

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 ten months ending July 31, 2022 of the fiscal year ending September 30, 2022.

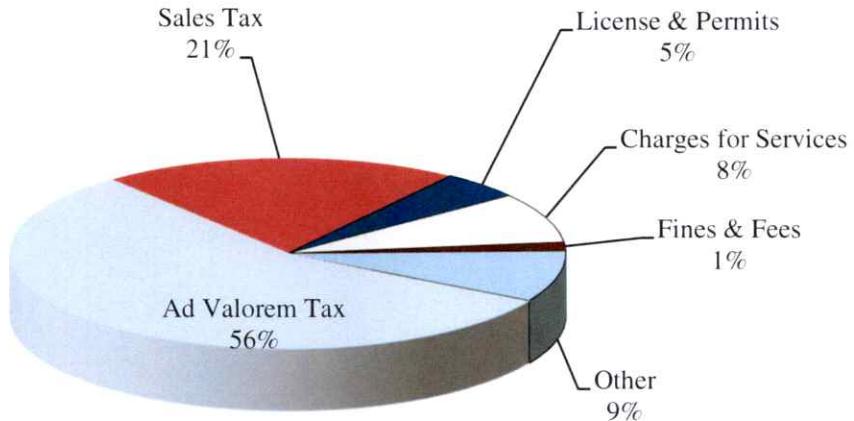
Significant Financial Activity through the Period

- Capital Improvements –
 - Equipment replaced, \$2,781,427
 - Streets, \$2,264,647
 - Fire Station #5 (including land), \$5,863,580, current year - \$78,024
 - Man House renovation, \$1,447,596, current year - \$4,679
 - Police Station, \$1,578,523, current year - \$988,750
 - Library Expansion, \$1,995,035, current year \$1,842,065
 - Tactical Training Facility, \$3,638,442, current year \$3,493,035
- Financing –
 - Affirmed General Fund bond rating with all 3 ratings agencies.

General Fund Financial Activity

Overall general fund revenue collected as of July 31, 2022 is 94.33% of anticipated collections. Expenditures as of July 31, 2022 are in line with budgeted expectations or 78.98% of the expected expenditures have been spent as of July 31, 2022. As of July 31, 2022 the City's current net assets are at estimated results.

General Fund Revenues
Allocation of Receipts as of July 31, 2022

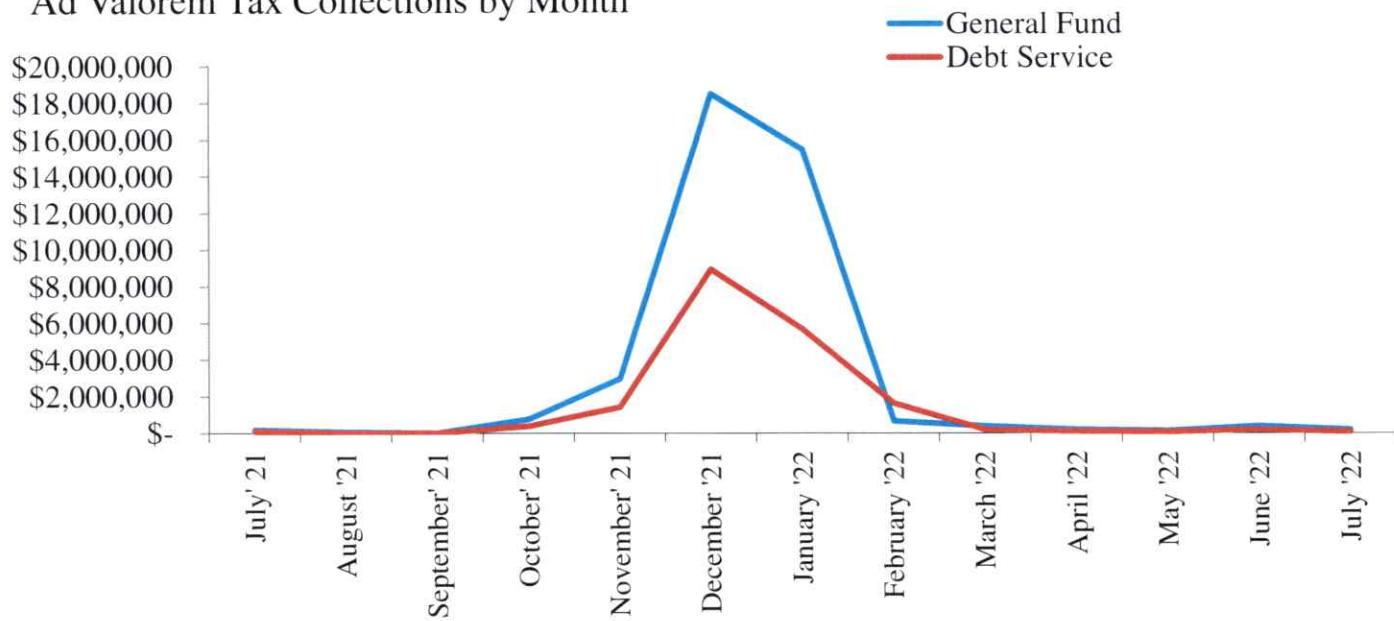


Property Tax Collections

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 July 31, 2022 are \$39,004,628. Last year's collections were \$38,074,177 for the same period, a 2.44% increase over the prior year..

As of July 31, 2022, actual debt service property tax collections were \$18,703,522. For the same period last year, property tax collections were \$17,862,154 an increase of 4.71%.

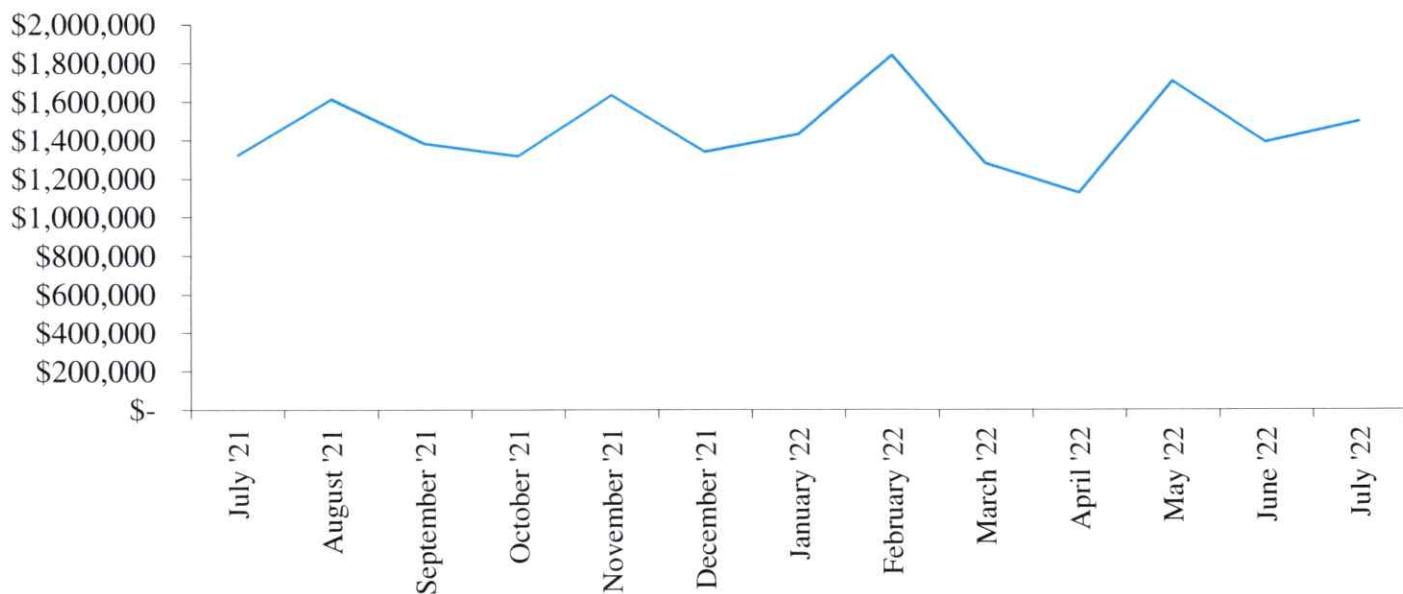
Ad Valorem Tax Collections by Month



Sales Tax

Sales tax per capita is \$200 as budgeted. Sales Tax collections for the period July 1, 2022 through July 31, 2022, total \$1,502,924 as compared to \$1,321,551 for the same period last year. This is an increase of 13.72% over the same period as last year.

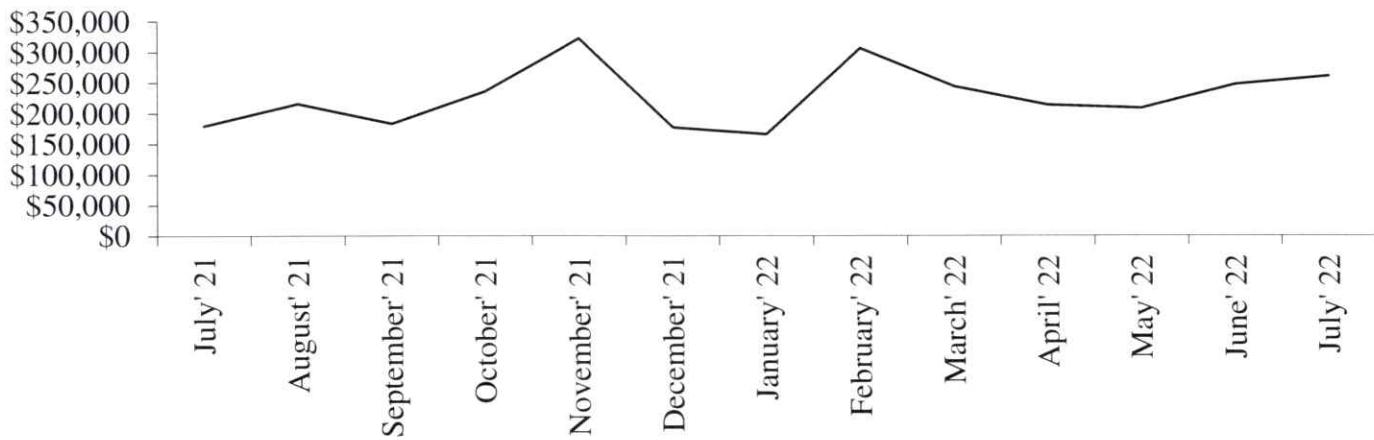
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building permits revenues in July 2022 compared to July 2021 are \$259,422 and \$179,367 respectively, representing an increase of \$80,055 or 44.63% more than the same period last year. Building activity for the year is more than budgeted estimates.

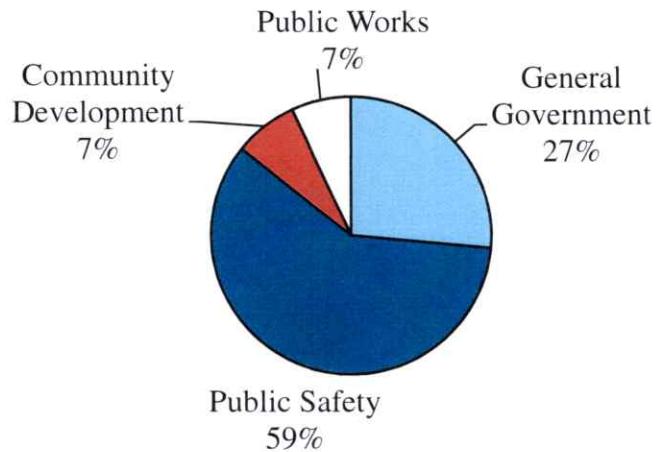
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$57,766,672 of its expected expenditures of \$73,140,492 or 78.98% 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 July 31, 2022.

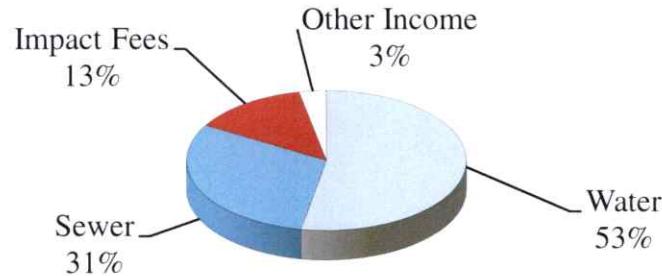
Actual Expenses



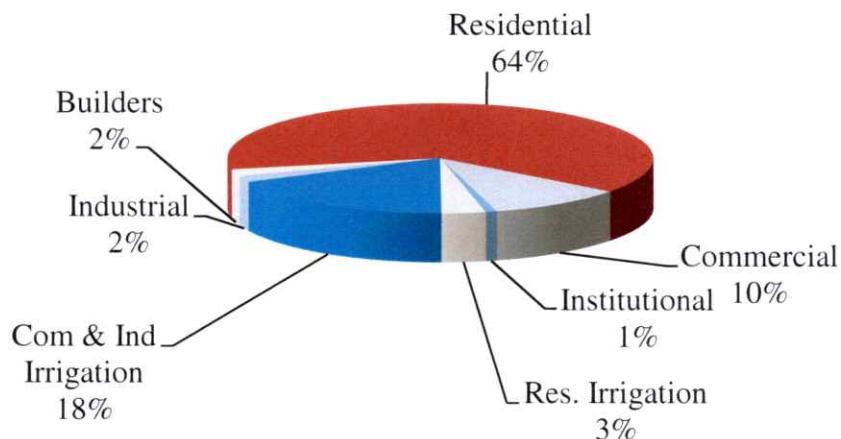
Water & Sewer Financial Activity

Currently the Fund has collected 103.89% of its Budgeted Revenue to date or \$39,586,328 of \$38,104,975 in Budgeted Revenue.

Revenues



Average Consumption Per Account



The Department's expenses are at anticipated levels to date. The overall expenditure activity of the fund (excluding depreciation) indicates 82.43% 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 July 31, 2022.

