

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 eleven months ending August 31, 2019 of the fiscal year ending September 30, 2019.

Significant Financial Activity through the Period

- Capital Improvements –
 - Stars Center, \$19,020,252 total; current year - \$190,117
 - Parks Administration Building, \$2,848,148 total; current year - \$835,106
 - Equipment replaced, \$1,066,334
 - Streets, \$7,688,819
 - Land purchased for parks, \$5,154,716
- Issued Debt, \$13,750,000
 - Streets, \$7,488,000
 - Building Development - \$2,762,000
 - Land, \$3,500,000
 - Maintained AAA Bond Rating.

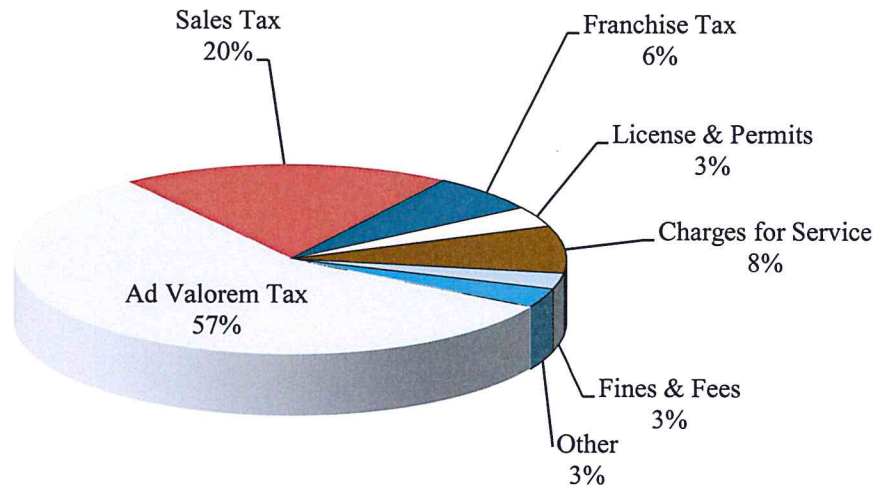
General Fund Financial Activity

General fund assets are \$451,964,419, deferred outflows of resources are 9,498,826, liabilities are \$230,645,222; deferred inflows of resources are \$5,308,215 and general fund net position is \$225,509,808. Unassigned reserves and general fund balance was \$24,310,110 as of August 31, 2019.

Overall general fund revenue collected as of August 31, 2019 is 98.76% of anticipated collections. Expenditures as of August 31, 2019 are in line with budgeted expectations or 87.86% of the expected expenditures have been spent as of August 31, 2019. As of August 31, 2019 the City's current net assets are at estimated results.

General Fund Revenues

Allocation of Receipts as of August 31, 2019

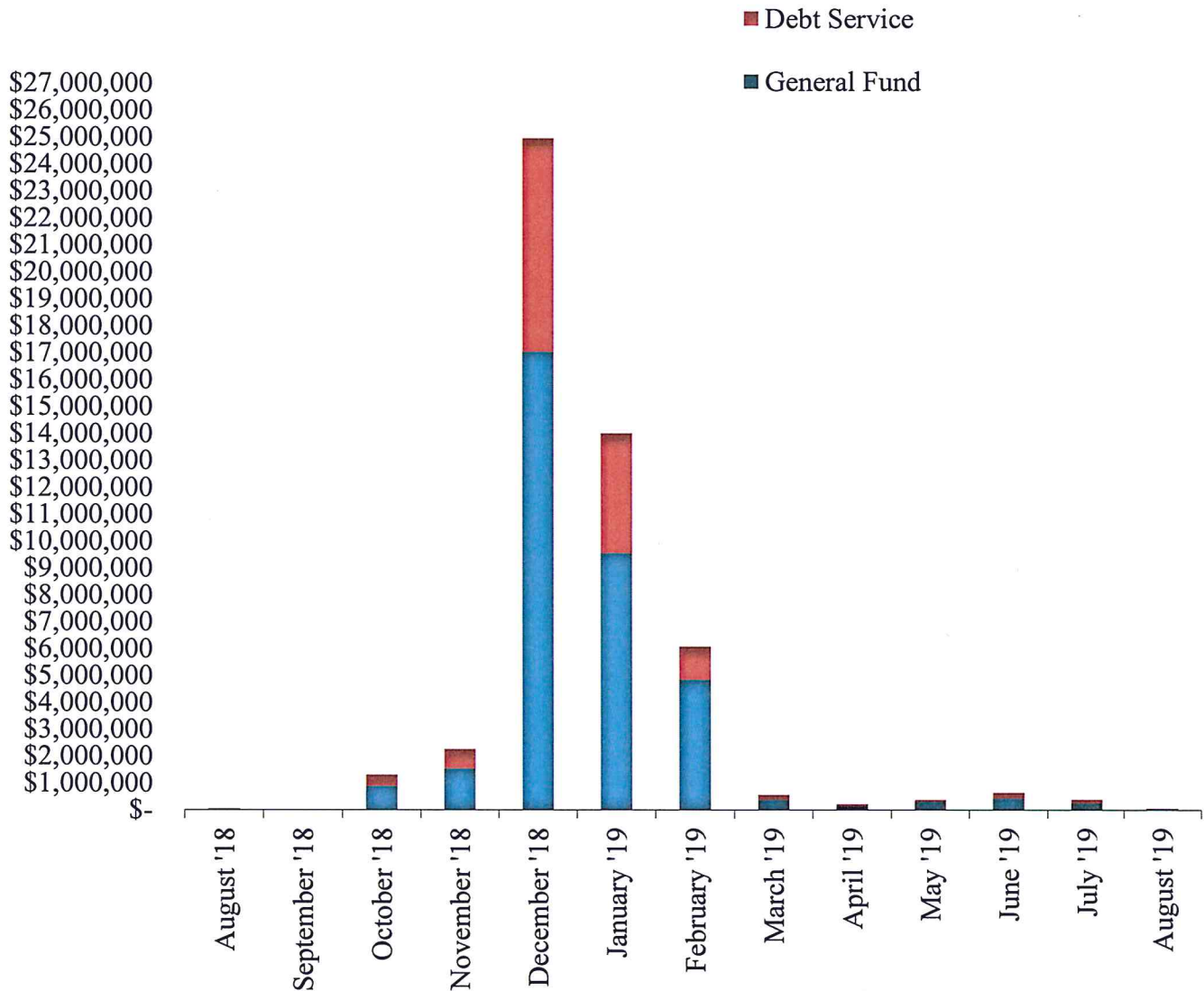


Property Tax Collections

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 August 31, 2019 are \$33,617,782. Last year's collections were \$29,730,885 for the same period - a 13.07% increase over prior year.

As of August 31, 2019, actual debt service property tax collections were \$15,498,738. For the same period last year, property tax collections were \$15,315,859 – an increase of 1.19%.

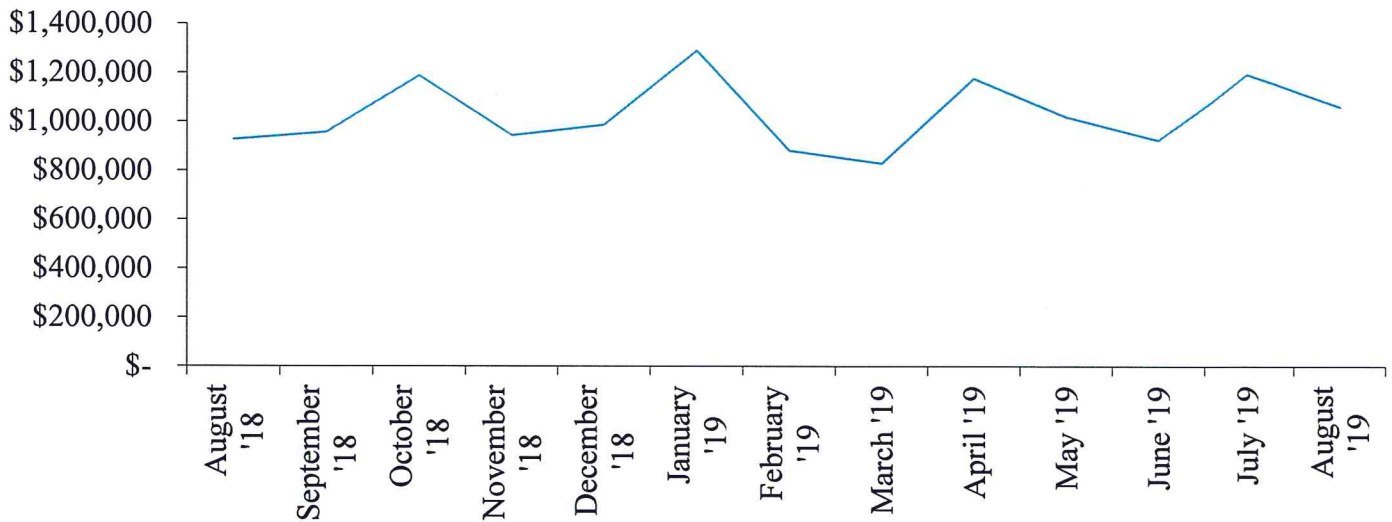
Ad Valorem Tax Collections by Month



Sales Tax

The City's budgeted sales tax revenue is 23.89% of the total budgeted revenue for the City. Collections for the first eleven months amount to 19.07% of total budgeted collections for fiscal 2019. Sales tax per capita is \$165 as budgeted. The City expects sales tax per capita to continue to improve as continued improvements in the retail sector occur over time. Sales Tax collections for the period August 1, 2019 through August 31, 2019, total \$1,060,013 as compared to \$924,791 for the same period last year. This is an increase of 14.62% over the same period as last year.

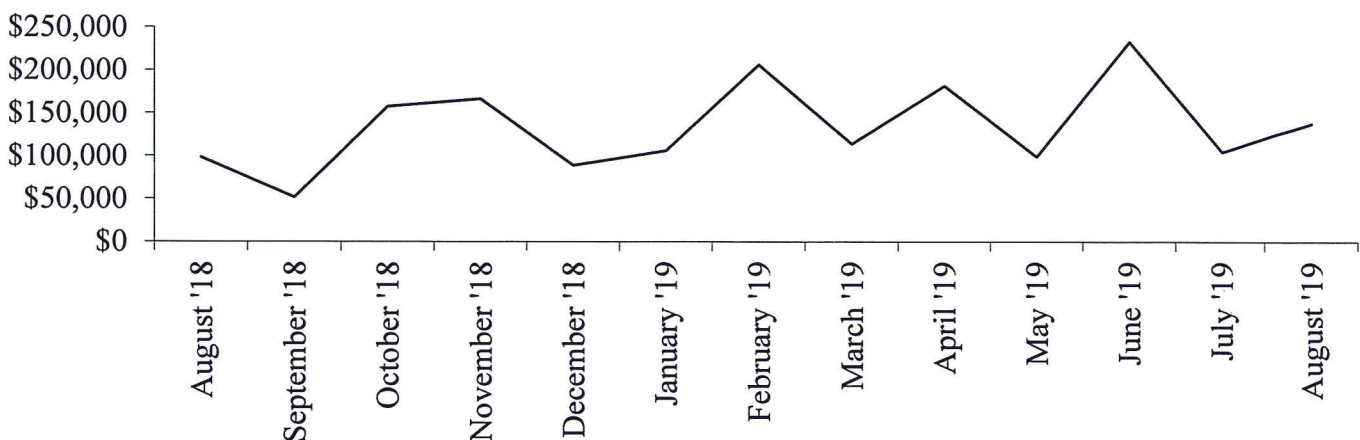
Sales Tax Collections



Building Permits

Building activity has decreased slightly in year over year comparisons. Building Permits increased in August 2019 compared to August 2018. Permit revenues for this period compared to the same period last year are \$137,808 and \$98,357 respectively, representing an increase of \$39,451 or 40.11% more than the same period last year. Building activity for the year is exceeding budgeted estimates.

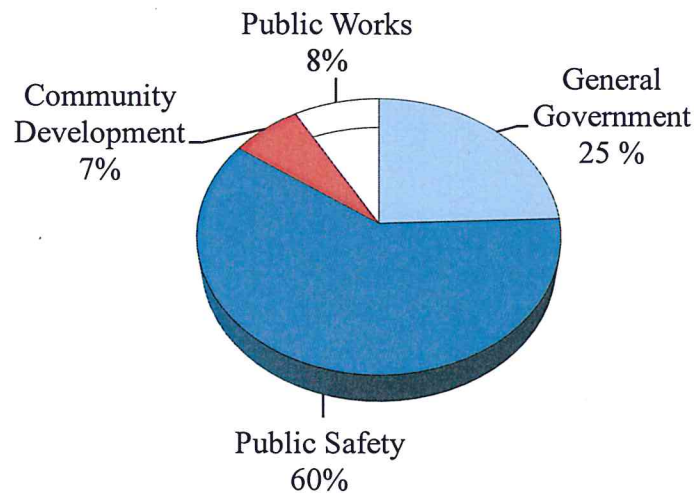
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$51,183,477 of its expected expenditures of \$58,255,051 or 87.86% 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. Almost \$33,931,421 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of August 31, 2019.

Actual Expenses



Water & Sewer Financial Activity

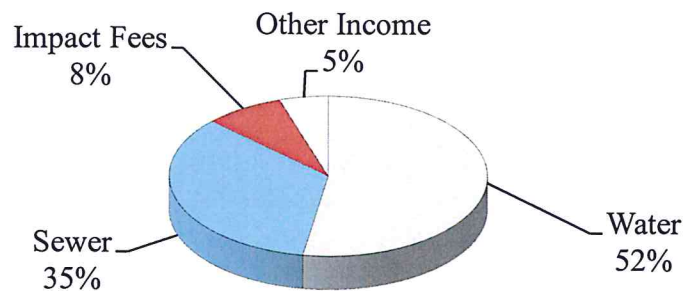
Water & Sewer assets are \$230,554,759, deferred outflows of resources are \$3,995,507 fund liabilities are \$46,587,334; deferred inflows of resources are \$769,732 and fund net position is \$187,193,199. Unassigned reserves are \$26,985,849 as of August 31, 2019.

Operating Revenue is in line with estimates for this fiscal year. The sale of Water & Sewer alone represents 86.93% of the total revenue collected to date; 8.09% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 93.59% of its Budgeted Revenue to date or \$32,217,254 of \$34,425,223 in Budgeted Revenue.

