</b>	<b>2,161,247</b>

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

**Mansfield Parks Facility  
Development Corp**

**Fiscal 2023**

**Fiscal 2022**

ASSETS:

Cash And Investments	\$ 9,208,440	\$ 7,213,918
Restricted Cash and Investments	6,517,529	5,998,568
Receivables:		
Accounts	23,144,913	771,994
Total Assets	<u>\$ 38,870,882</u>	<u>\$ 13,984,480</u>

LIABILITIES & FUND BALANCES:

LIABILITIES:

Accounts Payable	\$ 162,511	\$ 166,278
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	23,920,433	1,421,395
Total Liabilities	<u>25,082,944</u>	<u>2,587,673</u>

FUND BALANCES:

Fund Balance	12,222,104	9,776,667
Excess Revenues Over (Under) Expenditures	1,565,834	1,620,140
Total Fund Balances	<u>13,787,938</u>	<u>11,396,807</u>

Total Liabilities And Fund Balances	<u>\$ 38,870,882</u>	<u>\$ 13,984,480</u>
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City of Mansfield, Texas

**Statement of Activities - Budget and Actual  
For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Mansfield Parks Facility Development Corporation</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>	<b>FY23 ORIGINAL BUDGET</b>	<b>FY23 POSITIVE (NEGATIVE) BUDGET</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>REVENUES:</b>							
Sales Tax Revenue	\$ 458,322	\$ 378,042	\$ 2,680,971	\$ 2,191,132	\$ 5,860,790	\$ (3,179,819)	45.74%
Contributions	-	-	-	3,084	2,500	(2,500)	0.00%
Interest Earnings	23,894	-	120,308	410	1,000	119,308	12030.80%
Other Income	-	646	-	4,428	300	(300)	0.00%
MAC Revenue	186,690	112,730	921,116	1,139,508	2,212,200	(1,291,084)	41.64%
Lease Royalties	21,130	19,497	110,422	91,456	125,000	(14,578)	88.34%
Park Land Dedication Revenue	87,250	64,500	449,250	801,500	-	449,250	0.00%
<b>Total Revenues</b>	<b>777,286</b>	<b>575,415</b>	<b>4,282,067</b>	<b>4,231,518</b>	<b>8,201,790</b>	<b>(3,919,723)</b>	<b>52.21%</b>
<b>EXPENDITURES:</b>							
Administration	154,429	218,572	608,896	877,193	1,978,145	1,369,249	30.78%
Field Operations	70,935	52,949	411,355	323,409	895,287	483,932	45.95%
Community Park Operations	75,023	85,524	507,975	493,167	1,273,434	765,459	39.89%
Nature Education Operations	20,114	8,105	86,633	51,013	244,876	158,243	35.38%
Recreational Center	83,109	63,909	402,610	391,776	1,064,473	661,863	37.82%
Neighborhood Park Operations Quadrants	38,911	14,251	137,721	94,119	486,756	349,035	28.29%
Non-Departmental	107,582	16,715	259,543	98,701	2,579,951	2,320,408	10.06%
<b>Total Expenditures</b>	<b>550,103</b>	<b>460,025</b>	<b>2,716,233</b>	<b>2,611,378</b>	<b>8,522,922</b>	<b>5,806,689</b>	<b>31.87%</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>227,183</b>	<b>115,390</b>	<b>1,565,834</b>	<b>1,620,140</b>	<b>(321,132)</b>	<b>1,886,966</b>	<b>-487.60%</b>
<b>OTHER FINANCING SOURCES (USES):</b>							
Operating Transfers In	-	-	-	-	321,132	(321,132)	0.00%
Operating Transfers (Out)	-	-	-	-	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>321,132</b>	<b>(321,132)</b>	<b>0.00%</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES</b>	<b>227,183</b>	<b>115,390</b>	<b>1,565,834</b>	<b>1,620,140</b>			
<b>FUND BALANCE, BEGINNING</b>	<b>13,560,755</b>	<b>11,281,417</b>	<b>12,222,104</b>	<b>9,776,667</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 13,787,938</b>	<b>\$ 11,396,807</b>	<b>\$ 13,787,938</b>	<b>\$ 11,396,807</b>			

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

Mansfield Economic Development Corporation	Fiscal 2023	Fiscal 2022
<u>ASSETS</u>		
Cash And Investments	\$ 15,236,104	\$ 9,522,239
Accounts Receivable	3,184	660,152
Restricted Assets:		
Cash and Investments, Projects	1,114,451	1,128,674
Fixed Assets (net of accumulated depreciation)	29,944,718	36,758,068
Total Assets	\$ 46,298,457	\$ 48,069,133
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 7,989
Accrued Liabilities	3,240	3,240
Retainage Payable	-	20,133
Bonds Payable	19,785,000	21,635,000
Unamortized Discounts on Bonds	(125,291)	(138,685)
Unamortized Premiums	897,449	964,103
Deferred Amount on Refunding	(37,041)	(64,821)
Contract Commitments	35,052,843 *	34,014,146
Total Liabilities	55,576,200	56,441,105
NET ASSETS:		
Restricted	1,114,451	1,128,674
Unassigned	(10,392,194)	(9,500,646)
Total Net Assets	(9,277,743)	(8,371,972)
Total Liabilities & Net Assets	\$ 46,298,457	\$ 48,069,133

\*Does not conform with Generally Accepted Accounting Principals or Governmental Accounting Standards  
This is the GASB 34 presentation and is different from the fund level presentation per GAAP.

City of Mansfield, Texas  
**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

Mansfield Economic Development Corp.	FY23 MONTH TO DATE	FY22 MONTH TO DATE	FY23 YEAR TO DATE	FY22 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 722,851	\$ 642,335	\$ 4,267,734	\$ 3,776,277
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	10,608
Rental Of Facilities	-	-	-	-
Total Operating Revenues	722,851	642,335	4,267,734	3,786,885
OPERATING EXPENDITURES:				
Administration	116,513	76,811	741,515	461,513
Promotions	(35,000)	4,389	18,622	31,432
Retention	-	41	-	75
Development Plan	-	-	-	32
Projects	-	304,067	164,129	1,385,091
Non-Departmental	1,498	15,301	8,987	49,643
Depreciation	-	-	-	-
Total Operating Expenditures	83,011	400,609	933,253	1,927,786
OPERATING INCOME	639,840	241,726	3,334,481	1,859,099
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	33,728	-	171,271	186
Gain or (loss) on sale of property	-	-	388,613	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	(500)	-	(377,198)	(405,428)
Total Nonoperating Revenue	33,228	-	182,686	(405,242)
INCOME BEFORE OPERATING TRANSFERS	673,068	241,726	3,517,167	1,453,857
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	-
CHANGE IN NET ASSETS	673,068	241,726	3,517,167	1,453,857
NET ASSETS, BEGINNING	(9,950,811)	(8,613,698)	(12,794,910)	(9,825,829)
NET ASSETS, PROJECTS	-	** -	-	** -
NET ASSETS, ENDING	\$ (9,277,743)	\$ (8,371,972)	\$ (9,277,743)	\$ (8,371,972)

\*\*Project Fund Balance represents funds that have been contractually obligated by the City Council and MEDC. These expenses will be recognized upon realization of the expense.

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

South Pointe PID	Fiscal 2023	Fiscal 2022
<u>ASSETS</u>		
Cash And Investments	\$ 312,412	\$ 275,535
Receivables:		
Current Year PID Assessment	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 312,412</u>	<u>\$ 275,535</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ 24,582
Deferred Revenue	<u>-</u>	<u>-</u>
Total Liabilities	<u>24,582</u>	<u>24,582</u>
FUND BALANCES:		
Fund Balance	(34,275)	(23,582)
Excess Revenues Over Expenditures	<u>322,105</u>	<u>274,535</u>
Total Fund Balances	<u>287,830</u>	<u>250,953</u>
Total Liabilities And Fund Balances	<u>\$ 312,412</u>	<u>\$ 275,535</u>

City of Mansfield, Texas

**Comparative Statement of Activities**

**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>South Pointe PID</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
<b>REVENUES:</b>				
PID Assessment	\$ 6,029	\$ 8,720	\$ 582,364	\$ 444,064
Penalties & Interest	450	-	2,885	2,440
Total Revenues	<u>6,479</u>	<u>8,720</u>	<u>585,249</u>	<u>446,504</u>
<b>EXPENDITURES:</b>				
General government	99,684	52,501	263,144	171,969
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	<u>99,684</u>	<u>52,501</u>	<u>263,144</u>	<u>171,969</u>
Excess Of Revenues Over (Under) Expenditures	<u>(93,205)</u>	<u>(43,781)</u>	<u>322,105</u>	<u>274,535</u>
Net Change in Fund Balances	(93,205)	(43,781)	322,105	274,535
FUND BALANCE, BEGINNING	<u>381,035</u>	<u>294,734</u>	<u>(34,275)</u>	<u>(23,582)</u>
FUND BALANCE, ENDING	<u><u>\$ 287,830</u></u>	<u><u>\$ 250,953</u></u>	<u><u>\$ 287,830</u></u>	<u><u>\$ 250,953</u></u>

## DEBT SERVICE FUNDS

The Debt Service Funds are used to account for the accumulation of resources and payment of general obligation debt principal and interest from governmental resources and special revenue bond principal and interest from a sales tax levy when the City is obligated in some manner for the payment.