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SCHEDULE OF INVESTMENTS

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
July 31, 2022 and 2021 (Unaudited)

General Fund	Fiscal 2022	Fiscal 2021
ASSETS		
Cash and Investments	\$ 36,580,334	\$ 30,560,464
Receivables:		
Current Year Taxes	495,733	396,426
Delinquent Taxes (Net of Allowance of \$638,605)	-	-
Accounts (Net of Allowance of \$254,026)	1,778,509	892,553
Ambulance	1,956,256	1,673,822
Municipal Court	42,342	28,122
Due From Other Funds	1,791,139	-
Capital Assets (net of accumulated depreciation)	<u>483,749,129</u> *	<u>453,053,593</u>
Total Assets	<u>\$ 526,393,442</u>	<u>\$ 486,604,980</u>
DEFERRED OUTFLOW OF RESOURCES		
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	<u>2,073,598</u> *	<u>2,357,349</u>
Total Deferred Outflows of Resources	<u>14,281,116</u>	<u>18,179,360</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 540,674,558</u>	<u>\$ 504,784,340</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	\$ 428,981	\$ 421,367
Accrued Liabilities	485,624	471,489
Deferred Revenue	2,494,331	2,098,370
Noncurrent liabilities:		
Due within one year	16,071,071 *	15,512,302
Due in more than one year	<u>184,342,253</u> *	<u>246,182,830</u>
Total Liabilities	<u>203,822,260</u>	<u>264,686,358</u>
DEFERRED INFLOWS OF RESOURCES		
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	<u>13,366</u> *	<u>9,068</u>
Total Deferred Inflows of Resources	<u>26,673,497</u>	<u>6,359,849</u>
FUND BALANCES:		
Invested in capital assets,		
net of related debt	283,335,805 *	191,358,461
Assigned for deferred outflows/inflows	(12,392,381)	11,819,511
Unassigned	<u>39,235,377</u>	<u>30,560,161</u>
Total Fund Balances	<u>310,178,801</u>	<u>233,738,133</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 540,674,558</u>	<u>\$ 504,784,340</u>

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

* Does not conform with Generally Accepted Accounting Principles 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 Ten Months Ended July 31, 2022 and 2021 (Unaudited)

General Fund	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	POSITIVE	PERCENT
	DATE	DATE	DATE	DATE	BUDGET	(NEGATIVE)	COLLECTED TO
REVENUES:							
Taxes	\$ 1,914,316	\$ 1,666,600	\$ 58,221,117	\$ 54,136,663	\$ 62,625,967	\$ (4,404,851)	92.97%
License And Permits	311,599	258,332	3,309,695	2,981,733	2,368,344	941,351	139.75%
Grant Revenue	-	71,221	242,545	261,060	200,000	42,545	121.27%
Charges For Services	694,237	579,787	5,941,225	5,323,737	6,302,012	(360,787)	94.28%
Fines And Fees	93,890	108,577	1,015,675	932,331	1,228,878	(213,203)	82.65%
Interest Earnings	-	393	30,339	7,745	50,000	(19,661)	60.68%
Miscellaneous	270,328	169,583	1,391,324	1,083,160	1,597,273	(205,949)	87.11%
 Total Revenues	 3,284,370	 2,854,493	 70,151,920	 64,726,429	 74,372,474	 (4,220,555)	 94.33%
EXPENDITURES:							
General Government	1,439,083	1,534,537	15,315,347	14,319,989	19,101,216	3,785,869	80.18%
Public Safety	3,042,219	3,982,976	34,225,775	32,394,187	42,362,806	8,137,031	80.79%
Public Works	252,740	628,117	3,993,206	3,080,401	5,857,019	1,863,813	68.18%
Community Development	509,052	499,285	4,232,344	3,754,322	5,819,451	1,587,107	72.73%
 Total Expenditures	 5,243,094	 6,644,915	 57,766,672	 53,548,899	 73,140,492	 15,373,820	 78.98%
 EXCESS REVENUES OVER(UNDER)	 (1,958,724)	 (3,790,422)	 12,385,248	 11,177,530	 1,231,982		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	(61,178)	(61,178)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	1,472,854	-	2,759,961	1,287,107	0.00%
(Uses)	-	(11,160)	(2,016,630)	(2,804,668)	(3,930,765)	(1,914,135)	51.30%
 Total Other Financing Sources (Uses)	 -	 (11,160)	 (543,776)	 (2,804,668)	 (1,231,982)	 (688,206)	 44.14%
 EXCESS OF REVENUES AND OTHER							
FINANCING SOURCES OVER (UNDER)							
EXPENDITURES AND OTHER							
FINANCING USES							
	(1,958,724)	(3,801,582)	11,841,472	8,372,862	-	-	
FUND BALANCE							
BEGINNING	41,194,101	34,361,743	27,393,905	22,187,299	21,934,063		
ENDING	<u>\$ 39,235,377</u>	<u>\$ 30,560,161</u>	<u>\$ 39,235,377</u>	<u>\$ 30,560,161</u>	<u>\$ 21,934,063</u>		

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

General Fund	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 161,309	\$ 166,270	\$ 38,836,681	\$ 37,951,726	\$ 43,052,467	\$ (4,215,786)	90.21%
Taxes-Prior	22,679	4,678	167,947	122,451	174,144	(6,198)	96.44%
Gas Royalty Income	2,796	568	436,330	429,389	433,879	2,451	100.56%
Franchise Taxes	181,646	133,988	3,749,199	3,498,298	3,559,504	189,695	105.33%
Sales Taxes	1,505,563	1,323,825	14,613,796	11,689,631	14,985,082	(371,286)	97.52%
Mix Drink Taxes	27,620	25,460	249,173	188,945	238,831	10,342	104.33%
Delinquent P & I	12,703	11,811	167,991	256,223	182,060	(14,069)	92.27%
Total Taxes	1,914,316	1,666,600	58,221,117	54,136,663	62,625,967	(4,404,851)	92.97%
LICENSE & PERMITS							
Building Permits	259,422	179,367	2,510,842	2,128,149	1,739,701	771,141	144.33%
Other Lic/Permits	52,177	78,965	798,853	853,584	628,643	170,210	127.08%
Total License & Permits	311,599	258,332	3,309,695	2,981,733	2,368,344	941,351	139.75%
GRANT REVENUE							
-	-	71,221	242,545	261,060	200,000	42,545	121.27%
CHARGES FOR SERVICES							
Sanitation	368,412	390,098	3,564,549	3,403,209	4,049,047	(484,498)	88.03%
Ambulance Services	159,463	174,904	1,470,604	1,415,400	1,868,965	(398,361)	78.69%
Fines & Fees-Engineering	166,362	14,785	906,072	505,128	384,000	522,072	235.96%
Total Charges For Services	694,237	579,787	5,941,225	5,323,737	6,302,012	(360,787)	94.28%
FINES & FEES							
Fines & Fees-Court	83,959	78,905	776,420	646,413	858,769	(82,349)	90.41%
Fines & Fees-Other	9,931	29,672	239,255	285,918	370,109	(130,854)	64.64%
Total Fines & Fees	93,890	108,577	1,015,675	932,331	1,228,878	(213,203)	82.65%
INTEREST EARNINGS							
-	-	393	30,339	7,745	50,000	(19,661)	60.68%
MISCELLANEOUS							
Jail Contract Housing	128,359	73,536	308,850	294,143	287,937	20,913	107.26%
Certificate Of Occupancy	1,320	720	12,780	13,320	14,400	(1,620)	88.75%
Mowing	605	0	15,304	3,363	-	15,304	0.00%
Sale Of Property	1,213	74	13,596	22,565	-	13,596	0.00%
Zoning Fees	4,700	16,635	73,858	106,235	78,000	(4,142)	94.69%
Health & Rent Inspection Fees	15,210	0	234,280	0	583,375	(349,095)	40.16%
Miscellaneous	118,921	78,618	732,656	643,534	633,561	99,095	115.64%
Total Miscellaneous	270,328	169,583	1,391,324	1,083,160	1,597,273	(205,949)	87.11%
Total Revenues	\$ 3,284,370	\$ 2,854,493	\$ 70,151,920	\$ 64,726,429	\$ 74,372,474	\$ (4,220,555)	94.33%

City of Mansfield, Texas

Statement of Activites - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

General Fund	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 130,007	\$ 210,390	\$ 1,721,600	\$ 2,354,210	\$ 3,256,867	\$ 1,535,267	52.86%
City Council	20,447	10,804	247,345	132,914	231,059	(16,286)	107.05%
Intern Program	5,960	7,352	25,158	21,904	51,907	26,749	48.47%
Administration	129,662	157,879	1,380,314	1,505,563	1,598,654	218,340	86.34%
Legal	30,237	-	236,864	560,647	332,500	95,636	71.24%
Human Resources	65,570	113,199	862,745	810,797	839,816	(22,929)	102.73%
Finance	36,235	39,889	414,829	237,395	497,155	82,326	83.44%
Accounting	27,831	40,044	423,003	342,758	530,667	107,664	79.71%
Purchasing	21,335	35,810	514,922	287,610	394,807	(120,115)	130.42%
Tax Collection	-	-	373,357	338,723	366,008	(7,349)	102.01%
Information Technology	77,730	91,261	885,358	707,748	1,128,882	243,524	78.43%
Sanitation	290,093	286,428	2,605,492	2,496,597	3,316,513	711,021	78.56%
Public Records	16,108	27,193	199,940	74,271	299,629	99,689	66.73%
City Secretary	32,355	35,435	373,039	413,881	498,744	125,705	74.80%
Planning Administration	82,939	146,275	931,978	1,019,963	1,186,623	254,645	78.54%
Construction Codes Boards	-	-	305	639	30,175	29,870	1.01%
Planning/Zoning Comm	229	2,054	7,218	5,915	14,021	6,803	51.48%
Engineering	46,189	58,158	527,003	441,877	519,177	(7,826)	101.51%
Historic Landmark	-	13	27	489	3,150	3,123	0.87%
Development Services	15,722	21,803	313,136	293,108	368,753	55,617	84.92%
Building Inspection	222,056	112,370	1,496,677	947,878	1,283,724	(212,953)	116.59%
Board of Adjustments	-	-	1	156	1,948	1,947	0.03%
Code Compliance	45,701	68,164	475,730	500,312	546,261	70,531	87.09%
Rental & Health Inspection	33,334	-	291,859	-	518,275	226,416	56.31%
Building Maintenance	109,343	70,016	1,007,447	824,595	1,285,901	278,454	78.35%
Total	1,439,083	1,534,537	15,315,347	14,319,989	19,101,216	3,785,869	80.18%
PUBLIC SAFETY							
Police Administration	118,498	160,267	1,629,241	1,586,036	1,901,909	272,668	85.66%
Communications	192,602	259,547	2,686,538	2,480,290	3,234,850	548,312	83.05%
Patrol	688,703	958,273	7,476,764	7,641,972	10,059,714	2,582,950	74.32%
CID And Narcotics	263,582	327,698	2,689,930	2,703,129	3,499,688	809,758	76.86%
Jail Operations	104,652	136,281	1,378,459	1,030,763	1,437,858	59,399	95.87%
Animal Control	65,668	86,888	680,237	655,991	830,773	150,536	81.88%
CVE Traffic Enforcement	21,241	32,856	265,309	242,190	335,508	70,199	79.08%
Traffic Enforcement	45,854	47,346	513,489	608,990	641,442	127,953	80.05%
K-9 Patrol	9,655	15,870	108,267	107,383	142,687	34,420	75.88%
COPS	66,046	93,398	798,605	618,132	751,191	(47,414)	106.31%
Municipal Court	26,956	52,695	390,087	470,653	671,626	281,539	58.08%
Training	66,794	81,052	710,566	537,590	790,659	80,093	89.87%
Police Grant Expenditures	30,030	43,856	405,645	483,341	401,473	(4,172)	101.04%
Fire Administration	160,415	194,997	1,852,924	1,246,680	2,087,516	234,592	88.76%
Fire Prevention	60,860	93,539	655,008	640,958	848,824	193,816	77.17%
Emergency Management	57,823	84,431	790,077	705,556	895,450	105,373	88.23%
Fire Operations	1,062,840	1,313,982	11,194,629	10,634,534	13,831,638	2,637,009	80.93%
Total	3,042,219	3,982,976	34,225,775	32,394,187	42,362,806	8,137,031	80.79%

City of Mansfield, Texas

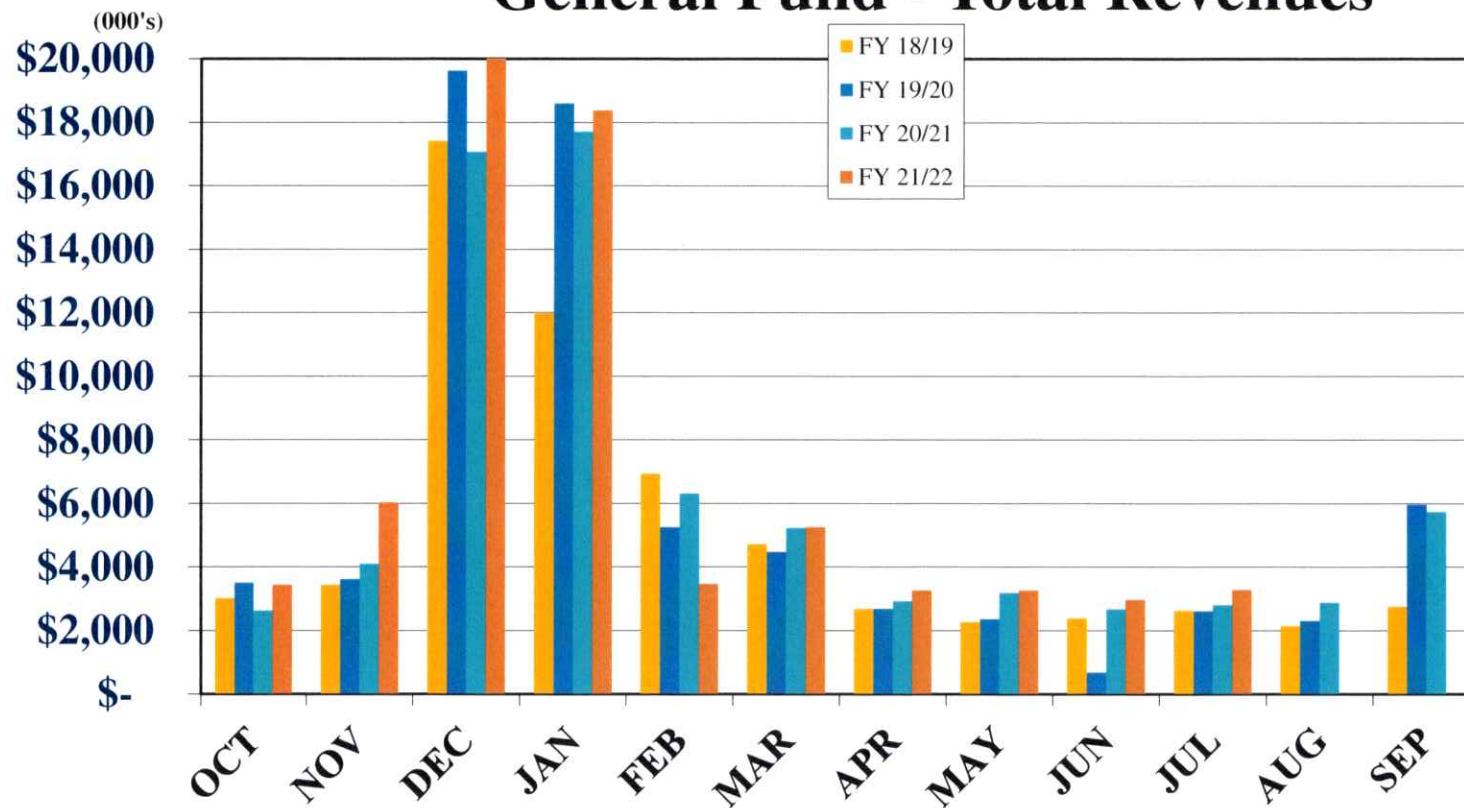
Statement of Activities - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

