

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 three months ending December 31, 2021 of the fiscal year ending September 30, 2022.

Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$1,578,435
 - Streets, \$1,325,286
 - Fire Station #5 (including land), \$5,838,051, current year - \$48,792
 - Man House renovation, \$1,447,537, current year - \$4,620
 - Police Station, \$897,073, current year - \$307,300
 - Library Expansion, \$163,732, current year \$10,762
 - Tactical Training Facility, \$149,970, current year \$5,988

General Fund Financial Activity

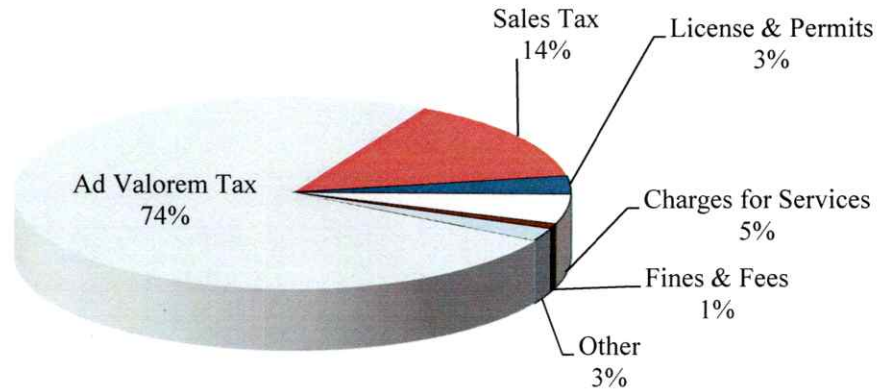
Overall general fund revenue collected as of December 31, 2021 is 40.31% of anticipated collections. Expenditures as of December 31, 2021 are in line with budgeted expectations or 23.97% of the expected expenditures have been spent as of December 31, 2021. As of December 31, 2021 the City's current net assets are at estimated results.

City of Mansfield, Texas interim unaudited financial report for the month and three (3) month period ended December, 2021

2022

General Fund Revenues

Allocation of Receipts as of December 31, 2021



Property Tax Collections

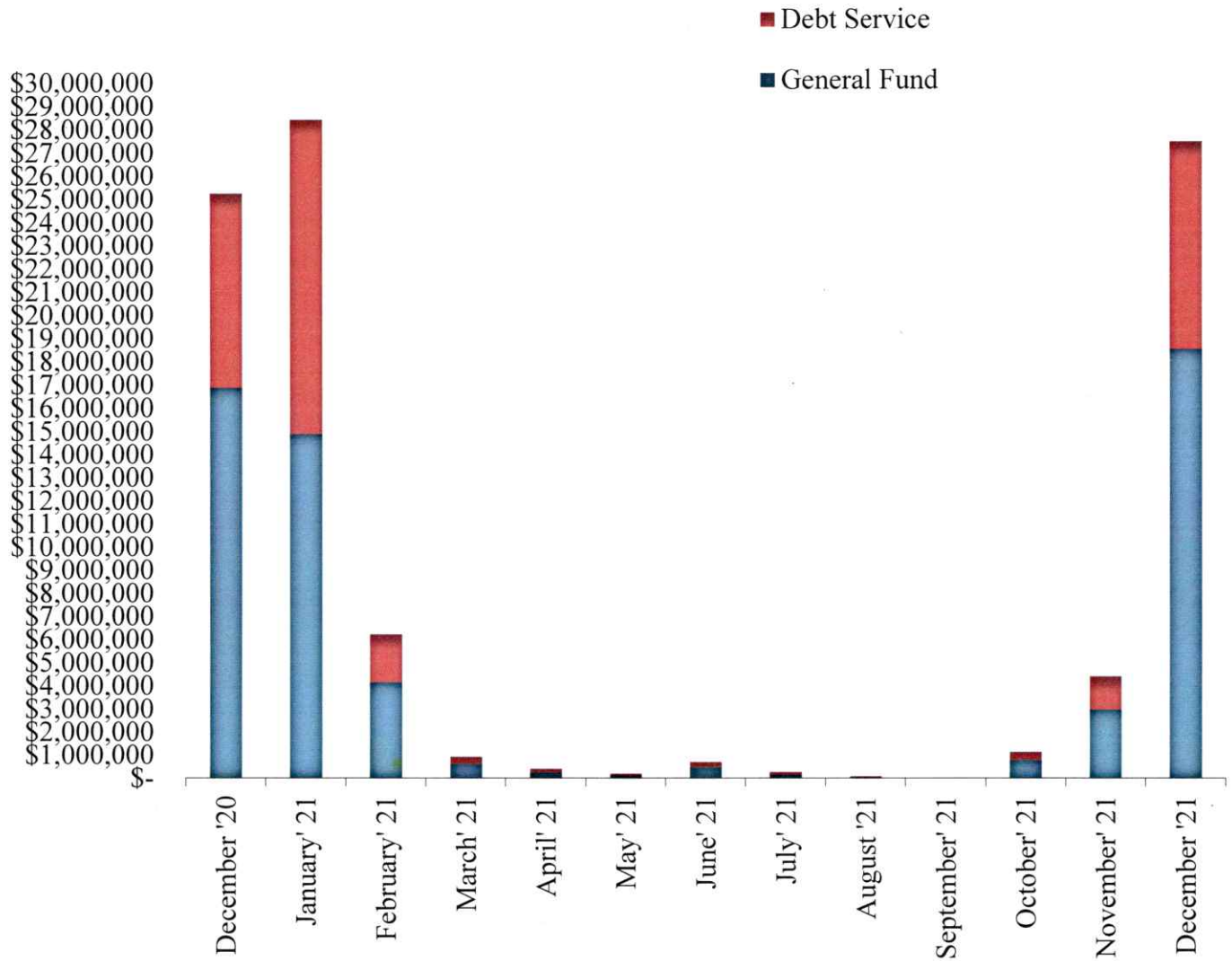
Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through December 31, 2021 are \$22,194,614. Last year's collections were \$19,618,089 for the same period a 13.13% increase over prior year.

As of December 31, 2021, actual debt service property tax collections were \$10,754,077. For the same period last year, property tax collections were \$9,754,834 an increase of 10.24%.

City of Mansfield, Texas interim unaudited financial report for the month and three (3) month period ended December, 2021

2022

Ad Valorem Tax Collections by Month



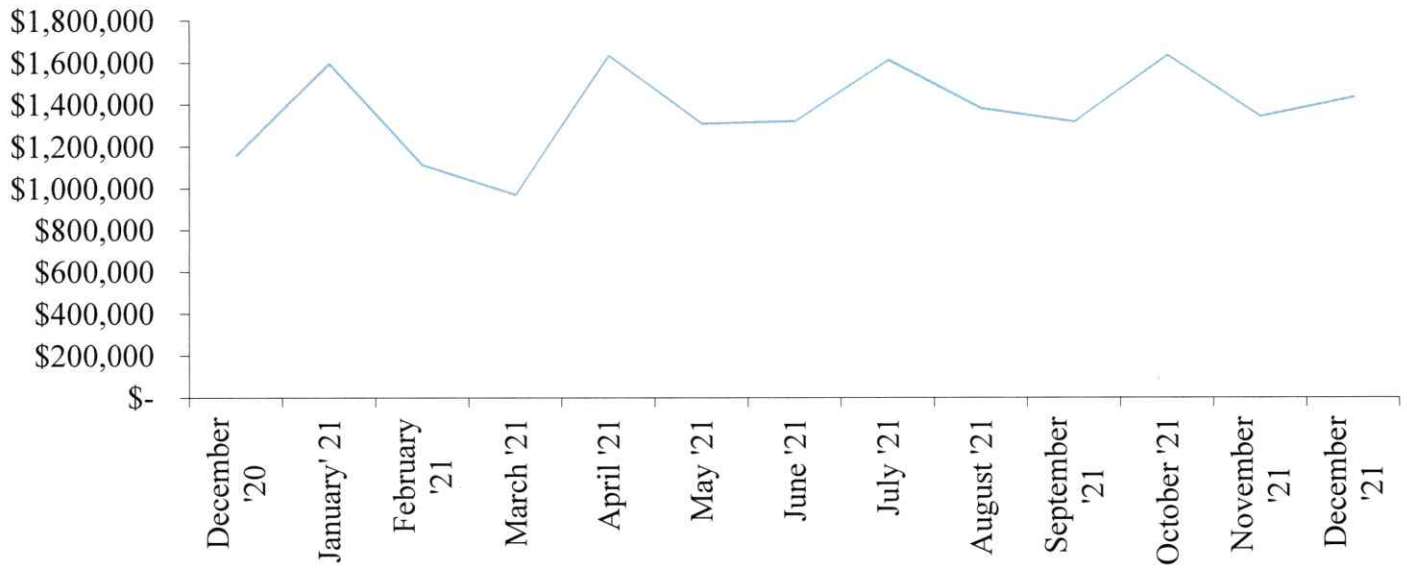
Sales Tax

Sales tax per capita is \$200 as budgeted. Sales Tax collections for the period December 1, 2021 through December 31, 2021, total \$1,433,584 as compared to \$1,158,578 for the same period last year. This is an increase of 23.74% over the same period as last year.

City of Mansfield, Texas interim unaudited financial report for the month and three (3) month period ended December, 2021

2022

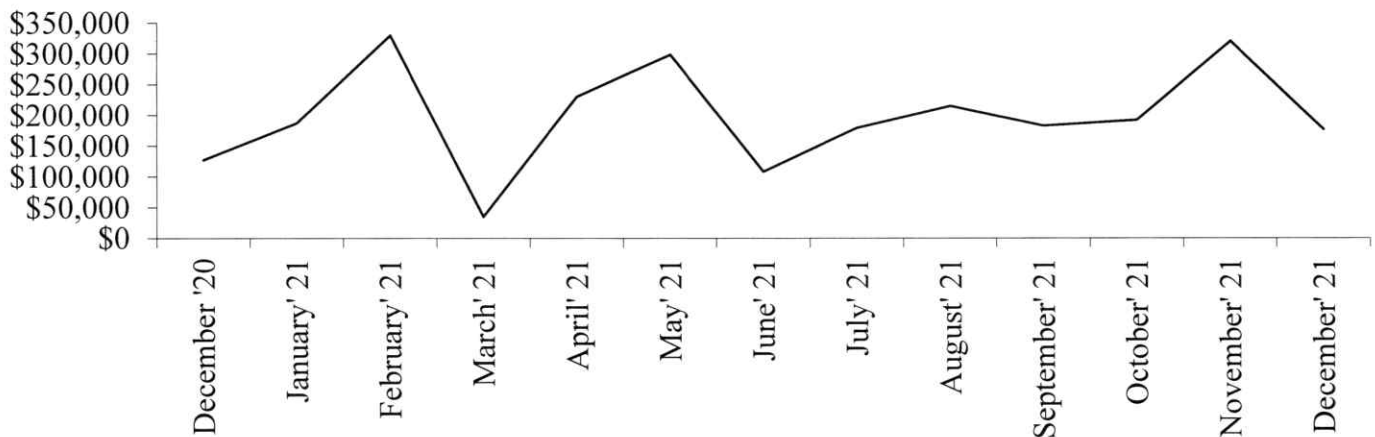
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building permits increased in December 2021 compared to December 2020. Permit revenues for this period compared to the same period last year are \$176,831 and \$124,615 respectively, representing an increase of \$52,216 or 41.90% more than the same period last year. Building activity for the year is above budgeted estimates.

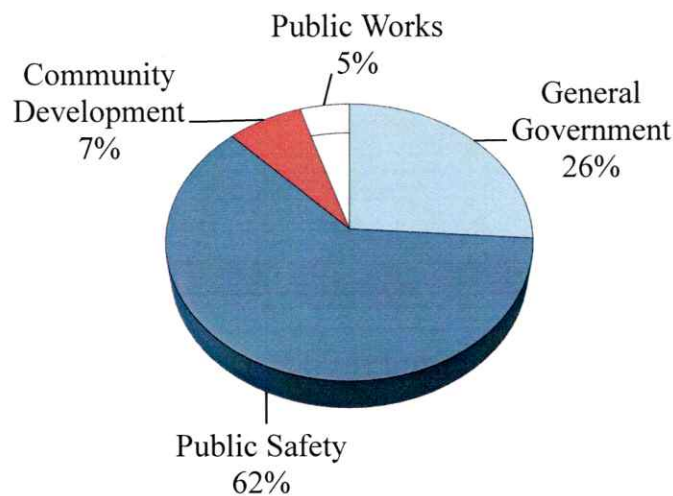
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$17,529,204 of its expected expenditures of \$73,140,492 or 23.97% 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 \$42,362,806 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of December 31, 2021.

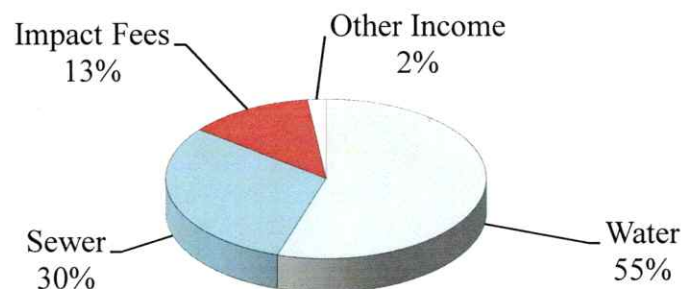
Actual Expenses



Water & Sewer Financial Activity

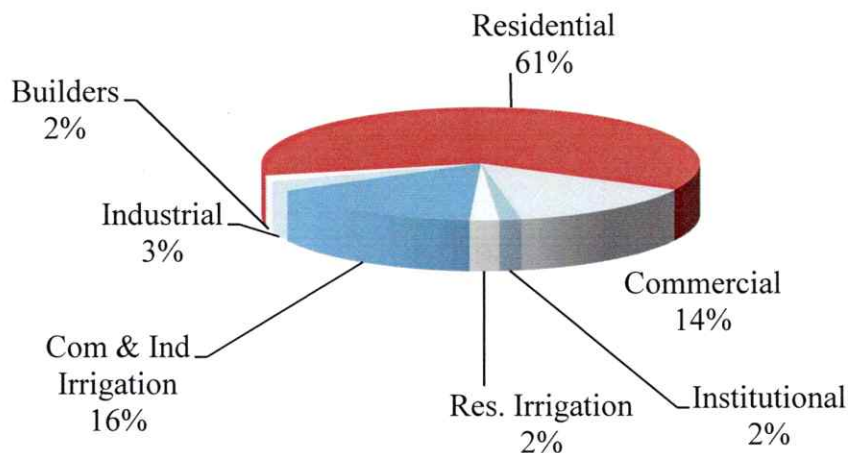
Currently the Fund has collected 32.13% of its Budgeted Revenue to date or \$12,242,497 of \$38,104,975 in Budgeted Revenue.

Revenues



Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 1,042 new connections.

Average Consumption Per Account



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 24.54% 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 period ended December 31, 2021.

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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
December 31, 2021 and 2020 (Unaudited)

General Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash and Investments	\$ 36,040,514	\$ 30,489,445
Receivables:		
Current Year Taxes	16,086,587	14,934,367
Delinquent Taxes (Net of Allowance of \$1,630,977)	-	-
Accounts (Net of Allowance of \$254,026)	1,747,000	2,014,377
Ambulance	759,313	652,207
Municipal Court	42,342	28,122
Due From Other Funds	1,791,139	-
Capital Assets (net of accumulated depreciation)	483,749,129 *	453,053,593
Total Assets	\$ 540,216,024	\$ 501,172,111
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,955,241	\$ 3,925,423
Deferred OPEB Contributions	689,754	2,145,464
Deferred Investment Losses	-	387,125
Deferred Assumption Changes	408,728	242,190
Deferred Actuarial Experience	7,153,795	9,121,809
Deferred Loss on Refunding	2,073,598 *	2,357,349
Total Deferred Outflows of Resources	14,281,116	18,179,360
Total Assets and Deferred Outflows of Resources	554,497,140	519,351,471
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 320,663	\$ 392,266
Accrued Liabilities	517,861	483,937
Deferred Revenue	16,888,243	15,614,696
Noncurrent liabilities:		
Due within one year	15,512,302 *	15,512,302
Due in more than one year	246,182,830 *	246,182,830
Total Liabilities	279,421,899	278,186,031
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,253,333 *	1,333,333
Deferred Assumption Changes	618,550	1,216,897
Deferred Investment Gains	5,634,688	3,800,551
Deferred actuarial experience	602,921	-
Plan Changes	18,550,639	-
Deferred gain of refunding	13,366 *	9,068
Total Deferred Inflows of Resources	26,673,497	6,359,849
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	222,053,997 *	191,358,461
Assigned for deferred outflows/inflows	(12,392,381)	11,819,511
Unassigned	38,740,128	31,627,619
Total Fund Balances	248,401,744	234,805,591
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 554,497,140	\$ 519,351,471

* 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 Three Months Ended December 31, 2021 and 2020 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 19,885,778	\$ 18,235,921	\$ 27,008,852	\$ 23,831,654	\$ 62,625,967	\$ (35,617,115)	43.13%
License And Permits	261,734	186,233	911,151	780,172	2,368,344	(1,457,193)	38.47%
Grant Revenue	82,219	100	82,719	1,689	200,000	(117,281)	41.36%
Charges For Services	454,711	682,126	1,490,937	1,602,103	6,302,012	(4,811,075)	23.66%
Fines And Fees	73,393	71,362	255,515	242,140	1,228,878	(973,363)	20.79%
Interest Earnings	-	870	457	4,693	50,000	(49,543)	0.91%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	43,814	38,106	230,890	220,646	1,597,273	(1,366,383)	14.46%
Total Revenues	20,801,649	19,214,718	29,980,521	26,683,097	74,372,474	(44,391,953)	40.31%
EXPENDITURES:							
General Government	2,035,366	1,716,928	4,577,524	4,427,554	19,101,216	14,523,692	23.96%
Public Safety	4,981,906	3,698,757	10,830,698	10,284,131	42,362,806	31,532,108	25.57%
Public Works	427,117	246,072	839,070	543,469	5,857,019	5,017,949	14.33%
Community Development	570,260	368,881	1,281,912	1,176,225	5,819,451	4,537,539	22.03%
Total Expenditures	8,014,649	6,030,638	17,529,204	16,431,379	73,140,492	55,611,288	23.97%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	12,787,000	13,184,080	12,451,317	10,251,718	1,231,982		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	2,759,961	2,759,961	0.00%
(Uses)	(780,866)	(20,493)	(811,989)	(811,398)	(3,930,765)	2,550,234	20.66%
Total Other Financing Sources (Uses)	(780,866)	(20,493)	(811,989)	(811,398)	(1,231,982)	5,168,334	65.91%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	12,006,134	13,163,587	11,639,328	9,440,320	-		
FUND BALANCE							
BEGINNING	26,733,993	18,464,032	27,100,800	22,187,299	21,934,063		
ENDING	<u>\$ 38,740,128</u>	<u>\$ 31,627,619</u>	<u>\$ 38,740,128</u>	<u>\$ 31,627,619</u>	<u>\$ 21,934,063</u>		

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 18,387,271	\$ 16,855,694	\$ 22,067,299	\$ 19,578,232	\$ 43,052,467	\$ (20,985,168)	51.26%
Taxes-Prior	85,831	13,927	127,315	39,857	174,144	(46,829)	73.11%
Gas Royalty Income	25,626	164,604	399,398	425,666	433,879	(34,481)	92.05%
Franchise Taxes	-	107	-	834	3,559,504	(3,559,504)	0.00%
Sales Taxes	1,344,491	1,161,901	4,303,126	3,724,618	14,985,082	(10,681,956)	28.72%
Mix Drink Taxes	25,334	-	71,271	-	238,831	(167,560)	29.84%
Delinquent P& I	17,225	39,688	40,443	62,447	182,060	(141,617)	22.21%
Total Taxes	19,885,778	18,235,921	27,008,852	23,831,654	62,625,967	(35,617,115)	43.13%
LICENSE & PERMITS							
Building Permits	176,831	124,615	689,859	529,296	1,739,701	(1,049,842)	39.65%
Other Lic/Permits	84,903	61,618	221,292	250,876	628,643	(407,351)	35.20%
Total License & Permits	261,734	186,233	911,151	780,172	2,368,344	(1,457,193)	38.47%
GRANT REVENUE	82,219	100	82,719	1,689	200,000	(117,281)	41.36%
CHARGES FOR SERVICES							
Sanitation	357,212	375,679	989,400	967,665	4,049,047	(3,059,647)	24.44%
Ambulance Services	97,499	143,692	371,257	414,074	1,868,965	(1,497,708)	19.86%
Fines & Fees-Engineering	-	162,755	130,280	220,364	384,000	(253,720)	33.93%
Total Charges For Services	454,711	682,126	1,490,937	1,602,103	6,302,012	(4,811,075)	34.54%
FINES & FEES							
Fines & Fees-Court	61,552	44,235	196,017	146,356	858,769	(662,752)	22.83%
Fines & Fees-Other	11,841	27,127	59,498	95,784	370,109	(310,611)	16.08%
Total Fines & Fees	73,393	71,362	255,515	242,140	1,228,878	(973,363)	20.79%
INTEREST EARNINGS	-	870	457	4,693	50,000	(49,543)	0.91%
MISCELLANEOUS							
Jail Contract Housing	0	0	77,213	73,536	287,937	(210,724)	26.82%
Certificate Of Occupancy	840	1,560	3,180	4,740	14,400	(11,220)	22.08%
Mowing	740	780	3,040	2,019	-	3,040	0.00%
Sale Of Property	0	0	0	0	-	-	0.00%
Zoning Fees	9,700	2,600	26,200	13,100	78,000	(51,800)	33.59%
Health & Rent Inspection Fees	0	0	0	0	583,375	(583,375)	0.00%
Miscellaneous	32,534	33,166	121,257	127,251	633,561	(512,304)	19.14%
Total Miscellaneous	43,814	38,106	230,890	220,646	1,597,273	(1,366,383)	14.46%
Total Revenues	\$ 20,801,649	\$ 19,214,718	\$ 29,980,521	\$ 26,683,097	\$ 74,372,474	\$ (44,391,953)	40.31%