The General Debt Service Fund – The purpose of this fund is to account for the accumulation of resources for and the payment of, principal and interest on the City's general obligation debt payable from a property tax levy with the exception of the MPFDC debt.

The Mansfield Parks Facilities Development Corporation Debt Service Fund – The purpose of this fund is to account for the accumulation of resources for and the payment of, principal and interest on the MPFDC long-term debt from a sales tax levy.

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>General Obligation Debt</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 9,343,035	\$ 7,392,829
Receivables:		
Current Year Taxes	515,093	346,510
Delinquent Taxes (Net of Allowance of \$699,811)	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 9,858,128</u>	<u>\$ 7,739,339</u>
 <u>LIABILITIES &amp; FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	<u>515,093</u>	<u>346,510</u>
Total Liabilities	<u>515,093</u>	<u>346,510</u>
FUND BALANCES:		
Fund Balance	5,222,453	5,365,013
Excess Revenues Over Expenditures	<u>4,120,582</u>	<u>2,027,816</u>
Total Fund Balances	<u>9,343,035</u>	<u>7,392,829</u>
Total Liabilities And Fund Balances	<u>\$ 9,858,128</u>	<u>\$ 7,739,339</u>

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

General Obligation Debt	FY23	FY22	FY23	FY22	FY23	FY23	FY23
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	OVER (UNDER)	PERCENT
	DATE	DATE	DATE	DATE	BUDGET	BUDGET	COLLECTED TO
							BUDGET
<b>REVENUES:</b>							
Taxes, Penalties, And Interest	\$ 164,708	\$ 198,267	\$ 20,356,724	\$ 18,257,586	\$ 16,110,269	\$ 4,246,455	126.36%
Miscellaneous	-	-	200	76	-	200	0.00%
Interest Income	1,732	-	8,802	49	-	8,802	0.00%
Total Revenues	166,440	198,267	20,365,726	18,257,711	16,110,269	4,255,456	126.41%
<b>EXPENDITURES:</b>							
Debt Service -							
Principal Retirement	-	2,500,000	13,215,000	13,310,000	16,110,269	(2,895,269)	82.03%
Interest	-	4,008	2,630,948	2,909,819	-	2,630,948	0.00%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	141,829	-	-	141,829	0.00%
Fiscal Charges	1,500	1,900	9,526	10,077	-	9,526	0.00%
Total Expenditures	1,500	2,505,908	15,997,303	16,229,896	16,110,269	(112,966)	99.30%
Excess Of Revenues Over (Under) Expenditures	164,940	(2,307,641)	4,368,423	2,027,815			
<b>OTHER FINANCING SOURCES (USES)</b>							
Refunding Bonds Issued	-	-	8,350,000	-			
Premium on Bonds Issued	-	-	816,162	-			
Discounts on Bonds Issued	-	-	-	-			
Payment to Refunded Bond	-	-	(9,414,003)	-			
Total Other Financing Sources (Uses)	-	-	(247,841)	-			
Net Change in Fund Balances	164,940	(2,307,641)	4,120,582	2,027,815			
FUND BALANCE, BEGINNING	9,178,095	9,700,470	5,222,453	5,365,014			
FUND BALANCE, ENDING	\$ 9,343,035	\$ 7,392,829	\$ 9,343,035	\$ 7,392,829			

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Mansfield Parks Facility Development Corp. Debt Service</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 1,499,575	\$ 1,478,570
Total Assets	<u>\$ 1,499,575</u>	<u>\$ 1,478,570</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Interest Payable	\$ 4,650	\$ 4,650
Total Liabilities	<u>4,650</u>	<u>4,650</u>
 <u>FUND BALANCES:</u>		
Fund Balance	515,416	521,660
Excess Revenues Over (Under) Expenditures	<u>979,509</u>	<u>952,260</u>
Total Fund Balances	<u>1,494,925</u>	<u>1,473,920</u>
Total Liabilities And Fund Balances	<u>\$ 1,499,575</u>	<u>\$ 1,478,570</u>

City of Mansfield, Texas

**Statement of Activities - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Mansfield Parks Facility Development Corp. Debt Service</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>	<b>FY23 ORIGINAL BUDGET</b>	<b>FY23 POSITIVE (NEGATIVE) BUDGET</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>REVENUES:</b>							
Taxes, Penalties, And Interest	\$ 263,154	\$ 263,155	\$ 1,578,924	\$ 1,578,930	\$ 3,157,847	\$ (1,578,923)	50.00%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,154	263,155	1,578,924	1,578,930	3,157,847	(1,578,923)	50.00%
<b>EXPENDITURES:</b>							
Debt Service							
Principal Retirement	-	-	-	-	1,965,000	1,965,000	0.00%
Interest And Fiscal Charges	1,000	1,350	599,415	626,670	1,192,847	593,432	50.25%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	1,000	1,350	599,415	626,670	3,157,847	2,558,432	18.98%
Excess Of Revenues Over (Under) Expenditures	262,154	261,805	979,509	952,260			
<b>OTHER FINANCING SOURCES (USES):</b>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,232,771	1,212,115	515,416	521,660			
FUND BALANCE, ENDING	\$ 1,494,925	\$ 1,473,920	\$ 1,494,925	\$ 1,473,920			

## CAPITAL PROJECTS FUNDS

The Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

The Street Construction Fund – The purpose of this fund is to account for the construction and improvement of various streets in the City. General Obligation Bonds, Certificates of Obligation, and Street Assessments are used to finance the construction.

The Building Construction Fund – The purpose of this fund is to account for the construction of City facilities funded by General Obligation Bonds and Certificates of Obligation.

The Equipment Replacement Fund – The purpose of this fund is used to account for the purchase of capital equipment funded from the issuance of notes through the City of Mansfield Property Finance Authority Corporation or other sources.

The Park Construction Fund – The purpose of this fund is to account for the construction of City facilities funded by Mansfield Park Facilities Development Corporation Sales Tax Revenue Bonds.



City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Street Construction Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	135,896	311,729	718,861	2,003,245
Interest Income	122,650	-	493,876	893
<b>Total Revenues</b>	<b>258,546</b>	<b>311,729</b>	<b>1,212,737</b>	<b>2,004,138</b>
EXPENDITURES:				
Administrative	187,114	39,777	2,767,447	278,382
Street Improvements	-	-	-	-
<b>Total Expenditures</b>	<b>187,114</b>	<b>39,777</b>	<b>2,767,447</b>	<b>278,382</b>
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	71,432	271,952	(1,554,710)	1,725,756
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	16,612,569	-
Bond Issuance Costs	-	-	(179,611)	-
Premiums on Bond Issuance	-	-	1,125,041	-
Discounts on Bond Issuance	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>17,557,999</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	71,432	271,952	16,003,289	1,725,756
FUND BALANCE, BEGINNING	44,806,046	36,329,001	28,874,189	34,875,197
FUND BALANCE, ENDING	\$ 44,877,478	\$ 36,600,953	\$ 44,877,478	\$ 36,600,953

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Building Construction Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 40,826,073	\$ 16,061,256
Construction in Progress	-	-
	<hr/>	<hr/>
Total Assets	<u>\$ 40,826,073</u>	<u>\$ 16,061,256</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 852,770	\$ 1,532
Due to Other Funds	-	-
Retainage Payable	333,527	344,003
	<hr/>	<hr/>
Total Liabilities	<u>1,186,297</u>	<u>345,535</u>
 FUND BALANCE:		
	6,766,122	17,693,965
Excess Revenues Over (Under)		
Expenditures	32,873,654	(1,978,244)
	<hr/>	<hr/>
Total Fund Balance	<u>39,639,776</u>	<u>15,715,721</u>
Total Liabilities And Fund Balance	<u>\$ 40,826,073</u>	<u>\$ 16,061,256</u>

City of Mansfield, Texas

**Comparative Statement of Activities  
For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Building Construction Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
<b>REVENUES:</b>				
Interest Income	\$ 148,065	\$ -	\$ 503,687	\$ 174
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	7,909	-	7,909
Grant Revenue	-	-	-	-
<b>Total Revenues</b>	<u>148,065</u>	<u>7,909</u>	<u>503,687</u>	<u>8,083</u>
<b>EXPENDITURES:</b>				
Administration	-	-	779	-
Library	-	195,679	167,993	634,942
Fire Station #5	-	7,200	-	70,398
Man House	-	-	-	4,679
Wayfinding	-	26,694	157,734	84,328
Police Station	865,111	66,750	1,477,380	381,300
Tactical Training Facility	-	174,638	268,143	810,680
<b>Total Expenditures</b>	<u>865,111</u>	<u>470,961</u>	<u>2,072,029</u>	<u>1,986,327</u>
Excess Revenues Over (Under) Expenditures	(717,046)	(463,052)	(1,568,342)	(1,978,244)
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	32,587,429	-
Bond Issuance Costs	-	-	(352,327)	-
Premiums on Bond Issuance	-	-	2,206,894	-
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>34,441,996</u>	<u>-</u>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<u>(717,046)</u>	<u>(463,052)</u>	<u>32,873,654</u>	<u>(1,978,244)</u>
<b>FUND BALANCE, BEGINNING</b>	<u>40,356,822</u>	<u>16,178,773</u>	<u>6,766,122</u>	<u>17,693,965</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 39,639,776</u>	<u>\$ 15,715,721</u>	<u>\$ 39,639,776</u>	<u>\$ 15,715,721</u>