General Fund	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	POSITIVE (NEGATIVE) BUDGET	COLLECTED TO BUDGET PERCENT
PUBLIC WORKS							
Street Maintenance	252,740	628,117	3,993,206	3,080,401	5,857,019	1,863,813	68.18%
Traffic Control	-	-	-	-	-	-	0.00%
Total	252,740	628,117	3,993,206	3,080,401	5,857,019	1,863,813	68.18%
COMMUNITY SERVICES							
Parks & Recreation Operations	164,381	233,998	1,583,533	1,529,762	2,403,505	819,972	65.88%
Communications & Marketing	161,042	21,655	691,380	434,514	729,532	38,152	94.77%
Downtown Parking	792	328	6,490	3,882	-	(6,490)	0.00%
Senior Citizens	22,759	25,387	256,578	199,074	332,684	76,106	77.12%
Cultural Services	61,702	73,314	570,268	428,503	729,374	159,106	78.19%
Library	98,376	144,603	1,124,095	1,158,587	1,624,356	500,261	69.20%
Total	509,052	499,285	4,232,344	3,754,322	5,819,451	1,587,107	72.73%
TOTAL EXPENDITURES	\$ 5,243,094	\$ 6,644,915	\$ 57,766,672	\$ 53,548,899	\$ 73,140,492	\$ 15,373,820	78.98%
EXCESS REVENUES OVER(UNDER) EXPENDITURES							
	(1,958,724)	(3,790,422)	12,385,248	11,177,530	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%
Transfer	-	-	1,472,854	-	-	(1,472,854)	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premuims on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	1,472,854	-	2,759,961	1,287,107	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(221,132)	(221,132)	0.00%
Transfers	-	-	-	-	(1,924,648)	(1,924,648)	0.00%
PFA Insurance	-	(11,160)	(874,038)	(891,127)	(848,985)	25,053	109.99%
Economic Incentives	-	-	(1,142,592)	(1,913,541)	(936,000)	206,592	3.38%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	-	-	-	-	(61,178)	(61,178)	575.52%
Total Other Financing Uses	-	(11,160)	(2,016,630)	(2,804,668)	(3,991,943)	(1,975,313)	28.99%
Total Other Financing Sources (Uses)	-	(11,160)	(543,776)	(2,804,668)	(1,231,982)	(688,206)	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES							
	(1,958,724)	(3,801,582)	11,841,472	8,372,862	-	-	
UNRESERVED FUND BALANCE							
BEGINNING	41,194,101	34,361,743	27,393,905	22,187,299	21,934,063		
ENDING	\$ 39,235,377	\$ 30,560,161	\$ 39,235,377	\$ 30,560,161	\$ 21,934,063		



CITY OF MANSFIELD

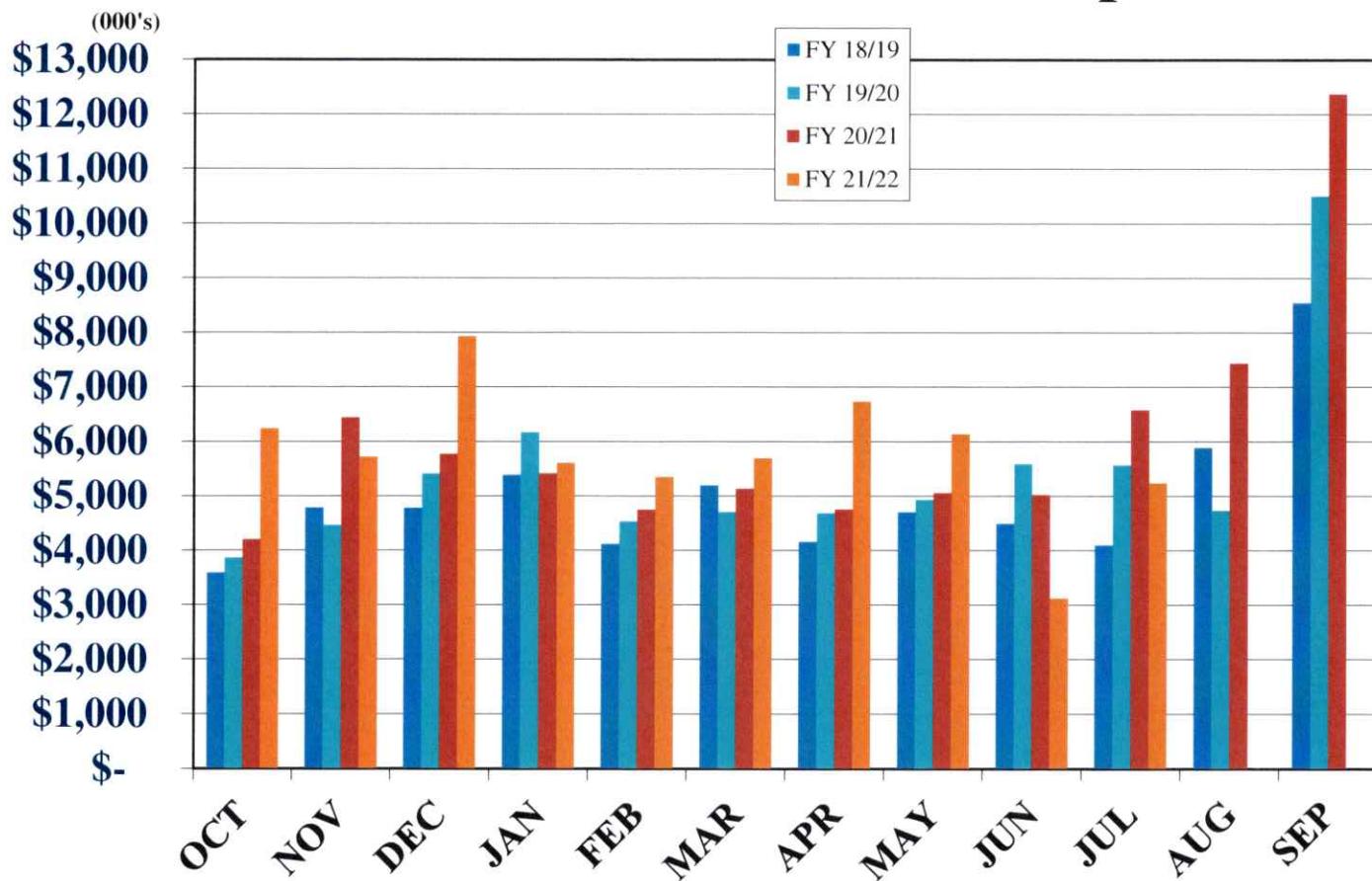
General Fund - Total Revenues





CITY OF MANSFIELD

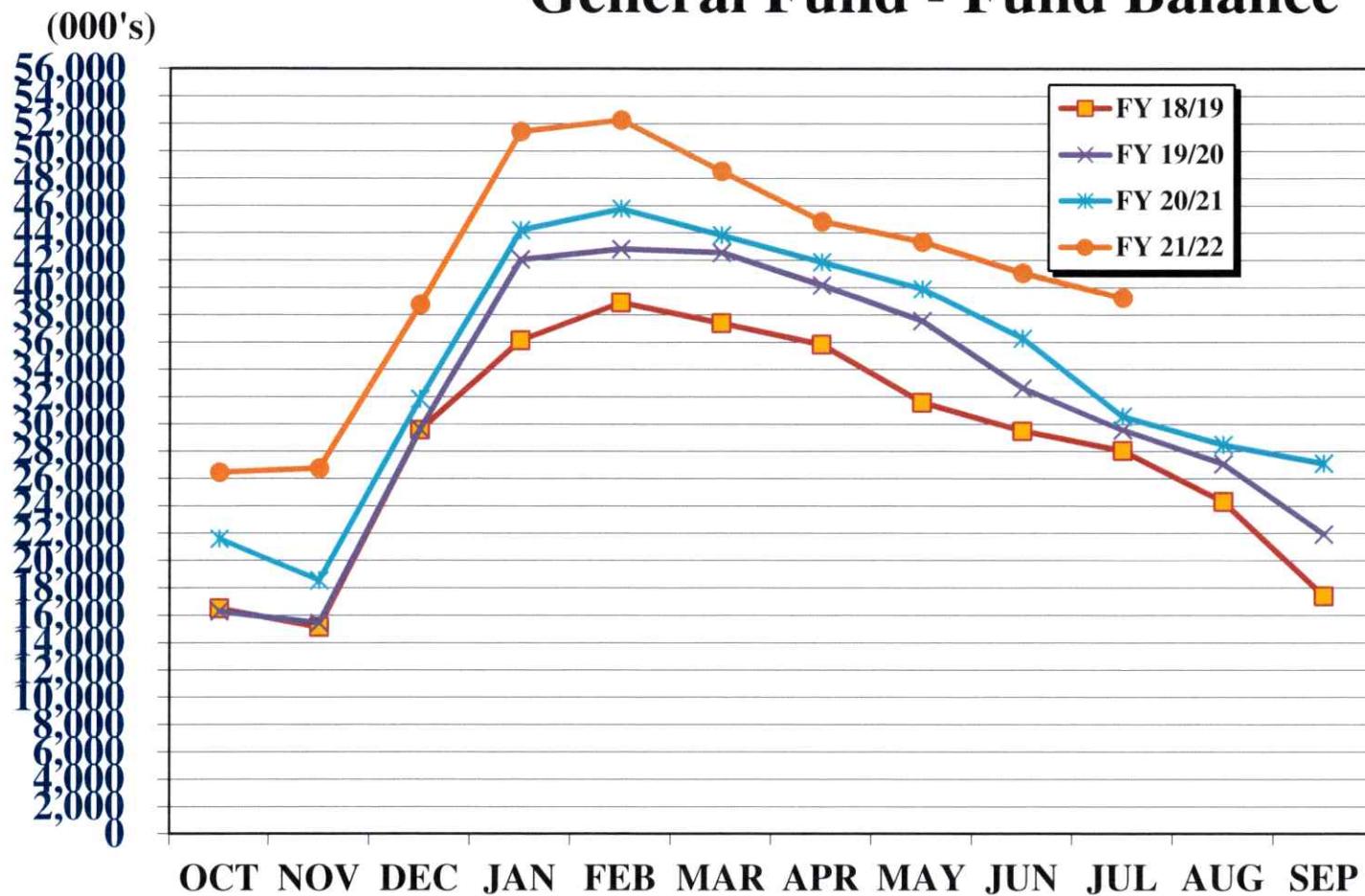
General Fund - Total Expenditures





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 $\frac{1}{2}$ cent Sales Tax used for the promotion of Economic Development within the City.