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 359,839	\$ 464,809	\$ 696,130	\$ 833,469	\$ 3,256,867	\$ 2,560,737	21.37%
City Council	1,735	5,775	50,622	49,180	231,059	180,437	21.91%
Intern Program	-	-	-	-	51,907	51,907	0.00%
Administration	224,983	140,279	448,452	319,882	1,598,654	1,150,202	28.05%
Legal	57,754	4,600	57,754	339,397	332,500	274,746	17.37%
Human Resources	135,085	90,319	273,466	230,259	839,816	566,350	32.56%
Finance	65,858	17,421	129,563	48,025	497,155	367,592	26.06%
Accounting	54,253	37,122	109,255	92,448	530,667	421,412	20.59%
Purchasing	46,099	41,436	105,071	98,005	394,807	289,736	26.61%
Tax Collection	19,706	15,828	281,309	248,581	366,008	84,699	76.86%
Information Technology	132,888	110,811	302,630	239,220	1,128,882	826,252	26.81%
Sanitation	293,171	271,274	586,143	533,096	3,316,513	2,730,370	17.67%
Public Records	26,133	-	48,028	-	299,629	251,601	16.03%
City Secretary	58,502	59,679	120,475	138,321	498,744	378,269	24.16%
Planning Administration	152,853	114,970	307,800	263,333	1,186,623	878,823	25.94%
Construction Codes Boards	-	-	-	-	30,175	30,175	0.00%
Planning/Zoning Comm	9	450	575	786	14,021	13,446	4.10%
Engineering	72,266	45,673	156,169	126,734	519,177	363,008	30.08%
Historic Landmark	12	93	21	221	3,150	3,129	0.67%
Development Services	26,431	23,600	187,144	170,171	368,753	181,609	50.75%
Building Inspection	132,807	114,020	296,100	291,416	1,283,724	987,624	23.07%
Board of Adjustments	1	20	1	102	1,948	1,947	0.03%
Code Compliance	61,122	60,002	138,851	152,744	546,261	407,410	25.42%
Rental & Health Inspection	5,705	-	13,594	-	518,275	504,681	2.62%
Building Maintenance	108,154	98,747	268,371	252,164	1,285,901	1,017,530	20.87%
Total	2,035,366	1,716,928	4,577,524	4,427,554	19,101,216	14,523,692	23.96%
PUBLIC SAFETY							
Police Administration	180,870	161,442	705,289	651,518	1,901,909	1,196,620	37.08%
Communications	545,385	496,886	918,569	1,005,485	3,234,850	2,316,281	28.40%
Patrol	1,060,318	835,787	2,271,794	2,324,049	10,059,714	7,787,920	22.58%
CID And Narcotics	374,161	268,687	838,938	797,456	3,499,688	2,660,750	23.97%
Jail Operations	162,947	117,381	377,746	322,632	1,437,858	1,060,112	26.27%
Animal Control	84,307	62,422	203,798	186,688	830,773	626,975	24.53%
CVE Traffic Enforcement	36,606	26,126	83,661	78,271	335,508	251,847	24.94%
Traffic Enforcement	83,098	50,385	175,021	150,355	641,442	466,421	27.29%
K-9 Patrol	14,551	9,836	34,282	31,147	142,687	108,405	24.03%
COPS	119,497	60,560	256,455	177,883	751,191	494,736	34.14%
Municipal Court	40,992	53,073	147,391	157,986	671,626	524,235	21.95%
Training	104,859	52,854	242,857	161,328	790,659	547,802	30.72%
Police Grant Expenditures	49,403	61,194	106,428	235,390	401,473	295,045	26.51%
Fire Administration	262,630	128,853	541,559	331,181	2,087,516	1,545,957	25.94%
Fire Prevention	96,464	72,847	198,184	211,446	848,824	650,640	23.35%
Emergency Management	84,710	76,132	196,091	213,075	895,450	699,359	21.90%
Fire Operations	1,681,108	1,164,292	3,532,635	3,248,241	13,831,638	10,299,003	25.54%
Total	4,981,906	3,698,757	10,830,698	10,284,131	42,362,806	31,532,108	25.57%

City of Mansfield, Texas

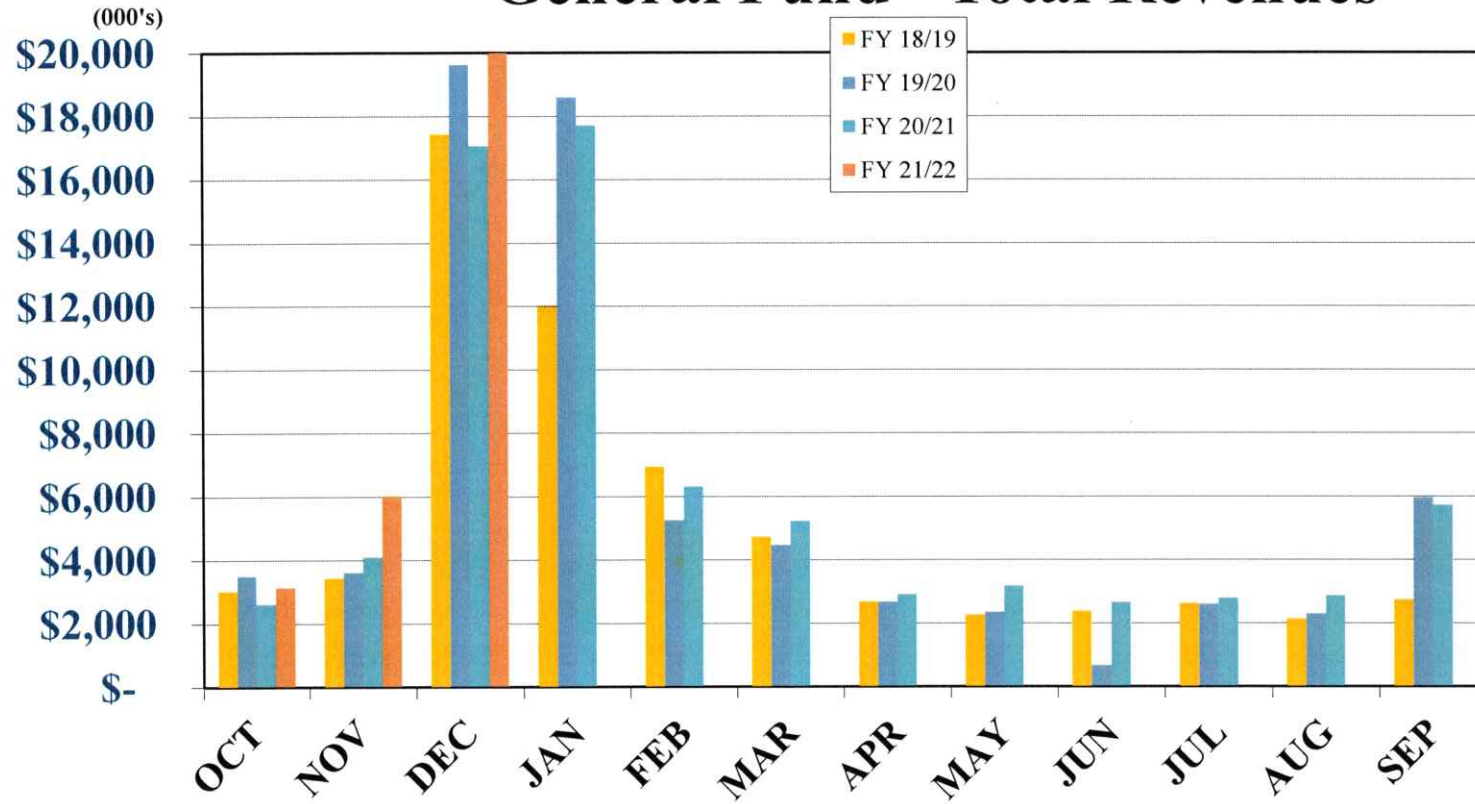
Statement of Activities - Budget and Actual
For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

General Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
PUBLIC WORKS							
Street Maintenance	427,117	246,072	839,070	543,469	5,857,019	5,017,949	14.33%
Traffic Control	-	-	-	-	-	-	0.00%
Total	427,117	246,072	839,070	543,469	5,857,019	5,017,949	14.33%
COMMUNITY SERVICES							
Parks & Recreation Operations	204,735	156,324	480,355	442,291	2,403,505	1,923,150	19.99%
Communications & Marketing	71,499	43,762	166,351	97,086	729,532	563,181	22.80%
Downtown Parking	-	464	2,463	1,681	-	(2,463)	0.00%
Senior Citizens	38,362	22,347	83,852	59,471	332,684	248,832	25.20%
Cultural Services	109,751	36,733	206,098	139,597	729,374	523,276	28.26%
Library	145,913	109,251	342,793	436,099	1,624,356	1,281,563	21.10%
Total	570,260	368,881	1,281,912	1,176,225	5,819,451	4,537,539	22.03%
TOTAL EXPENDITURES	\$ 8,014,649	\$ 6,030,638	\$ 17,529,204	\$ 16,431,379	\$ 73,140,492	\$ 55,611,288	23.97%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	12,787,000	13,184,080	12,451,317	10,251,718	1,231,982		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	2,518,561	2,518,561	0.00%
MEDC - Transfer	-	-	-	-	241,400	241,400	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premuims on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	2,759,961	2,759,961	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(221,132)	499,592	0.00%
Transfers	-	-	-	-	(1,924,648)	1,535,772	0.00%
PFA Insurance	(780,866)	-	(780,866)	(790,905)	(848,985)	(71,837)	109.99%
Economic Incentives	-	(20,493)	(31,123)	(20,493)	(936,000)	586,707	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	-	-	-	(61,178)	(141,861)	575.52%
Total Other Financing Uses	(780,866)	(20,493)	(811,989)	(811,398)	(3,991,943)	2,408,373	28.99%
Total Other Financing Sources (Uses)	(780,866)	(20,493)	(811,989)	(811,398)	(1,231,982)	5,168,334	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	12,006,134	13,163,587	11,639,328	9,440,320	-		
UNRESERVED FUND BALANCE							
BEGINNING	26,733,993	18,464,032	27,100,800	22,187,299	21,934,063		
ENDING	\$ 38,740,128	\$ 31,627,619	\$ 38,740,128	\$ 31,627,619	\$ 21,934,063		



CITY OF MANSFIELD

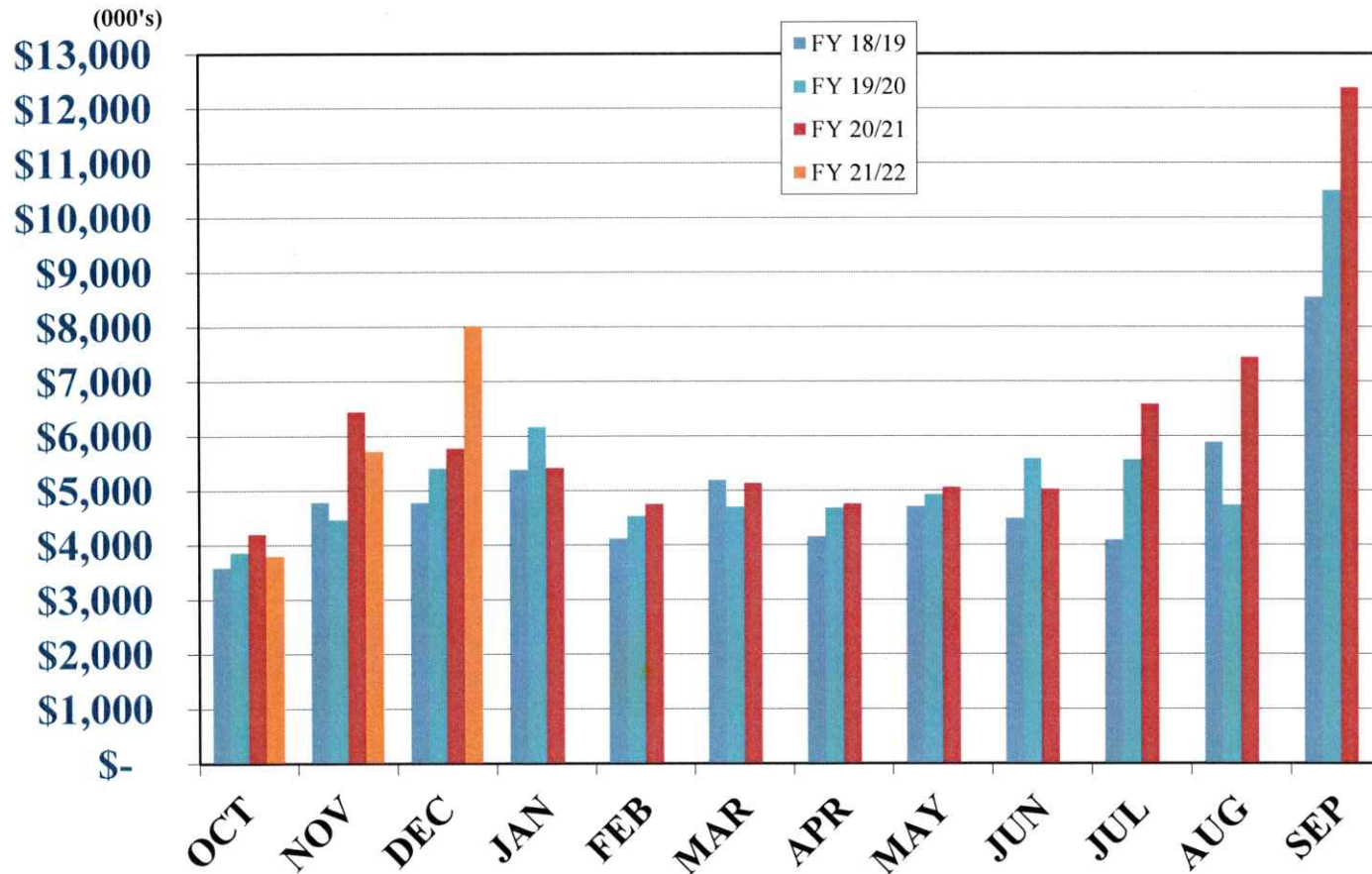
General Fund - Total Revenues





CITY OF MANSFIELD

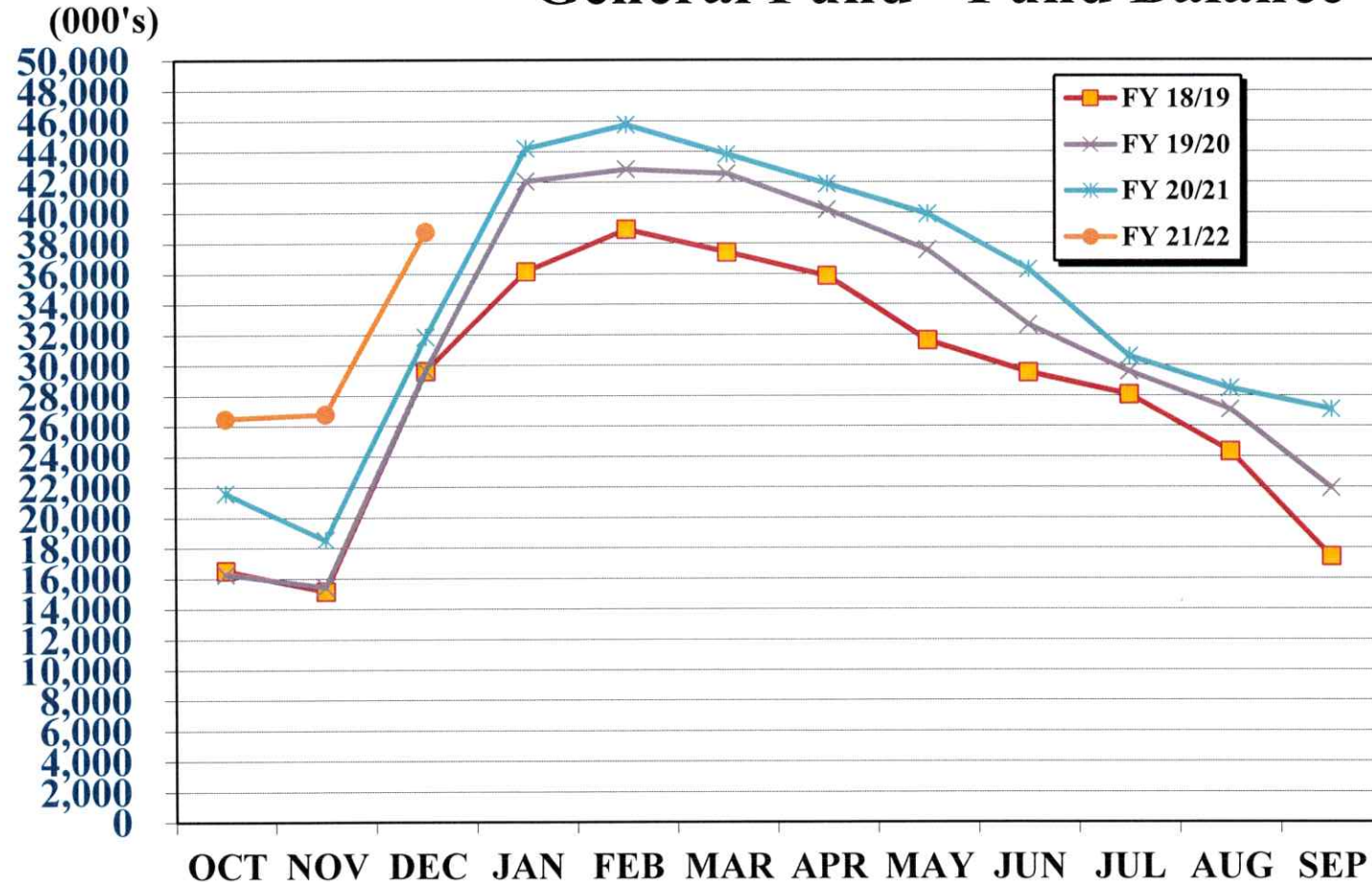
General Fund - Total Expenditures





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 Southpointe 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
December 31, 2021 and 2020 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,832,655	\$ 4,840,117
Due From Other Funds	24,581	24,581
	<hr/>	<hr/>
Total Assets	<u>\$ 5,857,236</u>	<u>\$ 4,864,698</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 604,987	\$ 685,575
Retainage Payable	<hr/> -	<hr/> -
Total Liabilities	<hr/> 604,987	<hr/> 685,575
FUND BALANCES:		
Fund Balance	5,252,236	4,178,778
Excess Revenues Over Expenditures	<hr/> 13	<hr/> 345
Total Fund Balances	<hr/> 5,252,249	<hr/> 4,179,123
Total Liabilities And Fund Balances	<u>\$ 5,857,236</u>	<u>\$ 4,864,698</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Tax Increment Reinvestment Zone Fund Number One	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	-	-
Interest Income	-	85	13	345
Total Revenues	-	85	13	345
<u>EXPENDITURES:</u>				
General Government	-	-	-	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	85	13	345
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	-
Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	85	13	345
FUND BALANCE, BEGINNING	5,252,249	4,179,038	5,252,236	4,178,778
FUND BALANCE, ENDING	\$ 5,252,249	\$ 4,179,123	\$ 5,252,249	\$ 4,179,123

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Tax Increment Reinvestment Zone Fund Two	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 276,999	\$ 389,497
Receivable	700,000	-
	<hr/>	<hr/>
Total Assets	<u>\$ 976,999</u>	<u>\$ 389,497</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	1,791,139	-
Retainage Payable	-	-
	<hr/>	<hr/>
Total Liabilities	<u>1,791,139</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	(814,140)	389,497
Excess Revenues Over Expenditures	-	-
	<hr/>	<hr/>
Total Fund Balances	<u>(814,140)</u>	<u>389,497</u>
Total Liabilities And Fund Balances	<u>\$ 976,999</u>	<u>\$ 389,497</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Tax Increment Reinvestment Zone Fund Number Two	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Taxes, Penalties, And Interest	\$ -	\$ -	\$ 587,502	\$ 645,625
Interest Income	-	-	-	-
Total Revenues	-	-	587,502	645,625
EXPENDITURES:				
General Government	-	-	-	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	-	-	587,502	645,625
OTHER FINANCING SOURCES (USES)				
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	-	-	587,502	645,625
FUND BALANCE, BEGINNING	976,999	389,497	389,497	(256,128)
FUND BALANCE, ENDING	\$ 976,999	\$ 389,497	\$ 976,999	\$ 389,497