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Equipment Replacement Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 189,328	\$ 428,131
Total Assets	<u>\$ 189,328</u>	<u>\$ 428,131</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 1,258	\$ -
Retainage Payable	<u>11,226</u>	<u>-</u>
Total Liabilities	<u>\$ 12,484</u>	<u>\$ -</u>
 FUND BALANCE:	 2,241,714	 2,338,999
Excess Revenues Over Expenditures	<u>(2,064,870)</u>	<u>(1,910,868)</u>
Total Fund Balance	<u>176,844</u>	<u>428,131</u>
 Total Liabilities And Fund Balance	 <u>\$ 189,328</u>	 <u>\$ 428,131</u>

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Equipment Replacement Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
<b>REVENUES:</b>				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	-	22,186	-	55,832
Interest Income	20	-	97	-
<b>Total Revenues</b>	<b>20</b>	<b>22,186</b>	<b>97</b>	<b>55,832</b>
<b>EXPENDITURES:</b>				
Administration	20,898	-	130,555	-
Information Services	750	562	92,850	67,945
Code Enforcement	3,897	-	3,897	-
Planning	-	60,545	95,867	224,167
Streets	-	-	72,052	10,446
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	-	-	-	31,818
Library	-	-	-	-
Fire	415,796	5,043	876,666	1,359,159
Police Department	309,678	78,250	813,707	273,165
<b>Total Expenditures</b>	<b>751,019</b>	<b>144,400</b>	<b>2,085,594</b>	<b>1,966,700</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(750,999)</b>	<b>(122,214)</b>	<b>(2,085,497)</b>	<b>(1,910,868)</b>
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premium on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	20,627	-
Transfer In (Out)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>20,627</b>	<b>-</b>
<b>EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>(750,999)</b>	<b>(122,214)</b>	<b>(2,064,870)</b>	<b>(1,910,868)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>927,843</b>	<b>550,345</b>	<b>2,241,714</b>	<b>2,338,999</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 176,844</b>	<b>\$ 428,131</b>	<b>\$ 176,844</b>	<b>\$ 428,131</b>

City of Mansfield, Texas

**Comparative Statement of Net Position**  
**March 31, 2023 and 2022 (Unaudited)**

<b>Parks Construction Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 1,146,197	\$ -
Total Assets	<u>\$ 1,146,197</u>	<u>\$ -</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 20,699	\$ 226,795
Retainage Payable	162,954	-
Total Liabilities	<u>183,653</u>	<u>226,795</u>
FUND BALANCE:	2,568,442	(116,948)
Excess Revenues Over Expenditures	<u>(1,605,898)</u>	<u>(109,847)</u>
Total Fund Balance	<u>962,544</u>	<u>(226,795)</u>
Total Liabilities And Fund Balance	<u>\$ 1,146,197</u>	<u>\$ -</u>

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Parks Construction Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES:				
Parks Projects	277,112	58,317	1,605,898	109,847
Others	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>277,112</u>	<u>58,317</u>	<u>1,605,898</u>	<u>109,847</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(277,112)</u>	<u>(58,317)</u>	<u>(1,605,898)</u>	<u>(109,847)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(277,112)</u>	<u>(58,317)</u>	<u>(1,605,898)</u>	<u>(109,847)</u>
FUND BALANCE, BEGINNING	<u>1,239,656</u>	<u>(168,478)</u>	<u>2,568,442</u>	<u>(116,948)</u>
FUND BALANCE, ENDING	<u>\$ 962,544</u>	<u>\$ (226,795)</u>	<u>\$ 962,544</u>	<u>\$ (226,795)</u>

## ENTERPRISE FUNDS

The Enterprise Funds are used to account for the operations that are financed and operated in a manner similar to private business enterprises. The intent is that the cost of providing goods or services to the general public be financed or recovered primarily through user charges.

The Utility Fund – The purpose of this fund is to account for the activities of providing water and sewer services to the citizens of Mansfield, Texas.

The Drainage Utility Fund – The purpose of this fund is used to account for the revenues and expenditures for services related to the preparing of a master drainage plan.

City of Mansfield, Texas

**Comparative Statement of Net Position  
March 31, 2023 and 2022 (Unaudited)**

<b>Utility Fund</b>	<b>Fiscal 2023</b>	<b>Fiscal 2022</b>
<u>ASSETS</u>		
Cash And Investments	\$ 37,639,842	\$ 29,613,874
Receivables:		
Accounts (net of allowance of \$1,403,401)	3,297,598	3,218,410
Inventory	1,037,715	496,893
Restricted Assets:		
Cash and Investments	10,076,907	16,065,647
Fixed Assets (net of accumulated depreciation)	<u>237,526,336</u>	<u>223,101,753</u>
 Total Assets	 <u>289,578,398</u>	 <u>272,496,577</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Total deferred outflows of resources	<u>3,900,941</u>	<u>3,719,871</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 293,479,339</u>	<u>\$ 276,216,448</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 2,035,227	\$ 48,820
Accrued Liabilities	326,106	193,447
Payable From Restricted Assets:		
Deposits	1,837,629	1,751,057
Accrued Interest	166,875	188,481
Retainage Payable	463,112	499,793
From Unrestricted Assets:		
Current	3,411,836	3,806,836
Long-Term, Net	23,881,403	27,293,240
Compensated Absences	546,268	639,041
Net OPEB liability	2,106,245	1,681,547
Total OPEB liability	179,335	165,767
Net pension liability	<u>1,210,265</u>	<u>1,941,335</u>
Total Liabilities	<u>36,164,301</u>	<u>38,209,364</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Total deferred inflows of resources	<u>2,834,939</u>	<u>3,095,403</u>
<u>NET POSTION</u>		
Invested In Capital Assets (net of related debt)	209,187,155	194,267,012
Reserved for Debt Service	5,244,007	5,456,936
Reserved for Capital Projects	4,832,900	10,608,710
Unreserved	<u>35,216,037</u>	<u>24,579,023</u>
Total Net Positon	<u>254,480,099</u>	<u>234,911,681</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 293,479,339</u>	<u>\$ 276,216,448</u>

City of Mansfield, Texas

**Statement of Activites - Budget and Actual**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Utility Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>	<b>FY23 ORIGINAL BUDGET</b>	<b>FY23 POSITIVE (NEGATIVE) BUDGET</b>	<b>FY23 PERCENT COLLECTED TO BUDGET</b>
<b>OPERATING REVENUES:</b>							
Water Service	\$ 1,550,173	\$ 1,577,809	\$ 11,628,448	\$ 11,763,582	\$ 25,801,147	\$ (14,172,699)	45.07%
Sewer Service	1,080,217	1,011,205	7,260,118	6,900,975	14,943,641	(7,683,523)	48.58%
Water Penalties	37,981	50,599	283,431	126,626	250,000	33,431	113.37%
Water Taps	-	-	-	-	18,811	(18,811)	0.00%
Meter Set Fee	15,000	54,140	74,530	198,270	98,940	(24,410)	75.33%
Utility Miscellaneous	5,034	3,020	32,596	29,949	60,000	(27,404)	54.33%
Restore Service Fee	9,395	8,347	63,990	20,085	90,000	(26,010)	71.10%
Sewer Tap	-	-	-	-	2,000	(2,000)	0.00%
Water Impact Fees	174,200	411,000	851,300	2,173,480	1,500,000	(648,700)	56.75%
Sewer Impact Fees	91,650	202,950	364,207	1,047,020	1,000,000	(635,793)	36.42%
Pretreatment Fees	-	41,249	-	203,076	60,000	(60,000)	0.00%
Other Income	20,755	7,795	192,753	97,667	189,123	3,630	101.92%
Contribution	-	-	-	-	-	-	0.00%
<b>Total Revenues</b>	<b>\$ 2,984,405</b>	<b>\$ 3,368,114</b>	<b>\$ 20,751,373</b>	<b>\$ 22,560,730</b>	<b>\$ 44,013,662</b>	<b>\$ (23,262,289)</b>	<b>47.15%</b>
<b>OPERATING EXPENSES:</b>							
Administration	140,556	95,528	812,597	658,392	1,461,964	649,367	55.58%
Billing And Collection	76,641	77,944	411,657	405,909	962,162	550,505	42.78%
Meter Reading/Repairs	107,342	100,758	526,665	572,813	1,353,076	826,411	38.92%
Water Distribution	156,879	87,950	683,619	482,744	1,181,420	497,801	57.86%
Wastewater Collection	2,437,845	1,285,679	5,877,910	5,148,415	9,978,603	4,100,693	58.91%
Water Treatment	1,953,524	928,255	5,879,707	5,223,723	12,270,854	6,391,147	47.92%
Water Quality	73,169	49,571	320,521	282,215	661,634	341,113	48.44%
Water Demand Management	19,160	10,817	70,464	71,136	164,293	93,829	42.89%
Depreciation	361,619	324,696	2,121,848	1,908,209	-	(2,121,848)	0.00%
<b>Total Operating Expenses</b>	<b>5,326,735</b>	<b>2,961,198</b>	<b>16,704,988</b>	<b>14,753,556</b>	<b>28,034,006</b>	<b>11,329,018</b>	<b>59.59%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(2,342,330)</b>	<b>406,916</b>	<b>4,046,385</b>	<b>7,807,174</b>	<b>15,979,656</b>	<b>(11,933,271)</b>	
<b>NONOPERATING REVENUES (EXPENSES):</b>							
Non-Departmental	(84,352)	(96,103)	(484,755)	(662,514)	(10,440,969)	9,956,214	4.64%
Interest Revenue	127,062	-	639,507	1,054	24,000	615,507	2664.61%
Debt Service	(83,438)	(94,241)	(500,626)	(565,445)	(3,070,000)	2,569,374	16.31%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
<b>Net Nonoperating Revenues (Expenses)</b>	<b>(40,728)</b>	<b>(190,344)</b>	<b>(345,874)</b>	<b>(1,226,905)</b>	<b>(13,534,969)</b>	<b>13,189,095</b>	<b>2.56%</b>
<b>INCOME (LOSS) BEFORE OPERATING TRANSFERS</b>	<b>(2,383,058)</b>	<b>216,572</b>	<b>3,700,511</b>	<b>6,580,269</b>	<b>2,444,687</b>	<b>1,255,824</b>	<b>151.37%</b>
<b>OPERATING TRANSFERS:</b>							
Transfers In (Out)	-	-	-	-	(2,444,687)	2,444,687	0.00%
<b>Net Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,444,687)</b>	<b>2,444,687</b>	<b>0.00%</b>
<b>CHANGE IN NET POSITION</b>	<b>(2,383,058)</b>	<b>216,572</b>	<b>3,700,511</b>	<b>6,580,269</b>	<b>-</b>	<b>3,700,511</b>	
<b>NET POSITION, BEGINNING</b>	<b>256,863,157</b>	<b>234,695,109</b>	<b>250,779,588</b>	<b>228,331,412</b>	<b>250,779,588</b>	<b>-</b>	
<b>NET POSITON, ENDING</b>	<b>\$ 254,480,099</b>	<b>\$ 234,911,681</b>	<b>\$ 254,480,099</b>	<b>\$ 234,911,681</b>	<b>\$ 250,779,588</b>	<b>\$ 3,700,511</b>	