City of Mansfield, Texas interim unaudited financial report for the month and eleven (11) month period ended August, 2019

2019

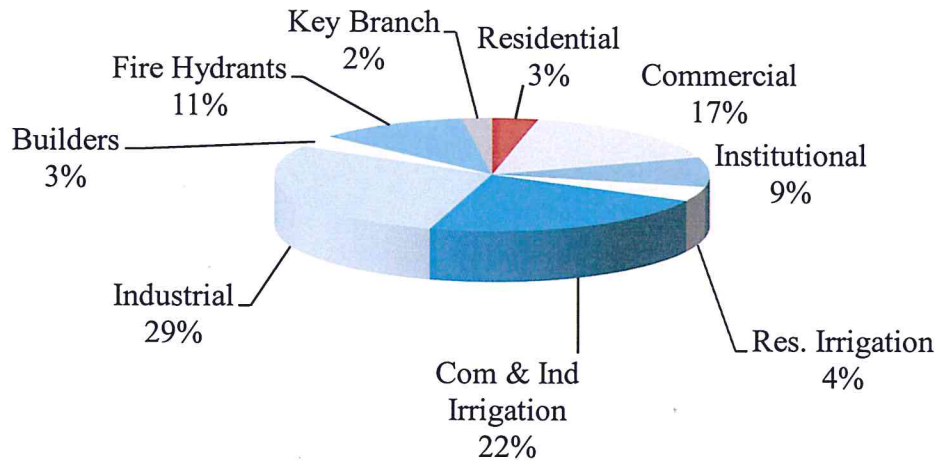
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmt Per Acct	
	August '19	August '18	August '19	August '18	August '19	August '18
Residential	19,259	18,817	225,874	320,040	11,728	17,008
Commercial	733	722	41,851	45,543	57,095	63,079
Institutional	158	157	4,654	6,308	29,457	40,180
Residential Irrigation	901	897	12,755	20,518	14,156	22,874
Com & Ind Irrigation	767	732	58,581	101,383	76,377	138,502
Industrial	131	132	12,943	9,887	98,802	74,900
Builders	285	385	3,281	5,444	11,511	14,141
Fire Hydrants	62	48	2,437	6,751	39,302	140,636
Residential Key Branch	7	6	53	46	7,536	7,697
Bulk Untreated Water	4	4	31,471	45,401	7,867,750	11,350,250
Bulk Treated Water	6	3	91,548	84,672	15,258,000	28,224,000
Total	22,313	21,903	485,448	645,993		

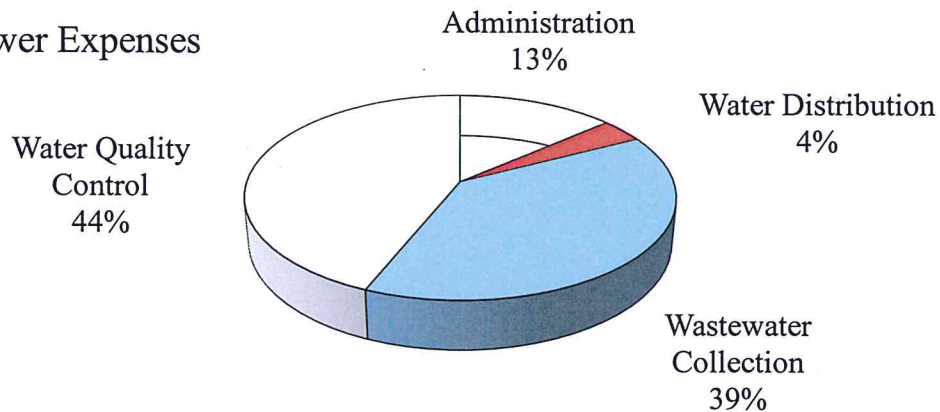
Consumption to date is nearly even with prior year's consumption despite increased rainfall because connections are up in year over year comparisons. In a year over year comparison, customer accounts have increased by 410 new connections.

Average Consumption Per Account



The Department's expenses are under anticipated levels to date. Note that the overall expenditure activity of the fund (excluding depreciation) indicates 84.8% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

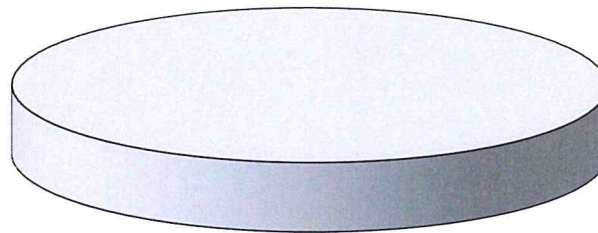
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended August 31, 2019.

Investment Summary



Money Markets
100%

TABLE OF CONTENTS

TABLE OF CONTENTS	1
GENERAL FUND	
Definition	3
Comparative Statement of Net Position	4
Summary Revenues & Expenditures	5
Comparative Statement of Activities	6
Graphic Analysis – Revenues	9
Graphic Analysis – Expenditures	10
Graphic Analysis – Fund Balance	11
SPECIAL REVENUE FUNDS	
Definition	12
TIRZ (Tax Incremental Reinvestment Zone) Number One Fund	
Comparative Statement of Net Position	13
Comparative Statement of Activities	14
TIRZ (Tax Incremental Reinvestment Zone) Number Two Fund	
Comparative Statement of Net Position	15
Comparative Statement of Activities	16
Tree Mitigation Fund	
Comparative Statement of Net Position	17
Comparative Statement of Activities	18
Hotel/Motel Occupancy Tax Fund	
Comparative Statement of Net Position	19
Comparative Statement of Activities	20
Comparative Budget and Cash Analysis	21
Mansfield Parks Facilities Development Corporation	
Comparative Statement of Net Position	22
Comparative Statement of Activities	23
Mansfield Economic Development Corporation	
Comparative Statement of Net Position	24
Comparative Statement of Activities	25
Southpointe PID	
Comparative Statement of Net Position	26
Comparative Statement of Activities	27
DEBT SERVICE FUNDS	
Definition	28
General Obligation Debt Service Fund	
Comparative Statement of Net Position	29
Comparative Statement of Activities	30
Mansfield Parks Facilities Development Corporation Debt Service Fund	
Comparative Statement of Net Position	31
Comparative Statement of Activities	32

CAPITAL PROJECTS FUNDS	
Definition	33
Street Construction Fund	
Comparative Statement of Net Position	34
Comparative Statement of Activities	35
Building Construction Fund	
Comparative Statement of Net Position	36
Comparative Statement of Activities	37
Equipment Replacement Fund	
Comparative Statement of Net Position	38
Comparative Statement of Activities	39
Park Construction Fund	
Comparative Statement of Net Position	40
Comparative Statement of Activities	41
ENTERPRISE FUNDS	
Definition	42
Utility Fund	
Comparative Statement of Net Position	43
Comparative Statement of Activities	45
Revenue Bond Coverage	47
Graphic Analysis – Water Consumption	48
Graphic Analysis – Water Sales	49
Graphic Analysis – Sewer Service	50
Graphic Analysis – Total Revenues	51
Graphic Analysis – Total Expenditures	52
Analysis of Rainfall	53
Law Enforcement Complex Fund	
Comparative Statement of Net Position	54
Comparative Statement of Activities	56
Drainage Utility Fund	
Comparative Statement of Net Position	57
Comparative Statement of Activities	58
SALES TAX COMPARISON	59
General Fund	
October 2018 to September 2019	60
Mansfield Parks Facilities Development Corporation	
October 2018 to September 2019	61
Mansfield Economic Development Corporation	
October 2018 to September 2019	62
Combined Sales Tax Comparison	
(General Fund, Mansfield Parks Facilities Development Corporation	
And Mansfield Economic Development Corporation)	
October 2018 to September 2019	63
SCHEDULE OF INVESTMENTS	64

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 - General Fund
August 31, 2019 and 2018 (Unaudited)

<u>ASSETS</u>	<u>Fiscal 2019</u>	<u>Fiscal 2018</u>
Cash and Investments	\$ 22,789,924	\$ 19,423,135
Receivables:		
Current Year Taxes	301,763	270,663
Delinquent Taxes (Net of Allowance of \$706,140)	-	-
Accounts (Net of Allowance of \$200,709)	2,129,481	1,887,645
Ambulance	1,827,916	1,687,181
Municipal Court	45,152	36,145
Due From Other Funds	579,916	579,916
Capital Assets (net of accumulated depreciation)	424,290,267 *	403,539,846
Total Assets	<u>\$ 451,964,419</u>	<u>\$ 427,424,531</u>
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,089,869	\$ 2,855,536
Deferred OPEB Contributions	1,765,257	-
Deferred Investment Losses	-	3,567,409
Deferred Assumption Changes	56,711	-
Deferred Actuarial Experience	1,633,349	1,334,760
Deferred Loss on Refunding	2,953,640	3,266,180
Total Deferred Outflows of Resources	<u>9,498,826</u>	<u>11,023,885</u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 418,264	\$ 284,704
Accrued Liabilities	770,947	646,887
Deferred Revenue	2,174,831	1,993,990
Noncurrent liabilities:		
Due within one year	12,572,026 *	12,970,269
Due in more than one year	214,709,154 *	162,223,489
Total Liabilities	<u>230,645,222</u>	<u>178,119,339</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,493,333	1,500,000
Deferred Assumption Changes	1,078,995	341,202
Deferred Investment Gains	2,735,887	-
Total Deferred Inflows of Resources	<u>5,308,215</u>	<u>1,841,202</u>
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	197,009,087 *	228,346,088
Assigned for deferred outflows/inflows	4,190,611	9,182,683
Unassigned	24,310,110	20,959,104
Total Fund Balances	<u>225,509,808</u>	<u>258,487,875</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 461,463,245</u>	<u>\$ 438,448,416</u>

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

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

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

City of Mansfield, Texas

Summary Statement of Activities for the Month and Eleven Months
Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 POSITIVE (NEGATIVE) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 1,228,955	\$ 1,083,633	\$49,496,555	\$ 44,360,450	\$ 50,743,796	\$ (1,247,241)	97.54%
License And Permits	184,970	137,995	2,041,375	2,230,772	1,985,868	55,507	102.80%
Grant Revenue	85,542	102,652	292,495	320,126	360,058	(67,562)	81.24%
Charges For Services	438,237	558,751	4,791,714	4,305,747	4,709,736	81,978	101.74%
Fines And Fees	81,646	99,256	1,611,194	1,580,440	1,736,561	(125,367)	92.78%
Interest Earnings	51,213	33,220	541,511	246,004	190,000	351,511	285.01%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	82,280	67,659	886,721	865,327	685,996	200,724	129.26%
Total Revenues	2,152,843	2,083,166	59,661,565	53,908,866	60,412,015	(750,450)	98.76%
EXPENDITURES:							
General Government	1,294,957	1,318,730	12,492,224	10,940,968	14,993,141	2,500,917	83.32%
Public Safety	3,546,004	3,360,966	30,908,184	29,430,493	33,931,421	3,023,237	91.09%
Public Works	574,636	360,053	4,253,069	3,024,489	4,961,912	708,843	85.71%
Community Development	473,228	422,147	3,530,000	3,277,537	4,368,577	838,577	80.80%
Total Expenditures	5,888,825	5,461,896	51,183,477	46,673,487	58,255,051	7,071,574	87.86%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,735,982)	(3,378,730)	8,478,088	7,235,379	2,156,964		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	241,400	-	1,486,219	1,908,861	(1,908,861)	0.00%
(Uses)	-	(227,060)	(1,196,950)	(2,238,525)	(4,065,825)	2,868,874	29.44%
Total Other Financing Sources (Uses)	-	14,340	(1,196,950)	(752,306)	(2,156,964)	960,013	29.44%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,735,982)	(3,364,390)	7,281,138	6,483,073	0		
FUND BALANCE							
BEGINNING	28,046,092	24,323,494	17,028,972	14,476,031	17,028,972		
ENDING	\$ 24,310,110	\$ 20,959,104	\$ 24,310,110	\$ 20,959,104	\$ 17,028,972		

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 POSITIVE (NEGATIVE) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 36,007	\$ 28,582	\$ 33,539,776	\$ 29,657,971	\$ 34,234,583	\$ (694,807)	97.97%
Taxes-Prior	-	2,908	78,006	72,914	174,144	(96,138)	44.79%
Gas Royalty Income	779	568	5,241	13,230	14,043	(8,802)	37.32%
Franchise Taxes	124,761	109,258	3,843,377	3,529,823	3,832,540	10,838	100.28%
Sales Taxes	1,060,013	924,791	11,518,727	10,643,222	12,123,780	(605,053)	95.01%
Mix Drink Taxes	-	-	220,618	199,869	182,646	37,972	120.79%
Delinquent P&I	7,395	17,526	290,810	243,421	182,060	108,750	159.73%
Total Taxes	1,228,955	1,083,633	49,496,555	44,360,450	50,743,796	(1,247,241)	97.54%
LICENSE & PERMITS							
Building Permits	137,808	98,357	1,594,942	1,659,978	1,463,850	131,092	108.96%
Other Lic/Permits	47,162	39,638	446,433	570,794	522,018	(75,585)	85.52%
Total License & Permits	184,970	137,995	2,041,375	2,230,772	1,985,868	55,507	102.80%
GRANT REVENUE	85,542	102,652	292,495	320,126	360,058	(67,562)	81.24%
CHARGES FOR SERVICES							
Sanitation	293,332	279,541	3,108,829	2,656,276	2,901,018	207,811	107.16%
Ambulance Services	121,969	115,397	1,226,417	1,238,193	1,487,847	(261,430)	82.43%
Fines & Fees-Engineering	22,936	163,813	456,468	411,278	320,871	135,597	142.26%
Total Charges For Services	438,237	558,751	4,791,714	4,305,747	4,709,736	81,978	101.74%
FINES & FEES							
Fines & Fees-Court	70,455	91,088	822,252	833,454	877,370	(55,118)	93.72%
Fines & Fees-Other	11,191	8,168	788,942	746,986	859,191	(70,250)	91.82%
Total Fines & Fees	81,646	99,256	1,611,194	1,580,440	1,736,561	(125,367)	92.78%
INTEREST EARNINGS	51,213	33,220	541,511	246,004	190,000	351,511	285.01%
MISCELLANEOUS							
Certificate Of Occupancy	1,560	1,560	14,340	13,380	11,447	2,893	125.27%
Mowing	175	875	9,632	10,735	-	9,632	0.00%
Sale Of Property	2,775	-	95,845	16,817	2,120	93,725	4520.99%
Zoning Fees	8,900	15,000	72,900	125,337	75,762	(2,862)	96.22%
Plat Fees	11,455	8,335	84,460	50,041	55,123	29,337	153.22%
Miscellaneous	57,415	41,889	609,544	649,017	541,544	68,000	112.56%
Total Miscellaneous	82,280	67,659	886,721	865,327	685,996	200,724	129.26%
Total Revenues	\$ 2,152,843	\$ 2,083,166	\$ 59,661,565	\$ 53,908,866	\$ 60,412,015	\$ (750,450)	98.76%