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Hotel/Motel Occupancy Tax Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,536,561	\$ 947,915
Accounts Receivable	<u>2,577</u>	<u>2,577</u>
Total Assets	<u>\$ 1,539,138</u>	<u>\$ 950,492</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	<u>\$ 13,401</u>	<u>\$ 13,677</u>
Total Liabilities	<u>13,401</u>	<u>13,677</u>
FUND BALANCES:		
Fund Balance	1,492,876	1,034,174
Excess Revenues Over Expenditures	<u>32,861</u>	<u>(97,359)</u>
Total Fund Balances	<u>1,525,737</u>	<u>936,815</u>
Total Liabilities And Fund Balances	<u>\$ 1,539,138</u>	<u>\$ 950,492</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 65,935	\$ -	\$ 132,375	\$ -	\$ 725,000	\$ (592,625)	18.26
Miscellaneous Income	5,364	33	8,554	2,465	-	8,554	0.00
Total Revenues	71,299	33	140,929	2,465	725,000	(584,071)	19.44
EXPENDITURES:							
Mansfield Historical Society	-	-	-	-	-	-	0.00
Mansfield Invitational	-	-	-	-	-	-	0.00
The LOT	-	-	-	-	-	-	0.00
Mansfield Rotary Club	-	-	-	-	-	-	0.00
Farr Best Theater	447	179	638	296	-	(638)	0.00
Discover Historic Mansfield	-	-	-	-	-	-	0.00
Mansfield Tourism	48,279	33,714	94,467	85,921	395,613	301,146	23.88
Pickled Mansfield Society	-	-	-	-	68,100	68,100	0.00
Mansfield Commission for the Arts	-	-	119	272	47,100	46,981	0.25
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	0.00
Wayfinding Program	4,844	13,335	4,844	13,335	-	(4,844)	0.00
Reserve	8,000	-	8,000	-	204,187	196,187	3.92
Total Expenditures	61,570	47,228	108,068	99,824	725,000	616,932	14.91
Excess Of Revenues Over (Under) Expenditures	9,729	(47,195)	32,861	(97,359)			
FUND BALANCE, BEGINNING	1,516,008	984,010	1,492,876	1,034,174			
FUND BALANCE, ENDING	\$ 1,525,737	\$ 936,815	\$ 1,525,737	\$ 936,815			

City of Mansfield, Texas

**Comparative Budget and Cash Analysis
For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)**

Hotel/Motel Occupancy Tax Fund	Budgeted Request	FY22 Amount To Date	Available Budget	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:				
Hotel Occupancy Tax	\$ 725,000	\$ 132,375	\$ (592,625)	18.26%
Rental of Facilities	-	8,549	8,549	0.00%
Interest Income	-	5	5	-
Total Revenues	725,000	140,929	(584,071)	19.44%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	-	-	-	0.00%
The LOT	-	-	-	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	638	(638)	0.00%
Mansfield Tourism	395,613	94,467	301,146	23.88%
Pickled Mansfield Society	68,100	-	68,100	0.00%
Manfield Police Dept.	-	-	-	0.00%
Mansfield Commission for the Arts	47,100	119	46,981	0.25%
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	-	4,844	(4,844)	0.00%
Friends of the Library	-	-	-	0.00%
Championship Basketball Reserve	10,000	-	10,000	0.00%
	204,187	8,000	196,187	3.92%
Total Expenditures	725,000	108,068	616,932	14.91%
Revenues / (Expenditures)	-	32,861	32,861	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2022	1,503,700
Plus: FY2022 Cash Collections	140,929
Less: FY2022 Cash Expenditures	(108,068)
Cash Balance as of December 31, 2021	1,536,561
Remaining Hotel/Motel Occupancy Funds to Collect	(592,625)
Remaining Hotel/Motel Occupancy Funds to Expend	(616,932)
Projected Cash Balance at September 30, 2022	327,004

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Mansfield Parks Facility Development Corp	Fiscal 2022	Fiscal 2021
<u>ASSETS:</u>		
Cash And Investments	\$ 6,703,704	\$ 4,275,835
Restricted Cash and Investments	6,068,978	3,839,306
Receivables:		
Accounts	719,617	809,662
Total Assets	<u>\$ 13,492,299</u>	<u>\$ 8,924,803</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 140,089	\$ 175,369
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	1,322,148	1,630,764
Total Liabilities	<u>2,462,237</u>	<u>2,806,133</u>
FUND BALANCES:		
Fund Balance	9,776,667	5,741,763
Excess Revenues Over (Under) Expenditures	1,253,395	376,907
Total Fund Balances	<u>11,030,062</u>	<u>6,118,670</u>
Total Liabilities And Fund Balances	<u>\$ 13,492,299</u>	<u>\$ 8,924,803</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Mansfield Parks Facility Development Corporation	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 408,228	\$ 307,281	\$ 1,358,493	\$ 754,362	\$ 4,333,942	\$ (2,975,449)	31.35%
Contributions	2,824	-	3,084	-	32,862	(29,778)	9.38%
Interest Earnings	-	383	90	842	12,000	(11,910)	0.75%
Other Income	-	-	1,400	333	-	1,400	0.00%
MAC Revenue	180,649	28,470	491,216	158,498	2,153,000	(1,661,784)	22.82%
Lease Royalties	19,642	-	19,642	-	100,000	(80,358)	19.64%
Park Land Dedication Revenue	39,750	35,250	590,000	77,000	-	590,000	0.00%
Total Revenues	651,093	371,384	2,463,925	991,035	6,631,804	(4,167,879)	37.15%
EXPENDITURES:							
Administration	261,546	141,865	424,104	202,379	1,903,318	1,479,214	22.28%
Field Operations	71,524	64,755	179,242	97,337	842,991	663,749	21.26%
Community Park Operations	105,621	97,360	259,804	150,381	1,217,808	958,004	21.33%
Nature Education Operations	12,158	10,123	26,309	16,635	227,089	200,780	11.59%
Recreational Center	85,314	56,474	215,557	88,836	1,039,701	824,144	20.73%
Neighborhood Park Operations	19,658	12,429	50,174	16,149	259,245	209,071	19.35%
Quadrants	-	-	-	-	-	-	0.00%
Non-Departmental	29,071	29,276	55,340	42,411	1,362,783	1,307,443	4.06%
Total Expenditures	584,892	412,282	1,210,530	614,128	6,852,935	5,642,405	17.66%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	66,201	(40,898)	1,253,395	376,907	(221,131)	1,474,526	-566.81%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	221,132	(221,132)	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%
Total Other Financing Sources (Uses)	-	-	-	-	221,132	(221,132)	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	66,201	(40,898)	1,253,395	376,907			
FUND BALANCE, BEGINNING	10,963,861	6,159,568	9,776,667	5,741,763			
FUND BALANCE, ENDING	\$ 11,030,062	\$ 6,118,670	\$ 11,030,062	\$ 6,118,670			

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Mansfield Economic Development Corporation	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 9,368,128	\$ 6,122,807
Accounts Receivable	660,152	581,053
Restricted Assets:		
Cash and Investments, Projects	1,159,100	3,130,745
Fixed Assets (net of accumulated depreciation)	36,758,068	10,359,594
Total Assets	<u>\$ 47,945,448</u>	<u>\$ 20,194,199</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 5,052	\$ 4,700
Accrued Liabilities	3,240	94,682
Retainage Payable	20,133	165,897
Bonds Payable	21,635,000	23,430,000
Unamortized Discounts on Bonds	(138,685)	(152,080)
Unamortized Premiums	964,103	1,030,757
Deferred Amount on Refunding	(64,821)	(92,602)
Contract Commitments	34,013,698 *	10,004,526
Total Liabilities	<u>56,437,720</u>	<u>34,485,880</u>
NET ASSETS:		
Restricted	1,159,100	3,130,745
Unassigned	(9,651,372)	(17,422,426)
Total Net Assets	<u>(8,492,272)</u>	<u>(14,291,681)</u>
Total Liabilities & Net Assets	<u>\$ 47,945,448</u>	<u>\$ 20,194,199</u>

*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 Three Months Ended December 31, 2021 and 2020 (Unaudited)**

Mansfield Economic Development Corp.	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 672,246	\$ 580,950	\$ 2,151,563	\$ 1,862,309
Gas Royalties	-	-	-	-
Miscellaneous	-	-	10,608	-
Rental Of Facilities	-	-	-	-
Total Operating Revenues	672,246	580,950	2,162,171	1,862,309
OPERATING EXPENDITURES:				
Administration	110,267	55,642	218,344	130,242
Promotions	3,187	323	11,823	5,541
Retention	-	-	-	-
Development Plan	-	-	-	8
Projects	565,000	100,336	565,197	100,628
Non-Departmental	32,532	1,597,142	33,309	1,752,154
Depreciation	-	-	-	510
Total Operating Expenditures	710,986	1,753,443	828,673	1,989,083
OPERATING INCOME	(38,740)	(1,172,493)	1,333,498	(126,774)
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	-	59	621
Gain or (loss) on sale of property	-	-	-	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	(2,224)	-	(2,224)
Total Nonoperating Revenue	-	(2,224)	59	(1,603)
INCOME BEFORE OPERATING TRANSFERS	(38,740)	(1,174,717)	1,333,557	(128,377)
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	-
CHANGE IN NET ASSETS	(38,740)	(1,174,717)	1,333,557	(128,377)
NET ASSETS, BEGINNING	(8,453,532)	(13,116,964)	(9,825,829)	(9,788,636)
NET ASSETS, PROJECTS	- **	-	-	- **
NET ASSETS, ENDING	\$ (8,492,272)	\$ (14,291,681)	\$ (8,492,272)	\$ (14,291,681)

**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
December 31, 2021 and 2020 (Unaudited)

Southpointe PID	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 294,820	\$ 218,859
Receivables:		
Current Year PID Assessment	-	-
Total Assets	<u>\$ 294,820</u>	<u>\$ 218,859</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ 24,582
Deferred Revenue	-	1,000
Total Liabilities	<u>24,582</u>	<u>25,582</u>
FUND BALANCES:		
Fund Balance	(23,581)	(12,287)
Excess Revenues Over Expenditures	<u>293,819</u>	<u>205,564</u>
Total Fund Balances	<u>270,238</u>	<u>193,277</u>
Total Liabilities And Fund Balances	<u>\$ 294,820</u>	<u>\$ 218,859</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Southpointe PID	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
PID Assessment	\$ 290,500	\$ 194,922	\$ 317,952	\$ 216,770
Penalties & Interest	-	-	1,210	1,853
Total Revenues	290,500	194,922	319,162	218,623
EXPENDITURES:				
General government	15,584	13,059	25,343	13,059
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	15,584	13,059	25,343	13,059
Excess Of Revenues Over (Under) Expenditures	274,916	181,863	293,819	205,564
Net Change in Fund Balances	274,916	181,863	293,819	205,564
FUND BALANCE, BEGINNING	(4,678)	11,414	(23,581)	(12,287)
FUND BALANCE, ENDING	\$ 270,238	\$ 193,277	\$ 270,238	\$ 193,277

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
December 31, 2021 and 2020 (Unaudited)

General Obligation Debt	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 16,115,038	\$ 13,638,046
Receivables:		
Current Year Taxes	7,787,877	7,402,546
Delinquent Taxes (Net of Allowance of \$864,259)	-	-
Total Assets	<u>\$ 23,902,915</u>	<u>\$ 21,040,592</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	7,787,877	7,402,546
Total Liabilities	<u>7,787,877</u>	<u>7,402,546</u>
FUND BALANCES:		
Fund Balance	5,365,014	3,888,921
Excess Revenues Over Expenditures	10,750,024	9,749,125
Total Fund Balances	<u>16,115,038</u>	<u>13,638,046</u>
Total Liabilities And Fund Balances	<u>\$ 23,902,915</u>	<u>\$ 21,040,592</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

General Obligation Debt	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 OVER (UNDER) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 8,942,928	\$ 8,383,365	\$ 10,754,077	\$ 9,754,834	\$ 16,410,032	\$ (5,655,955)	65.53%
Miscellaneous	-	-	76	-	-	76	0.00%
Interest Income	-	17	10	62	-	10	0.00%
Total Revenues	8,942,928	8,383,382	10,754,163	9,754,896	16,410,032	(5,655,870)	65.53%
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	-	-	16,410,032	16,410,032	0.00%
Interest	-	-	-	-	-	-	0.00%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	-	-	-	0.00%
Fiscal Charges	4,139	5,771	4,139	5,771	-	(4,139)	0.00%
Total Expenditures	4,139	5,771	4,139	5,771	16,410,032	16,405,893	0.03%
Excess Of Revenues Over (Under) Expenditures	8,938,789	8,377,611	10,750,024	9,749,125			
OTHER FINANCING SOURCES (USES)							
Refunding Bonds Issued	-	-	-	-			
Premium on Bonds Issued	-	-	-	-			
Discounts on Bonds Issued	-	-	-	-			
Payment to Refunded Bond Escrow Agent	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
Net Change in Fund Balances	8,938,789	8,377,611	10,750,024	9,749,125			
FUND BALANCE, BEGINNING	7,176,249	5,260,435	5,365,014	3,888,921			
FUND BALANCE, ENDING	\$ 16,115,038	\$ 13,638,046	\$ 16,115,038	\$ 13,638,046			

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,315,184	\$ 1,303,213
Total Assets	<u>\$ 1,315,184</u>	<u>\$ 1,303,213</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ 4,650	\$ 4,650
Total Liabilities	<u>4,650</u>	<u>4,650</u>
FUND BALANCES:		
Fund Balance	521,660	510,814
Excess Revenues Over (Under) Expenditures	<u>788,874</u>	<u>787,749</u>
Total Fund Balances	<u>1,310,534</u>	<u>1,298,563</u>
Total Liabilities And Fund Balances	<u>\$ 1,315,184</u>	<u>\$ 1,303,213</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 263,155	\$ 262,780	\$ 789,465	\$ 788,340	\$ 3,157,861	\$ (2,368,396)	25.00%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,155	262,780	789,465	788,340	3,157,861	(2,368,396)	25.00%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	-	-	1,910,000	1,910,000	0.00%
Interest And Fiscal Charges	591	591	591	591	1,247,861	1,247,270	0.05%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	591	591	591	591	3,157,861	3,157,270	0.02%
Excess Of Revenues Over (Under) Expenditures	262,564	262,189	788,874	787,749			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,047,970	1,036,374	521,660	510,814			
FUND BALANCE, ENDING	\$ 1,310,534	\$ 1,298,563	\$ 1,310,534	\$ 1,298,563			

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 Net Position
December 31, 2021 and 2020 (Unaudited)

Street Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 22,241,885	\$ 23,115,384
Receivables	-	-
Projects In Process		
Current Year	1,325,286	408,144
Prior Year	<u>12,689,757</u>	<u>10,890,226</u>
Total Assets	<u>\$ 36,256,928</u>	<u>\$ 34,413,754</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 55,418	\$ 55,418
Deposits	332,233	259,253
Retainage Payable	133,121	266,108
Other Liabilities	<u>-</u>	<u>-</u>
Total Liabilities	<u>520,772</u>	<u>580,779</u>
FUND BALANCES:		
Fund Balance	34,875,197	33,411,131
Excess Revenues Over (Under)		
Expenditures	<u>860,959</u>	<u>421,844</u>
Total Fund Balance	<u>35,736,156</u>	<u>33,832,975</u>
Total Liabilities And Fund Balance	<u>\$ 36,256,928</u>	<u>\$ 34,413,754</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Street Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ 3
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	276,605	166,157	1,005,362	553,145
Interest Income	-	612	173	2,389
Total Revenues	<u>276,605</u>	<u>166,769</u>	<u>1,005,535</u>	<u>555,537</u>
EXPENDITURES:				
Administrative	66,573	54,555	144,576	133,693
Street Improvements	-	-	-	-
Total Expenditures	<u>66,573</u>	<u>54,555</u>	<u>144,576</u>	<u>133,693</u>
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	210,032	112,214	860,959	421,844
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
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 USES	210,032	112,214	860,959	421,844
FUND BALANCE, BEGINNING	<u>35,526,124</u>	<u>33,720,761</u>	<u>34,875,197</u>	<u>33,411,131</u>
FUND BALANCE, ENDING	<u>\$ 35,736,156</u>	<u>\$ 33,832,975</u>	<u>\$ 35,736,156</u>	<u>\$ 33,832,975</u>

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Building Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 17,589,249	\$ 12,936,722
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 17,589,249</u>	<u>\$ 12,936,722</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 3,991	\$ 8,307
Due to Other Funds	-	-
Retainage Payable	<u>277,001</u>	<u>154,653</u>
Total Liabilities	<u>280,992</u>	<u>162,960</u>
 FUND BALANCE:	 17,693,970	 13,760,605
Excess Revenues Over (Under)		
Expenditures	<u>(385,713)</u>	<u>(986,843)</u>
Total Fund Balance	<u>17,308,257</u>	<u>12,773,762</u>
Total Liabilities And Fund Balance	<u>\$ 17,589,249</u>	<u>\$ 12,936,722</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Building Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Interest Income	\$ -	\$ 56	\$ 34	\$ 196
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	-	21,802
Grant Revenue	-	-	-	-
Total Revenues	-	56	34	21,997
EXPENDITURES:				
Administration	-	-	-	-
Library	10,762	8,496	10,762	8,496
Fire Station #5	17,896	523,763	48,792	759,249
Man House	-	84,292	4,620	169,512
Wayfinding	915	-	8,285	4,905
Police Station	279,000	22,783	307,300	38,776
Tactical Training Facility	850	10,770	5,988	27,902
Total Expenditures	309,423	650,104	385,747	1,008,840
Excess Revenues Over (Under) Expenditures	(309,423)	(650,050)	(385,713)	(986,843)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES				
	(309,423)	(650,050)	(385,713)	(986,843)
FUND BALANCE, BEGINNING	17,617,680	13,423,812	17,693,970	13,760,605
FUND BALANCE, ENDING	\$ 17,308,257	\$ 12,773,762	\$ 17,308,257	\$ 12,773,762

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Equipment Replacement Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 766,093	\$ 3,995,743
Total Assets	<u>\$ 766,093</u>	<u>\$ 3,995,743</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 3,233	\$ 1,133
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ 3,233</u>	<u>\$ 1,133</u>
FUND BALANCE:	2,338,998	4,247,249
Excess Revenues Over Expenditures	<u>(1,576,138)</u>	<u>(252,639)</u>
Total Fund Balance	<u>762,860</u>	<u>3,994,610</u>
Total Liabilities And Fund Balance	<u>\$ 766,093</u>	<u>\$ 3,995,743</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Equipment Replacement Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	2,297	-	2,297	5,982
Interest Income	-	-	-	1
Total Revenues	<u>2,297</u>	<u>-</u>	<u>2,297</u>	<u>5,983</u>
EXPENDITURES:				
Administration	-	-	30,107	-
Information Services	-	-	-	40,655
Code Enforcement	-	-	-	-
Planning	75,587	-	108,538	28,760
Streets	-	-	-	-
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	31,818	43,876	31,818	178,526
Library	-	-	-	1,698
Fire	-	-	1,338,472	-
Police Department	<u>69,500</u>	<u>123,633</u>	<u>69,500</u>	<u>123,633</u>
Total Expenditures	<u>176,905</u>	<u>167,509</u>	<u>1,578,435</u>	<u>373,272</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(174,608)</u>	<u>(167,509)</u>	<u>(1,576,138)</u>	<u>(367,289)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premium on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	-	-
Transfer In (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,650</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,650</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(174,608)</u>	<u>(167,509)</u>	<u>(1,576,138)</u>	<u>(252,639)</u>
FUND BALANCE, BEGINNING	<u>937,468</u>	<u>4,162,119</u>	<u>2,338,998</u>	<u>4,247,249</u>
FUND BALANCE, ENDING	<u>\$ 762,860</u>	<u>\$ 3,994,610</u>	<u>\$ 762,860</u>	<u>\$ 3,994,610</u>

City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Parks Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ (159,541)	\$ 66,093
Total Assets	<u>\$ (159,541)</u>	<u>\$ 66,093</u>
<u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Retainage Payable	-	-
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCE:	(116,948)	66,306
Excess Revenues Over Expenditures	<u>(42,593)</u>	<u>(213)</u>
Total Fund Balance	<u>(159,541)</u>	<u>66,093</u>
Total Liabilities And Fund Balance	<u>\$ (159,541)</u>	<u>\$ 66,093</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Parks Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	-	98	56	213
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Gertie Barrett Park	42,537	-	42,537	-
Pond Branch	-	-	-	-
Total Expenditures	42,537	98	42,593	213
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(42,537)	(98)	(42,593)	(213)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(42,537)	(98)	(42,593)	(213)
FUND BALANCE, BEGINNING	(117,004)	66,191	(116,948)	66,306
FUND BALANCE, ENDING	\$ (159,541)	\$ 66,093	\$ (159,541)	\$ 66,093

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 Law Enforcement Complex Fund – The purpose of this fund is to account for the user fees and charges in association with the housing of inmates for other agencies.