CITY OF MANSFIELD  
UTILITY FUND  
REVENUE BOND COVERAGE

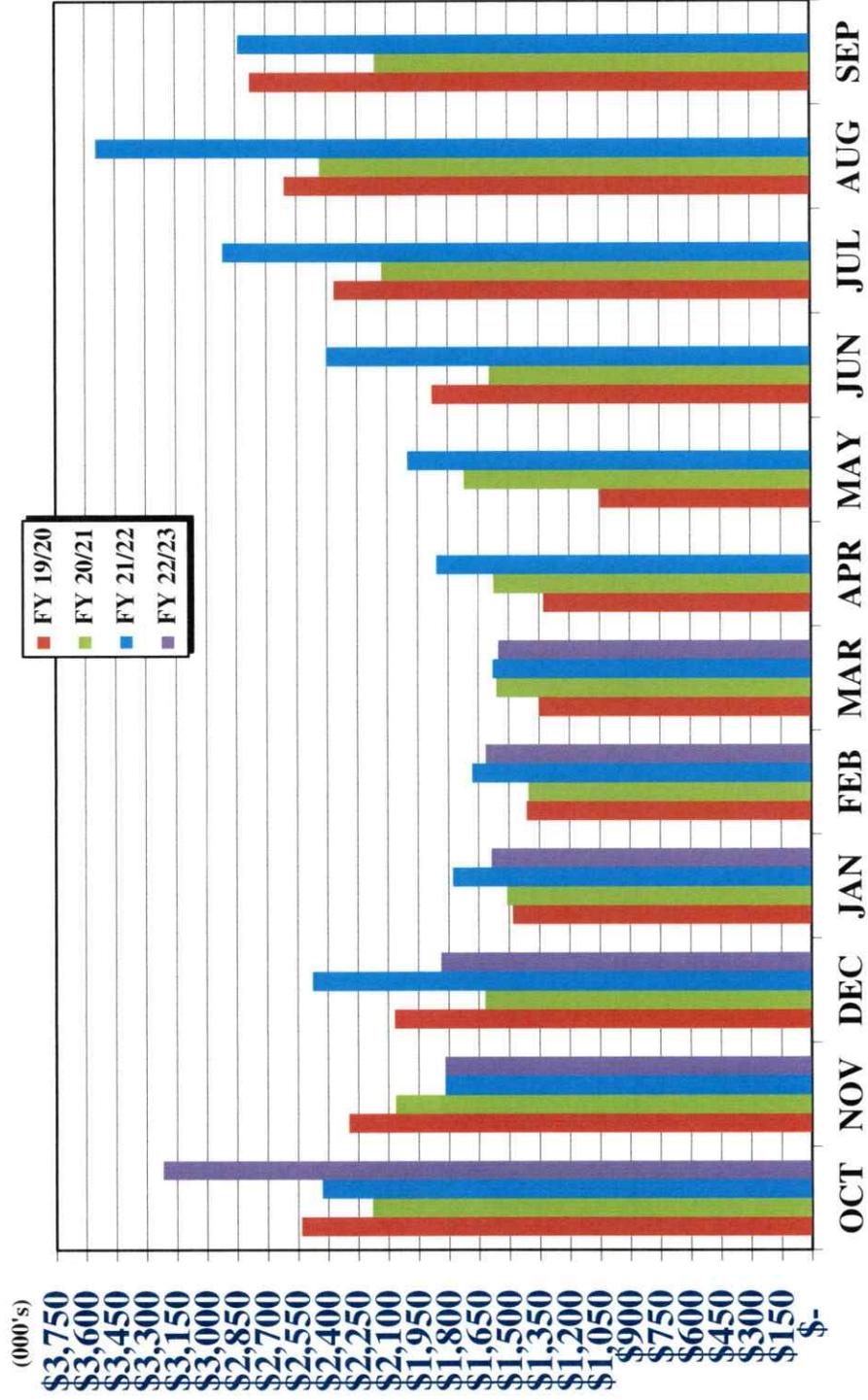
Definition of Bond Coverage:

The ordinance authorizing the issuance of Water and Sewer System revenue bonds requires that the City establish a sinking fund (Revenue Bond Sinking and Reserve Fund) in an amount not less than the average annual requirement for the payment of principal and interest on all the revenue bonds. At September 30, 2022, the sinking fund balance was sufficient to satisfy such bond ordinance requirements. The bond ordinance also contains provisions which, among other items, restricts the issuance of additional revenue bonds unless the special funds noted above contain the required amounts and the pledged revenues are equal to or greater than 1.25 times the average annual debt service requirements after giving effect to the proposed additional bonds and any proposed rate increases. The bond ordinance also requires that the annual gross revenues of the Water and Sewer System, less annual operation and maintenance expenses (excluding depreciation and amortization expense), be at least 1.10 times the annual principal and interest requirements of all then outstanding revenue bonds. The governing body has adopted a resolution stating that they want a coverage factor in excess of 1.30. During 2022, the City achieved a 5.32 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2023, the bond coverage ratio is projected at 3.93.