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 POSITIVE (NEGATIVE) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 96,297	\$ 119,215	\$ 2,090,745	\$ 1,054,496	\$ 2,404,350	\$ 313,605	86.96%
City Council	3,310	1,861	106,894	127,819	147,134	40,240	72.65%
Administration	84,278	84,202	702,907	684,719	1,164,347	461,440	60.37%
Legal	64,282	90,118	577,461	710,379	902,941	325,481	63.95%
Human Resources	85,338	126,721	634,446	601,926	715,255	80,808	88.70%
Finance	64,999	61,024	617,475	566,692	619,014	1,538	99.75%
Accounting	35,271	30,369	356,401	280,137	461,009	104,609	77.31%
Purchasing	9,187	9,788	82,109	80,423	96,051	13,942	85.49%
Tax Collection	-	-	264,248	318,122	350,008	85,760	75.50%
Information Technology	123,874	124,751	684,055	662,508	858,827	174,771	79.65%
Sanitation	236,593	199,975	2,301,109	1,989,411	2,380,135	79,026	96.68%
Budget	10,650	8,670	75,730	75,915	96,853	21,124	78.19%
City Secretary	48,528	47,135	406,921	322,060	496,198	89,277	82.01%
Planning Administration	96,038	93,235	800,617	766,999	1,024,496	223,879	78.15%
Construction Codes Boards	88	-	7,108	-	90,710	83,602	7.84%
Planning/Zoning Comm	1,527	547	14,500	10,372	13,177	(1,323)	110.04%
Engineering	38,163	30,888	336,890	317,728	366,343	29,454	91.96%
Historic Landmark	130	23	879	573	805	(75)	109.26%
Development Services	21,282	20,427	183,195	180,473	189,691	6,496	96.58%
Building Inspection	97,960	91,022	837,916	790,163	908,708	70,792	92.21%
Board of Adjustments	1	34	987	1,086	2,818	1,831	35.03%
Code Compliance	62,578	53,519	522,448	494,625	589,476	67,029	88.63%
Building Maintenance	114,583	125,206	887,183	904,342	1,114,795	227,613	79.58%
Total	1,294,957	1,318,730	12,492,224	10,940,968	14,993,141	2,500,917	83.32%
PUBLIC SAFETY							
Police Administration	123,047	126,183	1,335,102	1,358,737	1,476,290	141,188	90.44%
Communications	215,739	198,765	2,345,493	2,315,873	2,790,018	444,525	84.07%
Patrol	908,376	845,771	7,713,885	7,262,907	8,151,530	437,645	94.63%
CID And Narcotics	291,641	257,427	2,407,081	2,274,117	2,887,667	480,586	83.36%
Animal Control	84,832	60,247	640,103	562,529	691,746	51,643	92.53%
CVE Traffic Enforcement	32,821	47,917	401,679	390,494	334,592	(67,088)	120.05%
Traffic Enforcement	54,788	46,607	463,604	473,365	562,787	99,182	82.38%
K-9 Patrol	14,446	27,771	131,751	253,373	143,465	11,714	91.83%
COPS	70,690	56,788	589,441	519,835	714,910	125,469	82.45%
Municipal Court	85,545	69,874	685,993	653,161	904,282	218,289	75.86%
Training	32,607	9,494	296,577	52,219	423,984	127,408	69.95%
Police Grant Expenditures	41,394	65,013	399,559	396,812	388,040	(11,520)	102.97%
Fire Administration	127,769	238,241	1,323,929	1,212,479	1,163,852	(160,077)	113.75%
Fire Prevention	76,810	69,783	699,256	658,978	760,651	61,395	91.93%
Emergency Management	65,957	21,116	603,522	191,133	617,330	13,808	97.76%
Fire Operations	1,319,542	1,219,969	10,871,209	10,854,481	11,920,277	1,049,068	91.20%
Total	3,546,004	3,360,966	30,908,184	29,430,493	33,931,421	3,023,237	91.09%
PUBLIC WORKS							
Street Maintenance	574,636	237,096	4,233,454	1,842,351	4,961,912	728,458	85.32%
Traffic Control	-	122,957	19,615	1,182,138	-	(19,615)	0.00%
Total	574,636	360,053	4,253,069	3,024,489	4,961,912	708,843	85.71%

City of Mansfield, Texas

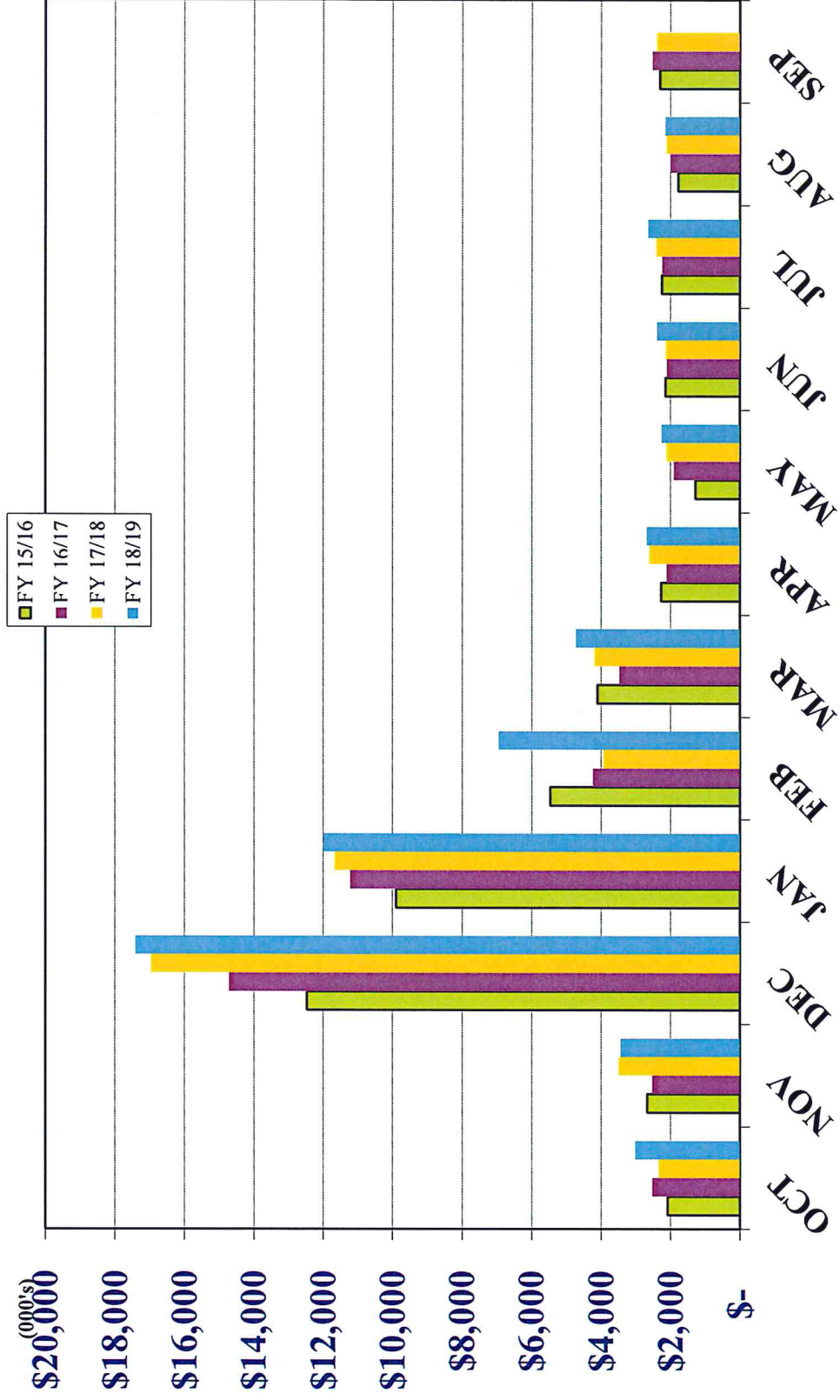
Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 POSITIVE (NEGATIVE) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
COMMUNITY SERVICES							
Parks & Recreation Operations	218,844	209,692	1,613,489	1,526,395	2,162,601	549,112	74.61%
Communications & Marketing	28,425	32,246	266,175	256,207	315,381	49,207	84.40%
Downtown Parking	490	1,580	6,069	6,238	-	(6,069)	0.00%
Senior Citizens	34,869	26,806	275,174	249,516	290,947	15,773	94.58%
Cultural Services	71,106	48,695	487,409	396,172	453,972	(33,437)	107.37%
Library	119,494	103,128	881,684	831,009	1,145,676	263,992	76.96%
Grant Expenditures	-	-	-	12,000	-	-	0.00%
Total	473,228	422,147	3,530,000	3,277,537	4,368,577	838,577	80.80%
TOTAL EXPENDITURES	\$ 5,888,825	\$ 5,461,896	\$ 51,183,477	\$ 46,673,487	\$ 58,255,051	\$ 7,071,574	87.86%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(3,735,982)	(3,378,730)	8,478,088	7,235,379	2,156,964		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	1,667,461	(1,667,461)	0.00%
MEDC - Transfer	-	241,400	-	241,400	241,400	(241,400)	0.00%
TIF #1 - Transfer	-	-	-	137,636	-	-	0.00%
Bond Proceeds	-	-	-	1,038,207	-	-	0.00%
Premiums on Bond Issuance	-	-	-	68,976	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	241,400	-	1,486,219	1,908,861	(1,908,861)	0.00%
(USES):							
Land	-	(2,000)	-	(704,962)	-	-	0.00%
MPFDC	-	(222,496)	-	(222,496)	(457,496)	457,496	0.00%
Transfers	-	-	-	-	(2,518,329)	2,518,329	0.00%
PFA Insurance	-	(2,564)	(618,044)	(593,289)	(590,000)	(28,044)	104.75%
Economic Incentives	-	-	(578,906)	(700,595)	(500,000)	(78,906)	115.78%
Discount on Bond Issuance	-	-	-	(6,059)	-	-	0.00%
Bond Issuance Costs	-	-	-	(11,124)	-	-	0.00%
Reserve/Contingency	-	-	-	-	-	-	0.00%
Total Other Financing Uses	-	(227,060)	(1,196,950)	(2,238,525)	(4,065,825)	2,868,874	29.44%
Total Other Financing Sources (Uses)	-	14,340	(1,196,950)	(752,306)	(2,156,964)	960,013	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,735,982)	(3,364,390)	7,281,138	6,483,073	0		
UNRESERVED FUND BALANCE BEGINNING	28,046,092	24,323,494	17,028,972	14,476,031	17,028,972		
ENDING	\$ 24,310,110	\$ 20,959,104	\$ 24,310,110	\$ 20,959,104	\$ 17,028,972		