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

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund One	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 8,147,102	\$ 6,679,115
Due From Other Funds	24,581	24,581
 Total Assets	 <u>\$ 8,171,683</u>	 <u>\$ 6,703,696</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 524,769	\$ 604,987
Retainage Payable	-	-
 Total Liabilities	 <u>524,769</u>	 <u>604,987</u>
FUND BALANCES:		
Fund Balance	5,252,236	4,178,778
Excess Revenues Over Expenditures	<u>2,394,678</u>	<u>1,919,931</u>
 Total Fund Balances	 <u>7,646,914</u>	 <u>6,098,709</u>
 Total Liabilities And Fund Balances	 <u>\$ 8,171,683</u>	 <u>\$ 6,703,696</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	\$ -	\$ -	2,872,388	1,919,396
Interest Income	- -	13	5,884	535
 Total Revenues	 - -	 13	2,878,272	1,919,931
 <u>EXPENDITURES:</u>				
General Government	- -	- -	483,594	- -
Debt Service -	- -	- -	- -	- -
Principal Retirement	- -	- -	- -	- -
Interest	- -	- -	- -	- -
Lease Payments	- -	- -	- -	- -
Bond Issuance Cost	- -	- -	- -	- -
Fiscal Charges	- -	- -	- -	- -
 Total Expenditures	 - -	 - -	483,594	- -
 Excess Of Revenues Over (Under) Expenditures	 - -	13	2,394,678	1,919,931
 <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	- -	13	2,394,678	1,919,931
 FUND BALANCE, BEGINNING	 7,646,914	 6,098,696	5,252,236	4,178,778
 FUND BALANCE, ENDING	 \$ 7,646,914	 \$ 6,098,709	\$ 7,646,914	\$ 6,098,709

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Tax Increment Reinvestment Zone Fund Two	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments	\$ 572,867	\$ 976,999
Receivable	700,000	-
 Total Assets	<u>\$ 1,272,867</u>	<u>\$ 976,999</u>
LIABILITIES & FUND BALANCES		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	1,791,139	-
Retainage Payable	-	-
 Total Liabilities	<u>1,791,139</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	(814,140)	389,497
Excess Revenues Over Expenditures	295,868	587,502
 Total Fund Balances	<u>(518,272)</u>	<u>976,999</u>
 Total Liabilities And Fund Balances	<u>\$ 1,272,867</u>	<u>\$ 976,999</u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	\$ -	\$ -	\$ 720,706	\$ 587,502
Interest Income	-	-	-	-
 Total Revenues	 -	 -	 720,706	 587,502
 EXPENDITURES:	 -	 -	 424,838	 -
General Government	-	-	424,838	-
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
 Total Expenditures	 -	 -	 424,838	 -
 Excess Of Revenues Over (Under) Expenditures	 -	 -	 295,868	 587,502
 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	-	-	295,868	587,502
 FUND BALANCE, BEGINNING	 (518,272)	 976,999	 (814,140)	 389,497
 FUND BALANCE, ENDING	 \$ (518,272)	 \$ 976,999	 \$ (518,272)	 \$ 976,999

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 1,730,743	\$ 1,238,992
Accounts Receivable	<u>2,277</u>	<u>2,577</u>
Total Assets	<u><u>\$ 1,733,020</u></u>	<u><u>\$ 1,241,569</u></u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	<u>19,991</u>	<u>19,294</u>
Total Liabilities	<u>19,991</u>	<u>19,294</u>
FUND BALANCES:		
Fund Balance	1,492,875	1,034,174
Excess Revenues Over Expenditures	<u>220,154</u>	<u>188,101</u>
Total Fund Balances	<u>1,713,029</u>	<u>1,222,275</u>
Total Liabilities And Fund Balances	<u><u>\$ 1,733,020</u></u>	<u><u>\$ 1,241,569</u></u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY22	FY21	FY22	FY21	FY22	FY22	FY22	FY22
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	POSITIVE	PERCENT	
	DATE	DATE	DATE	DATE	BUDGET	(NEGATIVE)	COLLECTED TO	
REVENUES:								
Hotel Occupancy Tax	\$ 89,495	\$ 37,284	\$ 695,887	\$ 498,757	\$ 725,000	\$ (29,113)		95.98%
Miscellaneous Income	\$ 793	\$ 1,300	\$ 20,060	\$ 13,602	\$ -	\$ 20,060		0.00%
Total Revenues	90,288	38,584	715,947	512,359	725,000	(9,053)		98.75%
EXPENDITURES:								
Mansfield Historical Society	-	-	-	-	-	-		0.00%
Mansfield Invitational	-	-	-	-	-	-		0.00%
The LOT	-	-	-	-	-	-		0.00%
Mansfield Rotary Club	-	-	-	-	-	-		0.00%
Farr Best Theater	774	124	3,685	1,612	-	(3,685)		0.00%
Discover Historic Mansfield	-	-	-	-	-	-		0.00%
Mansfield Tourism	21,708	37,651	308,100	282,726	395,613	87,513		77.88%
Pickled Mansfield Society	-	7,891	119,256	15,782	68,100	(51,156)		175.12%
Mansfield Commission for the Arts	500	-	46,908	1,803	47,100	192		99.59%
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	-	-	5,000	-	10,000	5,000		50.00%
Wayfinding Program	-	2,500	4,844	15,835	-	(4,844)		0.00%
Reserve	-	-	8,000	6,500	204,187	196,187		3.92%
Total Expenditures	22,982	48,166	495,793	324,258	725,000	229,207		68.39%
Excess Of Revenues Over (Under) Expenditures	67,306	(9,582)	220,154	188,101				
FUND BALANCE, BEGINNING	1,645,723	1,231,857	1,492,875	1,034,174				
FUND BALANCE, ENDING	\$ 1,713,029	\$ 1,222,275	\$ 1,713,029	\$ 1,222,275				

City of Mansfield, Texas

Comparative Budget and Cash Analysis
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	\$ 695,887	\$ (29,113)	95.98%
Rental of Facilities	-	19,033	19,033	0.00%
Interest Income	-	1,027	1,027	-
Total Revenues	725,000	715,947	(9,053)	98.75%
EXPENDITURES:				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	-	-	-	0.00%
The LOT	-	-	-	0.00%
Discover Historic Mansfield - Farr Best Concerts	-	3,685	(3,685)	0.00%
Mansfield Tourism	395,613	308,100	87,513	77.88%
Pickled Mansfield Society	68,100	119,256	(51,156)	175.12%
Manfield Police Dept.	-	-	-	0.00%
Mansfield Commission for the Arts	47,100	46,908	192	99.59%
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	5,000	5,000	50.00%
	204,187	8,000	196,187	3.92%
Total Expenditures	725,000	495,793	229,207	68.39%
Revenues / (Expenditures)	-	220,154	220,154	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2022	1,510,589
Plus: FY2022 Cash Collections	715,947
Less: FY2022 Cash Expenditures	(495,793)
Cash Balance as of July 31, 2022	1,730,743
Remaining Hotel/Motel Occupancy Funds to Collect	(29,113)
Remaining Hotel/Motel Occupancy Funds to Expend	229,207
Projected Cash Balance at September 30, 2022	1,930,837

City of Mansfield, Texas
Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp	Fiscal 2022	Fiscal 2021
<u>ASSETS:</u>		
Cash And Investments	\$ 6,547,998	\$ 5,617,884
Restricted Cash and Investments	6,247,986	5,301,392
Receivables:		
Accounts	<u>704,579</u>	<u>301,120</u>
Total Assets	<u><u>\$ 13,500,563</u></u>	<u><u>\$ 11,220,396</u></u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 179,076	\$ 186,247
Other Liabilities	1,000,000	1,000,000
Deferred Revenue	<u>1,350,548</u>	<u>1,673,655</u>
Total Liabilities	<u>2,529,624</u>	<u>2,859,902</u>
FUND BALANCES:		
Fund Balance	9,776,663	5,758,216
Excess Revenues Over (Under) Expenditures	<u>1,193,276</u>	<u>2,602,278</u>
Total Fund Balances	<u>10,969,939</u>	<u>8,360,494</u>
Total Liabilities And Fund Balances	<u><u>\$ 13,499,563</u></u>	<u><u>\$ 11,220,396</u></u>

City of Mansfield, Texas
Statement of Activities - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corporation	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO	MONTH TO	YEAR TO	YEAR TO	ORIGINAL	POSITIVE	PERCENT
	DATE	DATE	DATE	DATE	BUDGET	(NEGATIVE)	COLLECTED TO
REVENUES:							
Sales Tax Revenue	\$ 486,580	\$ 395,699	\$ 4,659,893	\$ 3,204,165	\$ 4,333,942	\$ 325,951	107.52%
Contributions	-	1,143	3,121	24,771	32,862	(29,741)	9.50%
Interest Earnings	-	-	4,665	1,560	12,000	(7,335)	38.88%
Other Income	-	-	3,143	29,268	-	3,143	0.00%
MAC Revenue	113,069	143,252	2,204,159	1,598,869	2,153,000	51,159	102.38%
Lease Royalties	22,914	9,953	175,930	91,615	100,000	75,930	175.93%
Park Land Dedication Revenue	36,250	87,000	1,048,550	1,563,250	-	1,048,550	0.00%
Total Revenues	658,813	637,047	8,099,461	6,513,498	6,631,804	1,467,657	122.13%
EXPENDITURES:							
Administration	198,433	189,544	1,756,418	1,484,549	1,903,318	146,900	92.28%
Field Operations	59,935	75,386	597,866	549,879	842,991	245,125	70.92%
Community Park Operations	96,681	120,671	886,979	820,988	1,217,808	330,829	72.83%
Nature Education Operations	15,192	11,985	100,720	102,850	227,089	126,369	44.35%
Recreational Center	117,996	121,873	748,826	637,969	1,039,701	290,875	72.02%
Neighborhood Park Operations	20,167	22,704	181,575	115,623	259,245	77,670	70.04%
Quadrants	-	-	282,000	-	-	(282,000)	0.00%
Non-Departmental	13,135	77,363	143,802	199,362	1,362,783	1,218,981	10.55%
Total Expenditures	521,539	619,526	4,698,186	3,911,220	6,852,935	2,154,749	68.56%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES							
	137,274	17,521	3,401,275	2,602,278	(221,131)	3,622,406	-1538.13%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	5,223	-	221,132	(215,909)	2.36%
Operating Transfers (Out)	-	-	(2,213,222)	-	-	-	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)	-	-	(2,207,999)	-	221,132	(215,909)	-998.50%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES							
	137,274	17,521	1,193,276	2,602,278			
FUND BALANCE, BEGINNING	10,832,665	8,342,973	9,776,663	5,758,216			
FUND BALANCE, ENDING	\$ 10,969,939	\$ 8,360,494	\$ 10,969,939	\$ 8,360,494			

City of Mansfield, Texas
Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Mansfield Economic Development Corporation	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 12,485,215	\$ 7,781,300
Accounts Receivable	660,152	1,764
Restricted Assets:		
Cash and Investments, Projects	1,099,783	1,163,074
Fixed Assets (net of accumulated depreciation)	<u>36,758,068</u>	<u>14,826,261</u>
Total Assets	<u><u>\$ 51,003,218</u></u>	<u><u>\$ 23,772,399</u></u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 8,527	\$ 6,051
Accrued Liabilities	3,240	3,240
Retainage Payable	20,132	20,133
Bonds Payable	21,635,000	21,625,000
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	<u>34,014,146</u>	<u>*</u>
Total Liabilities	<u><u>56,441,642</u></u>	<u><u>47,036,638</u></u>
NET ASSETS:		
Restricted	1,099,783	1,163,074
Unassigned	<u>(6,538,207)</u>	<u>(24,427,313)</u>
Total Net Assets	<u><u>(5,438,424)</u></u>	<u><u>(23,264,239)</u></u>
Total Liabilities & Net Assets	<u><u>\$ 51,003,218</u></u>	<u><u>\$ 23,772,399</u></u>

*Does not conform with Generally Accepted Accounting Principles 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 Ten Months Ended July 31, 2022 and 2021 (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	\$ 752,781	\$ 661,912	\$ 7,306,897	\$ 5,844,815
Gas Royalties	-	-	-	-
Miscellaneous	-	-	10,608	-
Rental Of Facilities	-	-	-	-
 Total Operating Revenues	<u>752,781</u>	<u>661,912</u>	<u>7,317,505</u>	<u>5,844,815</u>
OPERATING EXPENDITURES:				
Administration	75,782	49,367	892,955	528,154
Promotions	10,656	1,656	161,137	23,167
Retention	-	-	75	107
Development Plan	-	-	3,219	8
Projects	278	176,480	1,431,118	1,832,821
Non-Departmental	-	386	44,740	2,815,476
Depreciation	-	259	-	2,542
 Total Operating Expenditures	<u>86,716</u>	<u>228,148</u>	<u>2,533,244</u>	<u>5,202,275</u>
OPERATING INCOME	666,065	433,764	4,784,261	642,540
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	-	8,572	1,096
Gain or (loss) on sale of property	-	-	-	6,181,329
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	(434,242)	(405,428)	(871,158)
 Total Nonoperating Revenue	<u>-</u>	<u>(434,242)</u>	<u>(396,856)</u>	<u>5,311,267</u>
INCOME BEFORE OPERATING TRANSFERS	666,065	(478)	4,387,405	5,953,807
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	-	-
CHANGE IN NET ASSETS	666,065	(478)	4,387,405	5,953,807
NET ASSETS, BEGINNING	(6,104,489)	(23,263,761)	(9,825,829)	(9,788,636)
NET ASSETS, PROJECTS	-	**	-	**
NET ASSETS, ENDING	<u>\$ (5,438,424)</u>	<u>\$ (23,264,239)</u>	<u>\$ (5,438,424)</u>	<u>\$ (23,264,239)</u>

**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
July 31, 2022 and 2021 (Unaudited)

South Pointe PID	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 126,326	\$ 91,245
Receivables:		
Current Year PID Assessment	<u>-</u>	<u>-</u>
Total Assets	<u><u>\$ 126,326</u></u>	<u><u>\$ 91,245</u></u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 24,582	\$ 24,582
Deferred Revenue	<u>-</u>	<u>-</u>
Total Liabilities	<u>24,582</u>	<u>24,582</u>
FUND BALANCES:		
Fund Balance	(23,582)	(12,288)
Excess Revenues Over Expenditures	<u>125,326</u>	<u>78,951</u>
Total Fund Balances	<u>101,744</u>	<u>66,663</u>
Total Liabilities And Fund Balances	<u><u>\$ 126,326</u></u>	<u><u>\$ 91,245</u></u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

South Pointe PID	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
PID Assessment	\$ 3,219	\$ 3,000	\$ 454,648	\$ 321,144
Penalties & Interest	- <hr/>	458 <hr/>	2,440 <hr/>	4,491 <hr/>
Total Revenues	<hr/> 3,219	<hr/> 3,458	<hr/> 457,088	<hr/> 325,635
EXPENDITURES:				
General government	41,102	73,242	331,762	246,684
Public safety	- <hr/>	- <hr/>	- <hr/>	- <hr/>
Public works	- <hr/>	- <hr/>	- <hr/>	- <hr/>
Culture and recreation	- <hr/>	- <hr/>	- <hr/>	- <hr/>
Total Expenditures	<hr/> 41,102	<hr/> 73,242	<hr/> 331,762	<hr/> 246,684
Excess Of Revenues Over (Under) Expenditures	(37,883) <hr/>	(69,784) <hr/>	125,326 <hr/>	78,951 <hr/>
Net Change in Fund Balances	(37,883) <hr/>	(69,784) <hr/>	125,326 <hr/>	78,951 <hr/>
FUND BALANCE, BEGINNING	<hr/> 139,627	<hr/> 136,447	<hr/> (23,582)	<hr/> (12,288)
FUND BALANCE, ENDING	<hr/> \$ 101,744	<hr/> \$ 66,663	<hr/> \$ 101,744	<hr/> \$ 66,663