# CITY OF MANSFIELD

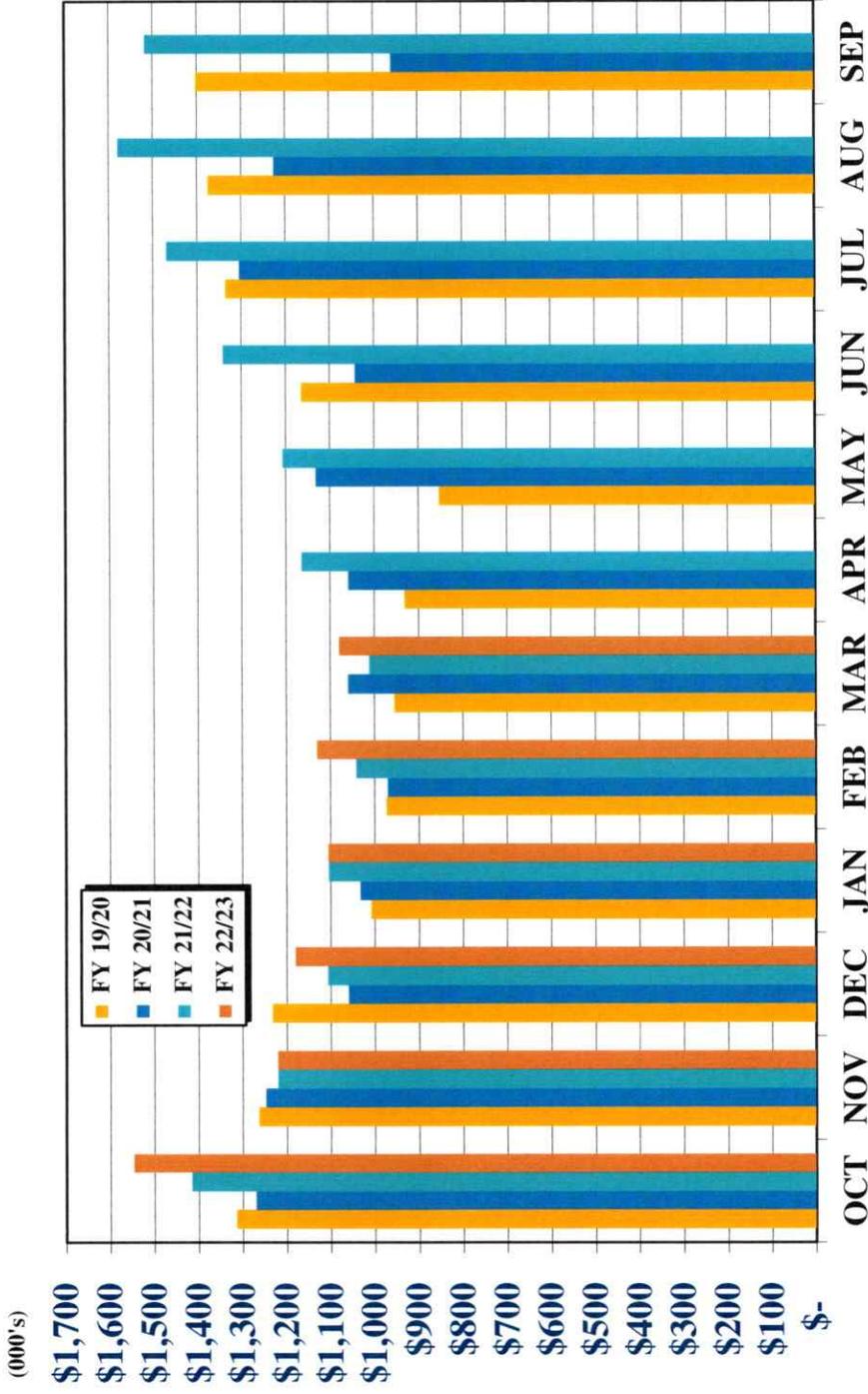
## UTILITY FUND - WATER SALES





# CITY OF MANSFIELD

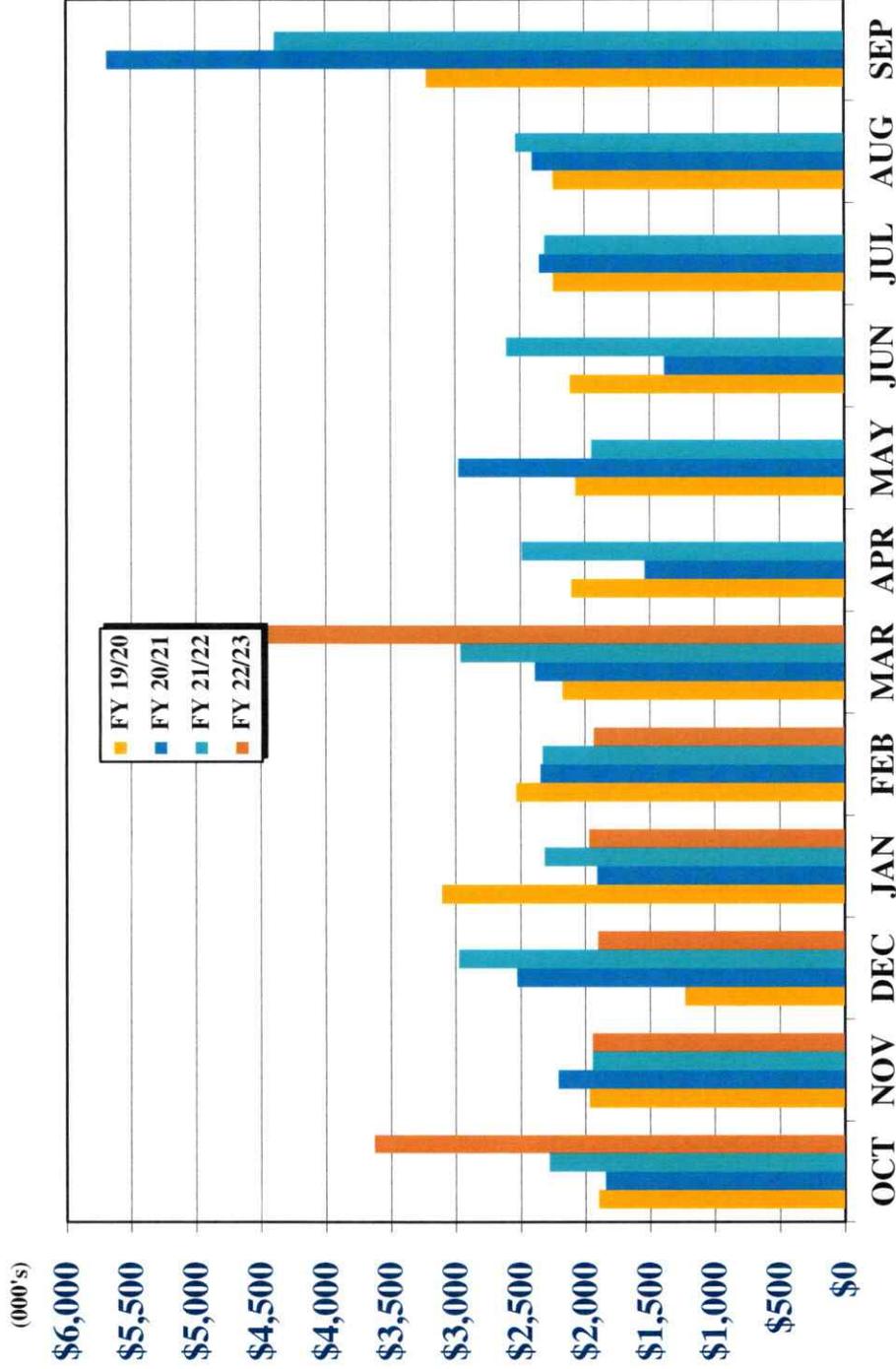
## UTILITY FUND - SEWER SERVICE





# CITY OF MANSFIELD

## UTILITY FUND - TOTAL REVENUES

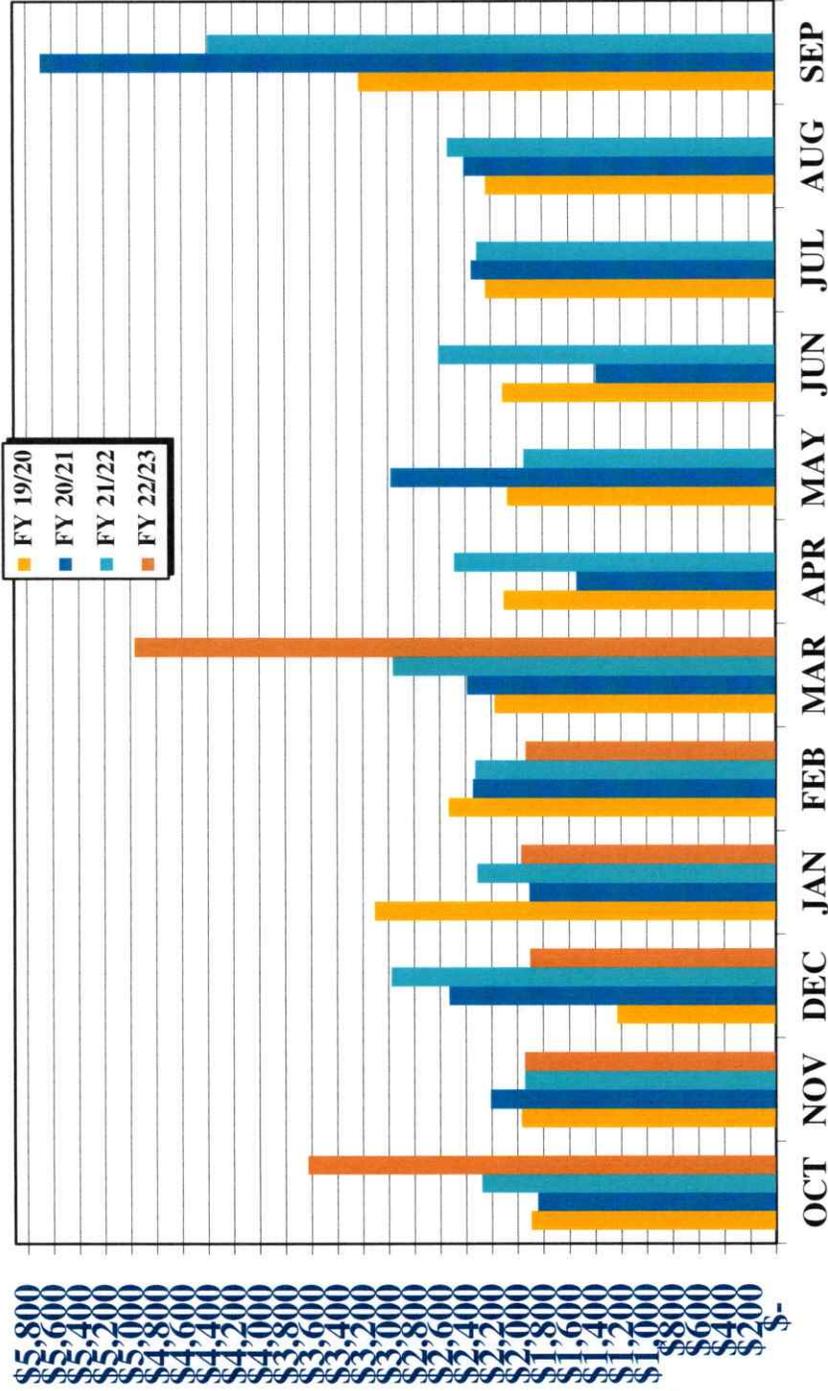




# CITY OF MANSFIELD

## UTILITY OPERATING EXPENDITURES

(000's)