CITY OF MANSFIELD

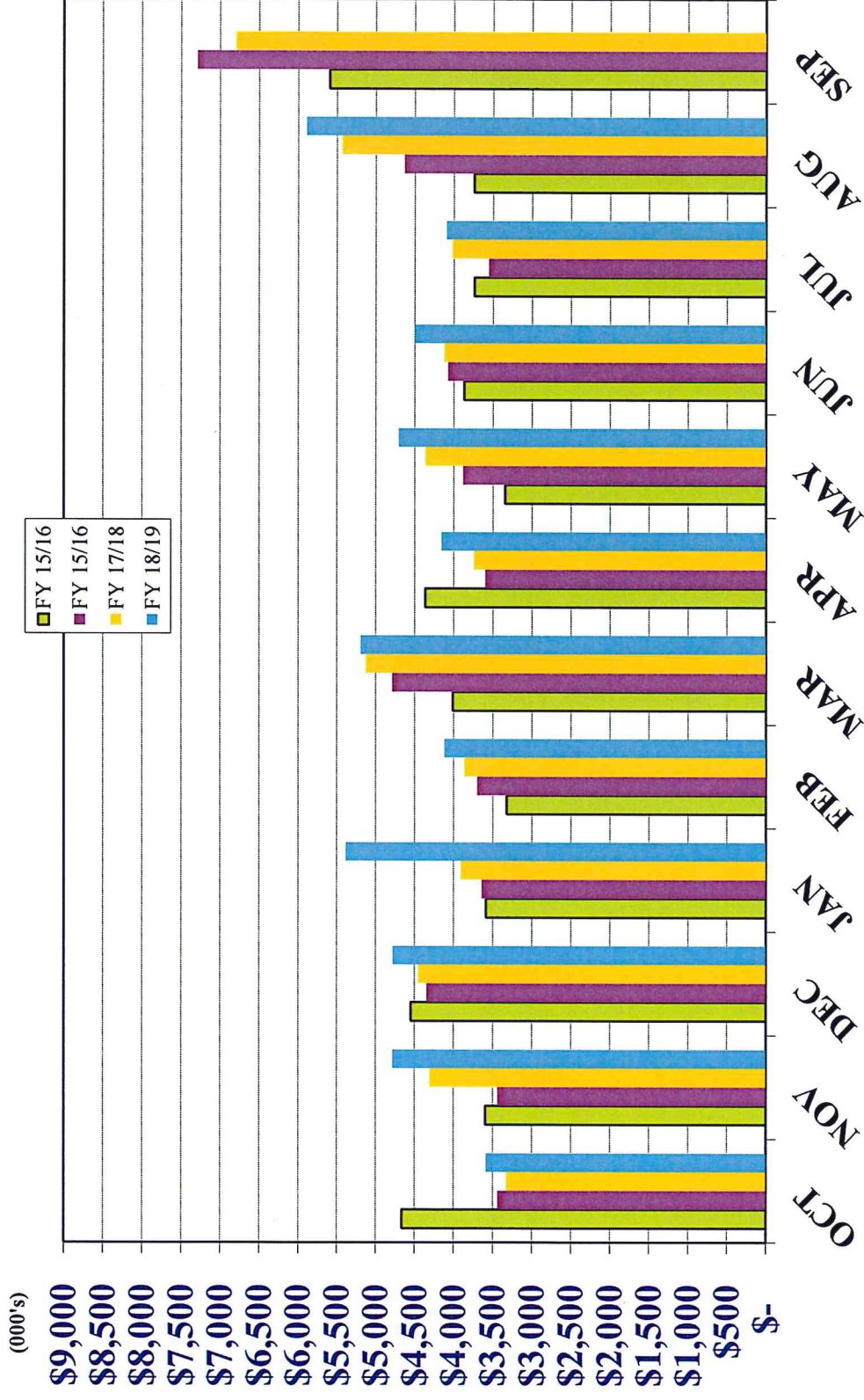
General Fund - Total Revenues





CITY OF MANSFIELD

General Fund - Total Expenditures

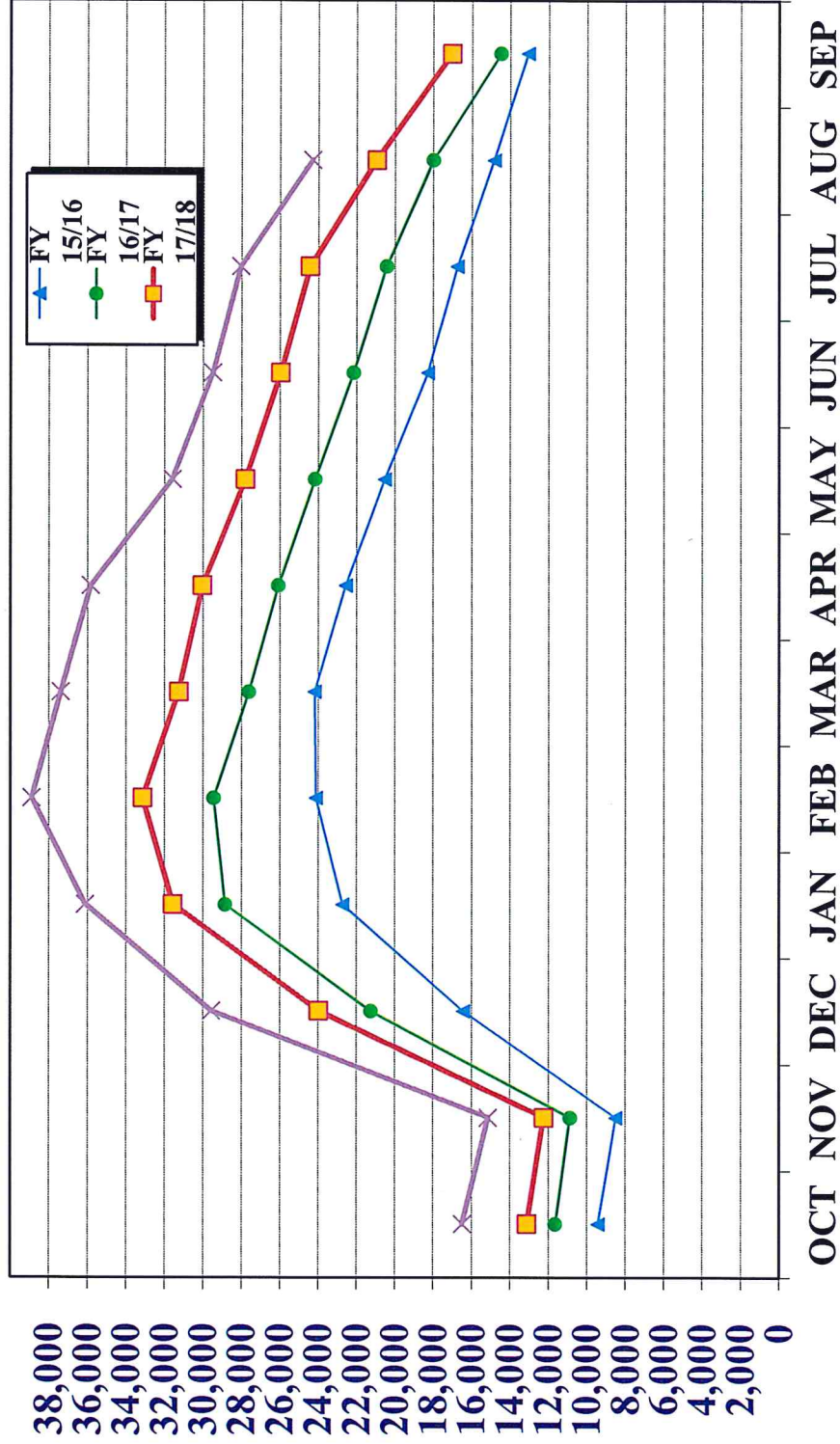




CITY OF MANSFIELD

General Fund - Fund Balance

(000's)



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 Tree Mitigation Fund is used to account for the funds paid by developers to restore and maintain trees in the City of Mansfield.

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 - Tax Increment Reinvestment Zone Fund Number One
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 4,001,897	\$ 2,989,354
Due From Other Funds	24,582	24,582
Total Assets	<u>\$ 4,026,479</u>	<u>\$ 3,013,936</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 769,745	\$ 867,572
Retainage Payable	-	-
Total Liabilities	<u>769,745</u>	<u>867,572</u>
FUND BALANCES:		
Fund Balance	2,148,721	1,996,375
Excess Revenues Over Expenditures	<u>1,108,013</u>	<u>149,989</u>
Total Fund Balances	<u>3,256,734</u>	<u>2,146,364</u>
Total Liabilities And Fund Balances	<u>\$ 4,026,479</u>	<u>\$ 3,013,936</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ 8,554	\$ -	1,384,189	891,414
Interest Income	2,646	2,338	31,001	19,548
Total Revenues	11,200	2,338	1,415,190	910,962
<u>EXPENDITURES:</u>				
General Government	-	391,558	307,177	623,340
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	391,558	307,177	623,340
Excess Of Revenues Over (Under) Expenditures	11,200	(389,220)	1,108,013	287,622
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers Out	-	-	-	(137,634)
Bonds Issued	-	-	-	-
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	(137,634)
Net Change in Fund Balances	11,200	(389,220)	1,108,013	149,988
FUND BALANCE, BEGINNING	3,245,534	2,535,583	2,148,721	1,996,376
FUND BALANCE, ENDING	\$ 3,256,734	\$ 2,146,364	\$ 3,256,734	\$ 2,146,364

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 301,882	\$ 189,226
Construction in Progress	-	-
Total Assets	<u>\$ 301,882</u>	<u>\$ 189,226</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Due To Other Funds	558,010	558,010
Retainage Payable	-	-
Total Liabilities	<u>558,010</u>	<u>558,010</u>
FUND BALANCES:		
Fund Balance	(368,784)	(113,605)
Excess Revenues Over Expenditures	<u>112,656</u>	<u>(255,179)</u>
Total Fund Balances	<u>(256,128)</u>	<u>(368,784)</u>
Total Liabilities And Fund Balances	<u>\$ 301,882</u>	<u>\$ 189,226</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
REVENUES:				
Taxes, Penalties, And Interest	\$ -	\$ -	\$ 430,151	\$ 154,999
Interest Income	-	-	-	-
Total Revenues	-	-	430,151	154,999
EXPENDITURES:				
General Government	-	-	317,495	775,078
Debt Service -	-	-		
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	317,495	775,078
Excess Of Revenues Over (Under) Expenditures	-	-	112,656	(620,079)
OTHER FINANCING SOURCES (USES)				
Transfers In / (Out)	-	-	-	364,900
Premium on Bonds Issued	-	-	-	-
Discounts on Bonds Issued	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	364,900
Net Change in Fund Balances	-	-	112,656	(255,179)
FUND BALANCE, BEGINNING	(256,128)	(368,784)	(368,784)	(113,605)
FUND BALANCE, ENDING	<u>\$ (256,128)</u>	<u>\$ (368,784)</u>	<u>\$ (256,128)</u>	<u>\$ (368,784)</u>

City of Mansfield, Texas

Comparative Statement of Net Position - Tree Mitigation Fund
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 27,416	\$ 26,520
Inventory	-	-
Total Assets	<u>\$ 27,416</u>	<u>\$ 26,520</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Accrued Liabilities	-	-
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	26,891	26,212
Excess Revenues Over Expenditures	525	308
Total Fund Balances	<u>27,416</u>	<u>26,520</u>
Total Liabilities And Fund Balances	<u>\$ 27,416</u>	<u>\$ 26,520</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Tree Mitigation Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
<u>REVENUES:</u>				
Tree Mitigation Fee	\$ -	\$ -	\$ -	\$ -
Interest Income	51	39	525	308
Total Revenues	51	39	525	308
<u>EXPENDITURES:</u>				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	51	39	525	308
<u>OTHER FINANCING SOURCES (USES)</u>				
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	51	39	525	308
FUND BALANCE, BEGINNING	27,365	26,481	26,891	26,212
FUND BALANCE, ENDING	\$ 27,416	\$ 26,520	\$ 27,416	\$ 26,520

City of Mansfield, Texas

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 893,171	\$ 847,170
Accounts Receivable	1,322	3,208
Total Assets	<u>\$ 894,493</u>	<u>\$ 850,378</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	\$ 10,249	\$ 2,092
Total Liabilities	<u>10,249</u>	<u>2,092</u>
FUND BALANCES:		
Fund Balance	955,484	867,818
Excess Revenues Over Expenditures	<u>(71,240)</u>	<u>(19,532)</u>
Total Fund Balances	<u>884,244</u>	<u>848,286</u>
Total Liabilities And Fund Balances	<u>\$ 894,493</u>	<u>\$ 850,378</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Month and Eleven Months Ended August, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 OVER (UNDER) BUDGET	FY18 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 26,105	\$ 22,638	\$ 537,540	\$ 559,464	\$ 739,040	\$ (201,500)	72.73%
Miscellaneous Income	1,340	2,539	22,579	23,529	-	22,579	0.00%
Total Revenues	27,445	25,177	560,119	582,993	739,040	(178,921)	75.79%
EXPENDITURES:							
Mansfield Historical Society	5,766	7,471	16,443	22,969	37,000	(20,557)	44.44%
Mansfield Invitational	-	-	30,000	-	45,000	(15,000)	66.67%
The LOT	-	63,009	81,913	70,954	75,000	6,913	109.22%
Mansfield Rotary Club	-	-	-	40,000	-	-	0.00%
Farr Best Theater	106	-	611	485	-	611	0.00%
Discover Historic Mansfield	-	741	-	6,975	-	-	0.00%
Mansfield Tourism	51,266	37,317	406,549	323,537	429,211	(22,662)	94.72%
Pickled Mansfield Society	-	-	11,000	30,000	11,000	-	100.00%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Electronic Signage	-	-	-	16,732	-	-	0.00%
Mansfield Police Dept. - Explorer Competition	-	7,615	-	18,000	-	-	0.00%
Mansfield Commission for the Arts	27,830	17,797	38,750	23,963	40,000	(1,250)	96.88%
Historic Landmark Commission	4,499	-	4,499	-	10,000	(5,501)	44.99%
Applause Concert Series	-	-	-	3,000	-	-	0.00%
Desert Love Film Festival	-	-	30,489	-	30,000	489	101.63%
Wayfinding Program	-	-	11,105	45,910	-	11,105	0.00%
Reserve	-	-	-	-	61,829	(61,829)	0.00%
Total Expenditures	89,467	133,950	631,359	602,525	739,040	(107,681)	85.43%
Excess Of Revenues Over (Under) Expenditures	(62,022)	(108,773)	(71,240)	(19,532)			
FUND BALANCE, BEGINNING	946,266	957,059	955,484	867,818			
FUND BALANCE, ENDING	\$ 884,244	\$ 848,286	\$ 884,244	\$ 848,286			

City of Mansfield, Texas

Comparative Budget and Cash Analysis - Hotel/Motel Occupancy Tax Fund
For the Eleven Months Ended August 31, 2019 (Unaudited)

	Budgeted Request	FY19 Amount To Date	Available Budget	FY19 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>				
Hotel Occupancy Tax	\$ 739,040	\$ 537,540	\$ 201,500	72.73%
Rental of Facilities	-	9,064	(9,064)	0.00%
Interest Income	-	13,515	(13,515)	-
Total Revenues	739,040	560,119	178,921	75.79%
<u>EXPENDITURES:</u>				
Mansfield Historical Society	37,000	16,443	20,557	44.44%
Mansfield Invitational	45,000	30,000	15,000	66.67%
The LOT	75,000	81,913	(6,913)	109.22%
Discover Historic Mansfield - Farr Best Concerts	-	611	(611)	0.00%
Mansfield Tourism	429,211	406,549	22,662	94.72%
Pickled Mansfield Society	11,000	11,000	-	100.00%
Mansfield Commission for the Arts	40,000	38,750	1,250	96.88%
Historic Landmark Commission	10,000	4,499	5,501	44.99%
Desert Love Film Festival	30,000	30,489	(489)	101.63%
Wayfinding Program	-	11,105	(11,105)	0.00%
Reserve	61,829	-	61,829	0.00%
Total Expenditures	739,040	631,359	107,681	85.43%
Revenues / (Expenditures)	-	(71,240)	71,240	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2019	964,411
Plus: FY2019 Cash Collections	560,119
Less: FY2019 Cash Expenditures	(631,359)
Cash Balance as of August 31, 2019	893,171
Remaining Hotel/Motel Occupancy Funds to Collect	201,500
Remaining Hotel/Motel Occupancy Funds to Expend	(107,681)
Projected Cash Balance at September 30, 2019	986,990

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation
August 31, 2019 and 2018 (Unaudited)