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
July 31, 2022 and 2021 (Unaudited)

General Obligation Debt	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 7,835,833	\$ 8,096,663
Receivables:		
Current Year Taxes	239,869	196,594
Delinquent Taxes (Net of Allowance of \$356,624)	<u>-</u>	<u>-</u>
Total Assets	<u><u>\$ 8,075,702</u></u>	<u><u>\$ 8,293,257</u></u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	<u>239,869</u>	<u>196,594</u>
Total Liabilities	<u>239,869</u>	<u>196,594</u>
FUND BALANCES:		
Fund Balance	5,365,013	3,888,921
Excess Revenues Over Expenditures	<u>2,470,820</u>	<u>4,207,742</u>
Total Fund Balances	<u>7,835,833</u>	<u>8,096,663</u>
Total Liabilities And Fund Balances	<u><u>\$ 8,075,702</u></u>	<u><u>\$ 8,293,257</u></u>

City of Mansfield, Texas
Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

General Obligation Debt	FY22	FY21	FY22	FY21	FY22	FY22	FY22
	MONTH TO DATE	MONTH TO DATE	YEAR TO DATE	YEAR TO DATE	ORIGINAL BUDGET	OVER (UNDER) BUDGET	COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 94,979	\$ 90,437	\$ 18,703,522	\$ 17,862,154	\$ 16,410,032	\$ 2,293,490	113.98%
Miscellaneous	19	-	152	248	-	152	0.00%
Interest Income	-	8	542	134	-	542	0.00%
Total Revenues	<u>94,998</u>	<u>90,445</u>	<u>18,704,216</u>	<u>17,862,536</u>	<u>16,410,032</u>	<u>2,294,184</u>	<u>113.98%</u>
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	13,310,000	10,660,000	16,410,032	3,100,032	81.11%
Interest	-	-	2,909,819	2,972,873	-	(2,909,819)	0.00%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	-	-	-	0.00%
Fiscal Charges	-	9,100	13,577	21,921	-	(13,577)	0.00%
Total Expenditures	<u>-</u>	<u>9,100</u>	<u>16,233,396</u>	<u>13,654,794</u>	<u>16,410,032</u>	<u>176,636</u>	<u>98.92%</u>
Excess Of Revenues Over (Under) Expenditures	<u>94,998</u>	<u>81,345</u>	<u>2,470,820</u>	<u>4,207,742</u>			
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)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>			
Net Change in Fund Balances	<u>94,998</u>	<u>81,345</u>	<u>2,470,820</u>	<u>4,207,742</u>			
FUND BALANCE, BEGINNING	<u>7,740,835</u>	<u>8,015,318</u>	<u>5,365,013</u>	<u>3,888,921</u>			
FUND BALANCE, ENDING	<u>\$ 7,835,833</u>	<u>\$ 8,096,663</u>	<u>\$ 7,835,833</u>	<u>\$ 8,096,663</u>			

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 2,527,689	\$ -
Total Assets	<u><u>\$ 2,527,689</u></u>	<u><u>\$ -</u></u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ 4,649	\$ 4,651
Total Liabilities	<u><u>4,649</u></u>	<u><u>4,651</u></u>
FUND BALANCES:		
Fund Balance	521,661	510,814
Excess Revenues Over (Under) Expenditures	<u><u>2,001,379</u></u>	<u><u>(515,465)</u></u>
Total Fund Balances	<u><u>2,523,040</u></u>	<u><u>(4,651)</u></u>
Total Liabilities And Fund Balances	<u><u>\$ 2,527,689</u></u>	<u><u>\$ -</u></u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	POSITIVE (NEGATIVE)	FY22 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 263,155	\$ 279,116	\$ 2,631,551	\$ 2,644,135	\$ 3,157,861	\$ (526,310)	83.33%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	<u>263,155</u>	<u>279,116</u>	<u>2,631,551</u>	<u>2,644,135</u>	<u>3,157,861</u>	<u>(526,310)</u>	<u>83.33%</u>
EXPENDITURES:							
Debt Service							
Principal Retirement	-	1,855,000	-	1,855,000	1,910,000	1,910,000	0.00%
Interest And Fiscal Charges	-	649,179	630,172	1,304,600	1,247,861	617,689	50.50%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	<u>-</u>	<u>2,504,179</u>	<u>630,172</u>	<u>3,159,600</u>	<u>3,157,861</u>	<u>2,527,689</u>	<u>19.96%</u>
Excess Of Revenues Over (Under) Expenditures	<u>263,155</u>	<u>(2,225,063)</u>	<u>2,001,379</u>	<u>(515,465)</u>			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-	-	-	
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>			
FUND BALANCE, BEGINNING	<u>2,259,885</u>	<u>2,220,412</u>	<u>521,661</u>	<u>510,814</u>			
FUND BALANCE, ENDING	<u>\$ 2,523,040</u>	<u>\$ (4,651)</u>	<u>\$ 2,523,040</u>	<u>\$ (4,651)</u>			

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
July 31, 2022 and 2021 (Unaudited)

Street Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	23,517,875	\$ 24,593,392
Receivables	-	-
Projects In Process		
Current Year	2,264,647	1,225,729
Prior Year	<u>12,689,757</u>	<u>10,890,226</u>
Total Assets	<u><u>\$ 38,472,279</u></u>	<u><u>\$ 36,709,347</u></u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 55,418	\$ 55,418
Deposits	343,807	442,178
Retainage Payable	83,407	15,063
Other Liabilities	-	-
Total Liabilities	<u>482,632</u>	<u>512,659</u>
FUND BALANCES:		
Fund Balance	34,875,197	33,411,130
Excess Revenues Over (Under) Expenditures	<u>3,114,450</u>	<u>2,785,558</u>
Total Fund Balance	<u><u>37,989,647</u></u>	<u><u>36,196,688</u></u>
Total Liabilities And Fund Balance	<u><u>\$ 38,472,279</u></u>	<u><u>\$ 36,709,347</u></u>

City of Mansfield, Texas
Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

Street Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	-
Intergovernmental	-	-	-	-
Roadway Impact Fees	293,192	210,252	3,569,111	3,233,945
Interest Income	-	157	19,420	4,152
Total Revenues	<u>293,192</u>	<u>210,409</u>	<u>3,588,531</u>	<u>3,238,097</u>
EXPENDITURES:				
Administrative	44,262	57,262	474,081	452,539
Street Improvements	-	-	-	-
Total Expenditures	<u>44,262</u>	<u>57,262</u>	<u>474,081</u>	<u>452,539</u>
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	248,930	153,147	3,114,450	2,785,558
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	248,930	153,147	3,114,450	2,785,558
FUND BALANCE, BEGINNING	<u>37,740,717</u>	<u>36,043,541</u>	<u>34,875,197</u>	<u>33,411,130</u>
FUND BALANCE, ENDING	<u>\$ 37,989,647</u>	<u>\$ 36,196,688</u>	<u>\$ 37,989,647</u>	<u>\$ 36,196,688</u>

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Building Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 10,260,612	\$ 9,670,466
Construction in Progress	<u>-</u>	<u>-</u>
 Total Assets	<u><u>\$ 10,260,612</u></u>	<u><u>\$ 9,670,466</u></u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 2,024	\$ 1,915
Due to Other Funds	<u>-</u>	<u>-</u>
Retainage Payable	<u>531,778</u>	<u>308,874</u>
 Total Liabilities	<u><u>533,802</u></u>	<u><u>310,789</u></u>
 FUND BALANCE:	17,693,965	13,760,605
Excess Revenues Over (Under)		
Expenditures	<u>(7,967,155)</u>	<u>(4,400,928)</u>
 Total Fund Balance	<u><u>9,726,810</u></u>	<u><u>9,359,677</u></u>
 Total Liabilities And Fund Balance	<u><u>\$ 10,260,612</u></u>	<u><u>\$ 9,670,466</u></u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

Building Construction Fund	FY22 MONTH TO DATE	FY21 MONTH TO DATE	FY22 YEAR TO DATE	FY21 YEAR TO DATE
REVENUES:				
Interest Income	\$ -	\$ 29	\$ 1,762	\$ 444
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	(75)	21,964	32,644
Grant Revenue	-	-	-	-
Total Revenues	-	(46)	23,726	33,088
EXPENDITURES:				
Administration	-	-	-	-
Library	656,840	23,911	1,842,065	125,005
Fire Station #5	6,694	190,301	78,024	2,979,368
Man House	-	11,256	4,679	636,337
Wayfinding	-	-	84,328	147,025
Police Station	198,000	18,791	988,750	439,710
Tactical Training Facility	1,166,986	24,807	3,493,035	106,571
Total Expenditures	2,028,520	269,066	6,490,881	4,434,016
Excess Revenues Over (Under) Expenditures	(2,028,520)	(269,112)	(6,467,155)	(4,400,928)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	(1,500,000)	-
Total Other Financing Sources (Uses)	-	-	(1,500,000)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(2,028,520)	(269,112)	(7,967,155)	(4,400,928)
FUND BALANCE, BEGINNING	11,755,330	9,628,789	17,693,965	13,760,605
FUND BALANCE, ENDING	\$ 9,726,810	\$ 9,359,677	\$ 9,726,810	\$ 9,359,677

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments	\$ _____ -	\$ 2,346,194
Total Assets	<u><u>\$ _____ -</u></u>	<u><u>\$ 2,346,194</u></u>
LIABILITIES AND FUND BALANCES		
LIABILITIES:		
Accounts Payable	\$ 385,470	\$ 11,178
Retainage Payable	<u>444</u>	<u>-</u>
Total Liabilities	<u><u>\$ 385,914</u></u>	<u><u>\$ 11,178</u></u>
FUND BALANCE:		
Excess Revenues Over Expenditures	<u><u>(2,724,913)</u></u>	<u><u>(1,912,233)</u></u>
Total Fund Balance	<u><u>(385,914)</u></u>	<u><u>2,335,016</u></u>
Total Liabilities And Fund Balance	<u><u>\$ _____ -</u></u>	<u><u>\$ 2,346,194</u></u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (Unaudited)

Equipment Replacement Fund	FY22	FY21	FY22	FY21
	MONTH TO	MONTH TO	YEAR TO	YEAR TO
	DATE	DATE	DATE	DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	-	-	27,461	56,341
Interest Income	-	-	-	2
Total Revenues	-	-	27,461	56,343
EXPENDITURES:				
Administration	29,600	-	29,600	-
Information Services	626	-	81,679	40,655
Code Enforcement	-	-	-	-
Planning	49,354	51,947	413,424	212,552
Streets	-	-	10,446	-
Animal Control	-	-	-	66,345
City Hall	-	-	-	-
Parks Department	-	36,986	31,818	215,513
Library	-	-	-	28,328
Fire	132	688,970	1,457,659	966,338
Police Department	293,434	295,738	756,801	573,661
Total Expenditures	373,146	1,073,641	2,781,427	2,103,392
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(373,146)	(1,073,641)	(2,753,966)	(2,047,049)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premium on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	-	-	29,051	20,166
Transfer In (Out)	-	-	-	114,650
Total Other Financing Sources (Uses)	-	-	29,051	134,816
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(373,146)	(1,073,641)	(2,724,913)	(1,912,233)
FUND BALANCE, BEGINNING	(12,768)	3,408,657	2,338,999	4,247,249
FUND BALANCE, ENDING	\$ (385,914)	\$ 2,335,016	\$ (385,914)	\$ 2,335,016

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Parks Construction Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 4,032,783	\$ 48,699
Total Assets	<u>\$ 4,032,783</u>	<u>\$ 48,699</u>
<u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Retainage Payable	<u>9,301</u>	<u>-</u>
Total Liabilities	<u>9,301</u>	<u>-</u>
FUND BALANCE:		
Excess Revenues Over Expenditures	<u>4,140,430</u>	<u>(17,607)</u>
Total Fund Balance	<u>4,023,482</u>	<u>48,699</u>
Total Liabilities And Fund Balance	<u>\$ 4,032,783</u>	<u>\$ 48,699</u>

City of Mansfield, Texas
Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	-	57	56	607
FieldHouse	-	-	-	-
Matlock Community Park	-	-	-	-
Gertie Barrett Park	96,366	-	253,086	17,000
Rose Park Improvements	7,650	-	7,650	-
Pond Branch	-	-	12,000	-
Total Expenditures	104,016	57	272,792	17,607
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(104,016)	(57)	(272,792)	(17,607)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	4,413,222	-
Total Other Financing Sources (Uses)	-	-	4,413,222	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(104,016)	(57)	4,140,430	(17,607)
FUND BALANCE, BEGINNING	4,127,498	48,756	(116,948)	66,306
FUND BALANCE, ENDING	\$ 4,023,482	\$ 48,699	\$ 4,023,482	\$ 48,699

ENTERPRISE FUNDS

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

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

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

City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Utility Fund	Fiscal 2022	Fiscal 2021
ASSETS		
Cash And Investments	\$ 33,096,413	\$ 24,776,506
Receivables:		
Accounts (net of allowance of \$1,360,337)	4,353,062	5,141,260
Inventory	957,009	700,578
Restricted Assets:		
Cash and Investments	16,511,552	13,280,905
Fixed Assets (net of accumulated depreciation)	<u>225,001,113</u>	<u>212,609,486</u>
Total Assets	<u>279,919,149</u>	<u>256,508,735</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension contributions	456,569	453,665
Deferred OPEB contributions	84,782	240,655
Deferred investment losses	-	43,398
Deferred actuarial experience	866,023	1,091,859
Deferred assumption changes	47,163	28,656
Deferred loss on refunding	<u>2,265,334</u>	<u>2,434,143</u>
Total deferred outflows of resources	<u>3,719,871</u>	<u>4,292,376</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 283,639,020</u>	<u>\$ 260,801,111</u>
LIABILITIES		
Accounts Payable	\$ 28,223	\$ 25,921
Accrued Liabilities	193,447	181,621
Payable From Restricted Assets:		
Deposits	1,800,032	1,681,607
Accrued Interest	565,444	108,774
Retainage Payable	631,503	673,728
From Unrestricted Assets:		
Current	3,806,836	3,461,961
Long-Term, Net	27,293,240	27,771,123
Compensated Absences	639,041	619,460
Net OPEB liability	1,681,547	4,675,403
Total OPEB liability	165,767	118,618
Net pension liability	<u>1,941,335</u>	<u>1,977,194</u>
Total Liabilities	<u>38,746,415</u>	<u>41,295,410</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred assumption changes	75,422	108,403
Deferred investment gains	661,777	473,309
Deferred actuarial experience	70,470	-
Plan Change	<u>2,287,734</u>	<u>-</u>
Total deferred inflows of resources	<u>3,095,403</u>	<u>581,712</u>
NET POSITION		
Invested In Capital Assets (net of related debt)	196,166,371	180,535,545
Reserved for Debt Service	6,610,641	3,173,022
Reserved for Capital Projects	9,900,912	10,107,883
Unreserved	<u>29,119,278</u>	<u>25,107,539</u>
Total Net Position	<u>241,797,202</u>	<u>218,923,989</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 283,639,020</u>	<u>\$ 260,801,111</u>