City of Mansfield, Texas

**Comparative Statement of Net Position  
March 31, 2023 and 2022 (Unaudited)**

Drainage Utility Fund	Fiscal 2023	Fiscal 2022
<u>ASSETS</u>		
Cash And Investments	\$ 6,268,465	\$ 5,528,440
Accounts Receivable	216,641	228,713
Restricted Assets:		
Cash and Investments	302,315	299,929
Fixed Assets (Net of accumulated depreciation)	8,671,920	8,633,947
Total Assets	15,459,341	14,691,029
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Total deferred outflows of resources	269,227	251,735
Total Assets and Deferred Outflows of Resources	\$ 15,728,568	\$ 14,942,764
<u>LIABILITIES</u>		
Accounts Payable	\$ 11,631	\$ 4,460
Accrued Liabilities	87,418	78,935
Retainage Payable	5,126	9,261
Bond Payable	1,414,999	1,875,000
Accrued Interest Payable	8,695	11,118
Unamortized Discounts on Bonds	(10,393)	(14,363)
Unamortized Premiums on Bonds	10,189	16,662
Total OPEB liability	22,683	19,781
Net OPEB liability	233,142	217,226
Net pension liability	153,120	230,794
Total Liabilities	1,936,610	2,448,874
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Total deferred inflows of resources	321,355	394,178
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	6,646,861	6,521,461
Reserved for Debt Service	311,010	311,047
Unrestricted	6,512,732	5,267,204
Total Net Position	13,470,603	12,099,712
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 15,728,568	\$ 14,942,764

City of Mansfield, Texas

**Comparative Statement of Activities**  
**For the Month and Six Months Ended March 31, 2023 and 2022 (Unaudited)**

<b>Drainage Utility Fund</b>	<b>FY23 MONTH TO DATE</b>	<b>FY22 MONTH TO DATE</b>	<b>FY23 YEAR TO DATE</b>	<b>FY22 YEAR TO DATE</b>
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	<u>237,781</u>	<u>231,364</u>	<u>1,406,710</u>	<u>1,379,265</u>
Total Operating Revenues	<u>237,781</u>	<u>231,364</u>	<u>1,406,710</u>	<u>1,379,265</u>
OPERATING EXPENSES:				
Administration	83,864	74,322	214,298	455,675
General Maintenance	43,867	35,720	387,344	142,870
Depreciation	<u>19,262</u>	<u>18,179</u>	<u>112,831</u>	<u>105,928</u>
Total Operating Expenses	<u>146,993</u>	<u>128,221</u>	<u>714,473</u>	<u>704,473</u>
OPERATING INCOME (LOSS)	90,788	103,143	692,237	674,792
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	3,989	-	19,918	45
Other Income	-	8,650	11,238	8,997
Amortization	-	-	-	-
Interest and fiscal charges	<u>(4,348)</u>	<u>(5,559)</u>	<u>(27,778)</u>	<u>(35,046)</u>
Net Nonoperating Revenue	(359)	3,091	3,378	(26,004)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	90,429	106,234	695,615	648,788
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Operating Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CHANGE IN NET POSITION	90,429	106,234	695,615	648,788
NET POSITION, BEGINNING	<u>13,380,174</u>	<u>11,993,479</u>	<u>12,774,988</u>	<u>11,450,924</u>
NET POSITION, ENDING	<u>\$ 13,470,603</u>	<u>\$ 12,099,712</u>	<u>\$ 13,470,603</u>	<u>\$ 12,099,712</u>

CITY OF MANSFIELD, TEXAS  
SALES TAX COMPARISON  
INFORMATION

**GENERAL FUND  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2022 TO SEPTEMBER 2023**

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	1,316,776	1,491,129	174,353	13.24%
NOVEMBER	1,635,390	1,735,774	100,383	6.14%
DECEMBER	1,341,435	1,726,542	385,107	28.71%
JANUARY	1,433,584	1,537,214	103,630	7.23%
FEBRUARY	1,842,128	2,073,305	231,177	12.55%
MARCH	1,281,261	1,442,598	161,337	12.59%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	<u>8,850,575</u>	<u>10,006,562</u>	<u>1,155,987</u>	<u>13.06%</u>
BUDGET		<u>18,005,274.00</u>		
OVER/(UNDER) BUDGET		<u>(7,998,711.89)</u>		

**MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2022  
TO SEPTEMBER 2023**

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	658,388	745,564	87,176	13.24%
NOVEMBER	817,695	867,887	50,192	6.14%
DECEMBER	670,718	863,271	192,553	28.71%
JANUARY	716,792	768,607	51,815	7.23%
FEBRUARY	921,064	1,036,653	115,589	12.55%
MARCH	640,631	721,299	80,669	12.59%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	4,425,287	5,003,281	577,994	13.06%

**MANSFIELD ECONOMIC DEVELOPMENT CORP.  
YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2021 TO SEPTEMBER 2022**

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	658,388	745,564	87,176	13.24%
NOVEMBER	817,695	867,887	50,192	6.14%
DECEMBER	670,718	863,271	192,553	28.71%
JANUARY	716,792	768,607	51,815	7.23%
FEBRUARY	921,064	1,036,653	115,589	12.55%
MARCH	640,631	721,299	80,669	12.59%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	4,425,287	5,003,281	577,994	13.06%

**GENERAL FUND  
MANSFIELD PARKS DEVELOPMENT CORP.  
AND  
MANSFIELD ECONOMIC DEVELOPMENT CORP.  
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON  
OCTOBER 2022 TO SEPTEMBER 2023**

MONTH	FY22	FY23	DOLLAR VALUE INCREASE (DECREASE) FY 2022/2023	PERCENTAGE INCREASE (DECREASE) FY 2022/2023
OCTOBER	2,633,552	2,982,257	348,705.32	13.24%
NOVEMBER	3,270,781	3,471,547	200,766.76	6.14%
DECEMBER	2,682,871	3,453,085	770,213.62	28.71%
JANUARY	2,867,167.61	3,074,427.51	207,259.90	7.23%
FEBRUARY	3,684,255.95	4,146,610.70	462,354.75	12.55%
MARCH	2,562,522.41	2,885,196.93	322,674.52	12.59%
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
YTD TOTAL	<u>17,701,149</u>	<u>20,013,124</u>	<u>2,311,975</u>	<u>13.06%</u>
BUDGET		<u>36,010,548</u>		
OVER/(UNDER) BUDGET		<u>(15,997,424)</u>		

## SCHEDULE OF INVESTMENTS



## INVESTMENT OFFICERS' REPORT

This report is prepared in accordance with the Public funds Investment Act ("Act"), Chapter 2256 of Title 10 of the Government Code. This Act prescribes the investment of funds in the custody of a district or authority created under Article XVI, Section 59, of the Texas Constitution. Section 2256.023(a) of the Act states that "not less than quarterly the investment officers shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period." This report covers the month of March for Fiscal Year 2023.



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Bryan Rebel  
Investment Officer

City of Mansfield  
 Portfolio Holdings  
 Tracker Portfolio Set Up - by Issuer  
 Report Format: By Transaction  
 Group By: Issuer  
 Average By: Face Amount / Shares  
 Portfolio / Report Group: All Portfolios  
 As of 3/31/2023

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
<b>AIM Invesco</b>												
AIM Invesco MM	AIM	9/30/1999	0.240	480,231.99	480,231.99	480,231.99	480,231.99	N/A	1		0.33	3201 - Street Construction
<b>Sub Total / Average AIM Invesco</b>			<b>0.240</b>	<b>480,231.99</b>	<b>480,231.99</b>	<b>480,231.99</b>	<b>480,231.99</b>		<b>1</b>	<b>0.00</b>	<b>0.33</b>	
<b>CLASS</b>												
CLASS LGIP	CLASS	5/27/2021	4.860	1,762,933.39	1,762,933.39	1,762,933.39	1,762,933.39	N/A	1		1.20	2104 - ARPA
<b>Sub Total / Average CLASS</b>			<b>4.860</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>		<b>1</b>	<b>0.00</b>	<b>1.20</b>	
<b>LOGIC</b>												
LOGIC LGIP	LOGIC	5/28/2022	4.816	5,139,264.78	5,139,264.78	5,139,264.78	5,139,264.78	N/A	1		3.50	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	4.816	8,222,823.65	8,222,823.65	8,222,823.65	8,222,823.65	N/A	1		5.60	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	4.816	4,111,411.82	4,111,411.82	4,111,411.82	4,111,411.82	N/A	1		2.80	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	4.816	3,083,558.88	3,083,558.88	3,083,558.88	3,083,558.88	N/A	1		2.10	3901 - TIF
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	4.816	17,799,674.36	17,799,674.36	17,799,674.36	17,799,674.36	N/A	1		12.12	3218 Issue 2022A - Streets
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	4.816	33,902,307.23	33,902,307.23	33,902,307.23	33,902,307.23	N/A	1		23.09	3410 - PD Headquarters
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	4.816	1,013,764.35	1,013,764.35	1,013,764.35	1,013,764.35	N/A	1		0.69	3412 - ACO/Service Center
<b>Sub Total / Average LOGIC</b>			<b>4.816</b>	<b>73,272,805.07</b>	<b>73,272,805.07</b>	<b>73,272,805.07</b>	<b>73,272,805.07</b>		<b>1</b>	<b>0.00</b>	<b>49.90</b>	
<b>Nations Funds</b>												
Nations Funds MM	MF0008	10/25/1999	4.521	4,981,965.41	4,981,965.41	4,981,965.41	4,981,965.41	N/A	1		3.39	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	4.521	3,436,582.23	3,436,582.23	3,436,582.23	3,436,582.23	N/A	1		2.34	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	4.521	4,261,322.38	4,261,322.38	4,261,322.38	4,261,322.38	N/A	1		2.90	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	4.521	155,577.87	155,577.87	155,577.87	155,577.87	N/A	1		0.11	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	4.521	1,489,834.15	1,489,834.15	1,489,834.15	1,489,834.15	N/A	1		1.01	5220 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	4.521	27,191.05	27,191.05	27,191.05	27,191.05	N/A	1		0.02	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	4.521	455,468.12	455,468.12	455,468.12	455,468.12	N/A	1		0.31	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	4.521	620,272.07	620,272.07	620,272.07	620,272.07	N/A	1		0.42	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	4.521	2,343,173.09	2,343,173.09	2,343,173.09	2,343,173.09	N/A	1		1.60	2301 - Mansfield Parks 1/2 Sales Tax