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
December 31, 2021 and 2020 (Unaudited)

Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 28,650,088	\$ 24,655,546
Receivables:		
Accounts (net of allowance of \$1,360,337)	3,433,460	4,289,417
Inventory	475,158	538,330
Restricted Assets:		
Cash and Investments	15,163,696	15,203,043
Fixed Assets (net of accumulated depreciation)	222,946,105	208,507,990
Total Assets	270,668,507	253,194,326
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	456,569	453,665
Deferred OPEB contributions	84,782	270,780
Deferred investment losses	-	48,940
Deferred actuarial experience	866,023	1,169,163
Deferred assumption changes	47,163	28,297
Deferred loss on refunding	2,265,334	2,434,143
Total deferred outflows of resources	3,719,871	4,404,988
Total Assets and Deferred Outflows of Resources	\$ 274,388,378	\$ 257,599,314
<u>LIABILITIES</u>		
Accounts Payable	\$ 13,199	\$ 24,861
Accrued Liabilities	193,447	181,621
Payable From Restricted Assets:		
Deposits	1,719,450	1,635,703
Accrued Interest	471,203	1,124,232
Retainage Payable	742,094	657,706
From Unrestricted Assets:		
Current	3,806,836	3,461,961
Long-Term, Net	27,293,240	31,046,123
Compensated Absences	639,041	619,460
Net OPEB liability	1,681,547	5,272,364
Total OPEB liability	165,767	118,618
Net pension liability	1,941,335	2,066,643
Total Liabilities	38,667,159	46,209,292
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	75,423	164,468
Deferred investment gains	661,777	471,828
Deferred actuarial experience	70,470	-
Plan Change	2,287,735	-
Total deferred inflows of resources	3,095,405	636,296
<u>NET POSITION</u>		
Invested In Capital Assets (net of related debt)	190,836,363	176,434,049
Reserved for Debt Service	4,590,832	5,027,635
Reserved for Capital Projects	10,572,864	10,175,407
Unreserved	26,625,755	19,116,635
Total Net Position	232,625,814	210,753,726
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 274,388,378	\$ 257,599,314

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE	FY22 ORIGINAL BUDGET	FY22 POSITIVE (NEGATIVE) BUDGET	FY22 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,476,082	\$ 1,618,033	\$ 6,724,223	\$ 5,865,368	\$ 22,316,266	\$ (15,592,043)	30.13%
Sewer Service	1,106,688	1,060,186	3,743,428	3,578,859	13,519,835	(9,776,407)	27.69%
Water Penalties	-	-	-	(1,130)	250,000	(250,000)	0.00%
Water Taps	-	-	-	-	18,811	(18,811)	0.00%
Meter Set Fee	34,480	26,660	95,370	74,060	98,940	(3,570)	96.39%
Utility Miscellaneous	3,485	4,335	10,757	18,984	60,000	(49,243)	17.93%
Restore Service Fee	698	375	2,471	1,185	90,000	(87,529)	2.75%
Sewer Tap	-	-	-	-	2,000	(2,000)	0.00%
Water Impact Fees	289,780	253,500	1,038,880	714,900	900,000	138,880	115.43%
Sewer Impact Fees	148,070	89,260	507,620	315,916	600,000	(92,380)	84.60%
Pretreatment Fees	-	-	35,476	49,870	60,000	(24,524)	59.13%
Other Income	15,736	58,300	84,272	77,690	189,123	(104,851)	44.56%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 4,075,019	\$ 3,110,649	\$ 12,242,497	\$ 10,695,702	\$ 38,104,975	\$ (25,862,478)	32.13%
OPERATING EXPENSES:							
Administration	200,367	129,926	408,878	325,014	1,517,105	1,108,227	26.95%
Billing And Collection	73,085	86,940	168,223	199,018	986,221	817,998	17.06%
Meter Reading/Repairs	106,339	84,066	307,337	292,672	1,216,799	909,462	25.26%
Water Distribution	107,594	72,394	220,715	197,785	1,137,244	916,529	19.41%
Wastewater Collection	988,286	891,083	2,336,618	2,101,489	9,251,077	6,914,459	25.26%
Water Treatment	1,092,477	891,786	2,609,473	2,349,422	10,591,924	7,982,451	24.64%
Water Quality	66,275	48,789	146,776	127,044	565,347	418,571	25.96%
Water Demand Management	16,050	11,733	41,311	28,700	160,543	119,232	25.73%
Depreciation	324,856	312,575	964,689	948,008	-	(964,689)	0.00%
Total Operating Expenses	2,975,329	2,529,292	7,204,020	6,569,152	25,426,260	18,222,239	28.33%
OPERATING INCOME (LOSS)	1,099,690	581,357	5,038,477	4,126,550	12,678,715	(7,640,239)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(313,096)	(204,791)	(460,520)	(588,014)	(6,671,154)	6,210,634	6.90%
Interest Revenue	-	-	350	3,992	24,000	(23,650)	1.46%
Debt Service	(95,424)	-	(283,905)	-	(3,465,000)	3,181,095	8.19%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(408,520)	(204,791)	(744,075)	(584,022)	(10,160,154)	9,416,079	7.32%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	691,170	376,566	4,294,402	3,542,528	2,518,561	1,775,840	170.51%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
Net Operating Transfers	-	-	-	(331,095)	(2,518,561)	2,518,561	0.00%
CHANGE IN NET POSITION	691,170	376,566	4,294,402	3,211,433	-	4,294,401	
NET POSITION, BEGINNING	231,934,644	210,377,160	228,331,412	207,542,293	228,331,412	-	
NET POSITON, ENDING	\$ 232,625,814	\$ 210,753,726	\$ 232,625,814	\$ 210,753,726	\$ 228,331,412	\$ 4,294,401	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

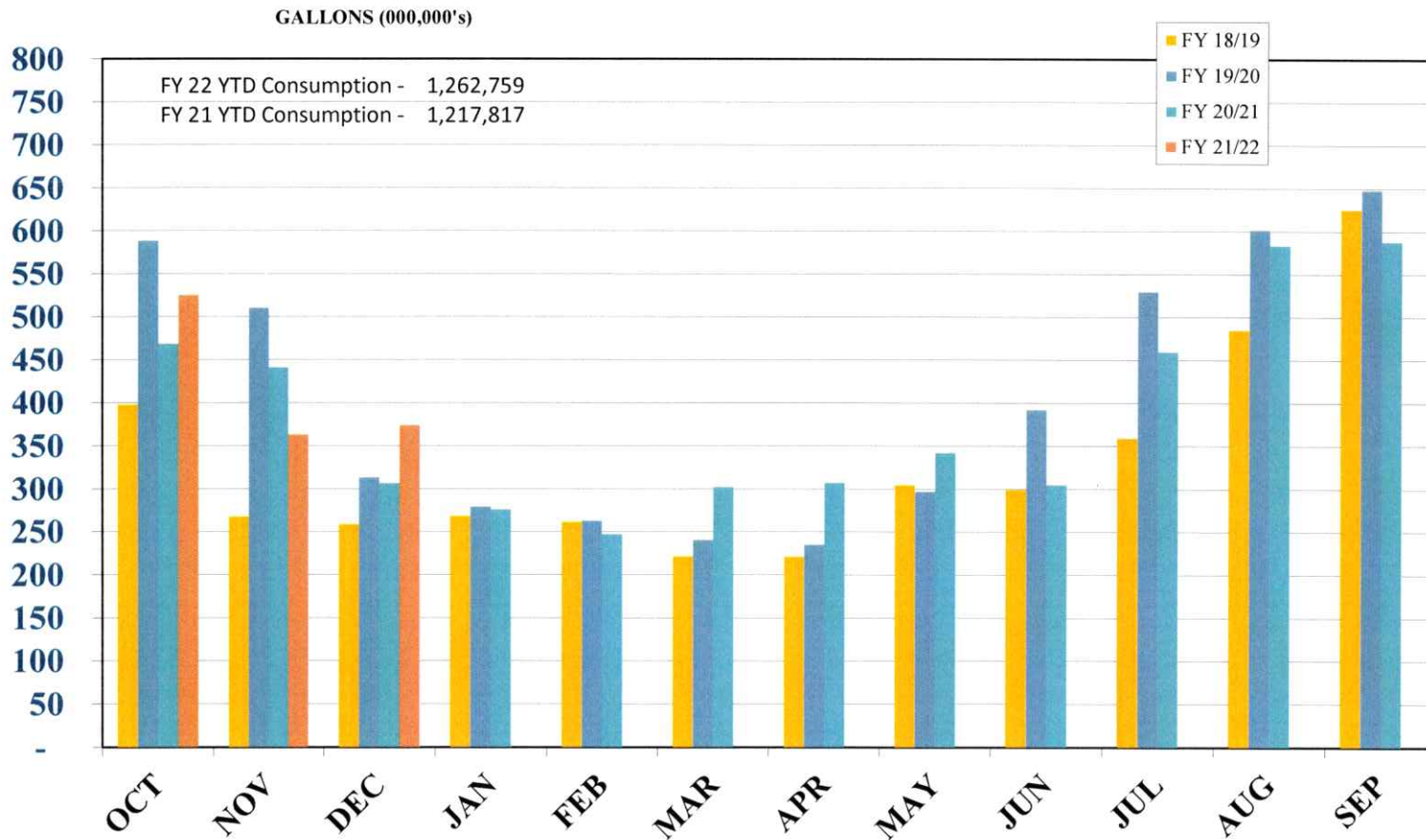
Definition of Bond Coverage:

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, 2021, 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 2021, the City achieved a 3.82 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2022, the bond coverage ratio is projected at 3.67.



CITY OF MANSFIELD

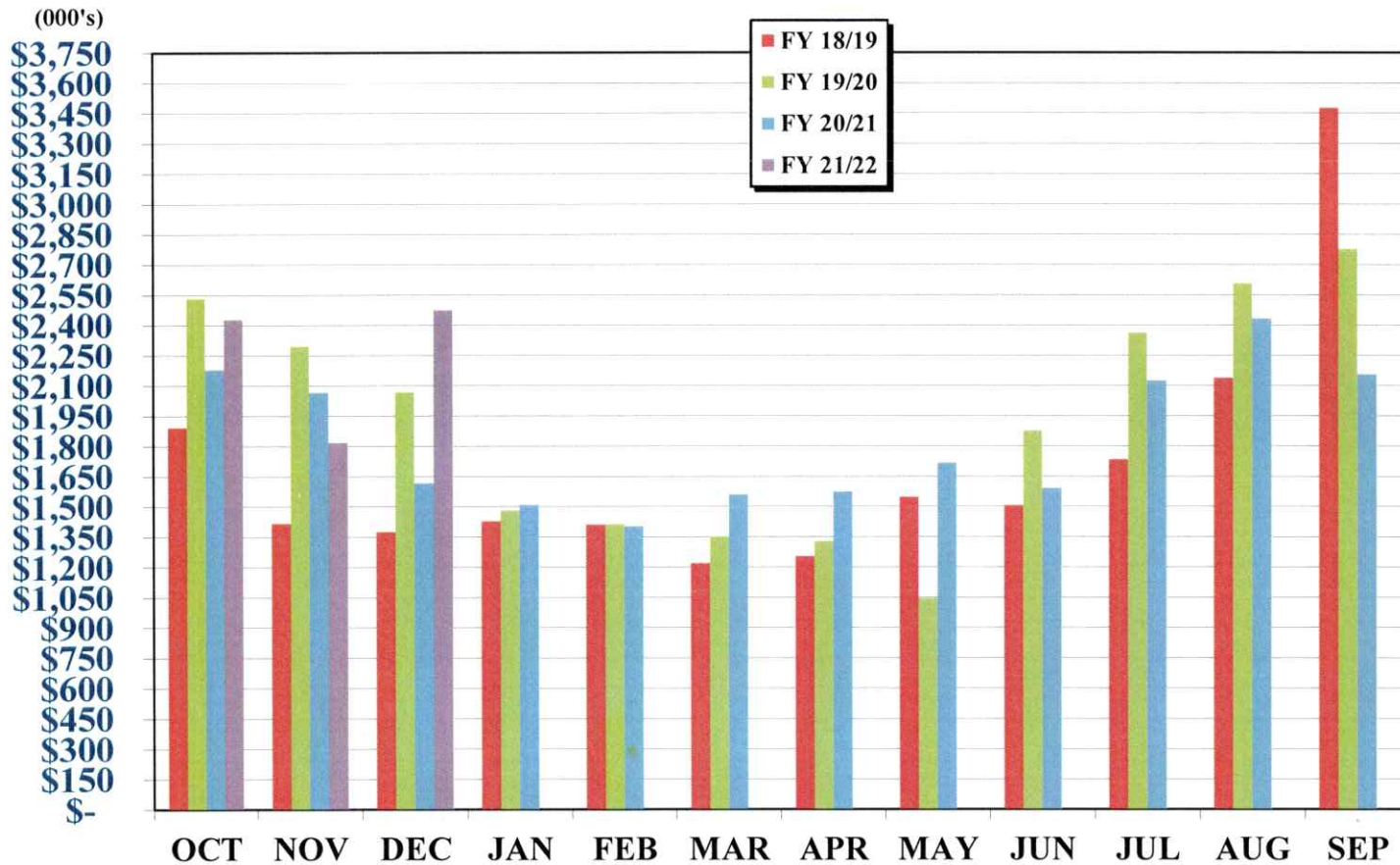
WATER CONSUMPTION





CITY OF MANSFIELD

UTILITY FUND - WATER SALES

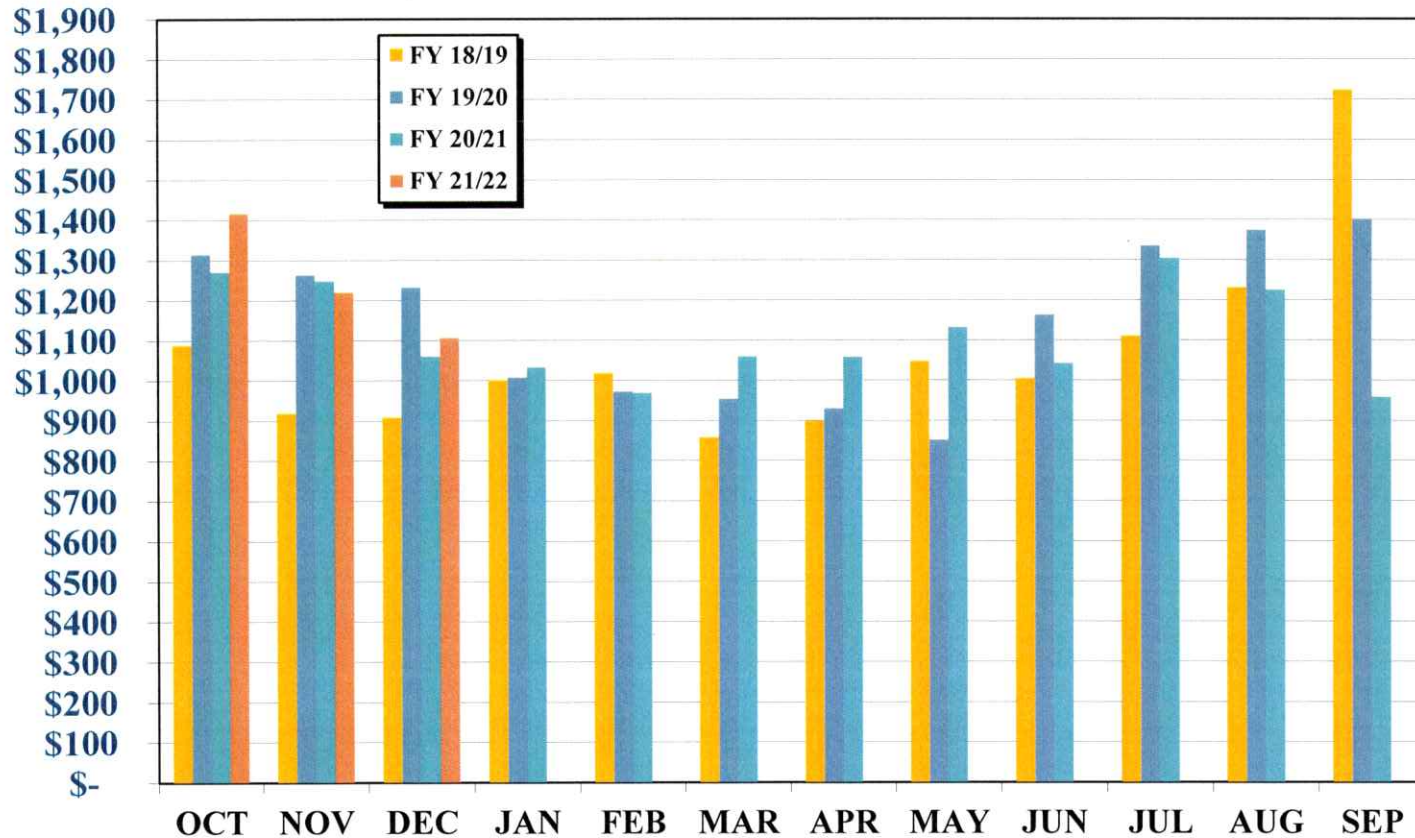




CITY OF MANSFIELD

UTILITY FUND - SEWER SERVICE

(000's)

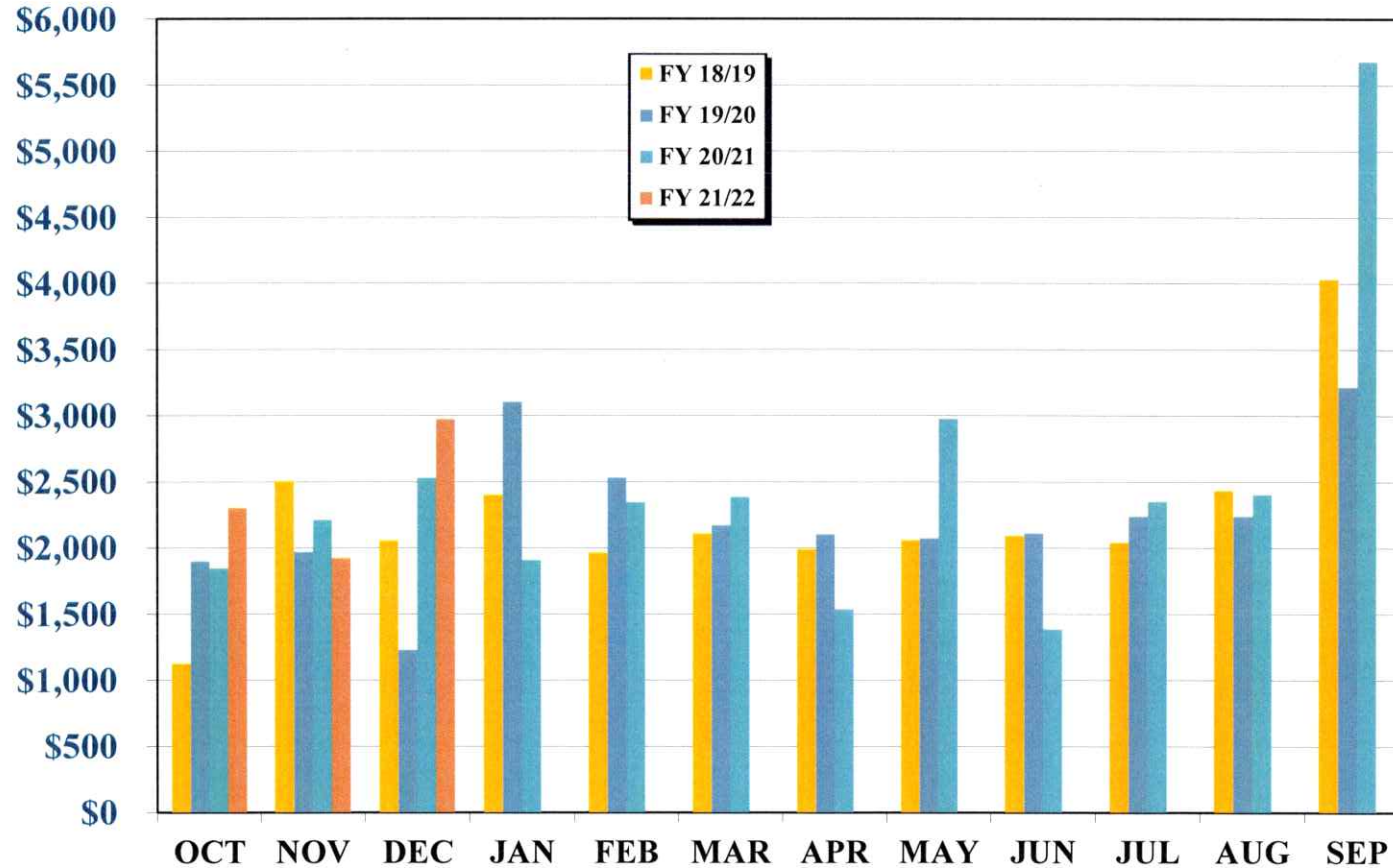




CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES

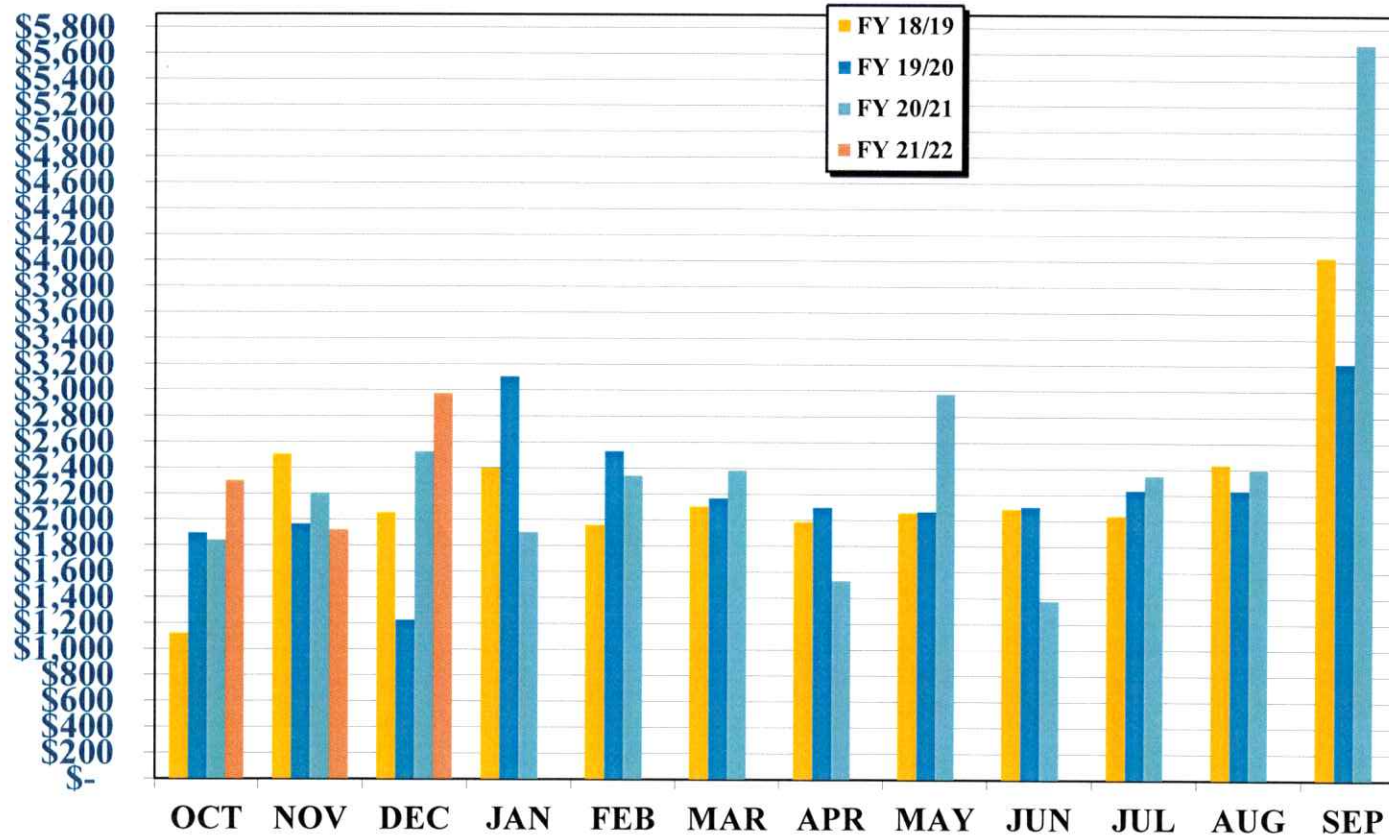
(000's)





CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

Comparative Statement of Net Position
December 31, 2021 and 2020 (Unaudited)

Drainage Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,264,849	\$ 4,882,850
Accounts Receivable	227,271	286,079
Restricted Assets:		
Cash and Investments	201,606	203,897
Fixed Assets (Net of accumulated depreciation)	<u>8,646,450</u>	<u>8,448,699</u>
Total Assets	<u>14,340,176</u>	<u>13,821,525</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	54,279	47,806
Deferred OPEB contributions	10,912	23,151
Deferred investment losses	-	4,167
Deferred assumption changes	5,626	3,020
Deferred actuarial experience	109,438	113,466
Deferred loss on refunding	<u>71,480</u>	<u>95,307</u>
Total deferred outflows of resources	<u>251,735</u>	<u>286,917</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 14,591,911</u>	<u>\$ 14,108,442</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 1,850	\$ 1,523
Accrued Liabilities	78,935	57,335
Retainage Payable	9,262	18,167
Bond Payable	1,875,000	2,315,000
Accrued Interest Payable	27,796	33,229
Unamortized Discounts on Bonds	(14,363)	(18,334)
Unamortized Premiums on Bonds	16,662	23,134
Total OPEB liability	19,781	12,500
Net OPEB liability	217,226	448,915
Net pension liability	<u>230,794</u>	<u>208,350</u>
Total Liabilities	<u>2,462,943</u>	<u>3,099,819</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	9,616	10,611
Deferred investment gains	80,501	49,875
Deferred actuarial experience	8,526	6,017
Plan Changes	<u>295,535</u>	<u>-</u>
Total deferred inflows of resources	<u>394,178</u>	<u>66,503</u>
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	6,208,966	6,224,805
Reserved for Debt Service	229,402	237,127
Unrestricted	<u>5,296,422</u>	<u>4,480,188</u>
Total Net Position	<u>11,734,790</u>	<u>10,942,120</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 14,591,911</u>	<u>\$ 14,108,442</u>

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2021 and 2020 (Unaudited)

Drainage Utility Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	229,249	224,601	687,830	671,718
Total Operating Revenues	229,249	224,601	687,830	671,718
OPERATING EXPENSES:				
Administration	110,457	68,929	245,891	171,849
General Maintenance	57,966	87,912	86,476	115,250
Depreciation	18,015	15,271	53,463	45,207
Total Operating Expenses	186,438	172,112	385,830	332,306
OPERATING INCOME (LOSS)	42,811	52,489	302,000	339,412
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	57	8	232
Other Income	-	2,107	227	2,464
Amortization	-	-	-	-
Interest and fiscal charges	(6,150)	(7,237)	(18,369)	(21,629)
Net Nonoperating Revenue	(6,150)	(5,073)	(18,134)	(18,933)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	36,661	47,416	283,866	320,479
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	36,661	47,416	283,866	320,479
NET POSITION, BEGINNING	11,698,129	10,894,704	11,450,924	10,621,641
NET POSITION, ENDING	\$ 11,734,790	\$ 10,942,120	\$ 11,734,790	\$ 10,942,120

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	1,088,496.91	1,316,775.91	228,279.00	20.97%
NOVEMBER	1,419,747.37	1,635,390.33	215,642.96	15.19%
DECEMBER	1,137,620.48	1,341,435.44	203,814.96	17.92%
JANUARY			0.00	
FEBRUARY			0.00	
MARCH			0.00	
Subtotal	3,645,864.76	4,293,601.68	647,736.92	17.77%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	3,645,864.76	4,293,601.68	647,736.92	17.77%
BUDGET		14,951,607.00		
OVER/(UNDER) BUDGET		(10,658,005.32)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021
TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.17	107,821.48	15.19%
DECEMBER	568,810.24	670,717.72	101,907.48	17.92%
JANUARY			0.00	
FEBRUARY			0.00	
MARCH			0.00	
Subtotal	1,822,932.39	2,146,800.85	323,868.46	17.77%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	1,822,932.39	2,146,800.85	323,868.46	17.77%

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

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	544,248.46	658,387.96	114,139.50	20.97%
NOVEMBER	709,873.69	817,695.16	107,821.47	15.19%
DECEMBER	568,810.24	670,712.72	101,902.48	17.92%
JANUARY			0.00	
FEBRUARY			0.00	
MARCH			0.00	
Subtotal	1,822,932.39	2,146,795.84	323,863.45	17.77%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	1,822,932.39	2,146,795.84	323,863.45	17.77%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2021 TO SEPTEMBER 2022

MONTH	FY21	FY22	DOLLAR VALUE INCREASE (DECREASE) FY 2021/2022	PERCENTAGE INCREASE (DECREASE) FY 2021/2022
OCTOBER	2,176,993.83	2,633,551.82	456,557.99	20.97%
NOVEMBER	2,839,494.75	3,270,780.66	431,285.91	15.19%
DECEMBER	2,275,240.96	2,682,870.88	407,629.92	17.92%
JANUARY			0.00	
FEBRUARY			0.00	
MARCH			0.00	
Subtotal	7,291,729.54	8,587,203.36	1,295,473.82	17.77%
APRIL			0.00	
MAY			0.00	
JUNE			0.00	
JULY			0.00	
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	7,291,729.54	8,587,203.36	1,295,473.82	17.77%
BUDGET		29,903,214.00		
OVER/(UNDER) BUDGET		(21,316,010.64)		

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 December for Fiscal Year 2022.



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 12/31/2021

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
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	468,101.66	468,101.66	468,101.66	468,101.66	N/A	1		0.64	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,101.66	468,101.66	468,101.66	468,101.66		1	0.00	0.64	
CLASS												
CLASS LGIP	CLASS	5/27/2021	0.069	3,258,808.24	3,258,808.24	3,258,808.24	3,258,808.24	N/A	1		4.44	110 - ARPA
Sub Total / Average CLASS			0.069	3,258,808.24	3,258,808.24	3,258,808.24	3,258,808.24		1	0.00	4.44	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.025	4,874,407.66	4,874,407.66	4,874,407.66	4,874,407.66	N/A	1		6.65	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.025	3,362,388.44	3,362,388.44	3,362,388.44	3,362,388.44	N/A	1		4.59	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.025	4,169,322.91	4,169,322.91	4,169,322.91	4,169,322.91	N/A	1		5.69	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.025	152,219.03	152,219.03	152,219.03	152,219.03	N/A	1		0.21	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.025	1,457,669.51	1,457,669.51	1,457,669.51	1,457,669.51	N/A	1		1.99	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.025	26,604.01	26,604.01	26,604.01	26,604.01	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.025	445,634.81	445,634.81	445,634.81	445,634.81	N/A	1		0.61	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.025	606,880.75	606,880.75	606,880.75	606,880.75	N/A	1		0.83	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.025	2,292,585.34	2,292,585.34	2,292,585.34	2,292,585.34	N/A	1		3.13	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	0.025	3,009,645.44	3,009,645.44	3,009,645.44	3,009,645.44	N/A	1		4.10	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.025	1,616,225.73	1,616,225.73	1,616,225.73	1,616,225.73	N/A	1		2.20	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.025	1,542,521.65	1,542,521.65	1,542,521.65	1,542,521.65	N/A	1		2.10	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	0.025	25,966.15	25,966.15	25,966.15	25,966.15	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.025	1,600,373.77	1,600,373.77	1,600,373.77	1,600,373.77	N/A	1		2.18	873 - MEDC Construction
Sub Total / Average Nations Funds			0.025	25,182,445.20	25,182,445.20	25,182,445.20	25,182,445.20		1	0.00	34.34	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.014	231,568.48	231,568.48	231,568.48	231,568.48	N/A	1		0.32	38 - MEDC I&S Fund

Tracker Report

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
TexStar LGIP	TEXSTAR	11/2/2012	0.014	11,278,348.33	11,278,348.33	11,278,348.33	11,278,348.33	N/A	1		15.38	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.014	79,599.65	79,599.65	79,599.65	79,599.65	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.014	1,956,365.32	1,956,365.32	1,956,365.32	1,956,365.32	N/A	1		2.67	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.014	8,501,102.22	8,501,102.22	8,501,102.22	8,501,102.22	N/A	1		11.59	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.014	832,991.54	832,991.54	832,991.54	832,991.54	N/A	1		1.14	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.014	7,301,175.30	7,301,175.30	7,301,175.30	7,301,175.30	N/A	1		9.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.014	1,484,180.75	1,484,180.75	1,484,180.75	1,484,180.75	N/A	1		2.02	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.014	53,849.83	53,849.83	53,849.83	53,849.83	N/A	1		0.07	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.014	1,063,529.83	1,063,529.83	1,063,529.83	1,063,529.83	N/A	1		1.45	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.014	997,078.58	997,078.58	997,078.58	997,078.58	N/A	1		1.36	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.014	2,442,134.82	2,442,134.82	2,442,134.82	2,442,134.82	N/A	1		3.33	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.014	1,516,247.43	1,516,247.43	1,516,247.43	1,516,247.43	N/A	1		2.07	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	0.014	4,837.75	4,837.75	4,837.75	4,837.75	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.014	583,249.62	583,249.62	583,249.62	583,249.62	N/A	1		0.80	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.014	972,213.55	972,213.55	972,213.55	972,213.55	N/A	1		1.33	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.014	3,436,275.34	3,436,275.34	3,436,275.34	3,436,275.34	N/A	1		4.69	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.014	1,688,444.92	1,688,444.92	1,688,444.92	1,688,444.92	N/A	1		2.30	873 - MEDC Construction
Sub Total / Average TexStar			0.014	44,423,193.26	44,423,193.26	44,423,193.26	44,423,193.26		1	0.00	60.58	
Total / Average			0.022	73,332,548.36	73,332,548.36	73,332,548.36	73,332,548.36		1	0.00	100	

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 12/31/2021

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
01 - General Fund												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	4,169,322.91	4,169,322.91	4,169,322.91	4,169,322.91	N/A	1		5.69
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	8,501,102.22	8,501,102.22	8,501,102.22	8,501,102.22	N/A	1		11.59
Sub Total / Average 01 - General Fund				0.018	12,670,425.13	12,670,425.13	12,670,425.13	12,670,425.13		1	0.00	17.28
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	26,604.01	26,604.01	26,604.01	26,604.01	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				0.025	26,604.01	26,604.01	26,604.01	26,604.01		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.014	583,249.62	583,249.62	583,249.62	583,249.62	N/A	1		0.80
Sub Total / Average 08 - Hotel				0.014	583,249.62	583,249.62	583,249.62	583,249.62		1	0.00	0.80
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	445,634.81	445,634.81	445,634.81	445,634.81	N/A	1		0.61
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	53,849.83	53,849.83	53,849.83	53,849.83	N/A	1		0.07
Sub Total / Average 10 - Debt Services				0.024	499,484.64	499,484.64	499,484.64	499,484.64		1	0.00	0.68
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	0.069	3,258,808.24	3,258,808.24	3,258,808.24	3,258,808.24	N/A	1		4.44
Sub Total / Average 110 - ARPA				0.069	3,258,808.24	3,258,808.24	3,258,808.24	3,258,808.24		1	0.00	4.44
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,101.66	468,101.66	468,101.66	468,101.66	N/A	1		0.64
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	3,362,388.44	3,362,388.44	3,362,388.44	3,362,388.44	N/A	1		4.59
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	1,956,365.32	1,956,365.32	1,956,365.32	1,956,365.32	N/A	1		2.67
Sub Total / Average 15 - Street Construction				0.039	5,786,855.42	5,786,855.42	5,786,855.42	5,786,855.42		1	0.00	7.89
16 - Building Construction												

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
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	79,599.65	79,599.65	79,599.65	79,599.65	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.014	79,599.65	79,599.65	79,599.65	79,599.65		1	0.00	0.11
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	997,078.58	997,078.58	997,078.58	997,078.58	N/A	1		1.36
Sub Total / Average 19 - Drainage Utility Fund				0.014	997,078.58	997,078.58	997,078.58	997,078.58		1	0.00	1.36
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.014	4,837.75	4,837.75	4,837.75	4,837.75	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.014	4,837.75	4,837.75	4,837.75	4,837.75		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	2,292,585.34	2,292,585.34	2,292,585.34	2,292,585.34	N/A	1		3.13
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	2,442,134.82	2,442,134.82	2,442,134.82	2,442,134.82	N/A	1		3.33
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				0.019	4,734,720.16	4,734,720.16	4,734,720.16	4,734,720.16		1	0.00	6.46
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	606,880.75	606,880.75	606,880.75	606,880.75	N/A	1		0.83
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	1,063,529.83	1,063,529.83	1,063,529.83	1,063,529.83	N/A	1		1.45
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.018	1,670,410.58	1,670,410.58	1,670,410.58	1,670,410.58		1	0.00	2.28
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	4,874,407.66	4,874,407.66	4,874,407.66	4,874,407.66	N/A	1		6.65
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	11,278,348.33	11,278,348.33	11,278,348.33	11,278,348.33	N/A	1		15.38
Sub Total / Average 25 - Water & Sewer				0.017	16,152,755.99	16,152,755.99	16,152,755.99	16,152,755.99		1	0.00	22.03
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.025	3,009,645.44	3,009,645.44	3,009,645.44	3,009,645.44	N/A	1		4.10
Sub Total / Average 27 - Revenue Bond Reserve				0.025	3,009,645.44	3,009,645.44	3,009,645.44	3,009,645.44		1	0.00	4.10
28 - Utility Construction Fund 28												

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
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	1,457,669.51	1,457,669.51	1,457,669.51	1,457,669.51	N/A	1		1.99
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	7,301,175.30	7,301,175.30	7,301,175.30	7,301,175.30	N/A	1		9.96
Sub Total / Average 28 - Utility Construction Fund 28				0.016	8,758,844.81	8,758,844.81	8,758,844.81	8,758,844.81		1	0.00	11.94
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,616,225.73	1,616,225.73	1,616,225.73	1,616,225.73	N/A	1		2.20
Sub Total / Average 309 - Library Expansion				0.025	1,616,225.73	1,616,225.73	1,616,225.73	1,616,225.73		1	0.00	2.20
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	231,568.48	231,568.48	231,568.48	231,568.48	N/A	1		0.32
Sub Total / Average 38 - MEDC I&S Fund				0.014	231,568.48	231,568.48	231,568.48	231,568.48		1	0.00	0.32
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.025	152,219.03	152,219.03	152,219.03	152,219.03	N/A	1		0.21
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	832,991.54	832,991.54	832,991.54	832,991.54	N/A	1		1.14
Sub Total / Average 39 - Economic Development				0.016	985,210.57	985,210.57	985,210.57	985,210.57		1	0.00	1.34
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	1,484,180.75	1,484,180.75	1,484,180.75	1,484,180.75	N/A	1		2.02
Sub Total / Average 50 - TIF				0.014	1,484,180.75	1,484,180.75	1,484,180.75	1,484,180.75		1	0.00	2.02
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.014	1,516,247.43	1,516,247.43	1,516,247.43	1,516,247.43	N/A	1		2.07
Sub Total / Average 81 - Street Construction 2012 Issue				0.014	1,516,247.43	1,516,247.43	1,516,247.43	1,516,247.43		1	0.00	2.07
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.025	1,542,521.65	1,542,521.65	1,542,521.65	1,542,521.65	N/A	1		2.10
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.014	972,213.55	972,213.55	972,213.55	972,213.55	N/A	1		1.33
Sub Total / Average 86 - 2016 Streets Construction				0.021	2,514,735.20	2,514,735.20	2,514,735.20	2,514,735.20		1	0.00	3.43
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	0.025	25,966.15	25,966.15	25,966.15	25,966.15	N/A	1		0.04

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
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.014	3,436,275.34	3,436,275.34	3,436,275.34	3,436,275.34	N/A	1		4.69
Sub Total / Average 87 - 2017 Streets Construction				0.014	3,462,241.49	3,462,241.49	3,462,241.49	3,462,241.49		1	0.00	4.72
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	0.025	1,600,373.77	1,600,373.77	1,600,373.77	1,600,373.77	N/A	1		2.18
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.014	1,688,444.92	1,688,444.92	1,688,444.92	1,688,444.92	N/A	1		2.30
Sub Total / Average 873 - MEDC Construction				0.019	3,288,818.69	3,288,818.69	3,288,818.69	3,288,818.69		1	0.00	4.48
Total / Average				0.022	73,332,548.36	73,332,548.36	73,332,548.36	73,332,548.36		1	0.00	100



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Largest Texas Metros Lure Big-City, Coastal Migrants During Pandemic

By Wenli Li and Yichen Su

ABSTRACT: Almost two years since the pandemic began, high-frequency data show that migration to Texas has accelerated, as the state's four biggest metros experience an influx of migrants often from the nation's largest metropolitan areas. The emergence of working from home has lessened both workers' and some companies' reliance on physical offices, clearing the way for the new wave of mobility.

Texas has been a magnet, drawing people and firms from around the country over the past decade. Pull factors include plentiful job opportunities, an accommodative business environment and a relatively low cost of living.¹

Even with those attributes, when the COVID-19 pandemic struck, it was unclear how migration to the state would be affected.

Almost two years since the pandemic began, high-frequency data based on credit-bureau address changes show that migration to Texas sped up, increasing from already-high levels. The state received 174,000 migrants on net in the five quarters following the onset of the pandemic, up from 109,000 in the previous five quarters.²

On the Move

Chart 1A shows the estimated net inflow of interstate migrants from the start of the pandemic (first quarter 2020) to second quarter 2021 based on the Federal Reserve Bank of New York Consumer Credit Panel/Equifax data.³ The migration statistics are based on address changes reported to the credit bureau of adults with credit reports. (About 80 percent of adults have credit reports.)⁴

In contrast to Texas, states such as California and New York experienced population exodus during the pandemic, raising already-elevated out-migration to new highs. Of note, despite rapid in-migration, Texas remained the second-largest net recipient of migrants behind Florida.⁵ And since Texas has a large population, 13 states have higher *rates* of net in-migration than Texas.

Much of Texas' population gain comes from people exiting California

and New York (*Chart 1B*). Since before the pandemic, California has been by far the largest population feeder state for Texas. The number of Californians coming to Texas roughly doubled from 34,000 to 64,000 during the initial 18 months of the pandemic.

Net moves to Texas from New York and Illinois also increased—partly because of a large exodus from big metros such as New York and Chicago.

But Texas also suffered losses, sending more people than it received to a few states—notably, Oklahoma, Arkansas and Montana—though the numbers were small relative to the gains from California and New York.

Pandemic-Related Migration

Many factors led to the spike in migration to Texas during the pandemic.

At the onset, many workers were forced to shelter at home as telecommuting was quickly adopted and became commonplace. Thus, even as COVID-19 cases subsided, the widespread adoption of distance-work technology allowed many people to continue working remotely and avoid commuting to offices.

Workers no longer tied to an office considered relocating to more attractive and more affordable metros or states, different from where their employers were located.