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Ten Months Ended July 31, 2022 and 2021 (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	\$ 2,915,552	\$ 2,126,463	\$ 20,940,474	\$ 17,347,905	\$ 22,316,266	\$ (1,375,792)	93.84%
Sewer Service	1,469,058	1,304,603	12,084,272	11,179,708	13,519,835	(1,435,563)	89.38%
Water Penalties	38,741	-	299,213	-	250,000	49,213	119.69%
Water Taps	-	-	-	-	18,811	(18,811)	0.00%
Meter Set Fee	28,380	25,640	337,240	260,340	98,940	238,300	340.85%
Utility Miscellaneous	5,635	8,070	50,632	72,471	60,000	(9,368)	84.39%
Restore Service Fee	10,535	405	65,759	6,472	90,000	(24,241)	73.07%
Sewer Tap	-	-	-	-	2,000	(2,000)	0.00%
Water Impact Fees	249,300	256,200	3,611,380	3,340,940	900,000	2,711,380	401.26%
Sewer Impact Fees	107,100	125,550	1,717,670	1,448,138	600,000	1,117,670	286.28%
Pretreatment Fees	9,400	-	212,476	368,061	60,000	152,476	354.13%
Other Income	6,185	14,659	267,212	215,015	189,123	78,089	141.29%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 4,839,886	\$ 3,861,590	\$ 39,586,328	\$ 34,239,050	\$ 38,104,975	\$ 1,481,353	103.89%
OPERATING EXPENSES:							
Administration	90,353	121,159	1,082,332	1,044,935	1,517,105	434,773	71.34%
Billing And Collection	66,265	79,286	720,432	733,665	986,221	265,789	73.05%
Meter Reading/Repairs	83,117	88,714	914,675	803,453	1,216,799	302,124	75.17%
Water Distribution	76,936	96,352	833,467	684,495	1,137,244	303,777	73.29%
Wastewater Collection	765,437	777,206	7,917,515	7,053,257	9,251,077	1,333,562	85.58%
Water Treatment	849,635	804,748	8,879,963	7,464,187	10,591,924	1,711,961	83.84%
Water Quality	44,743	55,935	494,273	453,962	565,347	71,074	87.43%
Water Demand Management	9,240	16,252	116,868	112,418	160,543	43,675	72.80%
Depreciation	324,217	313,051	3,184,863	3,124,049	-	(3,184,863)	0.00%
Total Operating Expenses	2,309,943	2,352,703	24,144,388	21,474,422	25,426,260	1,281,872	94.96%
OPERATING INCOME (LOSS)	2,529,943	1,508,887	15,441,940	12,764,628	12,678,715	2,763,225	-
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(79,837)	(86,800)	(1,043,358)	(899,757)	(6,671,154)	5,627,796	15.64%
Interest Revenue	-	-	9,616	7,855	24,000	(14,384)	40.07%
Debt Service	(94,241)	(119,656)	(942,408)	(1,196,560)	(3,465,000)	2,522,592	27.20%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(174,078)	(206,456)	(1,976,150)	(2,088,462)	(10,160,154)	8,184,004	19.45%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	2,355,865	1,302,431	13,465,790	10,676,166	2,518,561	10,947,229	534.66%
OPERATING TRANSFERS:							
Transfers In (Out)	-	(3,054)	-	(448,799)	(2,518,561)	2,518,561	0.00%
Net Operating Transfers	-	(3,054)	-	(448,799)	(2,518,561)	2,518,561	0.00%
CHANGE IN NET POSITION	2,355,865	1,299,377	13,465,790	10,227,367	-	13,465,790	-
NET POSITION, BEGINNING	239,441,337	217,624,612	228,331,412	208,696,622	228,331,412	-	-
NET POSITION, ENDING	\$ 241,797,202	\$ 218,923,989	\$ 241,797,202	\$ 218,923,989	\$ 228,331,412	\$ 13,465,790	-

**CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE**

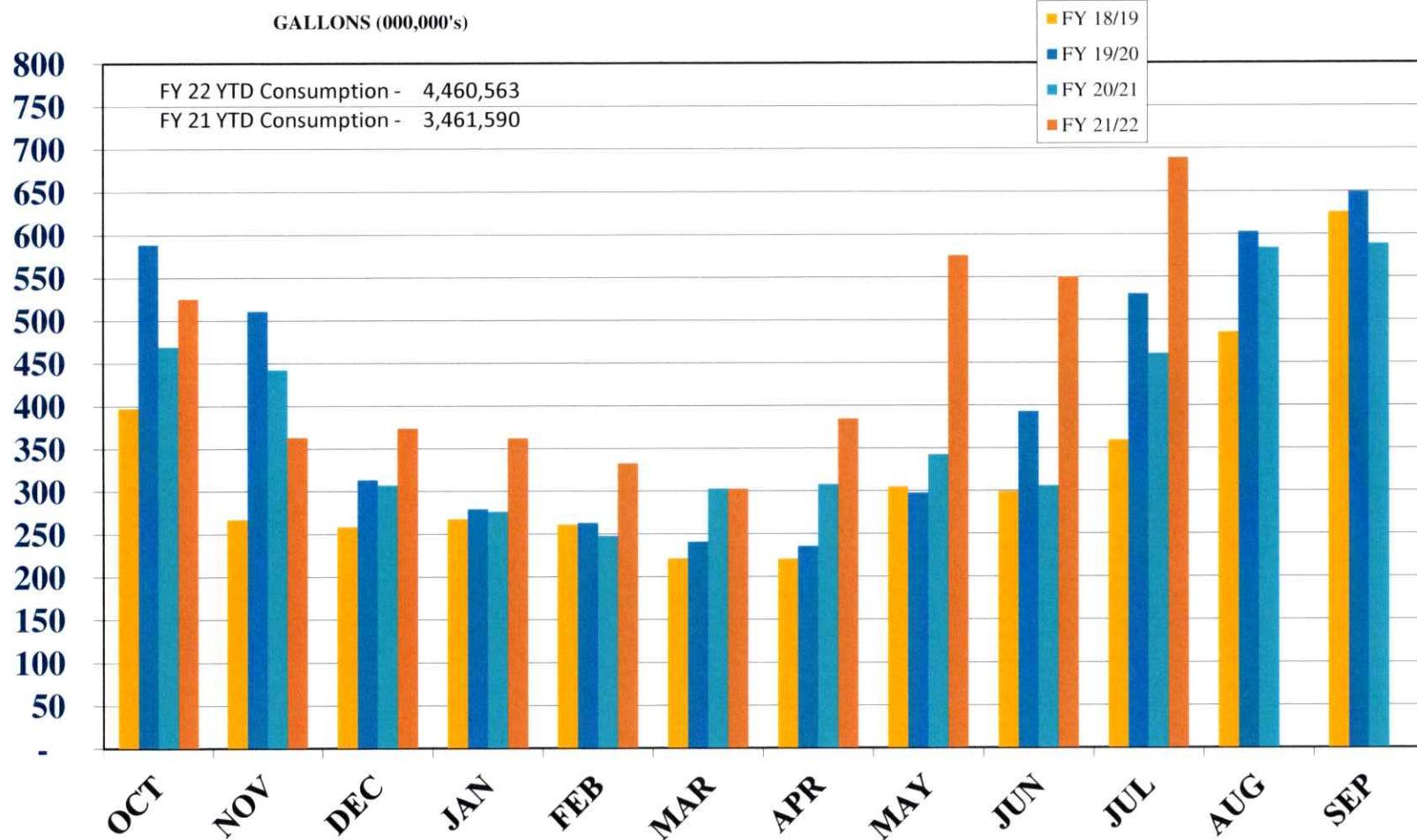
Definition of Bond Coverage:

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

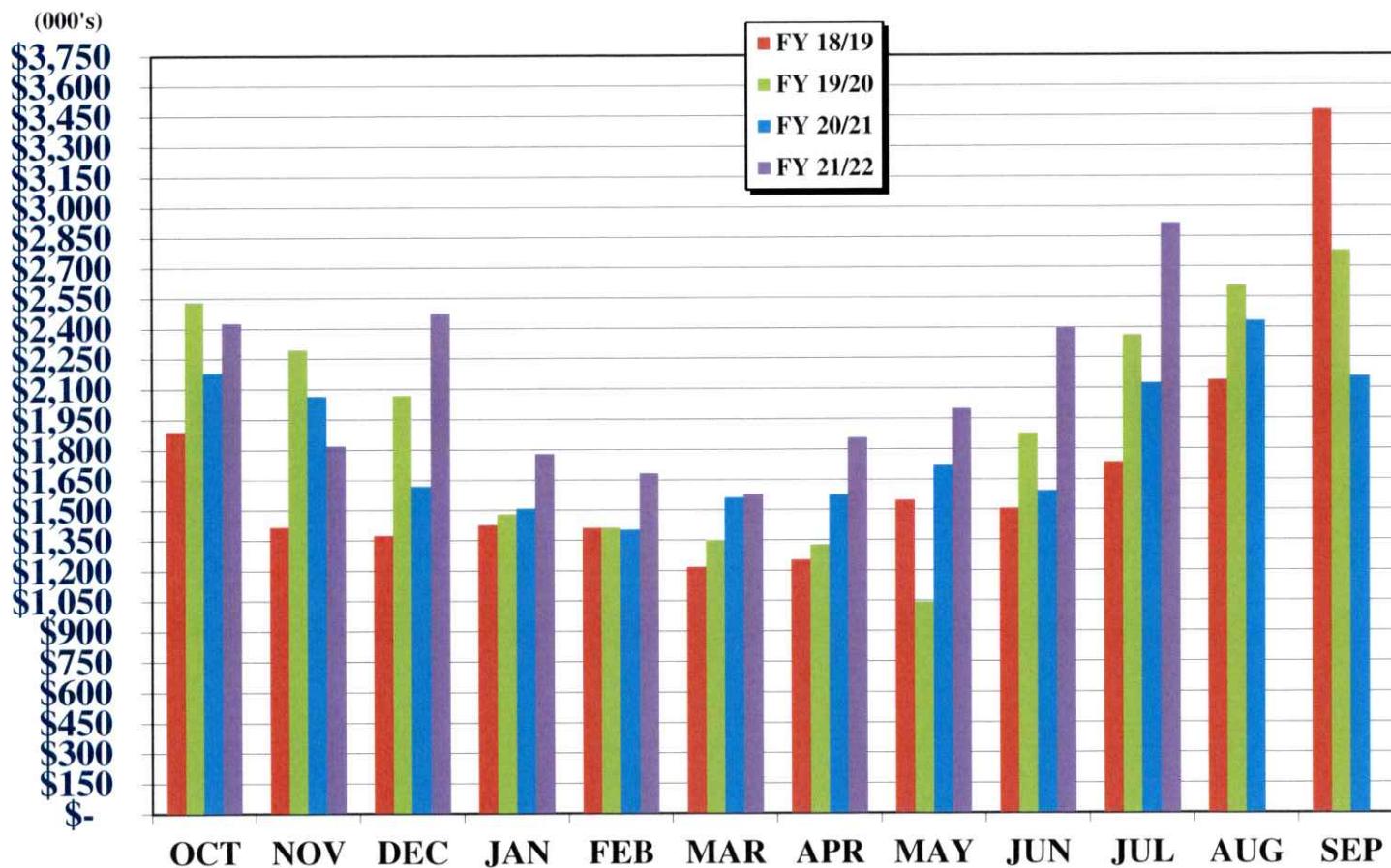
WATER CONSUMPTION





CITY OF MANSFIELD

UTILITY FUND - WATER SALES

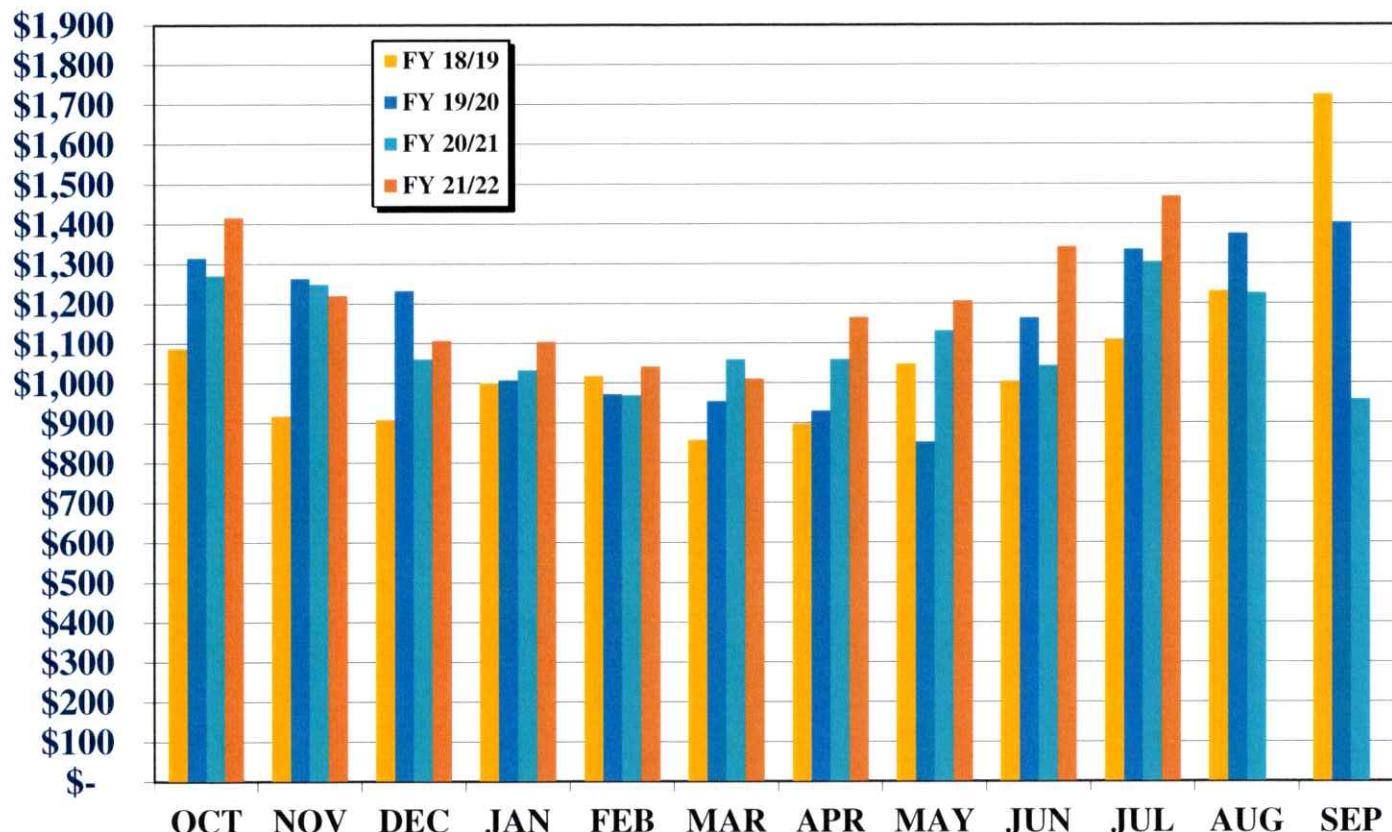




CITY OF MANSFIELD

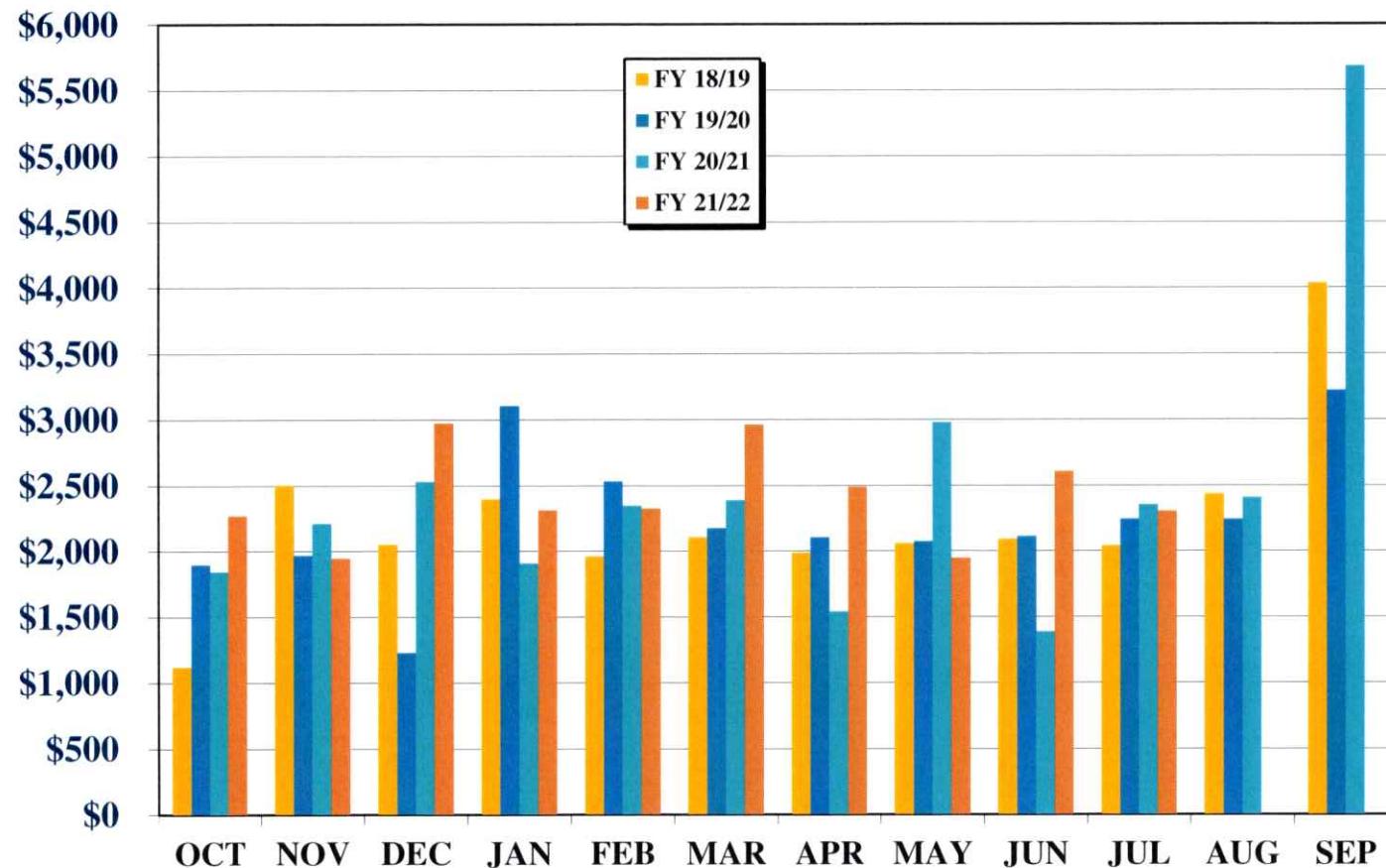
UTILITY FUND - SEWER SERVICE

(000's)





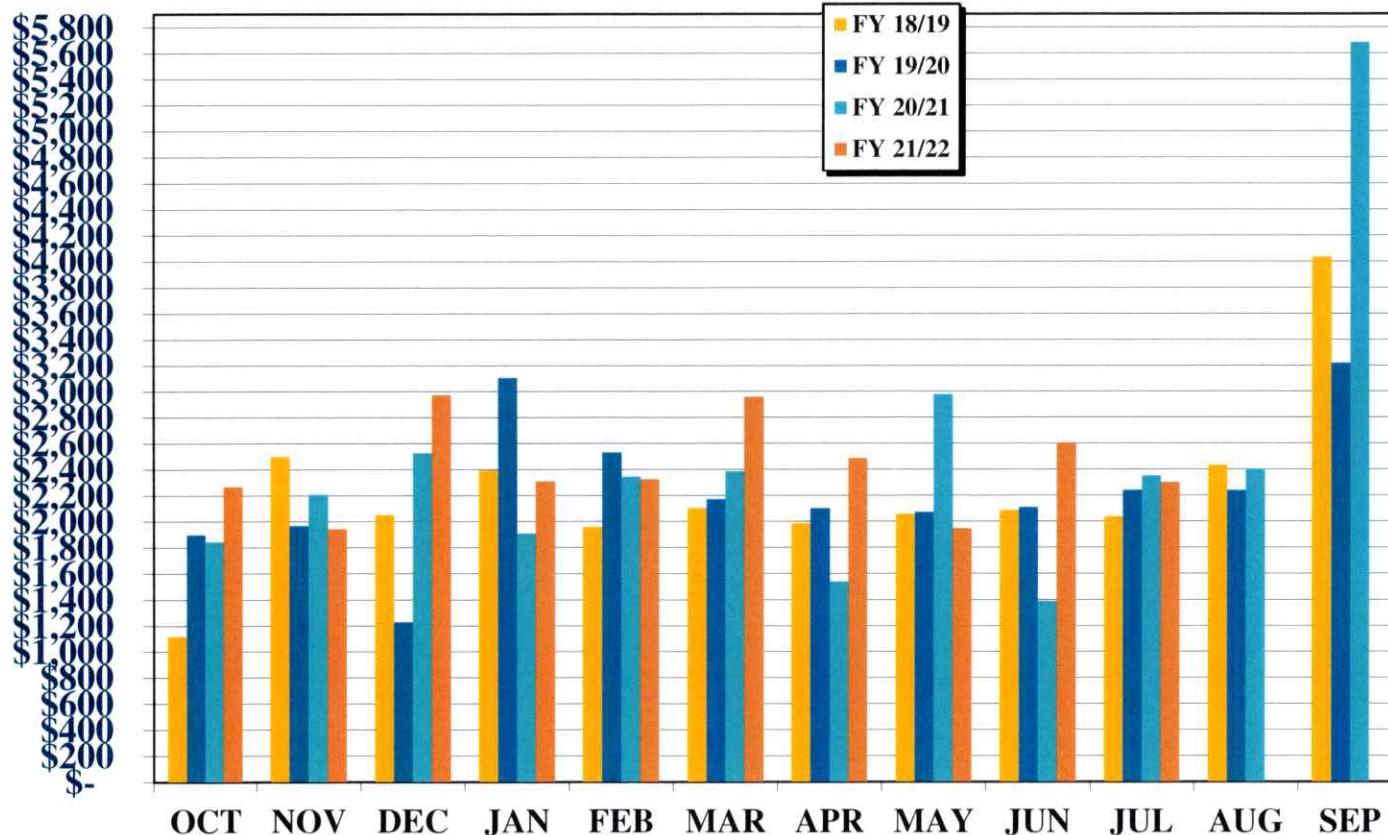
CITY OF MANSFIELD UTILITY FUND - TOTAL REVENUES





CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES



City of Mansfield, Texas

Comparative Statement of Net Position
July 31, 2022 and 2021 (Unaudited)

Drainage Utility Fund	Fiscal 2022	Fiscal 2021
<u>ASSETS</u>		
Cash And Investments	\$ 5,790,002	\$ 5,014,960
Accounts Receivable	254,624	316,105
Restricted Assets:		
Cash and Investments	471,999	0
Fixed Assets (Net of accumulated depreciation)	<u>8,574,915</u>	<u>8,646,739</u>
Total Assets	<u>15,091,540</u>	<u>13,977,804</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><u>\$ 15,343,275</u></u>	<u><u>\$ 14,264,721</u></u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 2,057	\$ 4,667
Accrued Liabilities	78,935	57,335
Retainage Payable	9,262	5,126
Bond Payable	1,875,000	1,875,000
Accrued Interest Payable	33,355	-
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>2,468,709</u>	<u>2,616,693</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>	-
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)	6,309,096	6,862,845
Reserved for Debt Service	505,354	-
Unrestricted	<u>5,665,938</u>	<u>4,718,680</u>
Total Net Position	<u>12,480,388</u>	<u>11,581,525</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u><u>\$ 15,343,275</u></u>	<u><u>\$ 14,264,721</u></u>

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Ten Months Ended July 31, 2022 and 2021 (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	233,030	228,594	2,306,236	2,256,014
Total Operating Revenues	233,030	228,594	2,306,236	2,256,014
OPERATING EXPENSES:				
Administration	67,493	105,396	782,480	728,330
General Maintenance	60,273	39,513	277,525	345,652
Depreciation	18,515	17,705	178,504	158,706
Total Operating Expenses	146,281	162,614	1,238,509	1,232,688
OPERATING INCOME (LOSS)	86,749	65,980	1,067,727	1,023,326
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	-	8	1,755	359
Other Income	-	-	20,765	7,849
Amortization	-	-	-	-
Interest and fiscal charges	(5,559)	(6,646)	(60,783)	(71,650)
Net Nonoperating Revenue	(5,559)	(6,638)	(38,263)	(63,442)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	81,190	59,342	1,029,464	959,884
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	81,190	59,342	1,029,464	959,884
NET POSITION, BEGINNING	12,399,198	11,522,183	11,450,924	10,621,641
NET POSITION, ENDING	<u>\$ 12,480,388</u>	<u>\$ 11,581,525</u>	<u>\$ 12,480,388</u>	<u>\$ 11,581,525</u>

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	1,158,578.39	1,433,583.81	275,005.42	23.74%
FEBRUARY	1,595,982.42	1,842,127.98	246,145.56	15.42%
MARCH	1,112,384.55	1,281,261.21	168,876.66	15.18%
Subtotal	7,512,810.12	8,850,574.68	1,337,764.56	17.81%
APRIL	971,449.77	1,128,248.42	156,798.65	16.14%
MAY	1,635,008.34	1,708,434.56	73,426.22	4.49%
JUNE	1,308,448.95	1,392,807.31	84,358.36	6.45%
JULY	1,321,550.60	1,502,924.42	181,373.82	13.72%
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	12,749,267.78	14,582,989.39	1,833,721.61	14.38%
BUDGET		14,951,607.00		
OVER/(UNDER) BUDGET		(368,617.61)		

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	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.98	123,072.77	15.42%
MARCH	556,192.28	640,630.60	84,438.32	15.18%
Subtotal	3,756,405.07	4,425,287.33	668,882.26	17.81%
APRIL	485,724.89	564,124.21	78,399.32	16.14%
MAY	817,504.17	854,217.28	36,713.11	4.49%
JUNE	654,224.47	696,403.65	42,179.18	6.45%
JULY	660,775.30	751,462.21	90,686.91	13.72%
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	6,374,633.90	7,291,494.68	916,860.78	14.38%

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	670,717.72	101,907.48	17.92%
JANUARY	579,289.19	716,791.90	137,502.71	23.74%
FEBRUARY	797,991.21	921,063.99	123,072.78	15.42%
MARCH	556,192.28	640,630.60	84,438.32	15.18%
Subtotal	3,756,405.07	4,425,287.33	668,882.26	17.81%
APRIL	485,724.89	564,124.21	78,399.32	16.14%
MAY	817,504.17	854,217.28	36,713.11	4.49%
JUNE	654,224.47	696,403.66	42,179.19	6.45%
JULY	660,775.30	751,462.20	90,686.90	13.72%
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	6,374,633.90	7,291,494.68	916,860.78	14.38%