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
Nations Funds MM	MF0008	4/11/2012	4.521	3,076,055.70	3,076,055.70	3,076,055.70	3,076,055.70	N/A	1		2.09	5211 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	4.521	1,651,889.07	1,651,889.07	1,651,889.07	1,651,889.07	N/A	1		1.12	3404 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	4.521	1,576,558.64	1,576,558.64	1,576,558.64	1,576,558.64	N/A	1		1.07	3212 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	4.521	26,539.09	26,539.09	26,539.09	26,539.09	N/A	1		0.02	3213 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	4.521	1,635,687.30	1,635,687.30	1,635,687.30	1,635,687.30	N/A	1		1.11	4506 - MEDC Construction
<b>Sub Total / Average Nations Funds</b>			<b>4.521</b>	<b>25,738,116.17</b>	<b>25,738,116.17</b>	<b>25,738,116.17</b>	<b>25,738,116.17</b>		<b>1</b>	<b>0.00</b>	<b>17.53</b>	
<b>TexStar</b>												
TexStar LGIP	TEXSTAR	11/2/2012	4.607	237,694.11	237,694.11	237,694.11	237,694.11	N/A	1		0.16	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	4.607	11,576,690.86	11,576,690.86	11,576,690.86	11,576,690.86	N/A	1		7.88	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	4.607	81,705.26	81,705.26	81,705.26	81,705.26	N/A	1		0.06	3401 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	4.607	2,008,116.41	2,008,116.41	2,008,116.41	2,008,116.41	N/A	1		1.37	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	4.607	8,725,979.12	8,725,979.12	8,725,979.12	8,725,979.12	N/A	1		5.94	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	4.607	855,026.39	855,026.39	855,026.39	855,026.39	N/A	1		0.58	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	4.607	7,494,310.92	7,494,310.92	7,494,310.92	7,494,310.92	N/A	1		5.10	5220 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	4.607	1,523,441.31	1,523,441.31	1,523,441.31	1,523,441.31	N/A	1		1.04	3901 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	4.607	55,274.31	55,274.31	55,274.31	55,274.31	N/A	1		0.04	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	4.607	1,091,663.02	1,091,663.02	1,091,663.02	1,091,663.02	N/A	1		0.74	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	4.607	1,023,453.98	1,023,453.98	1,023,453.98	1,023,453.98	N/A	1		0.70	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	4.607	2,506,735.82	2,506,735.82	2,506,735.82	2,506,735.82	N/A	1		1.71	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	4.607	1,556,356.23	1,556,356.23	1,556,356.23	1,556,356.23	N/A	1		1.06	3208 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	4.607	4,965.72	4,965.72	4,965.72	4,965.72	N/A	1		0.00	3001 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	4.607	598,678.12	598,678.12	598,678.12	598,678.12	N/A	1		0.41	2006 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	4.607	997,931.21	997,931.21	997,931.21	997,931.21	N/A	1		0.68	3212 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	4.607	3,527,174.02	3,527,174.02	3,527,174.02	3,527,174.02	N/A	1		2.40	3213 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	4.607	1,733,108.80	1,733,108.80	1,733,108.80	1,733,108.80	N/A	1		1.18	4506 - MEDC Construction
<b>Sub Total / Average TexStar</b>			<b>4.607</b>	<b>45,598,305.61</b>	<b>45,598,305.61</b>	<b>45,598,305.61</b>	<b>45,598,305.61</b>		<b>1</b>	<b>0.00</b>	<b>31.05</b>	
<b>Total / Average</b>			<b>4.685</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>		<b>1</b>	<b>0.00</b>	<b>100</b>	

City of Mansfield  
 Portfolio Holdings  
 Tracker Portfolio Set Up - by Portfolio (Fund)  
 Report Format: By Transaction  
 Group By: Portfolio Name  
 Average By: Face Amount / Shares  
 Portfolio / Report Group: All Portfolios  
 As of 3/31/2023

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
<b>1001 - General Fund</b>												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.816	8,222,823.65	8,222,823.65	8,222,823.65	8,222,823.65	N/A	1		5.60
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	4,261,322.38	4,261,322.38	4,261,322.38	4,261,322.38	N/A	1		2.90
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	8,725,979.12	8,725,979.12	8,725,979.12	8,725,979.12	N/A	1		5.94
<b>Sub Total / Average 1001 - General Fund</b>				<b>4.671</b>	<b>21,210,125.15</b>	<b>21,210,125.15</b>	<b>21,210,125.15</b>	<b>21,210,125.15</b>		<b>1</b>	<b>0.00</b>	<b>14.44</b>
<b>2003 - Tree Mitigation</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	27,191.05	27,191.05	27,191.05	27,191.05	N/A	1		0.02
<b>Sub Total / Average 2003 - Tree Mitigation</b>				<b>4.521</b>	<b>27,191.05</b>	<b>27,191.05</b>	<b>27,191.05</b>	<b>27,191.05</b>		<b>1</b>	<b>0.00</b>	<b>0.02</b>
<b>2006 - Hotel</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	4.607	598,678.12	598,678.12	598,678.12	598,678.12	N/A	1		0.41
<b>Sub Total / Average 2006 - Hotel</b>				<b>4.607</b>	<b>598,678.12</b>	<b>598,678.12</b>	<b>598,678.12</b>	<b>598,678.12</b>		<b>1</b>	<b>0.00</b>	<b>0.41</b>
<b>2104 - ARPA</b>												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	4.860	1,762,933.39	1,762,933.39	1,762,933.39	1,762,933.39	N/A	1		1.20
<b>Sub Total / Average 2104 - ARPA</b>				<b>4.860</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>	<b>1,762,933.39</b>		<b>1</b>	<b>0.00</b>	<b>1.20</b>
<b>2301 - Mansfield Parks 1/2 Sales Tax</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	2,343,173.09	2,343,173.09	2,343,173.09	2,343,173.09	N/A	1		1.60
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	2,506,735.82	2,506,735.82	2,506,735.82	2,506,735.82	N/A	1		1.71
<b>Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax</b>				<b>4.565</b>	<b>4,849,908.91</b>	<b>4,849,908.91</b>	<b>4,849,908.91</b>	<b>4,849,908.91</b>		<b>1</b>	<b>0.00</b>	<b>3.30</b>
<b>2302 - Mansfield Parks Land Dedication</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	620,272.07	620,272.07	620,272.07	620,272.07	N/A	1		0.42
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	1,091,663.02	1,091,663.02	1,091,663.02	1,091,663.02	N/A	1		0.74
<b>Sub Total / Average 2302 - Mansfield Parks Land Dedication</b>				<b>4.576</b>	<b>1,711,935.09</b>	<b>1,711,935.09</b>	<b>1,711,935.09</b>	<b>1,711,935.09</b>		<b>1</b>	<b>0.00</b>	<b>1.17</b>