<u>ASSETS:</u>	2019	2018
Cash And Investments	\$ 3,901,347	\$ 5,550,420
Restricted Cash and Investments	2,973,737	3,476,605
Receivables:		
Accounts	790,050	721,677
Prepays	-	-
Total Assets	<u>\$ 7,665,134</u>	<u>\$ 9,748,702</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 311,753	\$ 255,535
Retainage Payable	-	-
Other Liabilities	1,000,009	1,000,000
Deferred Revenue	<u>1,842,928</u>	<u>1,840,007</u>
Total Liabilities	<u>3,154,690</u>	<u>3,095,542</u>
FUND BALANCES:		
Fund Balance	6,312,486	5,421,902
Excess Revenues Over (Under)		
Expenditures	<u>(1,802,042)</u>	<u>1,231,258</u>
Total Fund Balances	<u>4,510,444</u>	<u>6,653,160</u>
Total Liabilities And Fund Balances	<u>\$ 7,665,134</u>	<u>\$ 9,748,702</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ADOPTED BUDGET	FY19 OVER (UNDER) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 264,769	\$ 199,528	\$ 2,851,377	\$ 2,985,645	\$ 2,907,495	\$ (56,118)	98.07%
Contributions	4,410	1,871	70,002	91,513	68,026	1,976	102.91%
Interest Earnings	11,745	9,815	130,458	81,291	36,000	94,458	362.38%
Other Income	0	5,767	23,681	12,551	130,048	(106,367)	18.21%
MAC Revenue	47,958	41,517	572,611	502,011	532,000	40,611	107.63%
Lease Royalties	40,313	53,047	1,112,886	882,545	1,355,000	(242,114)	82.13%
Park Land Dedication Revenue	14,250	57,750	408,500	896,750	-	408,500	0.00%
Total Revenues	383,445	369,295	5,169,515	5,452,306	5,028,569	140,946	102.80%
EXPENDITURES:							
Administration	891,298	268,779	7,418,564	1,937,080	1,986,340	5,432,224	373.48%
Field Operations	62,926	50,800	568,973	475,924	697,482	(128,509)	81.58%
Community Park Operations	84,634	91,087	780,942	697,489	1,028,113	(247,171)	75.96%
Nature Education Operations	15,760	12,093	129,708	99,614	172,951	(43,243)	75.00%
Recreational Center	111,254	80,375	783,565	663,828	858,901	(75,336)	91.23%
Neighborhood Park Operations	12,581	11,203	78,664	68,823	225,165	(146,501)	34.94%
Athletic Complex	-	-	-	-	-	-	0.00%
Rose Park	-	-	-	-	-	-	0.00%
Oliver Nature Park	-	-	-	-	-	-	0.00%
McClendon Park	-	-	-	-	-	-	0.00%
Chandler Park	-	-	-	-	-	-	0.00%
Linear Park	-	-	-	-	-	-	0.00%
Hardy Allmon Park	-	-	-	-	-	-	0.00%
Neighborhood Parks	-	-	-	-	-	-	0.00%
Projects	-	-	-	-	-	-	0.00%
Quadrants	-	-	529,515	28,013	-	529,515	0.00%
Non-Departmental	6,976	5,479	214,514	60,665	189,694	24,820	113.08%
Total Expenditures	1,185,429	519,816	10,504,445	4,031,436	5,158,646	5,345,799	203.63%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(801,984)	(150,521)	(5,334,930)	1,420,870	(130,077)	(5,204,853)	4101.36%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	222,496	-	222,496	457,496	(457,496)	0.00%
Operating Transfers (Out)	-	(52)	(12,612)	(412,108)	(10,000)	(2,612)	126.12%
Cash Reserves	-	-	-	-	(317,418)	317,418	0.00%
Bond Proceeds	-	-	3,500,000	-	-	-	0.00%
Premium on Bonds issued	-	-	45,500	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	222,444	3,532,888	(189,612)	130,078	(142,690)	2715.98%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	(801,984)	71,923	(1,802,042)	1,231,258			
FUND BALANCE, BEGINNING	5,312,428	6,581,237	6,312,486	5,421,902			
FUND BALANCE, ENDING	\$ 4,510,444	\$ 6,653,160	\$ 4,510,444	\$ 6,653,160			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 2,385,267	\$ 1,102,604
Accounts Receivable	530,806	461,108
Restricted Assets:		
Cash and Investments, Projects	3,502,629	7,024,586
Fixed Assets (net of accumulated depreciation)	11,093,178	12,276,018
Total Assets	<u>\$ 17,511,880</u>	<u>\$ 20,864,316</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 2,249	\$ 5,188
Accrued Liabilities	67,546	82,284
Retainage Payable	292,302	157,152
Bonds Payable	25,170,000	26,775,000
Unamortized Discounts on Bonds	(178,868)	(178,868)
Unamortized Premiums	1,164,062	1,164,062
Deferred Amount on Refunding	(148,163)	(148,163)
Contract Commitments	5,372,450 *	1,761,073
Total Liabilities	<u>31,741,578</u>	<u>29,617,728</u>
NET ASSETS:		
Restricted	3,502,629	7,024,586
Unassigned	(17,732,327)	(15,777,998)
Total Net Assets	<u>(14,229,698)</u>	<u>(8,753,412)</u>
Total Liabilities & Net Assets	<u>\$ 17,511,880</u>	<u>\$ 20,864,316</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

Mansfield Economic Development Corporation Statement of Activities
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 530,006	\$ 462,395	\$ 5,759,364	\$ 5,321,611
Gas Royalties	-	-	-	-
Miscellaneous	-	-	919	13,550
Rental Of Facilities	-	-	-	-
Total Operating Revenues	530,006	462,395	5,760,283	5,335,161
OPERATING EXPENDITURES:				
Administration	50,915	54,570	503,091	752,354
Promotions	1,972	5,533	38,947	56,281
Retention	327	1,968	7,166	15,122
Development Plan	-	-	1,475	1,185
Projects	797,461	132,819	5,491,287	13,756,718
Non-Departmental	997	1,274	26,279	17,750
Depreciation	259	259	2,801	2,801
Total Operating Expenditures	851,931	196,426	6,071,046	14,602,211
OPERATING INCOME	(321,925)	265,969	(310,763)	(9,267,050)
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	8,229	6,932	90,179	100,227
Gain or (loss) on sale of property	-	-	(366,074)	-
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	26,213	-	26,213
Interest and fiscal charges	-	-	(1,055,049)	(910,366)
Total Nonoperating Revenue	8,229	33,145	(1,330,944)	(783,926)
INCOME BEFORE OPERATING TRANSFERS	(313,696)	299,114	(1,641,707)	(10,050,976)
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	(241,473)	(23,749)	(1,356,555)
CHANGE IN NET ASSETS	(313,696)	57,641	(1,665,456)	(11,407,531)
NET ASSETS, BEGINNING	(13,916,002)	(8,811,053)	(7,191,792)	4,415,192
NET ASSETS, PROJECTS	- **	-	(5,372,450) **	(1,761,073)
NET ASSETS, ENDING	\$ (14,229,698)	\$ (8,753,412)	\$ (14,229,698)	\$ (8,753,412)

**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 - Southpointe PID
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 1,325	\$ 13,085
Receivables:		
Current Year PID Assessment	564	-
Total Assets	<u>\$ 1,889</u>	<u>\$ 13,085</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	564	-
Total Liabilities	<u>564</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	12,700	-
Excess Revenues Over Expenditures	(11,375)	13,085
Total Fund Balances	<u>1,325</u>	<u>13,085</u>
Total Liabilities And Fund Balances	<u>\$ 1,889</u>	<u>\$ 13,085</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 85	\$ -	\$ 82,436	\$ 13,000
Penalties & Interest	12	-	181	90
Total Revenues	97	-	82,617	13,090
<u>EXPENDITURES:</u>				
General government	66,003	-	93,992	5
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	66,003	-	93,992	5
Excess Of Revenues Over (Under) Expenditures	(65,906)	-	(11,375)	13,085
Net Change in Fund Balances	(65,906)	-	(11,375)	13,085
FUND BALANCE, BEGINNING	67,231	13,085	12,700	-
FUND BALANCE, ENDING	\$ 1,325	\$ 13,085	\$ 1,325	\$ 13,085

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 - General Obligation Debt Service
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 1,669,792	\$ 1,287,093
Receivables:		
Current Year Taxes	140,482	134,242
Delinquent Taxes (Net of Allowance of \$327,483)	-	-
Total Assets	<u>\$ 1,810,274</u>	<u>\$ 1,421,335</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	<u>140,482</u>	<u>134,242</u>
Total Liabilities	<u>140,482</u>	<u>134,242</u>
FUND BALANCES:		
Fund Balance	1,288,463	622,576
Excess Revenues Over Expenditures	<u>381,329</u>	<u>664,517</u>
Total Fund Balances	<u>1,669,792</u>	<u>1,287,093</u>
Total Liabilities And Fund Balances	<u>\$ 1,810,274</u>	<u>\$ 1,421,335</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ORIGINAL BUDGET	FY19 OVER (UNDER) BUDGET	FY18 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 20,095	\$ 24,386	\$ 15,498,738	\$ 15,315,860	\$ 14,899,424	\$ 599,314	104.02%
Miscellaneous	14,665	-	14,967	0	-	14,967	0.00%
Interest Income	840	744	9,921	5,876	-	9,921	0.00%
Total Revenues	35,600	25,130	15,523,626	15,321,736	14,899,424	624,202	104.19%
EXPENDITURES:							
Debt Service -							
Principal Retirement	-	-	9,540,000	9,330,000	9,590,000	(50,000)	99.48%
Interest	2,856,358	2,714,086	5,579,980	5,303,669	5,309,424	270,556	105.10%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	750	-	-	9,500	-	-	0.00%
Fiscal Charges	-	750	22,317	14,050	-	22,317	0.00%
Total Expenditures	2,857,108	2,714,836	15,142,297	14,657,219	14,899,424	242,873	101.63%
Excess Of Revenues Over (Under) Expenditures	(2,821,508)	(2,689,706)	381,329	664,517			
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	(2,821,508)	(2,689,706)	381,329	664,517			
FUND BALANCE, BEGINNING	4,491,300	3,976,799	1,288,463	622,576			
FUND BALANCE, ENDING	\$ 1,669,792	\$ 1,287,093	\$ 1,669,792	\$ 1,287,093			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service -
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 258,464</u>	<u>\$ 264,330</u>
Total Assets	<u><u>\$ 258,464</u></u>	<u><u>\$ 264,330</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accrued Interest Payable	<u>\$ 4,650</u>	<u>\$ 4,650</u>
Total Liabilities	<u>4,650</u>	<u>4,650</u>
 <u>FUND BALANCES:</u>		
Fund Balance	522,547	424,066
Excess Revenues Over (Under) Expenditures	<u>(268,733)</u>	<u>(164,386)</u>
Total Fund Balances	<u>253,814</u>	<u>259,680</u>
Total Liabilities And Fund Balances	<u><u>\$ 258,464</u></u>	<u><u>\$ 264,330</u></u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ADOPTED BUDGET	FY19 OVER (UNDER) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	\$ 263,322	\$ 262,866	\$ 2,891,984	\$ 2,335,968	\$ 3,154,395	\$ (262,411)	91.68%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,322	262,866	2,891,984	2,335,968	3,154,395	(262,411)	91.68%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	1,670,000	1,315,000	1,670,000	-	100.00%
Interest And Fiscal Charges	-	-	1,490,717	1,185,352	1,484,395	6,322	100.43%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	-	-	3,160,717	2,500,352	3,154,395	6,322	100.20%
Excess Of Revenues Over (Under) Expenditures	263,322	262,866	(268,733)	(164,386)			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	(9,508)	(3,186)	522,547	424,066			
FUND BALANCE, ENDING	\$ 253,814	\$ 259,680	\$ 253,814	\$ 259,680			

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 - Street & Infrastructure Construction Fund
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 28,094,234	\$ 26,117,608
Receivables	-	-
Projects In Process		
Current Year	7,688,819	7,161,350
Prior Year	16,576,708	22,093,915
Total Assets	<u>\$ 52,359,761</u>	<u>\$ 55,372,873</u>
<u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 147,081	\$ 146,781
Deposits	1,349	1,349
Retainage Payable	281,554	245,833
Other Liabilities	-	-
Total Liabilities	<u>429,984</u>	<u>393,963</u>
<u>FUND BALANCES:</u>		
Fund Balance	41,092,314	40,319,614
Excess Revenues Over (Under)		
Expenditures	<u>10,837,463</u>	<u>14,659,296</u>
Total Fund Balance	<u>51,929,777</u>	<u>54,978,910</u>
Total Liabilities And Fund Balance	<u>\$ 52,359,761</u>	<u>\$ 55,372,873</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Street Construction Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ 7,818	\$ -
Contributions	-	-	-	-
Intergovernmental	-	-	1,120,807	-
Roadway Impact Fees	162,329	63,584	1,949,918	2,337,707
Interest Income	24,151	20,386	270,920	146,181
Total Revenues	186,480	83,970	3,349,463	2,483,888
EXPENDITURES:				
Administrative	54,446	50,820	491,863	477,738
Street Improvements	-	1,299,529	-	1,299,529
Total Expenditures	54,446	1,350,349	491,863	1,777,267
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	132,034	(1,266,379)	2,857,600	706,621
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	(665,371)
Bond Proceeds	-	-	7,488,000	13,923,441
Bond Issuance Costs	-	-	(97,344)	(149,180)
Premiums on Bond Issuance	-	-	97,344	925,040
Discounts on Bond Issuance	-	-	-	(81,255)
Total Other Financing Sources (Uses)	-	-	7,488,000	13,952,675
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	132,034	(1,266,379)	10,345,600	14,659,296
FUND BALANCE, BEGINNING	51,797,743	56,245,289	41,584,177	40,319,614
FUND BALANCE, ENDING	\$ 51,929,777	\$ 54,978,910	\$ 51,929,777	\$ 54,978,910