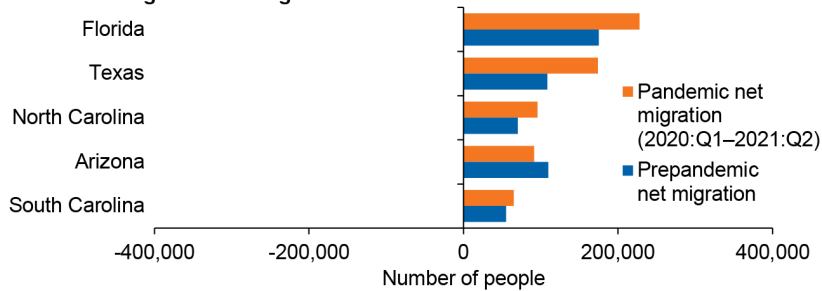
Cities such as New York, Los Angeles and San Francisco host a disproportionately high share of jobs that offer the option to work from home (finance, media, tech). These metros also have the highest cost of living among all of the nation's major cities.⁶ Sizable portions of their residents moved to other, more affordable metros as workers took advantage of newfound mobility.⁷

CHART 1

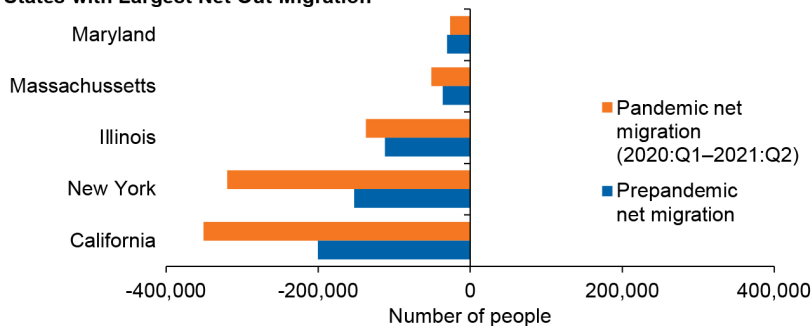
In-Migration to Florida, Texas Surges amid Exodus from California, New York

A. Net In-Migration

States with Largest Net In-Migration

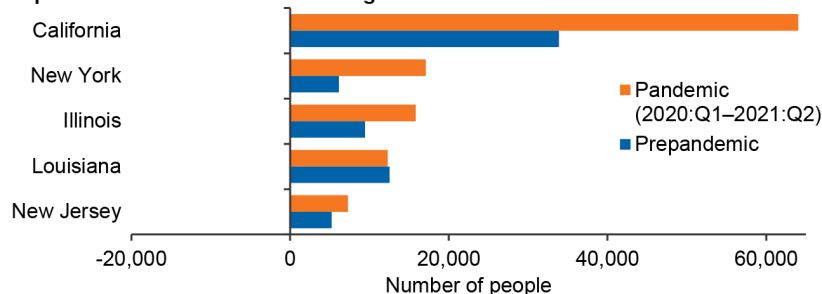


States with Largest Net Out-Migration

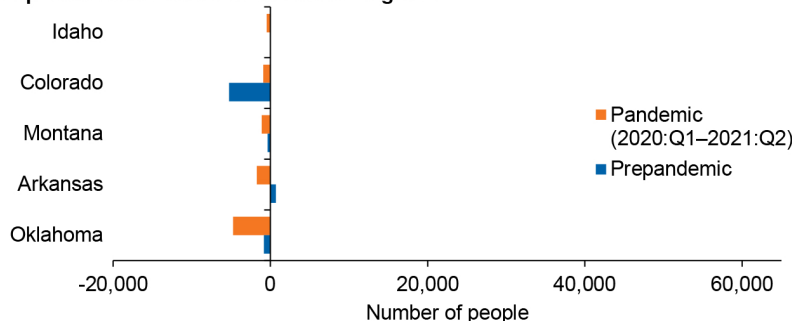


B. Net Migration to Texas

Top Source States of Inbound Immigrants



Top Destination States of Outbound Migrants



NOTES: Net migration is computed as the difference between the inflow and outflow of population. Prepandemic net migration is calculated as the average between first quarter 2018–second quarter 2019; second quarter 2018–third quarter 2019; third quarter 2018–fourth quarter 2019; and fourth quarter 2018–first quarter 2020. Population numbers are adjusted by dividing by 0.05*0.779 to reflect that the dataset is a 5 percent national representative sample and only collected for adult population (77.9 percent of the total population, according to the 2020 census).

SOURCE: Federal Reserve Bank of New York Consumer Credit Panel/Equifax.

Before the pandemic, many workers had no choice but to remain in the high-cost states because of the strong agglomeration of high-wage jobs there. For example, high-wage tech jobs are especially concentrated in California's Silicon Valley. Those working in the industry could not easily move away despite the extraordinarily high housing costs.⁸

Similar pockets of industry clusters exist elsewhere—in New York and Los Angeles—which tied workers to the cities of their employers. The option of remote work removed these constraints, unleashing a wave of migration. In addition, some firms also moved, bringing their workers with them. (Prepandemic research has shown that firm relocations are generally responsible for a small fraction of Texas job growth.)

As such individuals relocate, they bring their demand for local services with them to their new home cities and metros, stimulating business and creating jobs in the destination locations. In contrast, locations experiencing a large population exodus confront a rapid decrease in local demand for services, which leads to slower local job growth. The difference in local job opportunities encouraged many workers in the service sector with no option to work remotely to also join the wave of migrants.

Texas Metros' Migration Influx

Migration to Texas during the pandemic has been overwhelmingly to the four largest Texas metros (*Chart 2*).

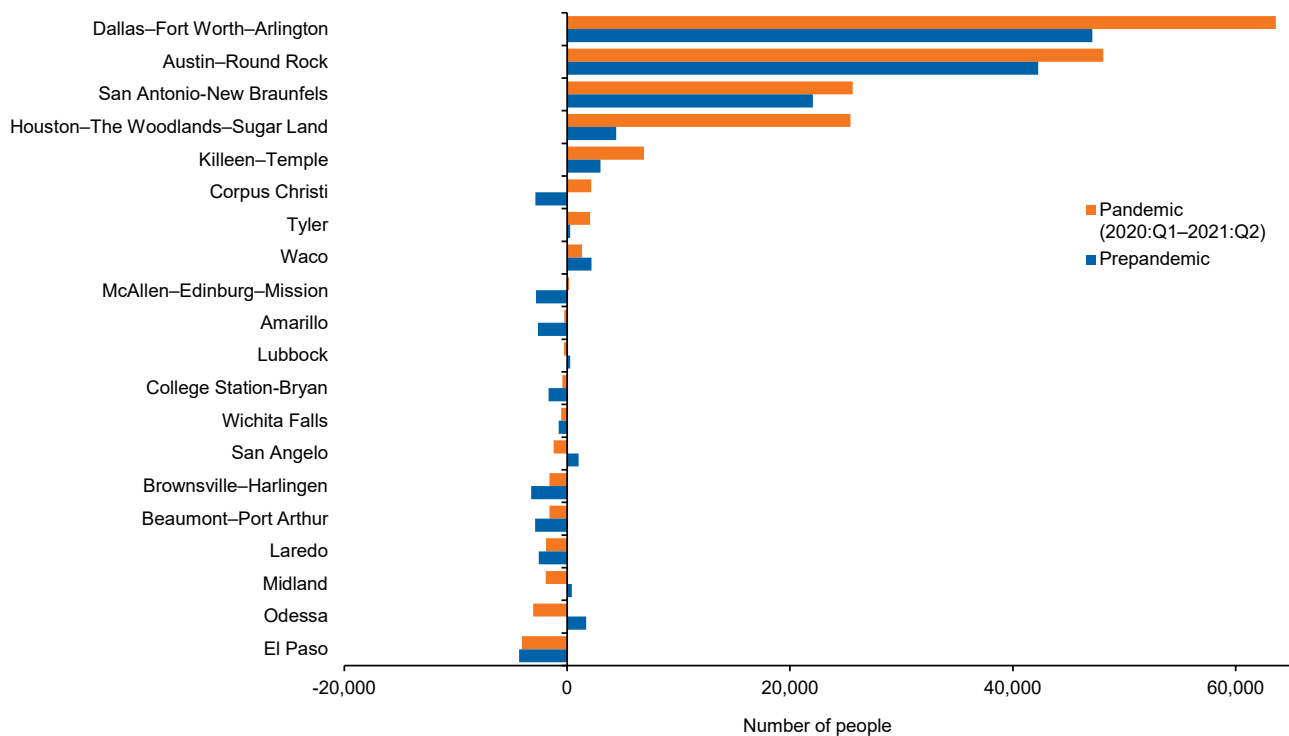
The Dallas–Fort Worth area led the state in the number of net in-migrants, followed by Austin, which topped the metros in a related metric, the migration rate—net in-migrants relative to population.

Migration toward smaller metros in Texas also increased. Before the pandemic, most smaller metros in Texas lost population on net. But during the pandemic, most of these metros either experienced a decrease in the net outflow of people or began gaining population.

Corpus Christi, for example, turned from a net outflow before the pandemic to a net inflow during it. Other metros

CHART 2

Four Largest Texas Metros Dominate as Migration Destinations



NOTES: Data shown are net in-migration (out-migration) figures for Texas metros. Residents living in micropolitan areas or rural areas are dropped due to the quality of the geocoding in the data.

SOURCE: Federal Reserve Bank of New York Consumer Credit Panel/Equifax.

such as Beaumont–Port Arthur, Brownsville–Harlingen and Laredo continued to experience a net outflow of population but at a much-reduced level.

The Midland–Odessa area is a notable exception. It began losing population after the pandemic began. The sudden spike in outward migration is likely due to the large job loss in the energy sector in 2020. Out-migration also continued in El Paso, where it has occurred for some time.

Coastal Cities' Relocation

Four major Texas metros gained population from the nation's largest non-Texas metropolitan areas during the pandemic, particularly high-cost locales such as New York, Los Angeles and San Francisco (*Chart 3*).

In particular, Dallas–Fort Worth and Austin saw the most robust inflow of people from the largest and most expen-

sive metros outside of Texas. Houston and San Antonio saw a smaller stream of net in-migration from these areas.

The inflows to Texas metros have brought considerable talent from those high-skilled labor markets on the coasts. Austin, for example, is a likely beneficiary of a large movement of talent, particularly in the high-tech sector. Net migration from the combined metro areas of San Francisco and San Jose (Silicon Valley) has been the biggest out-of-state contributor to Austin's in-migration, doubling since the start of the pandemic.

The growing talent pool in Texas may, in turn, become a magnet for relocating firms searching for local talent.

Notably, Texas metros are not the only destination for coastal migrants.⁹ The migration statistics indicate that smaller and lower-cost metros all over the nation have gained population at

the expense of these traditionally large, high-cost coastal metros.

Suburban Inflow

Population gains in the four major Texas metro areas with the largest inflows have occurred primarily in the suburbs (*Chart 4*).

In all four metros, the pandemic-era net migration rates skyrocketed in neighborhoods farther than 20 miles from downtown. In contrast, there was either modest growth or population loss in neighborhoods within five to 20 miles of downtown.¹⁰ This contrasts with the prepandemic growth patterns within the Texas metros, where the city centers were in demand, particularly among high-income and college-educated individuals.¹¹

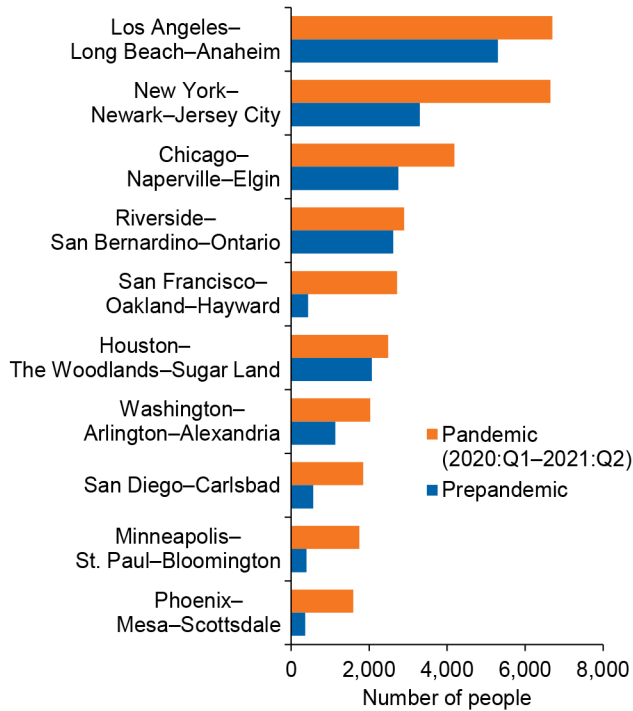
The important reason behind the suburbs' heightened popularity during the pandemic is the increased preva-

CHART 3

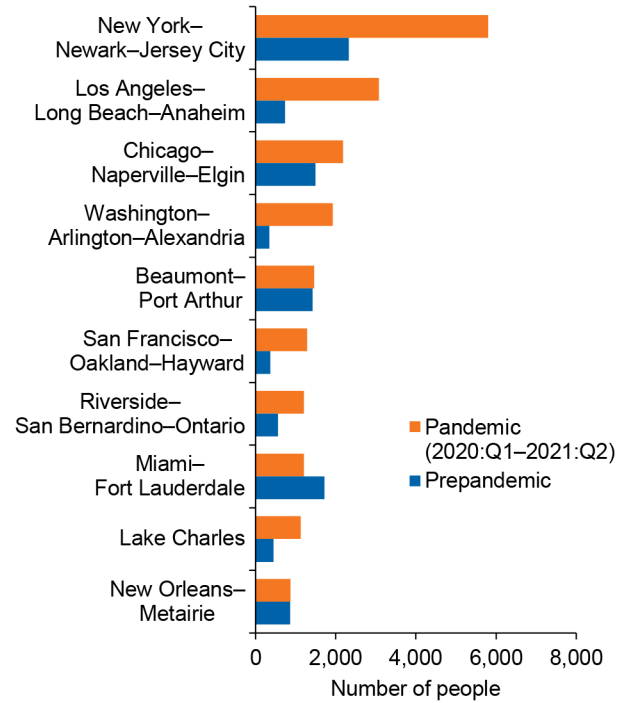
Major Texas Metros Attract People Exiting Large Coastal Metro Areas

Net Migration to Texas Metros and the Cities New Arrivals Left

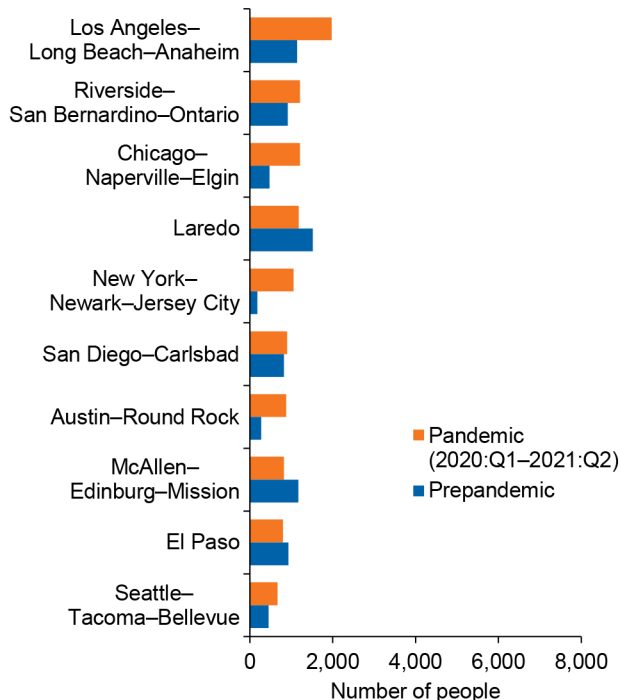
A. Dallas–Fort Worth



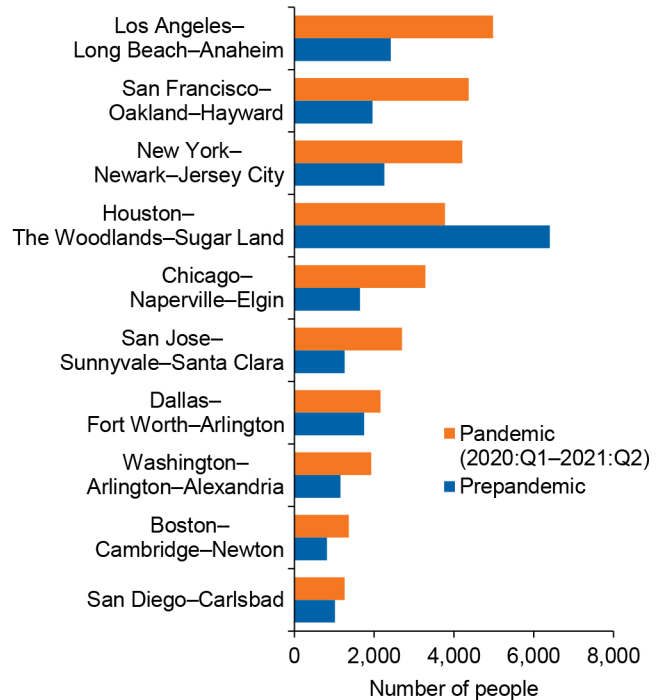
B. Houston



C. San Antonio



D. Austin



NOTE: Residents living in micropolitan areas or rural areas are dropped due to the quality of geocoding in the data.

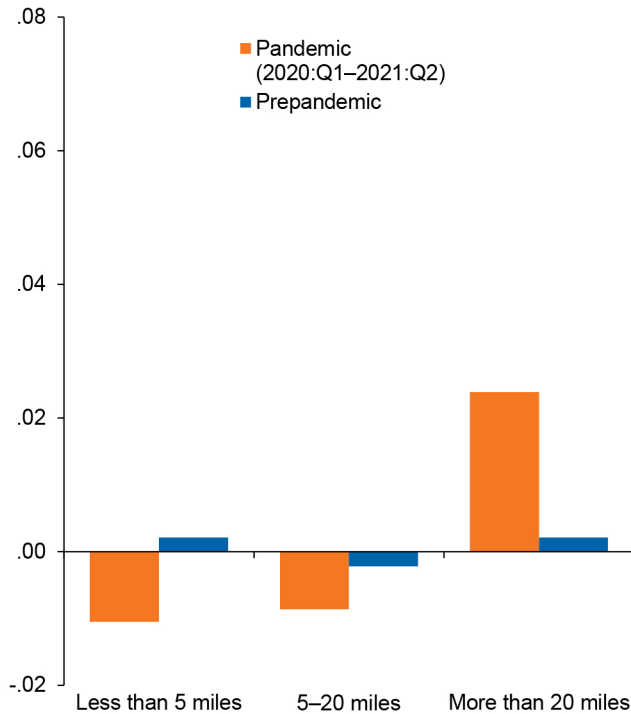
SOURCE: Federal Reserve Bank of New York Consumer Credit Panel/Equifax.

CHART 4

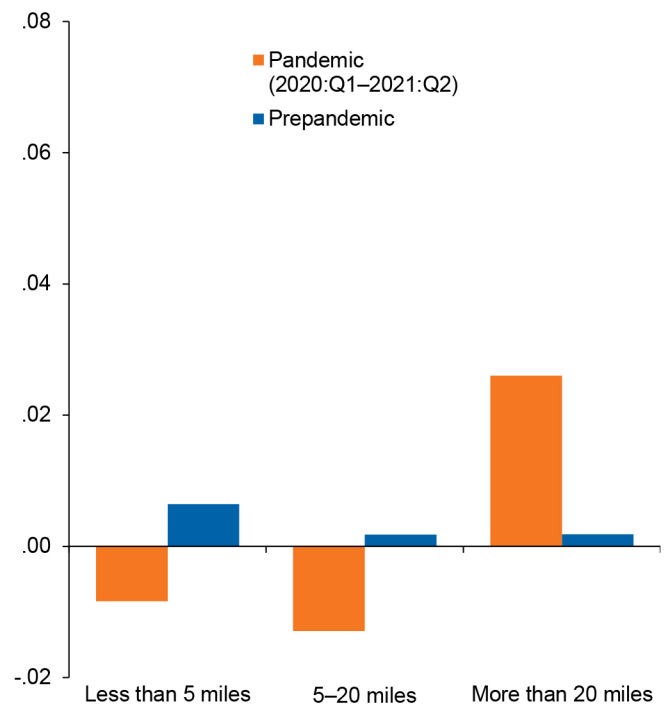
Suburbs Gained Population; City Centers Lost Residents

Net In-Migration Rate by Distance from Downtown

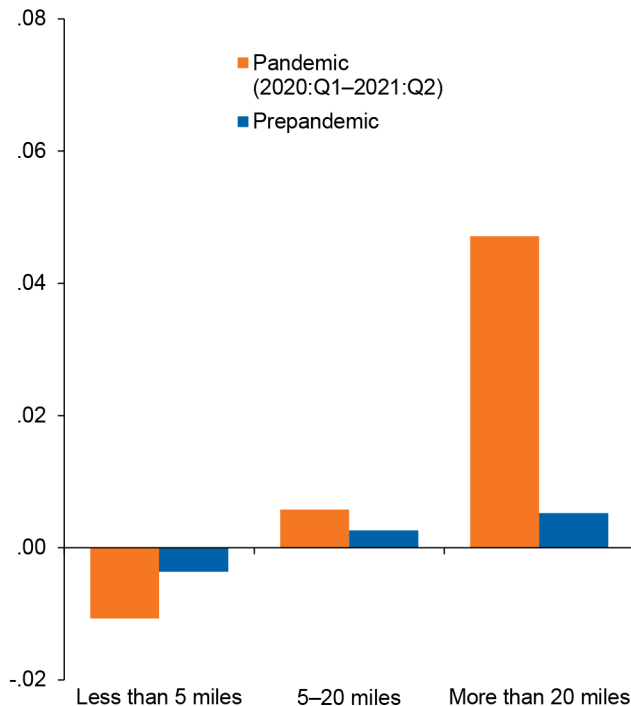
A. Dallas–Fort Worth



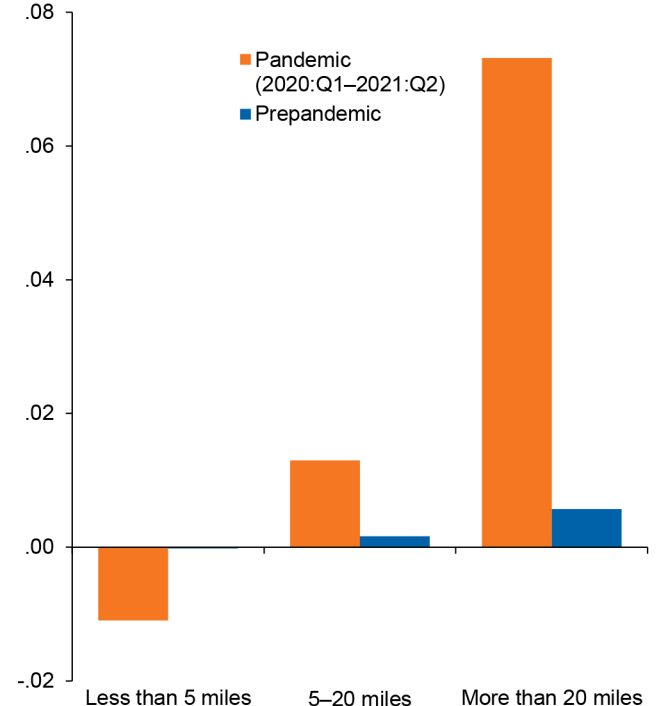
B. Houston



C. San Antonio



D. Austin



NOTES: In-migration rates are calculated at the census tract level. The values shown in the chart are average net in-migration rates averaged with census tract population (from the American Community Survey (ACS) 2013–17) as the weight. Net in-migration rates are calculated by dividing the net inflow by census tract by the census tract's population (from ACS 2013–17).