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
<b>3001 - Equipment Replacement</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	4.607	4,965.72	4,965.72	4,965.72	4,965.72	N/A	1		0.00
<b>Sub Total / Average 3001 - Equipment Replacement</b>				<b>4.607</b>	<b>4,965.72</b>	<b>4,965.72</b>	<b>4,965.72</b>	<b>4,965.72</b>		<b>1</b>	<b>0.00</b>	<b>0.00</b>
<b>3201 - Street Construction</b>												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	480,231.99	480,231.99	480,231.99	480,231.99	N/A	1		0.33
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	3,436,582.23	3,436,582.23	3,436,582.23	3,436,582.23	N/A	1		2.34
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	2,008,116.41	2,008,116.41	2,008,116.41	2,008,116.41	N/A	1		1.37
<b>Sub Total / Average 3201 - Street Construction</b>				<b>4.203</b>	<b>5,924,930.63</b>	<b>5,924,930.63</b>	<b>5,924,930.63</b>	<b>5,924,930.63</b>		<b>1</b>	<b>0.00</b>	<b>4.03</b>
<b>3208 - Street Construction 2012 Issue</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	1,556,356.23	1,556,356.23	1,556,356.23	1,556,356.23	N/A	1		1.06
<b>Sub Total / Average 3208 - Street Construction 2012 Issue</b>				<b>4.607</b>	<b>1,556,356.23</b>	<b>1,556,356.23</b>	<b>1,556,356.23</b>	<b>1,556,356.23</b>		<b>1</b>	<b>0.00</b>	<b>1.06</b>
<b>3212 - 2016 Streets Construction</b>												
Nations Funds MM	MF0008	Money Market	8/1/2016	4.521	1,576,558.64	1,576,558.64	1,576,558.64	1,576,558.64	N/A	1		1.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	4.607	997,931.21	997,931.21	997,931.21	997,931.21	N/A	1		0.68
<b>Sub Total / Average 3212 - 2016 Streets Construction</b>				<b>4.554</b>	<b>2,574,489.85</b>	<b>2,574,489.85</b>	<b>2,574,489.85</b>	<b>2,574,489.85</b>		<b>1</b>	<b>0.00</b>	<b>1.75</b>
<b>3213 - 2017 Streets Construction</b>												
Nations Funds MM	MF0008	Money Market	12/1/2017	4.521	26,539.09	26,539.09	26,539.09	26,539.09	N/A	1		0.02
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	4.607	3,527,174.02	3,527,174.02	3,527,174.02	3,527,174.02	N/A	1		2.40
<b>Sub Total / Average 3213 - 2017 Streets Construction</b>				<b>4.606</b>	<b>3,553,713.11</b>	<b>3,553,713.11</b>	<b>3,553,713.11</b>	<b>3,553,713.11</b>		<b>1</b>	<b>0.00</b>	<b>2.42</b>
<b>3218 Issue 2022A - Streets</b>												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	4.816	17,799,674.36	17,799,674.36	17,799,674.36	17,799,674.36	N/A	1		12.12
<b>Sub Total / Average 3218 Issue 2022A - Streets</b>				<b>4.816</b>	<b>17,799,674.36</b>	<b>17,799,674.36</b>	<b>17,799,674.36</b>	<b>17,799,674.36</b>		<b>1</b>	<b>0.00</b>	<b>12.12</b>
<b>3401 - Building Construction</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	81,705.26	81,705.26	81,705.26	81,705.26	N/A	1		0.06
<b>Sub Total / Average 3401</b>				<b>4.607</b>	<b>81,705.26</b>	<b>81,705.26</b>	<b>81,705.26</b>	<b>81,705.26</b>		<b>1</b>	<b>0.00</b>	<b>0.06</b>

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
<b>- Building Construction</b>												
<b>3404 - Library Expansion</b>												
Nations Funds MM	MF0008	Money Market	8/1/2016	4.521	1,651,889.07	1,651,889.07	1,651,889.07	1,651,889.07	N/A	1		1.12
<b>Sub Total / Average 3404 - Library Expansion</b>				<b>4.521</b>	<b>1,651,889.07</b>	<b>1,651,889.07</b>	<b>1,651,889.07</b>	<b>1,651,889.07</b>		<b>1</b>	<b>0.00</b>	<b>1.12</b>
<b>3410 - PD Headquarters</b>												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	4.816	33,902,307.23	33,902,307.23	33,902,307.23	33,902,307.23	N/A	1		23.09
<b>Sub Total / Average 3410 - PD Headquarters</b>				<b>4.816</b>	<b>33,902,307.23</b>	<b>33,902,307.23</b>	<b>33,902,307.23</b>	<b>33,902,307.23</b>		<b>1</b>	<b>0.00</b>	<b>23.09</b>
<b>3412 - ACO/Service Center</b>												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	4.816	1,013,764.35	1,013,764.35	1,013,764.35	1,013,764.35	N/A	1		0.69
<b>Sub Total / Average 3412 - ACO/Service Center</b>				<b>4.816</b>	<b>1,013,764.35</b>	<b>1,013,764.35</b>	<b>1,013,764.35</b>	<b>1,013,764.35</b>		<b>1</b>	<b>0.00</b>	<b>0.69</b>
<b>3901 - TIF</b>												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.816	3,083,558.88	3,083,558.88	3,083,558.88	3,083,558.88	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	1,523,441.31	1,523,441.31	1,523,441.31	1,523,441.31	N/A	1		1.04
<b>Sub Total / Average 3901 - TIF</b>				<b>4.747</b>	<b>4,607,000.19</b>	<b>4,607,000.19</b>	<b>4,607,000.19</b>	<b>4,607,000.19</b>		<b>1</b>	<b>0.00</b>	<b>3.14</b>
<b>4001 - Debt Services</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	455,468.12	455,468.12	455,468.12	455,468.12	N/A	1		0.31
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	55,274.31	55,274.31	55,274.31	55,274.31	N/A	1		0.04
<b>Sub Total / Average 4001 - Debt Services</b>				<b>4.531</b>	<b>510,742.43</b>	<b>510,742.43</b>	<b>510,742.43</b>	<b>510,742.43</b>		<b>1</b>	<b>0.00</b>	<b>0.35</b>
<b>4501 - Economic Development</b>												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.816	4,111,411.82	4,111,411.82	4,111,411.82	4,111,411.82	N/A	1		2.80
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	155,577.87	155,577.87	155,577.87	155,577.87	N/A	1		0.11
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	855,026.39	855,026.39	855,026.39	855,026.39	N/A	1		0.58
<b>Sub Total / Average 4501 - Economic Development</b>				<b>4.772</b>	<b>5,122,016.08</b>	<b>5,122,016.08</b>	<b>5,122,016.08</b>	<b>5,122,016.08</b>		<b>1</b>	<b>0.00</b>	<b>3.49</b>
<b>4502 - MEDC I&amp;S Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	237,694.11	237,694.11	237,694.11	237,694.11	N/A	1		0.16
<b>Sub Total / Average 4502</b>				<b>4.607</b>	<b>237,694.11</b>	<b>237,694.11</b>	<b>237,694.11</b>	<b>237,694.11</b>		<b>1</b>	<b>0.00</b>	<b>0.16</b>

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
<b>- MEDC I&amp;S Fund</b>												
<b>4506 - MEDC Construction</b>												
Nations Funds MM	MF0008	Money Market	7/2/2018	4.521	1,635,687.30	1,635,687.30	1,635,687.30	1,635,687.30	N/A	1		1.11
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	4.607	1,733,108.80	1,733,108.80	1,733,108.80	1,733,108.80	N/A	1		1.18
<b>Sub Total / Average 4506 - MEDC Construction</b>				<b>4.565</b>	<b>3,368,796.10</b>	<b>3,368,796.10</b>	<b>3,368,796.10</b>	<b>3,368,796.10</b>		<b>1</b>	<b>0.00</b>	<b>2.29</b>
<b>5101 - Drainage Utility Fund</b>												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	1,023,453.98	1,023,453.98	1,023,453.98	1,023,453.98	N/A	1		0.70
<b>Sub Total / Average 5101 - Drainage Utility Fund</b>				<b>4.607</b>	<b>1,023,453.98</b>	<b>1,023,453.98</b>	<b>1,023,453.98</b>	<b>1,023,453.98</b>		<b>1</b>	<b>0.00</b>	<b>0.70</b>
<b>5201 - Water &amp; Sewer</b>												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	4.816	5,139,264.78	5,139,264.78	5,139,264.78	5,139,264.78	N/A	1		3.50
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	4,981,965.41	4,981,965.41	4,981,965.41	4,981,965.41	N/A	1		3.39
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	11,576,690.86	11,576,690.86	11,576,690.86	11,576,690.86	N/A	1		7.88
<b>Sub Total / Average 5201 - Water &amp; Sewer</b>				<b>4.637</b>	<b>21,697,921.05</b>	<b>21,697,921.05</b>	<b>21,697,921.05</b>	<b>21,697,921.05</b>		<b>1</b>	<b>0.00</b>	<b>14.78</b>
<b>5211 - Revenue Bond Reserve</b>												
Nations Funds MM	MF0008	Money Market	4/11/2012	4.521	3,076,055.70	3,076,055.70	3,076,055.70	3,076,055.70	N/A	1		2.09
<b>Sub Total / Average 5211 - Revenue Bond Reserve</b>				<b>4.521</b>	<b>3,076,055.70</b>	<b>3,076,055.70</b>	<b>3,076,055.70</b>	<b>3,076,055.70</b>		<b>1</b>	<b>0.00</b>	<b>2.09</b>
<b>5220 - Utility Construction Fund 28</b>												
Nations Funds MM	MF0008	Money Market	10/25/1999	4.521	1,489,834.15	1,489,834.15	1,489,834.15	1,489,834.15	N/A	1		1.01
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	4.607	7,494,310.92	7,494,310.92	7,494,310.92	7,494,310.92	N/A	1		5.10
<b>Sub Total / Average 5220 - Utility Construction Fund 28</b>				<b>4.592</b>	<b>8,984,145.07</b>	<b>8,984,145.07</b>	<b>8,984,145.07</b>	<b>8,984,145.07</b>		<b>1</b>	<b>0.00</b>	<b>6.12</b>
<b>Total / Average</b>				<b>4.685</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>	<b>146,852,392.23</b>		<b>1</b>	<b>0.00</b>	<b>100</b>