City of Mansfield, Texas

Comparative Statement of Net Position - Building Construction Fund
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	\$ 3,974,535	\$ 2,511,890
Construction in Progress	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 3,974,535</u>	<u>\$ 2,511,890</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ -	\$ -
Due to Other Funds	21,241	21,241
Retainage Payable	<u>241,811</u>	<u>339,859</u>
Total Liabilities	<u>263,052</u>	<u>361,100</u>
 <u>FUND BALANCE:</u>	<u>1,982,110</u>	<u>4,921,766</u>
Excess Revenues Over (Under)		
Expenditures	<u>1,729,373</u>	<u>(2,770,976)</u>
Total Fund Balance	<u>3,711,483</u>	<u>2,150,790</u>
Total Liabilities And Fund Balance	<u>\$ 3,974,535</u>	<u>\$ 2,511,890</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Building Construction Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
REVENUES:				
Interest Income	\$ 3,205	\$ 2,517	\$ 33,565	\$ 20,075
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	-	-
Grant Revenue	-	-	-	-
Total Revenues	3,205	2,517	33,565	20,075
EXPENDITURES:				
Administration	-	-	-	-
Library	-	-	-	-
Fieldhouse	-	-	-	-
Stars Center	-	235,757	190,117	8,239,729
Fire Station #5	-	-	853,889	-
Park Land	-	-	-	-
Man House	-	-	12,061	-
Wayfinding	3,375	-	10,125	-
Tactical Training Facility	-	-	-	-
Total Expenditures	3,375	235,757	1,066,192	8,239,729
Excess Revenues Over (Under) Expenditures	(170)	(233,240)	(1,032,627)	(8,219,654)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	2,762,000	3,785,000
Bond Issuance Costs	-	-	-	(105,887)
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	(29,113)
Operating Transfer In (Out)	-	-	-	1,798,678
Total Other Financing Sources (Uses)	-	-	2,762,000	5,448,678
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(170)	(233,240)	1,729,373	(2,770,976)
FUND BALANCE, BEGINNING	3,711,653	2,384,030	1,982,110	4,921,766
FUND BALANCE, ENDING	\$ 3,711,483	\$ 2,150,790	\$ 3,711,483	\$ 2,150,790

City of Mansfield, Texas

Comparative Statement of Net Position - Equipment Replacement Fund
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	<u>\$ 145,978</u>	<u>\$ 324,911</u>
Total Assets	<u>\$ 145,978</u>	<u>\$ 324,911</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 2,180	\$ -
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ 2,180</u>	<u>\$ -</u>
 FUND BALANCE:	1,177,770	115,289
Excess Revenues Over Expenditures	<u>(1,033,972)</u>	<u>209,622</u>
Total Fund Balance	<u>143,798</u>	<u>324,911</u>
 Total Liabilities And Fund Balance	<u>\$ 145,978</u>	<u>\$ 324,911</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Equipment Replacement Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	2,729	-	32,269	-
Interest Income	-	8	93	64
Total Revenues	2,729	8	32,362	64
EXPENDITURES:				
Administration	-	-	-	31,250
Information Services	-	-	38,736	30,999
Code Enforcement	-	-	23,825	-
Planning	-	-	16,283	-
Streets	106,479	136,717	142,394	209,819
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	-	-	-	-
Library	-	-	-	-
Fire	35,340	-	551,377	227,979
Police Department	234,937	-	293,719	362,253
Total Expenditures	376,756	136,717	1,066,334	862,300
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(374,027)	(136,709)	(1,033,972)	(862,236)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	998,353
Bond Issuance Costs	-	-	-	(10,696)
Premium on Bond Issuance	-	-	-	66,328
Discounts on Bond Issuance	-	-	-	(5,826)
Sale of city property	-	-	-	23,699
Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	1,071,858
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(374,027)	(136,709)	(1,033,972)	209,622
FUND BALANCE, BEGINNING	517,825	461,620	1,177,770	115,289
FUND BALANCE, ENDING	\$ 143,798	\$ 324,911	\$ 143,798	\$ 324,911

City of Mansfield, Texas

Comparative Statement of Net Position - Parks Construction Fund
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	\$ 228,679	\$ 2,106,299
Total Assets	<u>\$ 228,679</u>	<u>\$ 2,106,299</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 489	\$ -
Retainage Payable	<u>8,728</u>	<u>175,590</u>
Total Liabilities	<u>9,217</u>	<u>175,590</u>
 FUND BALANCE:	1,078,095	2,111,557
Excess Revenues Over Expenditures	<u>(858,633)</u>	<u>(180,848)</u>
Total Fund Balance	<u>219,462</u>	<u>1,930,709</u>
Total Liabilities And Fund Balance	<u>\$ 228,679</u>	<u>\$ 2,106,299</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Parks Construction Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	87,774	403,331	835,106	1,245,004
FieldHouse	-	856	9,415	4,563
Matlock Community Park	-	-	14,112	-
Pond Branch	-	-	-	1,281,281
Total Expenditures	87,774	404,187	858,634	2,530,848
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(87,774)	(404,187)	(858,634)	(2,530,848)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	2,325,000
Bond Issuance Costs	-	-	-	(86,177)
Premiums on Bond Issuance	-	-	-	126,944
Discounts on Bond Issuance	-	-	-	(15,767)
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	2,350,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(87,774)	(404,187)	(858,634)	(180,848)
FUND BALANCE, BEGINNING	307,236	2,334,896	1,078,095	2,111,557
FUND BALANCE, ENDING	\$ 219,462	\$ 1,930,709	\$ 219,462	\$ 1,930,709

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

Statement of Net Position - Utility Fund
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	\$ 28,281,555	\$ 25,748,460
Receivables:		
Accounts (net of allowance of \$1,109,400)	5,600,658	4,403,647
Inventory	1,055,698	1,737,338
Restricted Assets:		
Cash and Investments	11,290,337	13,211,692
Fixed Assets (net of accumulated depreciation)	<u>184,326,511</u>	<u>180,630,090</u>
Total Assets	<u>230,554,759</u>	<u>225,731,227</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	373,941	335,125
Deferred OPEB contributions	241,380	-
Deferred investment losses	336,519	620,142
Deferred actuarial experience	194,291	13,750
Deferred assumption changes	6,864	-
Deferred loss on refunding	<u>2,842,512</u>	<u>2,842,512</u>
Total deferred outflows of resources	<u>\$ 3,995,507</u>	<u>\$ 3,811,529</u>

City of Mansfield, Texas

Statement of Net Position - Utility Fund
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 21,104	\$ 14,737
Accrued Liabilities	182,754	215,517
Payable From Restricted Assets:		
Deposits	1,547,158	1,505,120
Bonds Payable-Current		
Accrued Interest	655,521	668,580
Accounts Payable	-	-
Accrued Liabilities	-	-
Retainage Payable	85,226	204,366
From Unrestricted Assets:		
Current	3,875,000	3,875,000
Long-Term, Net	34,377,005	38,252,005
Compensated Absences	503,414	499,891
Net OPEB liability	3,789,019	-
Net pension liability	1,551,133	2,212,727
	<u>46,587,334</u>	<u>47,447,943</u>
Total Liabilities		
	<u>46,587,334</u>	<u>47,447,943</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	147,486	45,235
Deferred investment gains	622,246	-
Total deferred inflows of resources	<u>769,732</u>	<u>45,235</u>
<u>NET POSTION</u>		
Invested In Capital Assets (net of related debt)	148,917,013	141,345,592
Reserved for Debt Service	3,390,901	3,391,585
Reserved for Capital Projects	7,899,436	9,820,108
Unreserved	26,985,849	27,492,293
	<u>187,193,199</u>	<u>182,049,578</u>
Total Net Positon	<u>\$ 187,193,199</u>	<u>\$ 182,049,578</u>

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ADOPTED BUDGET	FY19 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,138,846	\$ 2,694,430	\$ 16,923,533	\$ 19,239,419	\$ 19,748,574	\$ (2,825,041)	85.69%
Sewer Service	1,231,259	1,263,714	11,083,852	11,163,033	12,529,563	(1,445,711)	88.46%
Water Penalties	31,907	76,131	483,793	518,993	510,000	(26,207)	94.86%
Water Taps	3,180	1,670	11,130	8,335	21,379	(10,249)	52.06%
Meter Set Fee	24,170	15,205	160,700	216,865	102,063	58,637	157.45%
Utility Miscellaneous	12,177	15,479	124,206	150,706	90,000	34,206	138.01%
Restore Service Fee	7,298	12,058	113,078	129,804	125,021	(11,942)	90.45%
Sewer Tap	-	-	2,620	2,540	1,500	1,120	174.67%
Water Impact Fees	176,800	104,080	1,591,460	2,069,172	700,000	891,460	227.35%
Sewer Impact Fees	124,648	58,934	1,015,845	1,346,184	400,000	615,845	253.96%
Pretreatment Fees	27,808	-	205,834	81,828	60,000	145,834	343.06%
Other Income	30,846	21,291	501,203	565,662	137,123	364,080	365.51%
Contribution	-	232	-	4,158	-	-	0.00%
Total Revenues	\$ 3,808,939	\$ 4,263,224	\$ 32,217,254	\$ 35,496,699	\$ 34,425,223	\$ (2,207,969)	93.59%

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ADOPTED BUDGET	FY19 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	171,743	111,346	1,068,678	1,003,208	1,679,209	(610,531)	63.64%
Billing And Collection	99,921	76,519	777,608	844,197	926,274	(148,666)	83.95%
Meter Reading/Repairs	86,736	108,275	815,185	926,231	1,036,525	(221,340)	78.65%
Water Distribution	76,949	81,072	740,773	761,630	885,399	(144,625)	83.67%
Wastewater Collection	685,968	612,422	7,592,936	6,985,685	8,823,511	(1,230,575)	86.05%
Water Treatment	944,798	1,228,070	7,997,411	7,337,358	9,066,289	(1,068,878)	88.21%
Water Quality	60,364	35,950	444,629	403,016	483,008	(38,379)	92.05%
Water Demand Management	13,239	10,848	130,029	125,039	164,878	(34,849)	78.86%
Depreciation	296,267	288,697	3,192,616	3,123,510	-	3,192,616	0.00%
Total Operating Expenses	2,435,985	2,553,199	22,759,865	21,509,874	23,065,093	(305,228)	98.68%
OPERATING INCOME (LOSS)	1,372,954	1,710,025	9,457,389	13,986,825	11,360,130	(1,902,741)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(77,441)	(34,242)	(883,021)	(614,376)	(3,842,134)	2,959,114	22.98%
Interest Revenue	50,830	43,113	572,561	328,163	24,000	548,561	2385.67%
Debt Service	(129,571)	(64,852)	(1,559,021)	(1,633,941)	(7,298,068)	5,739,047	21.36%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(156,182)	(55,981)	(1,869,481)	(1,920,154)	(11,164,202)	9,294,722	16.75%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,216,772	1,654,044	7,587,908	12,066,671	195,928	7,391,981	3872.80%
OPERATING TRANSFERS:							
Transfers In (Out)	-	(1,085)	(238,000)	(250,963)	(195,928)	(42,072)	121.47%
Net Operating Transfers	-	(1,085)	(238,000)	(250,963)	(195,928)	(42,072)	121.47%
CHANGE IN NET POSITION	1,216,772	1,652,959	7,349,908	11,815,708	(0)	7,349,910	
NET POSITION, BEGINNING	185,976,427	180,396,620	179,843,291	170,233,871	179,843,291	-	
NET POSITON, ENDING	\$ 187,193,199	\$ 182,049,579	\$ 187,193,199	\$ 182,049,579	\$ 179,843,291	\$ 7,349,910	

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, 2018, 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 2018, the City achieved a 2.96 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2019, the bond coverage ratio is projected at 2.03.



CITY OF MANSFIELD

WATER CONSUMPTION

GALLONS (000,000's)