SOURCE: Federal Reserve Bank of New York Consumer Credit Panel/Equifax.

lence of the option to work remotely. As this arrangement becomes commonplace for office jobs, the reduced need to commute to job centers—city centers or office parks—allows people to relocate to more-remote neighborhoods, which provide cheaper, more-spacious living areas.

Migration Pains

The in-migration from the crowded coastal cities to Texas metros has brought additional workers and their talents, and firms and their investment, which have collectively fueled the state's sustained economic growth.

But with these gains comes some pain. The large inflow of people has likely contributed to rising apartment rents and home prices, especially at a time of shortages in construction materials and labor. Additionally, the rapid increase in migrants to Texas has added pressure on existing infrastructure such as roads and bridges, hospitals, utilities and educational resources.

Future Destination

Will the newly arrived transplants stay in Texas permanently? Will the current migration flow continue or reverse? The answers depend on a few factors.

One determinant of the future flow of population is the extent to which work will return to the physical office locations over the long run. Studies have shown that while a return to offices may start to pick up once the pandemic weakens, a large portion of the workforce may continue to telecommute or adapt to a hybrid model due to the widespread adoption of work-from-home technologies such as Zoom and Slack.¹²

This could imply that more people may continue to migrate to Texas and that a significant portion of the transplants who have moved here may stick around long term.

Another factor is whether Texas' cost advantage over states such as California and New York can be maintained as more people move in. Timely expansion of affordable housing could certainly help relieve those price pressures.

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Notes

¹ "Gone to Texas: Migration Vital to Growth in the Lone Star State," by Pia Orrenius, Alexander T. Abraham and Stephanie Gullo, Federal Reserve Bank of Dallas *Southwest Economy*, First Quarter, 2018; "Texas Top-Ranked State for Firm Relocations," by Anil Kumar and Alexander T. Abraham, Federal Reserve Bank of Dallas *Southwest Economy*, Fourth Quarter, 2018.

² The five-quarter prepandemic net migration is calculated as the average between: first quarter 2018–second quarter 2019; second quarter 2018–third quarter 2019; third quarter 2018–fourth quarter 2019; and fourth quarter 2018–first quarter 2020.

³ This panel is a nationally representative random anonymous sample of individuals drawn from the Equifax credit report data. The data report consumers' address changes over time as their billing addresses change. Based on the aggregated statistics of these changes of addresses, researchers can study how the direction of migration changes with fine geographic detail at a high frequency (quarterly).

⁴ See *Data Point: Credit Invisibles*, by Kenneth P. Brevoort, Philipp Grimm and Michelle Kambara, Consumer Financial Protection Bureau, Office of Research, May 2015.

⁵ Many Florida in-migrants are retirees, while migrants to Texas tend to be workers.

⁶ The migration patterns in the consumer credit panel show that metros with a higher share of workers with telework options saw a much-larger outflow of population. See also "How Many Jobs Can Be Done At Home?" by Jonathan I. Dingel and Brent Neiman, *Journal of Public Economics*, vol. 189, September 2020.

⁷ "The Geography of Remote Work," by Lukas Althoff, Fabian Eckert, Sharat Ganapati and Conor Walsh, National Bureau of Economic Research, working paper 29181, August 2021.

⁸ To look more into the spatial sorting and housing cost research, see "Real Wage Inequality," by Enrico Moretti, *American Economic Journal: Applied Economics* 2013, vol. 5, no. 1, pp. 65–103, and "The Determinants and Welfare Implications of U.S. Workers' Diverging Location Choices by Skill: 1980–2000," by Rebecca Diamond, *American Economic Review*, vol. 106, no. 3, pp. 479–524, March 2016.

⁹ The migration patterns seen in the consumer credit

panel indicate that less-populous metros have been gaining population, while the more populous metros have been losing population since the start of the pandemic. "Remote Workers Can Live Anywhere. These Cities (and Small Towns) Are Luring Them with Perks," by Jon Kamp, *Wall Street Journal*, Oct. 9, 2021.

¹⁰ The movement of population toward the suburbs is consistent with the evidence documented in "COVID-19 Fuels Sudden, Surging Demand for Suburban Housing," by Laila Assanie and Yichen Su, Federal Reserve Bank of Dallas *Southwest Economy*, Fourth Quarter, 2020. The authors show a significant outward shift in housing demand at the onset of the pandemic.

¹¹ "Gentrification Transforming Neighborhoods in Big Texas Cities," by Yichen Su, Federal Reserve Bank of Dallas *Southwest Economy*, Fourth Quarter, 2019.

¹² "Hybrid Is the Future of Work," by Nicholas Bloom, Policy Brief, Stanford Institute for Economic Policy Research, June 2021.

Texas Joblessness Persists Above U.S. Rate, Weighing on Black, Hispanic Workers

By Anil Kumar

ABSTRACT: Texas lost proportionately fewer jobs than the nation during the pandemic, yet the unemployment rate rose above the national rate—a gap that has persisted. Women and minorities were affected disproportionately at the outset. While the gender unemployment gap has largely dissipated, the gaps between white workers and both Black and Hispanic workers have persisted above pre-COVID-19 levels.

In April 2020, the U.S. unemployment rate surged to a postwar-record 14.7 percent, a side effect of the arrival of COVID-19 and the lockdowns and shelter-in-place orders accompanying it.

Joblessness began receding two months later as restrictions eased and mobility improved, though the pace of progress then slowed markedly. The pandemic's endurance and its economic impact were largely to blame (*Chart 1*). More than a year later, in September 2021, the U.S. unemployment rate was 4.8 percent—1.3 percentage points above the prepandemic rate in February 2020.

In Texas, the unemployment rate also declined but has remained persistently higher than in the U.S. at 5.6 percent in September. The COVID-19 impact was later to arrive in the state, where unemployment topped out at 12.9 percent and has exceeded the U.S. rate since August 2020.

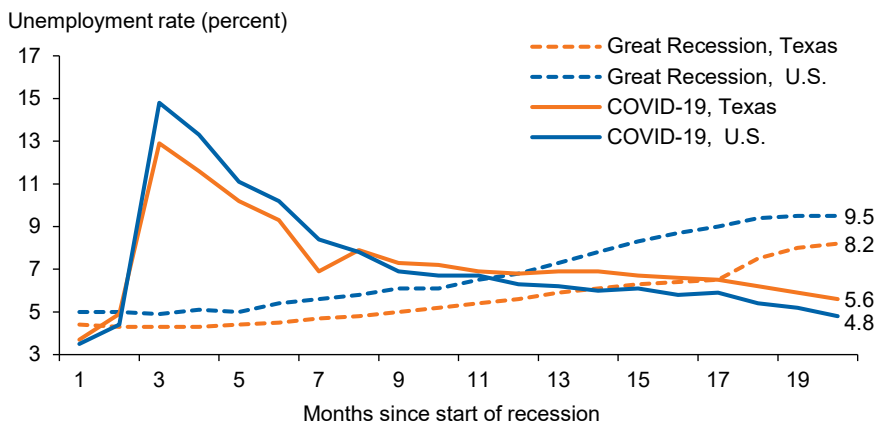
Underlying Texas' weaker performance are demographic-based

unemployment disparities, particularly affecting Black and Hispanic workers. The differences in Black and white unemployment rates and Hispanic and white rates remain well above pre-COVID-19 levels.

The Texas–U.S. unemployment rate differential during the COVID-19 downturn has followed a very different pattern than during the 2007–09 Great Recession, when Texas' rate remained well below that of the nation. Indeed, a strong Texas economy and typically higher job growth than the nation meant that the state's jobless rate consistently trailed the nation's until the 2015 oil bust.

The subsequent emergence during the pandemic of a persistent gap—Texas unemployment exceeding the U.S. rate—appears to suggest that COVID-19 has taken a greater toll on the state labor market. This runs counter to other data that point to a less-severe economic downturn in Texas. For example, payroll employment data indicate that

CHART 1 Unemployment Rate During COVID-19 Recession Surged More Quickly than in Great Recession



NOTES: The chart plots the unemployment rate in months after each recession. The Great Recession was December 2007–June 2009, while the COVID-19 recession was February 2020–April 2020.

SOURCES: Bureau of Labor Statistics, Current Population Survey; author's calculations

Texas proportionately lost fewer jobs in the pandemic than the nation overall. As of September 2021, Texas payroll employment was 1.7 percent below pre-COVID-19 employment, while the U.S. was 3.3 percent short.

A host of explanations could account for Texas' relatively higher unemployment rate—among them, the state's higher labor force participation rate, policies that encouraged Texans to go back to work sooner, and COVID-19-driven changes in the way the official jobless rate is calculated.

Seeking Work in Texas

A simple, albeit mechanical, reason for the elevated Texas unemployment rate could be that a greater proportion of people are looking for work. The state's labor force participation rate exceeded the nation's during the recovery from COVID-19, even though their employment-to-population ratios are similar (*Chart 2*).

The two measures affect the unemployment rate in opposite ways. More workers looking for jobs adds to unemployment, while a higher employment-to-population ratio reduces the ranks of the unemployed. Thus, the change in the unemployment rate roughly equals the change in the labor force participation rate less the change in the employment-to-population ratio.

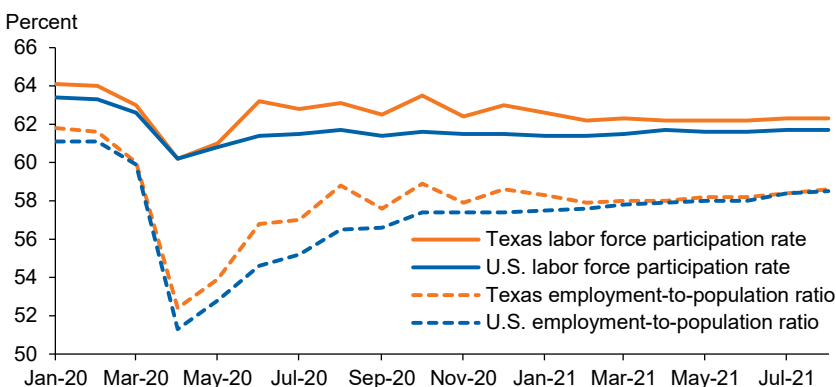
The higher labor force participation rate in Texas suggests that the state has a relatively larger pool of workers available to fill job openings, helping firms here to somewhat better navigate pandemic-era labor shortages than businesses nationally. Nonetheless, the labor force participation rate and employment-to-population ratio remain well below prepandemic levels, signaling that the labor market remains a long way from healing completely.

Additional Factors

Other factors may be contributing to the unemployment rate differential between Texas and the U.S. Business closures and social-distancing policies mandated by state and local governments differed widely across states. Earlier resumption of work search

CHART
2

Texas Labor Force Participation Exceeds U.S. Rate



NOTES: Data are through September 2021. The labor force participation rate is the number of people in the labor force as a percentage of the civilian noninstitutional population age 16 and older.

SOURCE: Bureau of Labor Statistics, Current Population Survey.

requirements to maintain eligibility for pandemic unemployment benefits in Texas may have kept more state residents in the labor force looking for jobs relative to states without such mandates.

While the initial surge in COVID-19 cases and deaths in Texas was less pronounced, per capita cases and deaths in Texas exceeded the national average by summer 2020, likely slowing improvement in the state unemployment rate. The persistence of the higher unemployment rate in Texas is puzzling because subsequent waves of COVID-19 similarly affected the state and nation.

There could be another technical explanation for some of the gap between Texas and the U.S. It could be an artifact of significant changes to the model-based estimation method for producing reliable state-level unemployment rates and to seasonal smoothing adjustments that the Bureau of Labor Statistics (BLS) implemented in response to sharp swings in labor force numbers after the initial COVID-19 outbreak. If such a measurement issue is the cause, some of the gap may disappear once annual revisions to civilian labor force estimates are made before the release of January 2022 data.

Notably, the unemployment rates calculated from household responses in Current Population Survey data and seasonally adjusted using a simpler

procedure reveal that, while the gap between Texas and the nation fluctuated after August 2020, it has not been nearly as persistent as the gap in the official BLS rate. In fact, these simpler calculations suggest that the unemployment rate in Texas has been lower than in the U.S. in recent months.

Demographic Differences

Demographic differences could also account for a portion of the gap. Texas exceeds the U.S. in the share of Hispanics, younger workers and those without a college degree. These groups were disproportionately affected by COVID-19.

Comparing changes in average unemployment rates in the months before COVID-19 (December 2019 to February 2020) to the period after the initial outbreak (March 2020 to September 2021), most demographic groups in Texas experienced a smaller jobless rise than their counterparts nationally (*Chart 3*).¹

However, larger unemployment increases among Black workers and those without a high school education in Texas stand out and suggest that the pandemic took a greater toll on the labor market prospects of some vulnerable groups.

On a positive note, the gender gap in the unemployment rate, which inched up nationally, actually contracted in Texas.

Evolving Gender Gap

More disaggregated data, however, suggest a broader gender gap in the initial phase of the pandemic and significant heterogeneity during subsequent phases of COVID-19.² The gender gap in Texas widened from 0.8 percentage points just before the pandemic (the female unemployment rate exceeded the male rate) to a whopping 1.4 percentage points in the first phase of COVID-19 (March to May 2020). At the national level, there was an even bigger increase, to 1.7 percentage points.

The gender gap in the state narrowed sharply in phase 2 of the pandemic (June 2020 to December 2020) and reversed in phase 3 (January 2021 to September 2021), with the female unemployment rate improving to an average rate of 5.7 percent so far in 2021—lower than the 6.3 percent rate for men in Texas.

Labor demand factors, such as differences between men and women in the occupations and industries in which they work, led to the sharp rise in the unemployment-rate gap in the initial phase of the pandemic, recent research on the impact of COVID-19 has shown.³

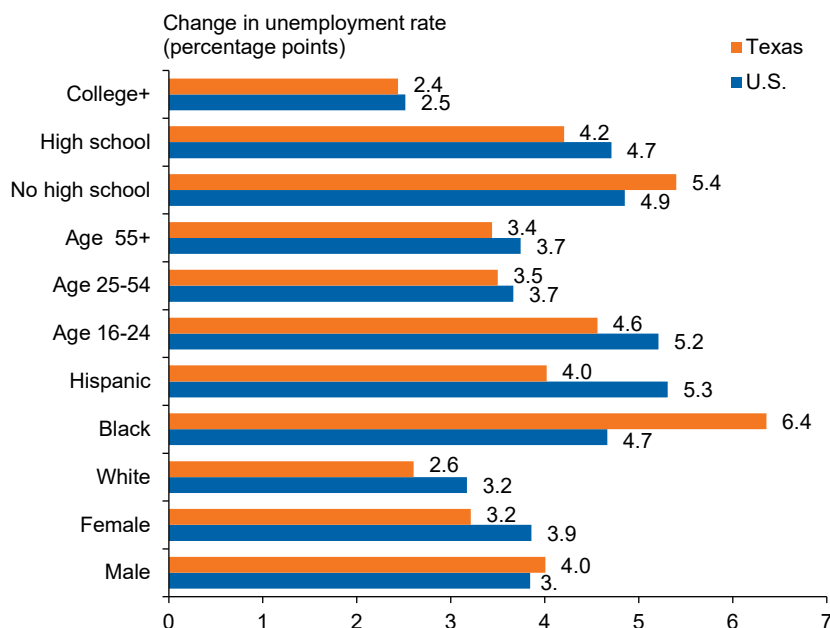
Texas' slightly smaller rise in the unemployment gender gap partly reflects that relatively more women work in industries such as professional and business services, and financial activities—among industries with the lowest unemployment rates immediately after the pandemic's onset.

Black–White Jobless Gap

Pandemic-era changes in the unemployment rate have been uneven across racial groups whose labor market prospects are known to be highly sensitive to economic downturns (*Chart 4*).

After widening during the Great Recession, the Black–white unemployment-rate gap had narrowed to 2.2 percentage points in Texas just before the arrival of COVID-19—somewhat lower than the 3.4 percentage points for the nation. But the gap in Texas nearly quadrupled to 8.4 percentage points, the unemployment rate breaching postwar records as the pandemic unfolded. Compared with Texas, the

CHART 3 Black Unemployment Rate Rises Especially Sharply in Texas After COVID-19 Onset



NOTES: The chart plots the change in the average unemployment rate between the pre-COVID-19 period (December 2019–February 2020) and COVID period (March 2020–August 2021). "White" includes non-Hispanic white workers only. "Black" includes all Black workers and Black Hispanic workers.

SOURCES: Census Bureau, Current Population Survey; author's calculations

increase in the gap for the nation was relatively modest.

The Black–white unemployment-rate gap in Texas is cyclically more sensitive than in the nation and has remained stubbornly elevated. It continues to exceed pre-COVID-19 levels even in later phases of the pandemic.

Hispanic Gap in Texas

The Hispanic–white unemployment gap is not as pronounced as that for Black workers in both Texas and the U.S.⁴ One reason is a larger prevalence of undocumented Hispanic immigrants who do not qualify for jobless benefits. Thus, generous unemployment benefits, which can damp job search efforts and contribute to higher unemployment, were less of a factor in pushing up the Hispanic unemployment rate.

During the initial phase of the pandemic, the Hispanic–white gap exceeded the Black–white gap nationally but not in Texas (*Chart 5*). The outsized impact for Hispanics nationally as the pandemic began is attributable to their greater employment concentration

relative to white workers in especially impacted industries and occupations.

In Texas, the Hispanic–white gap initially remained well below the national gap because relatively fewer Hispanics were employed in the hard-hit leisure and hospitality sector—10.9 percent in Texas versus 12.6 percent nationally. Hispanics also have a larger presence in the state's financial activities sector, which was among those with an especially low unemployment rate following COVID-19's onset.

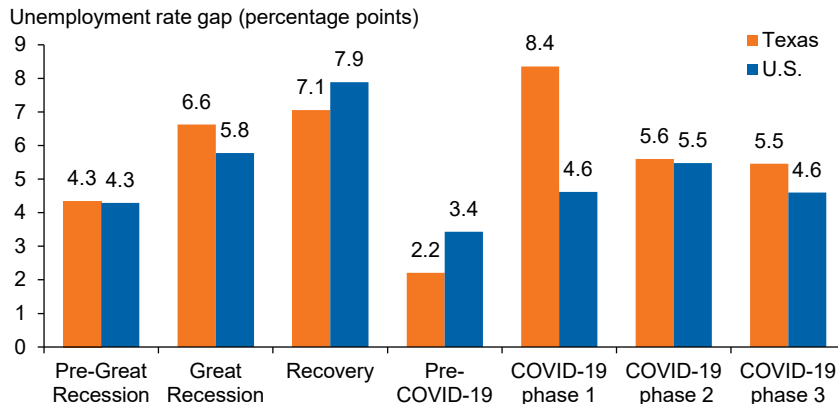
Persistent Inequities

Charts 4 and 5 show that, unlike the gender gap situation, racial differences in unemployment are more persistent. Each additional spell of joblessness affecting long-term labor market prospects feeds into more persistent wage and income gaps.

Racial minorities—in particular, those who are Black and Hispanic—generally face greater financial hardship relative to those who are white even during periods of relative economic prosperity. Just 14 percent of Black families and 10 percent of His-

CHART 4

Black–White Unemployment Rate Gap Widens More in Texas than U.S. at COVID-19 Onset

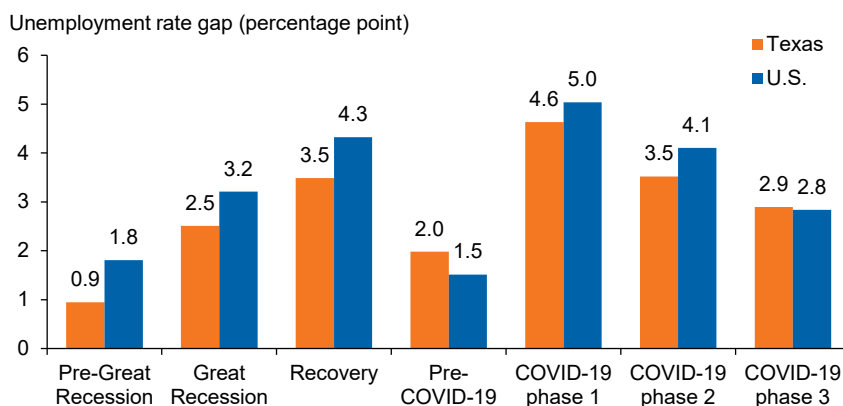


NOTES: The unemployment gap is calculated by subtracting the white unemployment rate from the Black unemployment rate. Pre-Great Recession refers to June 2007–November 2007. Great Recession refers to December 2007–June 2009. Recovery refers to July 2009–June 2012. Pre-COVID-19 refers to December 2019–February 2020. COVID-19 phase 1 refers to March 2020–May 2020. COVID-19 phase 2 refers to June 2020–December 2020. COVID-19 phase 3 refers to January 2021–September 2021.

SOURCES: Census Bureau, Current Population Survey; author's calculations.