**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	2,317,156.77	2,867,167.61	550,010.84	23.74%
FEBRUARY	3,191,964.84	3,684,255.95	492,291.11	15.42%
MARCH	2,224,769.10	2,562,522.41	337,753.31	15.18%
Subtotal	15,025,620.25	17,701,149.33	2,675,529.08	17.81%
APRIL	1,942,899.54	2,256,496.84	313,597.30	16.14%
MAY	3,270,016.68	3,416,869.12	146,852.44	4.49%
JUNE	2,616,897.90	2,785,614.62	168,716.72	6.45%
JULY	2,643,101.19	3,005,848.83	362,747.64	13.72%
AUGUST			0.00	
SEPTEMBER			0.00	
YTD TOTAL	25,498,535.56	29,165,978.74	3,667,443.18	14.38%
BUDGET		29,903,214.00		
OVER/(UNDER) BUDGET		(737,235.26)		

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 July 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 7/31/2022

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	469,258.40	469,258.40	469,258.40	469,258.40	N/A	1		0.51	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	469,258.40	469,258.40	469,258.40	469,258.40		1	0.00	0.51	
CLASS												
CLASS LGIP	CLASS	5/27/2021	1.639	1,718,749.63	1,718,749.63	1,718,749.63	1,718,749.63	N/A	1		1.87	110 - ARPA
Sub Total / Average CLASS			1.639	1,718,749.63	1,718,749.63	1,718,749.63	1,718,749.63		1	0.00	1.87	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	1.654	5,012,484.03	5,012,484.03	5,012,484.03	5,012,484.03	N/A	1		5.45	25 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	1.654	8,019,974.44	8,019,974.44	8,019,974.44	8,019,974.44	N/A	1		8.72	01 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	1.654	4,009,987.23	4,009,987.23	4,009,987.23	4,009,987.23	N/A	1		4.36	39 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	1.654	3,007,490.43	3,007,490.43	3,007,490.43	3,007,490.43	N/A	1		3.27	50 - TIF
Sub Total / Average LOGIC			1.654	20,049,936.13	20,049,936.13	20,049,936.13	20,049,936.13		1	0.00	21.79	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	1.415	4,883,099.69	4,883,099.69	4,883,099.69	4,883,099.69	N/A	1		5.31	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	1.415	3,368,384.18	3,368,384.18	3,368,384.18	3,368,384.18	N/A	1		3.66	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	1.415	4,176,757.57	4,176,757.57	4,176,757.57	4,176,757.57	N/A	1		4.54	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	1.415	152,490.47	152,490.47	152,490.47	152,490.47	N/A	1		0.17	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	1.415	1,460,268.79	1,460,268.79	1,460,268.79	1,460,268.79	N/A	1		1.59	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	1.415	26,651.45	26,651.45	26,651.45	26,651.45	N/A	1		0.03	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	1.415	2,296,673.44	2,296,673.44	2,296,673.44	2,296,673.44	N/A	1		2.50	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	1.415	446,429.45	446,429.45	446,429.45	446,429.45	N/A	1		0.49	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	1.415	607,962.93	607,962.93	607,962.93	607,962.93	N/A	1		0.66	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	1.415	3,015,012.18	3,015,012.18	3,015,012.18	3,015,012.18	N/A	1		3.28	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	1.415	1,619,107.76	1,619,107.76	1,619,107.76	1,619,107.76	N/A	1		1.76	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	1.415	1,545,272.25	1,545,272.25	1,545,272.25	1,545,272.25	N/A	1		1.68	86 - 2016 Streets Construction

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
Nations Funds MM	MF0008	12/1/2017	1.415	26,012.44	26,012.44	26,012.44	26,012.44	N/A	1		0.03	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	1.415	1,603,227.52	1,603,227.52	1,603,227.52	1,603,227.52	N/A	1		1.74	873 - MEDC Construction
Sub Total / Average Nations Funds			1.415	25,227,350.12	25,227,350.12	25,227,350.12	25,227,350.12		1	0.00	27.42	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	1.401	232,245.47	232,245.47	232,245.47	232,245.47	N/A	1		0.25	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	1.401	11,311,320.02	11,311,320.02	11,311,320.02	11,311,320.02	N/A	1		12.29	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	1.401	79,832.35	79,832.35	79,832.35	79,832.35	N/A	1		0.09	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	1.401	1,962,084.65	1,962,084.65	1,962,084.65	1,962,084.65	N/A	1		2.13	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	1.401	8,525,954.75	8,525,954.75	8,525,954.75	8,525,954.75	N/A	1		9.27	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	1.401	835,426.75	835,426.75	835,426.75	835,426.75	N/A	1		0.91	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	1.401	7,322,519.90	7,322,519.90	7,322,519.90	7,322,519.90	N/A	1		7.96	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	1.401	1,488,519.68	1,488,519.68	1,488,519.68	1,488,519.68	N/A	1		1.62	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	1.401	2,449,274.27	2,449,274.27	2,449,274.27	2,449,274.27	N/A	1		2.66	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	1.401	1,520,680.10	1,520,680.10	1,520,680.10	1,520,680.10	N/A	1		1.65	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	11/2/2012	1.401	1,066,638.98	1,066,638.98	1,066,638.98	1,066,638.98	N/A	1		1.16	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	1.401	54,007.27	54,007.27	54,007.27	54,007.27	N/A	1		0.06	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	1.401	999,993.49	999,993.49	999,993.49	999,993.49	N/A	1		1.09	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	1/8/2014	1.401	4,851.89	4,851.89	4,851.89	4,851.89	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	1.401	584,954.71	584,954.71	584,954.71	584,954.71	N/A	1		0.64	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	1.401	975,055.77	975,055.77	975,055.77	975,055.77	N/A	1		1.06	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	1.401	3,446,321.12	3,446,321.12	3,446,321.12	3,446,321.12	N/A	1		3.75	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	1.401	1,693,380.99	1,693,380.99	1,693,380.99	1,693,380.99	N/A	1		1.84	873 - MEDC Construction
Sub Total / Average TexStar			1.401	44,553,062.16	44,553,062.16	44,553,062.16	44,553,062.16		1	0.00	48.42	
Total / Average			1.458	92,018,356.44	92,018,356.44	92,018,356.44	92,018,356.44		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 7/31/2022

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												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	1.654	8,019,974.44	8,019,974.44	8,019,974.44	8,019,974.44	N/A	1	8.72	
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	4,176,757.57	4,176,757.57	4,176,757.57	4,176,757.57	N/A	1	4.54	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	8,525,954.75	8,525,954.75	8,525,954.75	8,525,954.75	N/A	1	9.27	
Sub Total / Average 01 - General Fund				1.502	20,722,686.76	20,722,686.76	20,722,686.76	20,722,686.76		1	0.00	22.52
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	26,651.45	26,651.45	26,651.45	26,651.45	N/A	1	0.03	
Sub Total / Average 06 - Tree Mitigation				1.415	26,651.45	26,651.45	26,651.45	26,651.45		1	0.00	0.03
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	1.401	584,954.71	584,954.71	584,954.71	584,954.71	N/A	1	0.64	
Sub Total / Average 08 - Hotel				1.401	584,954.71	584,954.71	584,954.71	584,954.71		1	0.00	0.64
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	446,429.45	446,429.45	446,429.45	446,429.45	N/A	1	0.49	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	54,007.27	54,007.27	54,007.27	54,007.27	N/A	1	0.06	
Sub Total / Average 10 - Debt Services				1.413	500,436.72	500,436.72	500,436.72	500,436.72		1	0.00	0.54
110 - ARPA												
CLASS LGIP	CLASS	Local Government Investment Pool	5/27/2021	1.639	1,718,749.63	1,718,749.63	1,718,749.63	1,718,749.63	N/A	1	1.87	
Sub Total / Average 110 - ARPA				1.639	1,718,749.63	1,718,749.63	1,718,749.63	1,718,749.63		1	0.00	1.87
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	469,258.40	469,258.40	469,258.40	469,258.40	N/A	1	0.51	
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	3,368,384.18	3,368,384.18	3,368,384.18	3,368,384.18	N/A	1	3.66	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	1,962,084.65	1,962,084.65	1,962,084.65	1,962,084.65	N/A	1	2.13	

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
Sub Total / Average 15 - Street Construction				1.315	5,799,727.23	5,799,727.23	5,799,727.23	5,799,727.23		1	0.00	6.30
16 - Building Construction												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	79,832.35	79,832.35	79,832.35	79,832.35	N/A	1	0.09	
Sub Total / Average 16 - Building Construction				1.401	79,832.35	79,832.35	79,832.35	79,832.35		1	0.00	0.09
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	999,993.49	999,993.49	999,993.49	999,993.49	N/A	1	1.09	
Sub Total / Average 19 - Drainage Utility Fund				1.401	999,993.49	999,993.49	999,993.49	999,993.49		1	0.00	1.09
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	1.401	4,851.89	4,851.89	4,851.89	4,851.89	N/A	1	0.01	
Sub Total / Average 22 - Equipment Replacement				1.401	4,851.89	4,851.89	4,851.89	4,851.89		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	2,296,673.44	2,296,673.44	2,296,673.44	2,296,673.44	N/A	1	2.50	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	2,449,274.27	2,449,274.27	2,449,274.27	2,449,274.27	N/A	1	2.66	
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				1.408	4,745,947.71	4,745,947.71	4,745,947.71	4,745,947.71		1	0.00	5.16
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	607,962.93	607,962.93	607,962.93	607,962.93	N/A	1	0.66	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	1,066,638.98	1,066,638.98	1,066,638.98	1,066,638.98	N/A	1	1.16	
Sub Total / Average 24 - Mansfield Parks Land Dedication				1.406	1,674,601.91	1,674,601.91	1,674,601.91	1,674,601.91		1	0.00	1.82
25 - Water & Sewer												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	1.654	5,012,484.03	5,012,484.03	5,012,484.03	5,012,484.03	N/A	1	5.45	
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	4,883,099.69	4,883,099.69	4,883,099.69	4,883,099.69	N/A	1	5.31	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	11,311,320.02	11,311,320.02	11,311,320.02	11,311,320.02	N/A	1	12.29	
Sub Total / Average 25 - Water & Sewer				1.464	21,206,903.74	21,206,903.74	21,206,903.74	21,206,903.74		1	0.00	23.05
27 - Revenue Bond Reserve												

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	4/11/2012	1.415	3,015,012.18	3,015,012.18	3,015,012.18	3,015,012.18	N/A	1		3.28
Sub Total / Average 27 - Revenue Bond Reserve				1.415	3,015,012.18	3,015,012.18	3,015,012.18	3,015,012.18		1	0.00	3.28
28 - Utility Construction Fund 28												
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	1,460,268.79	1,460,268.79	1,460,268.79	1,460,268.79	N/A	1		1.59
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	7,322,519.90	7,322,519.90	7,322,519.90	7,322,519.90	N/A	1		7.96
Sub Total / Average 28 - Utility Construction Fund 28				1.403	8,782,788.69	8,782,788.69	8,782,788.69	8,782,788.69		1	0.00	9.54
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	1.415	1,619,107.76	1,619,107.76	1,619,107.76	1,619,107.76	N/A	1		1.76
Sub Total / Average 309 - Library Expansion				1.415	1,619,107.76	1,619,107.76	1,619,107.76	1,619,107.76		1	0.00	1.76
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	232,245.47	232,245.47	232,245.47	232,245.47	N/A	1		0.25
Sub Total / Average 38 - MEDC I&S Fund				1.401	232,245.47	232,245.47	232,245.47	232,245.47		1	0.00	0.25
39 - Economic Development												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	1.654	4,009,987.23	4,009,987.23	4,009,987.23	4,009,987.23	N/A	1		4.36
Nations Funds MM	MF0008	Money Market	10/25/1999	1.415	152,490.47	152,490.47	152,490.47	152,490.47	N/A	1		0.17
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	835,426.75	835,426.75	835,426.75	835,426.75	N/A	1		0.91
Sub Total / Average 39 - Economic Development				1.604	4,997,904.45	4,997,904.45	4,997,904.45	4,997,904.45		1	0.00	5.43
50 - TIF												
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	1.654	3,007,490.43	3,007,490.43	3,007,490.43	3,007,490.43	N/A	1		3.27
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	1,488,519.68	1,488,519.68	1,488,519.68	1,488,519.68	N/A	1		1.62
Sub Total / Average 50 - TIF				1.570	4,496,010.11	4,496,010.11	4,496,010.11	4,496,010.11		1	0.00	4.89
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	1.401	1,520,680.10	1,520,680.10	1,520,680.10	1,520,680.10	N/A	1		1.65
Sub Total / Average 81 - Street Construction 2012 Issue				1.401	1,520,680.10	1,520,680.10	1,520,680.10	1,520,680.10		1	0.00	1.65

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
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	1.415	1,545,272.25	1,545,272.25	1,545,272.25	1,545,272.25	N/A	1	1.68	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	1.401	975,055.77	975,055.77	975,055.77	975,055.77	N/A	1	1.06	
Sub Total / Average 86 - 2016 Streets Construction				1.409	2,520,328.02	2,520,328.02	2,520,328.02	2,520,328.02		1	0.00	2.74
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	1.415	26,012.44	26,012.44	26,012.44	26,012.44	N/A	1	0.03	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	1.401	3,446,321.12	3,446,321.12	3,446,321.12	3,446,321.12	N/A	1	3.75	
Sub Total / Average 87 - 2017 Streets Construction				1.401	3,472,333.56	3,472,333.56	3,472,333.56	3,472,333.56		1	0.00	3.77
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	1.415	1,603,227.52	1,603,227.52	1,603,227.52	1,603,227.52	N/A	1	1.74	
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	1.401	1,693,380.99	1,693,380.99	1,693,380.99	1,693,380.99	N/A	1	1.84	
Sub Total / Average 873 - MEDC Construction				1.408	3,296,608.51	3,296,608.51	3,296,608.51	3,296,608.51		1	0.00	3.58
Total / Average				1.458	92,018,356.44	92,018,356.44	92,018,356.44	92,018,356.44		1	0.00	100