CITY OF MANSFIELD

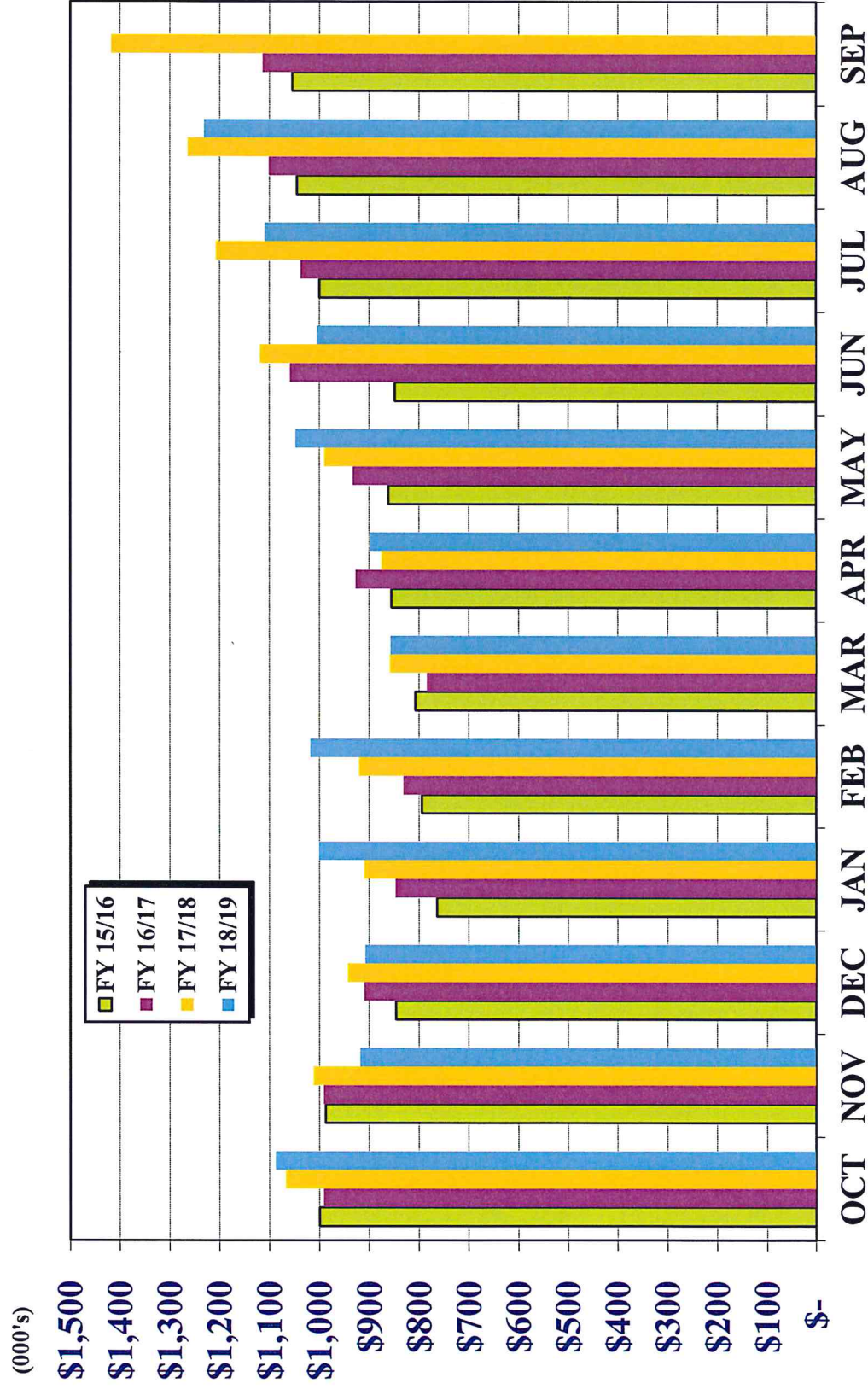
UTILITY FUND - WATER SALES





CITY OF MANSFIELD

UTILITY FUND - SEWER SERVICE



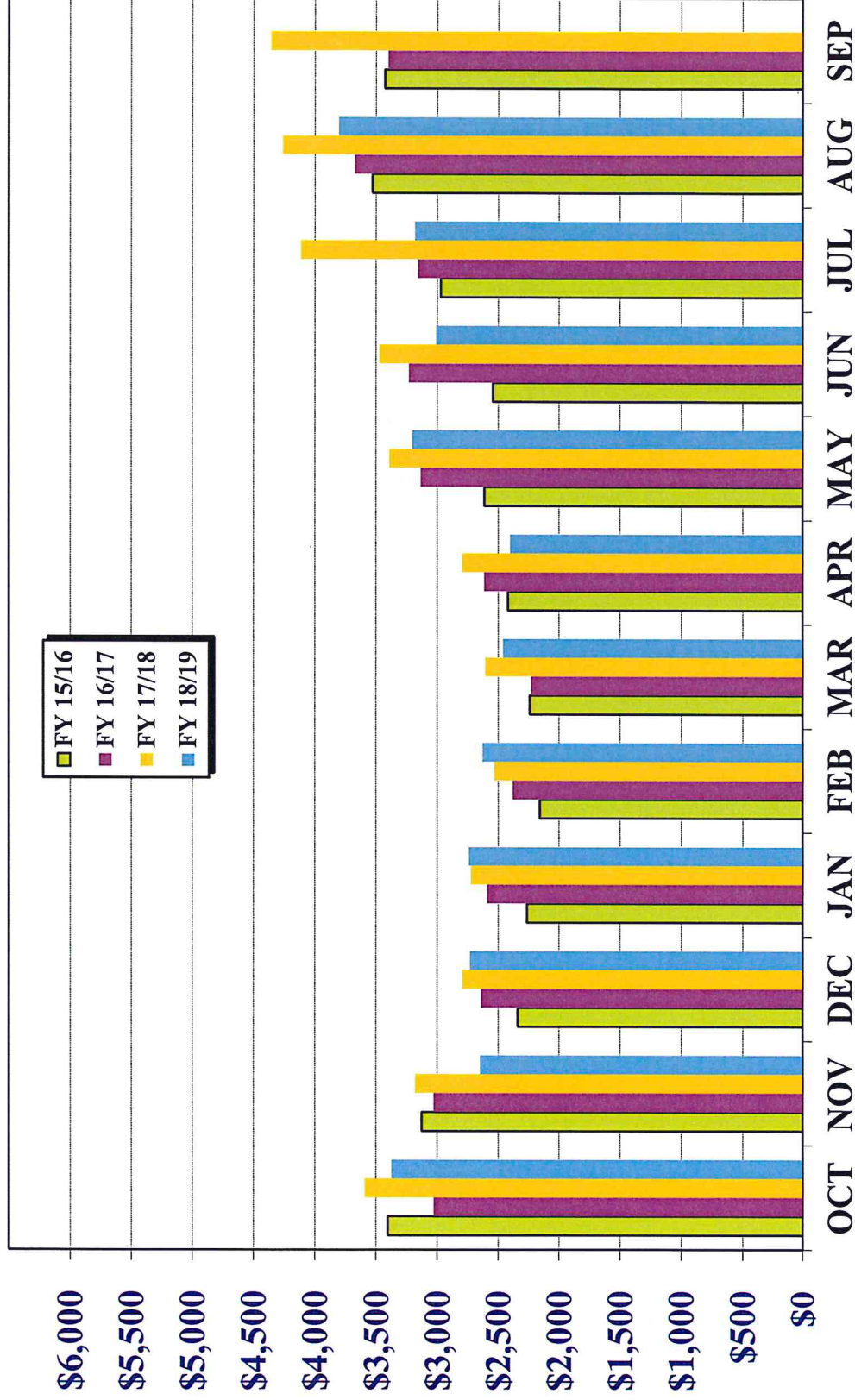


MANFIELD
T E X A S

CITY OF MANFIELD

UTILITY FUND - TOTAL REVENUES

(000's)

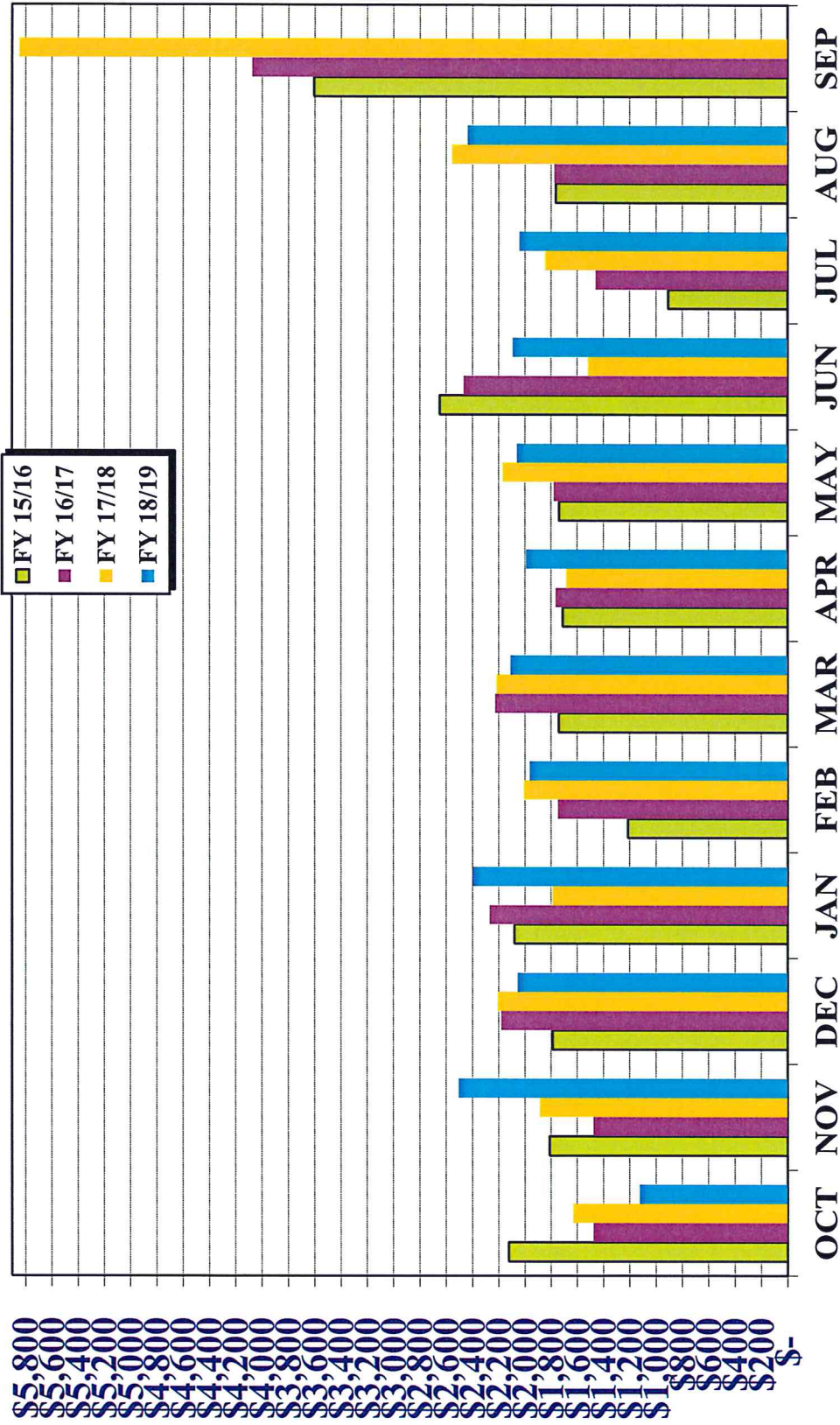




CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES

(000's)



City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
August 31, 2019 and 2018 (Unaudited)

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash And Investments	\$ 0	\$ 1,457,751
Receivables:		
Accounts	192,078	492,561
Inventory	33,824	47,599
Restricted Assets:		
Cash And Investments	258,701	114,893
Fixed Assets (net of accumulated depreciation)	<u>5,850,124</u>	<u>6,055,873</u>
Total Assets	<u>6,334,727</u>	<u>8,168,677</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	706,526	658,525
Deferred OPEB contributions	412,698	-
Deferred investment losses	527,541	790,311
Deferred assumption changes	12,971	-
Deferred actuarial experience	374,986	306,711
Total Deferred Outflows of Resources	<u>\$ 2,034,722</u>	<u>\$ 1,755,547</u>

City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>LIABILITIES</u>		
Accounts Payable	\$ 343,982	\$ 363,829
Accrued Liabilities	-	-
Payable From Restricted Assets:		
Inmate Trust	137,871	35,149
General Obligation Debt Payable:		
Bonds Payable-Current	487,098	537,098
Accrued Interest	1,224	1,307
Long-Term		
Compensated Absences	951,413	818,182
Total OPEB liability	171,408	-
Net OPEB liability	3,498,454	-
Net pension liability	2,702,256	3,952,275
	<hr/>	<hr/>
Total Liabilities	8,293,706	5,707,840
	<hr/>	<hr/>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	183,946	76,371
Deferred investment gains	1,175,750	-
Deferred loss on refunding	15,767	15,767
Total Deferred Inflows of Resources	1,375,463	92,138
	<hr/>	<hr/>
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,604,736	5,616,595
Unreserved	(6,904,456)	(1,492,349)
	<hr/>	<hr/>
Total Net Position	\$ (1,299,720)	\$ 4,124,246
	<hr/>	<hr/>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Eleven Months Ended August, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE	FY19 ADOPTED BUDGET	FY19 OVER (UNDER) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Charges For Services	\$ 570,607	\$ 1,080,305	\$ 5,804,823	\$ 11,130,550	\$ 5,854,162	\$ (49,339)	99.16%
Salary Reimbursement	17,934	10,005	121,172	132,252	100,000	21,172	121.17%
Miscellaneous	51	-	12,062	-	-	12,062	0.00%
Transportation	-	508	-	6,942	-	-	0.00%
Commissary Sales	37,992	31,318	359,844	286,840	255,534	104,309	140.82%
Telephone Commission	20,844	17,263	198,125	164,018	200,001	(1,876)	99.06%
Total Operating Revenues	647,428	1,139,399	6,496,026	11,720,602	6,409,697	86,329	101.35%
OPERATING EXPENSES:							
Administration	34,449	33,676	289,644	308,806	331,004	(41,360)	87.50%
Operations	630,384	856,024	5,204,350	7,474,932	6,308,425	(1,104,075)	82.50%
Support	66,092	94,308	595,228	908,103	745,702	(150,474)	79.82%
Food Service	40,205	38,938	347,192	361,968	407,615	(60,423)	85.18%
Medical Service	48,826	57,292	525,684	515,116	407,183	118,501	129.10%
Commissary	82,644	5,620	342,667	254,415	255,534	87,133	134.10%
Depreciation	20,137	20,729	217,847	218,467	-	217,847	0.00%
Total Operating Expenses	922,737	1,106,587	7,522,612	10,041,807	8,455,463	(932,851)	88.97%
OPERATING INCOME (LOSS)	(275,309)	32,812	(1,026,586)	1,678,795	(2,045,766)	1,019,180	50.18%
NON OPERATING REVENUES (EXPENSES)							
Interest Revenue	-	-	-	-	-	-	0.00%
Other Income	-	301	-	2,178	-	-	0.00%
Other Expenses	(17,441)	(28,285)	(395,341)	(311,132)	(474,235)	78,894	83.36%
Gain/(loss) on sale of assets	-	-	-	(14,159)	1,671	(1,671)	0.00%
Amortization	-	1,378	-	1,378	-	-	0.00%
Interest And Fiscal Charges	(1,224)	(1,307)	(14,295)	(15,084)	-	(14,295)	0.00%
Net Nonoperating Revenues (Expenses)	(18,665)	(27,913)	(409,636)	(336,819)	(472,564)	62,928	86.68%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(293,974)	4,899	(1,436,222)	1,341,976	(2,518,330)	1,082,108	
OPERATING TRANSFERS:							
Transfer In (Out)	-	-	-	-	2,518,330	(2,518,330)	0.00%
Net Operating Transfers	-	-	-	-	2,518,330	(2,518,330)	0.00%
CHANGE IN NET POSITION	(293,974)	4,899	(1,436,222)	1,341,976	-	(1,436,222)	
NET POSITION, BEGINNING	(1,005,746)	4,119,347	136,502	2,782,270	136,502	-	
NET POSITION, ENDING	\$ (1,299,720)	\$ 4,124,246	\$ (1,299,720)	\$ 4,124,246	\$ 136,502	\$ (1,436,222)	

City of Mansfield, Texas

Statement of Net Position - Drainage Utility Fund
August 31, 2019 and 2018 (Unaudited)

	2019	2018
<u>ASSETS</u>		
Cash And Investments	\$ 3,587,259	\$ 2,941,520
Accounts Receivable	365,873	283,447
Restricted Assets:		
Cash and Investments	38,140	0
Fixed Assets (Net of accumulated depreciation)	8,314,198	8,316,244
Total Assets	12,305,470	11,541,211
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	29,387	27,822
Deferred OPEB contributions	18,851	-
Deferred investment losses	14,385	37,209
Deferred assumption changes	538	
Deferred actuarial experience	15,544	717
Deferred loss on refunding	142,960	142,960
Total deferred outflows of resources	221,665	208,708
<u>LIABILITIES</u>		
Accounts Payable	\$ 5,205	\$ 1,201
Accrued Liabilities	46,196	8,981
Retainage Payable	5,126	5,126
Bond Payable	2,754,805	3,165,000
Accrued Interest Payable	-	-
Unamortized Discounts on Bonds	-	(26,275)
Unamortized Premiums on Bonds	-	36,080
Total OPEB liability	7,112	-
Net OPEB liability	160,060	
Net pension liability	65,868	117,860
Total Liabilities	3,044,372	3,307,973
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	7,567	2,576
Deferred investment gains	48,904	-
Total deferred inflows of resources	56,471	2,576
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,320,451	5,095,852
Reserved for Debt Service	215,807	-
Unrestricted	3,890,034	3,343,518
Total Net Position	\$ 9,426,292	\$ 8,439,370