CHART 5

Hispanic–White Unemployment Rate Gap Widens Less in Texas than in U.S. During COVID-19



NOTES: The unemployment gap is calculated by subtracting the white unemployment rate from the Hispanic unemployment rate. Pre-Great Recession refers to June 2007–November 2007. Great Recession refers to December 2007–June 2009. Recovery refers to July 2009–June 2012. Pre-COVID-19 refers to December 2019–February 2020. COVID-19 phase 1 refers to March 2020–May 2020. COVID-19 phase 2 refers to June 2020–December 2020. COVID-19 phase 3 refers to January 2021–September 2021.

SOURCES: Census Bureau, Current Population Survey; author's calculations.

panic families had enough liquid savings to cover six months of household expenses in case of a potential job loss, compared with 36 percent of white families, according to a recent study based on 2016 data from the Survey of Consumer Finances.⁵

Such stark differences in liquid savings have long existed alongside a persistent wealth gap between white and Black/Hispanic households. Median household wealth was \$24,100 for Black families and \$36,200 for Hispanic

families in 2019, significantly less than the \$188,200 for white families, according to a Federal Reserve Board report.⁶

Higher rates of joblessness for minorities during economic downturns can compound such financial disparities. A renewed public policy focus to reduce the unemployment-rate gap could be beneficial because most of the economic and fiscal stimulus programs that supported vulnerable Americans during the COVID-19 economic crisis have ended even as Black and Hispanic

households still face considerable financial challenges absent rapidly improving labor market prospects.

What's Behind the Gap?

The occupational distribution of employment for Black and Hispanic workers is the most important factor affecting racial disparity in pandemic unemployment rates in the U.S. and Texas.⁷ There's a greater prevalence of Black and Hispanic workers in low-skill jobs, typically the most vulnerable positions.

At the same time, minorities had more limited access to remote-compatible jobs and worse health outcomes from COVID-19. Even after accounting for these factors, a substantial part of the Black-white and Hispanic-white wage gap remains unexplained. Discrimination may also play a role.

A larger increase in the Black-white unemployment-rate gap due to COVID-19 in Texas is difficult to reconcile with differences in industry/occupational distribution or educational attainment of Black workers in Texas vis-à-vis the U.S. In Texas, Black workers are less likely to be employed in industries hard hit by COVID-19's impact and have higher educational attainment than in other states on average.

For example, a relatively smaller share of Black workers in Texas were employed in the three major sectors with the highest COVID-19-related unemployment rates—leisure and hospitality, other services, and wholesale and retail trade.

Other employment characteristics—notably, fewer Black workers in essential services or remote-compatible jobs and a greater number in high-contact industries in Texas—could explain the sharper rise in unemployment rates, though state-level data on these job attributes by demographic segment are scarce.

There are, however, signs that the Black-white unemployment-rate gap in Texas has narrowed considerably. In the most recent three months ended in September, the gap was smaller in the state than in the U.S.—an indicator of improvement amid ongoing job growth here.

(Continued on the back page)

A Conversation with Tyson Tuttle

Semiconductors Key to Global Growth; Geographic Supply Risks Loom

After nearly 25 years with Silicon Labs in Austin, Tyson Tuttle will retire at year-end 2021. He began his career as a chip designer, advancing through engineering and management positions to eventually lead the global semiconductor company. He shares his insights on current issues in the industry and the challenges and opportunities that lie ahead.

Q. To begin, what are semiconductors, and why are they so important?

Semiconductors are the heart of every electronic device and are critical components in the global economy. The U.S. has been a leader in the semiconductor industry ever since semiconductors were invented here, with Texas Instruments playing a key role. Semiconductors are the fourth-largest U.S. export, and this year, output in the industry will exceed \$500 billion.

Moore's Law states that every two years producers can fit twice as many devices on a semiconductor chip. Essentially, this has played out ever since 1965. Today, producers can get a million times more devices on a semiconductor chip than in 1986. This has been driving computing power. Every year, however, this dramatic improvement gets more difficult to achieve, and some in the industry are questioning how long it can last.

Whether it's cars, industrial machines, computers, mobile phones, data centers, computer networks or appliances, the internet of things is connecting just about everything in our lives and economy, making devices smarter and more useful. For at least the past several decades, this [transformation] has been spreading across the world and driving a global transformation of the economy and improving lives and productivity.

Q. There have been notable shortages of products that rely on semiconductors in the past year. What happened, and when will shortages likely ease?

Coming into the pandemic, semiconductor capacity was nearly full. Once the pandemic hit, there was increased need for automation and connectivity, which led to a surge in demand for things like personal computers, mobile devices and data centers. The pandemic basically accelerated the demand for semiconductors by two to five years.

The February deep freeze in Texas also played a role in the shortage, as four large semiconductor plants in the state shut down, causing about two to three months of lost production and resulting in more than \$100 billion in lost gross domestic product globally. This downtime impacted many industries, but it hit the U.S. automotive industry particularly hard. Currently, the semiconductor industry is only able to ship about two-thirds of demand, and this shortage will likely persist until we get more capacity built.

It takes about 18 months to expand a semiconductor factory and more than three years—at a cost of early \$20 billion—to build an advanced semiconductor factory. It will be the end of 2022 before we see a significant increase in semiconductor manufacturing capac-

ity. Due to the large capital expenditures needed and a slowing of Moore's Law, semiconductor prices, which typically fall 5 to 7 percent a year, are increasing 20 to 30 percent. Given the amount of products that use semiconductors, the rise in semiconductor prices is a concern for overall inflation over the next year or so.

Q. You have been with Silicon Labs since 1997. How has the industry changed, and where is it headed?

Overall, we are in an era where semiconductors are becoming more and more important. They are becoming an ever-increasing share of the economy and a larger portion of the content of many products. If you look at how things have changed, there are a couple of key trends: consolidation—moving production from components to systems—and vertical integration.

As the industry has matured and mergers and acquisitions have occurred, there are half as many public companies as there were 10 years ago. Also, a lot of companies in the '60s, '70s and '80s divested their semiconductor businesses, including Motorola (Freescale), AT&T (Agere, Broadcom), Philips (NXP) and Siemens (Infineon).

Now, we are seeing more large companies producing their own semiconductors. For example, Apple, Google, Facebook, Amazon and Tesla are producing their own semiconductors where they control the whole system, including the software and hardware. This is leading to a lot of system-level integration and innovation, focusing on how the entire product is built versus just individual components.

Q. When you think about the industry and its challenges, what tends to worry you the most? What gives you the most hope?

The biggest challenge is related to geopolitics—in particular, how it relates to China. The question is, are we going to separate our industry supply chains and standards from China? Our industry has worked hard on global standards so that components work with each other and



► *Technology increases the access to and lowers the cost of information and brings opportunity to the masses—not just the wealthy. Technology can bring a lot of people out of poverty.*

parts are interchangeable across a global environment. If we separate Chinese production and there is bifurcation of components, depending upon where the product is built, it will be a big challenge.

Another issue is the concentration of manufacturing in Taiwan. Taiwan has about 50 percent of the world foundry capacity and 90 percent of the most-advanced processing technology. The weakest link in the global supply chain is a few semiconductor factories in Taiwan.

If you think about the Cold War, it was nuclear missiles that were our mutually assured destruction; today, it is the semiconductor manufacturing base in Taiwan. If we lose access to Taiwan or China loses access to Taiwan, it could lead to a global depression where the production of homes, autos, computers and other products containing electronics would be dramatically reduced. It would make the current semiconductor shortage pale by comparison. We need to work with China in a judicious and constructive way; the global economy is at stake.

Cybersecurity is also a big concern as everything becomes interconnected. There are bad actors out there seeking to profit from hacking into communication and data systems. There are currently a lot of efforts to track these hackers and mitigate the risk, but it is something that everyone needs to be cognizant of. We need to have more regulation and policy to safeguard our systems and data.

In terms of hope, I am an optimist at heart. Technology and semiconductors have greatly improved our lives and enabled huge productivity gains. In the future, technology will play an even larger role in our economy and will continue to improve human enlightenment.

Technology increases the access to and lowers the cost of information and brings opportunity to the masses—not just the wealthy. Technology can bring a lot of people out of poverty. We should continue to strive as a society to make sure that the benefits are well-distributed across income groups and other demographics.

The disruption of the economy is happening at a faster pace, and so we need to think about lifelong education, and how do we educate the workforce of the future? The increase in job churn over the current generation of workers will increase further and, thus, we must focus on education and making sure a high-quality education is available to all.

Q. Silicon Labs is among a host of technology companies that began in Austin. Why have so many high-tech companies started in or moved to Austin?

We just lost one of the pioneers of the high-tech industry in Austin; [Texas power broker and attorney] Pike Powers just passed away. He brought many high-tech companies to this area including Tracor, IBM and Motorola. A lot of companies that have come to Austin were attracted by the quality of life and the talent the University of Texas, Texas A&M and other universities in the region produce. The reasonable taxation, cost of living and regulatory environment in Texas have also played an important role in attracting firms and workers.

The region has a strong entrepreneurial and start-up culture along with a thriving venture capital industry that helped create companies like National Instruments and Dell. The number of

high-tech companies has grown dramatically with companies like Silicon Labs, AMD, Oracle and Tesla, and major outposts from Silicon Valley.

Q. What challenges does Austin face to keep attracting high-tech companies?

We face challenges in many areas including affordability, infrastructure, workforce issues and keeping Austin and Texas as attractive places to do business. Going forward, as population density and housing prices increase further, we will face greater challenges retaining our attractiveness. We must work hard to be a place where individuals and firms want to be.

Fundamentally, if the cost of living is too high and people can't get around, the growth will go somewhere else. While we have a transportation system that has worked up until now, we need to look at areas across the world for how to make the economy of the future work. If we build and improve the infrastructure and provide policies that ensure a certain amount of affordable housing, Austin's population could double in size in the next 25 years. It's going to be a challenge, but Austinites are proud, smart and determined to make sure we remain one of the greatest cities on the planet.

Natural Gas Demand Recovers, Lifts Prices

By Jesse Thompson

Global demand for U.S. natural gas has risen as many pandemic-induced limits on economic activity have been lifted, but domestic production has only slowly recovered.

Inventories of natural gas have fallen, while exports have risen. With domestic consumption and exports at or near record highs and capital spending by oil producers anemic, U.S. natural gas prices climbed to \$5.52 per million British thermal units (MMBtu) in October, the highest sustained price level since 2010. Despite subsequent price weakening, U.S. consumers could face increased heating costs should winter temperatures plummet and inventories remain tight.

Production Recovers Slowly

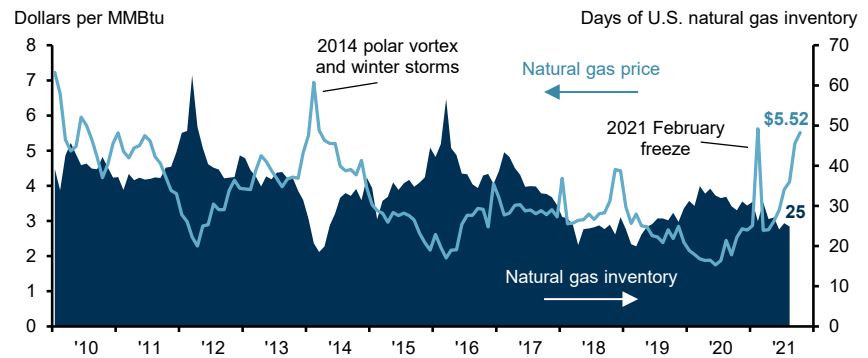
The global pandemic initially decimated oil demand, sending inventories sharply higher.¹ Energy prices subsequently collapsed, and U.S. oil and related gas production followed suit. Since the onset of the pandemic in February 2020, production expenditures have only slowly recovered. U.S. associated gas (natural gas co-produced with oil) remained 1.6 billion cubic feet per day (bcf/d) below prepandemic levels in September 2021, while crude oil production was down 2 million barrels per day (mb/d).

The pandemic only lightly damped U.S. natural gas consumption. Stay-at-home orders and limits on businesses shifted utility and heating demand from commercial users to residential customers. International demand, however, was not as resilient. Liquefied natural gas (LNG) exports fell 60 percent from March to July 2020 and did not recover until November 2020. Since then, demand for LNG has soared as European and Asian markets have struggled with tight energy markets.

A cold winter—punctuated by Texas' February deep freeze and power outage—slowed natural gas production while simultaneously spiking demand. Heat spells in the western U.S. were fol-

CHART 1

Real Natural Gas Price Jumps; U.S. Inventories Shrink, Demand Rises



NOTES: MMBtu is an abbreviation for million British thermal units, a measure of natural gas. Henry Hub natural gas price is adjusted to October 2021 prices using the Consumer Price Index. Days of inventory is total U.S. working gas inventories divided by daily domestic consumption and exports, seasonally adjusted. Numbers in parentheses are September inventories and October prices.

SOURCES: Energy Information Administration; Bureau of Labor Statistics.

lowed by hurricane-related disruptions to offshore gas production in August. Seasonally adjusted natural gas inventories declined, pushing prices higher.

The shale boom transformed the U.S. into a low-cost natural gas producer in the late 2000s, increasing the export market. Real (inflation-adjusted) U.S. natural gas prices fell from an average of \$7.84 per MMBtu in the late 2000s to \$3.77 per MMBtu in the 2010s. Prices in 2019 averaged just \$2.55. Natural gas production from oil shale basins alone accounted for 35 percent of total U.S. gas supply (Chart 1).

Exports are commonly tied to long-term supply contracts—the volume of gas moved doesn't fluctuate much with the price.² Pipeline and LNG exports made up more than 18 percent of total U.S. production (18.5 bcf/d) in 2021, up from 5 percent in 2010. New capacity and increased pipeline flows will likely raise that to 22.4 bcf/d by December 2022. To meet further domestic and export demand growth over the next several months, oil production (and the natural gas that comes with it) will likely need to rise.

Pipeline constraints will limit further production growth in the northeast-

ern U.S. In contrast, gas pipelines are expanding to the Gulf Coast from oil-producing regions like the Permian Basin and gas-rich basins such as the Haynesville in East Texas and northern Louisiana.

Still, expenditures for new output remain limited among oil and gas producers recovering from losses incurred in recent years. The producers may be reticent to invest given their focus on investor returns, pending methane regulations to curb greenhouse gas emissions and other regulatory challenges.

The Energy Information Administration recently projected the U.S. would add nearly 4 bcf/d of gas production by fourth quarter 2022—half of that dedicated to export. The increase would provide some relief. Nonetheless, prices could remain elevated absent more moderate weather during 2022.

Notes

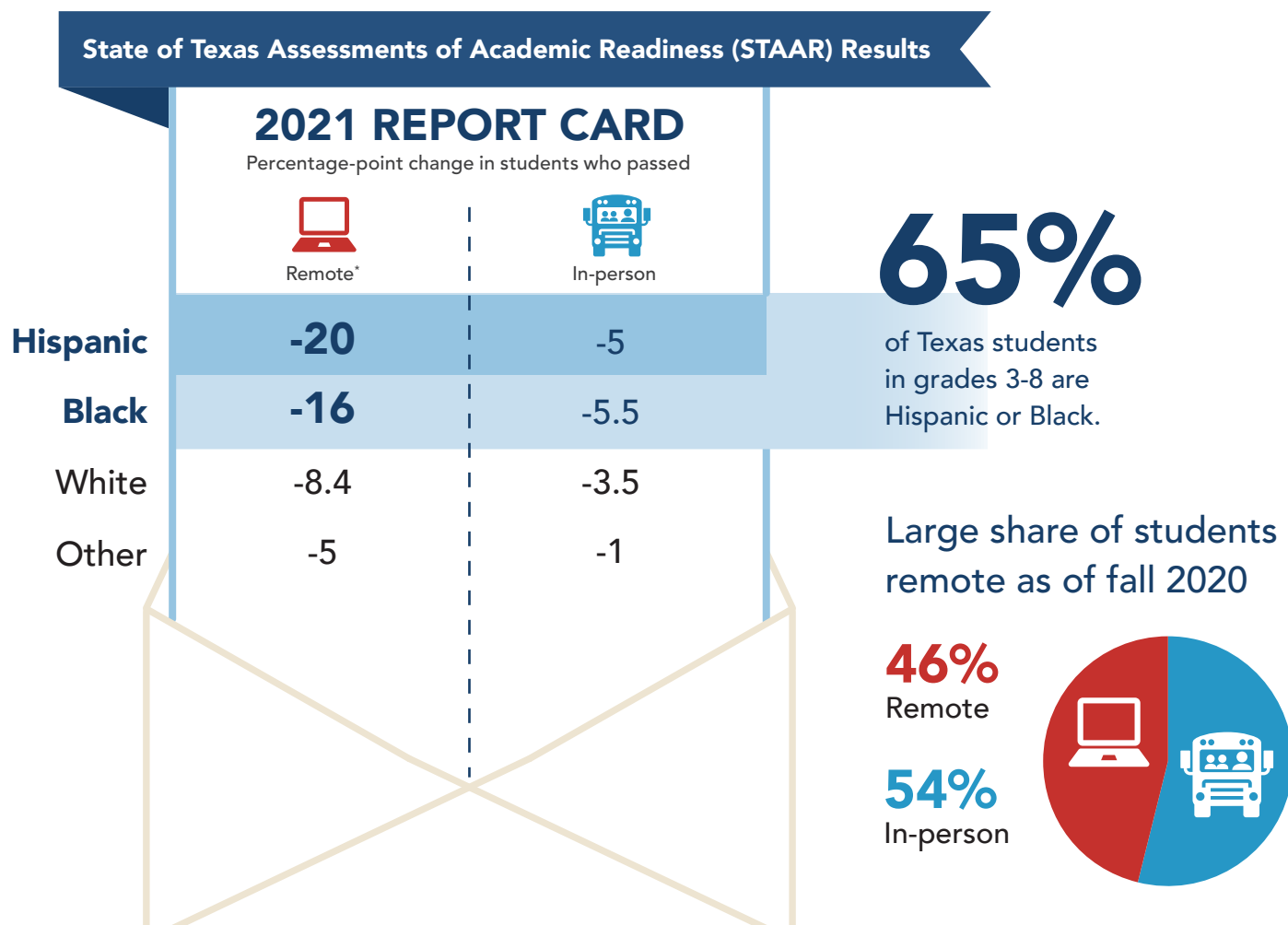
¹ "COVID-19 Tanks U.S. Fuel Consumption, Prices," by Olu Eseyin and Jesse Thompson, Federal Reserve Bank of Dallas *Southwest Economy*, Second Quarter, 2020.

² "LNG Markets Unleashed: How Texas Stands to Benefit," by Darcy Taj and Kunal Patel, Federal Reserve Bank of Dallas *Southwest Economy*, Third Quarter, 2017.

Pandemic, Remote Learning Undo STAAR Test Gains; Texas Student Scores Slide

Design: Justin Chavira, Olumide Eseyin; Content: Christopher Slijk, James Lee

Hispanic and Black students' scores on the 2021 exam fell more than those of white students and reversed previous years' gains.



Factors affecting remote learners include:

- Reduced control over learning environment
- Inadequate technology/infrastructure



The decline in academic achievement due to the pandemic could affect the future of the Texas workforce and widen racial and ethnic inequality if losses are not quickly reversed.

*Remote (in-person) refers to students in school districts with less than 25% (more than 75%) of students on campus as of October 2020.

NOTES: STAAR scores are not available for 2019-20 school year due to the COVID-19 pandemic. The 2021 report card shows percentage-point change in students receiving an "approaches grade level" score or better as compared with 2019.

SOURCES: Texas Education Agency; "Pandemic Schooling Mode and Student Test Scores: Evidence from U.S. States," Clare Halloran, Rebecca Jack, James C. Okun and Emily Oster, National Bureau of Economic Research, Working Paper no. 29497, November 2021.

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Texas Joblessness Persists Above U.S. Rate, Weighing on Black, Hispanic Workers

(Continued from page 11)

Kumar is an economic policy advisor and senior economist in the Research Department at the Federal Reserve Bank of Dallas.

Notes

¹ The gap between Texas and the U.S. in the pre- versus post-COVID-19 average unemployment rates calculated directly from Current Population Survey data differs from the gap in averages based on the official unemployment rate.

² To avoid month-to-month volatility in the Texas unemployment rate for different demographic groups, the rates are averaged over multiple months.

³ "Effects of the COVID-19 Recession on the U.S.

Labor Market: Occupation, Family, and Gender," by Stefania Albanesi and Jiyeon Kim, *Journal of Economic Perspectives*, vol. 35, no. 3, 2021, pp. 3–24.

⁴ "How Foreign- and U.S.-Born Latinos Fare during Recessions and Recoveries," by Pia Orrenius and Madeline Zavodny, *The Annals of the American Academy of Political and Social Science*, vol. 695, no. 1, 2021, pp. 192–206, <https://doi.org/10.1177/2F00027162211028827>.

⁵ "Disparities in Wealth by Race and Ethnicity in the 2019 Survey of Consumer Finances," by Neil Bhutta et al., *FEDS Notes*, Sept. 28, 2020, www.federalreserve.gov/econres/notes/feds-notes/disparities-in-wealth-by-race-and-ethnicity-in-the-2019-survey-of-consumer-finances-20200928.htm.

⁶ "Changes in U.S. Family Finances from 2016 to 2019: Evidence from the Survey of Consumer Finances," by Neil Bhutta et al., *Federal Reserve Bulletin*, vol. 106, no. 5, www.federalreserve.gov/publications/files/scf20.pdf.

⁷ "Early Evidence of the Impacts of COVID-19 on Minority Unemployment," by Kenneth A. Couch, Robert W. Fairlie and Huanan Xu, *Journal of Public Economics*, vol. 192, no. 104287, 2020.



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