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Eleven Months Ended August 31, 2019 and 2018 (Unaudited)

	FY19 MONTH TO DATE	FY18 MONTH TO DATE	FY19 YEAR TO DATE	FY18 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	218,211	212,175	2,379,291	2,309,142
Total Operating Revenues	218,211	212,175	2,379,291	2,309,142
OPERATING EXPENSES:				
Administration	129,992	114,270	896,424	732,514
General Maintenance	22,733	-	177,355	163,201
Depreciation	14,326	12,829	149,074	131,209
Total Operating Expenses	167,051	127,099	1,222,853	1,026,924
OPERATING INCOME (LOSS)	51,160	85,076	1,156,438	1,282,218
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	1,777	1,571	20,826	13,134
Other Income	202	-	2,281	2,946
Amortization	-	(21,324)	-	21,324
Interest and fiscal charges	(8,089)	(8,981)	(103,680)	(155,212)
Net Nonoperating Revenue	(6,110)	(28,734)	(80,573)	(117,808)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	45,050	56,342	1,075,865	1,164,410
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	45,050	56,342	1,075,865	1,164,410
NET POSITION, BEGINNING	9,381,242	8,383,028	8,350,427	7,274,960
NET POSITION, ENDING	\$ 9,426,292	\$ 8,439,370	\$ 9,426,292	\$ 8,439,370

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2018 TO SEPTEMBER 2019

MONTH	FY18	FY19	DOLLAR VALUE INCREASE (DECREASE) FY 2018/2019	PERCENTAGE INCREASE (DECREASE) FY 2018/2019
OCTOBER	1,038,788.40	1,182,908.47	144,120.07	13.87%
NOVEMBER	817,383.34	941,055.88	123,672.54	15.13%
DECEMBER	893,348.94	981,736.45	88,387.51	9.89%
JANUARY	1,213,483.89	1,287,923.20	74,439.31	6.13%
FEBRUARY	812,741.81	878,450.66	65,708.85	8.08%
MARCH	826,357.52	827,524.94	1,167.42	0.14%
Subtotal	5,602,103.90	6,099,599.60	497,495.70	8.88%
APRIL	1,156,610.93	1,174,449.03	17,838.10	1.54%
MAY	872,300.51	1,014,870.74	142,570.23	16.34%
JUNE	921,377.74	952,675.70	31,297.96	3.40%
JULY	1,146,860.02	1,190,864.11	44,004.09	3.84%
AUGUST	922,215.00	1,058,084.15	135,869.15	14.73%
SEPTEMBER				
YTD TOTAL	10,621,468.10	11,490,543.33	869,075.23	8.18%

BUDGET 12,097,606.40

OVER/(UNDER) BUDGET (607,063.07)

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2018
TO SEPTEMBER 2019

MONTH	FY18	FY19	DOLLAR VALUE INCREASE (DECREASE) FY 2018/2019	PERCENTAGE INCREASE (DECREASE) FY 2018/2019
OCTOBER	519,394.21	591,454.23	72,060.02	13.87%
NOVEMBER	408,691.68	470,527.94	61,836.26	15.13%
DECEMBER	446,674.47	490,868.23	44,193.76	9.89%
JANUARY	606,741.94	643,961.61	37,219.67	6.13%
FEBRUARY	406,370.91	439,225.33	32,854.42	8.08%
MARCH	413,178.76	413,762.48	583.72	0.14%
Subtotal	2,801,051.97	3,049,799.82	248,747.85	8.88%
APRIL	578,305.47	587,224.51	8,919.04	1.54%
MAY	436,150.26	507,435.36	71,285.10	16.34%
JUNE	460,688.88	476,337.84	15,648.96	3.40%
JULY	573,430.02	595,432.05	22,002.04	3.84%
AUGUST	461,107.51	529,042.08	67,934.57	14.73%
SEPTEMBER				
YTD TOTAL	5,310,734.11	5,745,271.66	434,537.56	8.18%

MANSFIELD ECONOMIC DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2018 TO SEPTEMBER 2019

MONTH	FY18	FY19	DOLLAR VALUE INCREASE (DECREASE) 2018/2019	PERCENTAGE INCREASE (DECREASE) 2018/2019
OCTOBER	519,394.21	591,454.23	72,060.02	13.87%
NOVEMBER	408,691.68	470,527.94	61,836.26	15.13%
DECEMBER	446,674.47	490,868.23	44,193.76	9.89%
JANUARY	606,741.94	643,961.61	37,219.67	6.13%
FEBRUARY	406,370.90	439,225.33	32,854.43	8.08%
MARCH	413,178.76	413,762.48	583.72	0.14%
Subtotal	2,801,051.96	3,049,799.82	248,747.86	8.88%
APRIL	578,305.47	587,224.51	8,919.04	1.54%
MAY	436,150.26	507,435.36	71,285.10	16.34%
JUNE	460,688.88	476,337.84	15,648.96	3.40%
JULY	573,430.02	595,432.05	22,002.04	3.84%
AUGUST	461,107.51	529,042.08	67,934.57	14.73%
SEPTEMBER				
YTD TOTAL	5,310,734.10	5,745,271.66	434,537.57	8.18%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2018 TO SEPTEMBER 2019

MONTH	FY18	FY19	DOLLAR VALUE INCREASE (DECREASE) FY 2018/2019	PERCENTAGE INCREASE (DECREASE) FY 2018/2019
OCTOBER	2,077,576.82	2,365,816.93	288,240.11	13.87%
NOVEMBER	1,634,766.70	1,882,111.76	247,345.06	15.13%
DECEMBER	1,786,697.88	1,963,472.91	176,775.03	9.89%
JANUARY	2,426,967.77	2,575,846.42	148,878.65	6.13%
FEBRUARY	1,625,483.62	1,756,901.32	131,417.70	8.08%
MARCH	1,652,715.04	1,655,049.90	2,334.86	0.14%
Subtotal	11,204,207.83	12,199,199.24	994,991.41	8.88%
APRIL	2,313,221.87	2,348,898.05	35,676.18	1.54%
MAY	1,744,601.03	2,029,741.46	285,140.43	16.34%
JUNE	1,842,755.50	1,905,351.38	62,595.88	3.40%
JULY	2,293,720.06	2,381,728.21	88,008.15	3.84%
AUGUST	1,844,430.02	2,116,168.31	271,738.29	14.73%
SEPTEMBER				
YTD TOTAL	21,242,936.31	22,981,086.65	1,738,150.34	8.18%
BUDGET		24,195,212.72		
OVER/(UNDER) BUDGET		(1,214,126.07)		

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 August for Fiscal Year 2019.

A handwritten signature in black ink, reading 'Peter K. Phillis CPA'. The signature is fluid and cursive, with the letters 'P', 'K', and 'P' being particularly prominent.

Peter K. Phillis, CPA
Investment Officer

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 8/31/2019

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	2.041	4,121,591.79	4,121,591.79	4,121,591.79	4,121,591.79	N/A	1		5.95
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	8,409,036.94	8,409,036.94	8,409,036.94	8,409,036.94	N/A	1		12.13
Sub Total / Average 01 - General Fund				2.098	12,530,628.73	12,530,628.73	12,530,628.73	12,530,628.73		1	0.00	18.08
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	26,299.44	26,299.44	26,299.44	26,299.44	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				2.041	26,299.44	26,299.44	26,299.44	26,299.44		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	2.126	576,933.16	576,933.16	576,933.16	576,933.16	N/A	1		0.83
Sub Total / Average 08 - Hotel				2.126	576,933.16	576,933.16	576,933.16	576,933.16		1	0.00	0.83
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	440,533.12	440,533.12	440,533.12	440,533.12	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	53,266.65	53,266.65	53,266.65	53,266.65	N/A	1		0.08
Sub Total / Average 10 - Debt Services				2.050	493,799.77	493,799.77	493,799.77	493,799.77		1	0.00	0.71
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	464,146.60	464,146.60	464,146.60	464,146.60	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	3,323,895.24	3,323,895.24	3,323,895.24	3,323,895.24	N/A	1		4.80
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	1,935,178.26	1,935,178.26	1,935,178.26	1,935,178.26	N/A	1		2.79
Sub Total / Average 15 - Street Construction				1.924	5,723,220.10	5,723,220.10	5,723,220.10	5,723,220.10		1	0.00	8.26
16 - Building Construction												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	78,737.60	78,737.60	78,737.60	78,737.60	N/A	1		0.11
Sub Total / Average 16 - Building Construction				2.126	78,737.60	78,737.60	78,737.60	78,737.60		1	0.00	0.11

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
19 - Drainage Utility Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	986,280.44	986,280.44	986,280.44	986,280.44	N/A	1		1.42
Sub Total / Average 19 - Drainage Utility Fund				2.126	986,280.44	986,280.44	986,280.44	986,280.44		1	0.00	1.42
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	2.126	4,785.37	4,785.37	4,785.37	4,785.37	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				2.126	4,785.37	4,785.37	4,785.37	4,785.37		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	2,266,339.41	2,266,339.41	2,266,339.41	2,266,339.41	N/A	1		3.27
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	2,415,686.98	2,415,686.98	2,415,686.98	2,415,686.98	N/A	1		3.49
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				2.085	4,682,026.39	4,682,026.39	4,682,026.39	4,682,026.39		1	0.00	6.76
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	599,933.08	599,933.08	599,933.08	599,933.08	N/A	1		0.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	1,052,011.98	1,052,011.98	1,052,011.98	1,052,011.98	N/A	1		1.52
Sub Total / Average 24 - Mansfield Parks Land Dedication				2.095	1,651,945.06	1,651,945.06	1,651,945.06	1,651,945.06		1	0.00	2.38
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	4,818,604.63	4,818,604.63	4,818,604.63	4,818,604.63	N/A	1		6.95
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	11,156,205.92	11,156,205.92	11,156,205.92	11,156,205.92	N/A	1		16.10
Sub Total / Average 25 - Water & Sewer				2.100	15,974,810.55	15,974,810.55	15,974,810.55	15,974,810.55		1	0.00	23.05
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	2.041	2,975,190.54	2,975,190.54	2,975,190.54	2,975,190.54	N/A	1		4.29
Sub Total / Average 27 - Revenue Bond Reserve				2.041	2,975,190.54	2,975,190.54	2,975,190.54	2,975,190.54		1	0.00	4.29
28 - Utility Construction Fund 28												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	1,440,981.85	1,440,981.85	1,440,981.85	1,440,981.85	N/A	1		2.08
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	7,222,104.98	7,222,104.98	7,222,104.98	7,222,104.98	N/A	1		10.42

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 28 - Utility Construction Fund 28												
				2.112	8,663,086.83	8,663,086.83	8,663,086.83	8,663,086.83		1	0.00	12.50
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	2.041	1,597,722.89	1,597,722.89	1,597,722.89	1,597,722.89	N/A	1		2.31
Sub Total / Average 309 - Library Expansion												
				2.041	1,597,722.89	1,597,722.89	1,597,722.89	1,597,722.89		1	0.00	2.31
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	229,060.66	229,060.66	229,060.66	229,060.66	N/A	1		0.33
Sub Total / Average 38 - MEDC I&S Fund												
				2.126	229,060.66	229,060.66	229,060.66	229,060.66		1	0.00	0.33
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	2.041	150,476.37	150,476.37	150,476.37	150,476.37	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	823,970.42	823,970.42	823,970.42	823,970.42	N/A	1		1.19
Sub Total / Average 39 - Economic Development												
				2.113	974,446.79	974,446.79	974,446.79	974,446.79		1	0.00	1.41
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	1,468,107.38	1,468,107.38	1,468,107.38	1,468,107.38	N/A	1		2.12
Sub Total / Average 50 - TIF												
				2.126	1,468,107.38	1,468,107.38	1,468,107.38	1,468,107.38		1	0.00	2.12
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	2.126	1,499,826.78	1,499,826.78	1,499,826.78	1,499,826.78	N/A	1		2.16
Sub Total / Average 81 - Street Construction 2012 Issue												
				2.126	1,499,826.78	1,499,826.78	1,499,826.78	1,499,826.78		1	0.00	2.16
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	2.041	1,524,862.60	1,524,862.60	1,524,862.60	1,524,862.60	N/A	1		2.20
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	2.126	961,684.68	961,684.68	961,684.68	961,684.68	N/A	1		1.39
Sub Total / Average 86 - 2016 Streets Construction												
				2.074	2,486,547.28	2,486,547.28	2,486,547.28	2,486,547.28		1	0.00	3.59
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	2.041	25,668.88	25,668.88	25,668.88	25,668.88	N/A	1		0.04
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	2.126	3,399,061.15	3,399,061.15	3,399,061.15	3,399,061.15	N/A	1		4.90

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 87 - 2017 Streets Construction				2.125	3,424,730.03	3,424,730.03	3,424,730.03	3,424,730.03		1	0.00	4.94
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	2.041	1,582,052.40	1,582,052.40	1,582,052.40	1,582,052.40	N/A	1		2.28
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	2.126	1,670,159.40	1,670,159.40	1,670,159.40	1,670,159.40	N/A	1		2.41
Sub Total / Average 873 - MEDC Construction				2.085	3,252,211.80	3,252,211.80	3,252,211.80	3,252,211.80		1	0.00	4.69
Total / Average				2.083	69,300,397.59	69,300,397.59	69,300,397.59	69,300,397.59		1	0.00	100

City of Mansfield
 Portfolio Holdings
 Tracker Portfolio Set Up - by Security Type
 Report Format: By Transaction
 Group By: Security Type
 Average By: Face Amount / Shares
 Portfolio / Report Group: All Portfolios
 As of 8/31/2019

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
Local Government Investment Pool												
TexStar LGIP	TEXSTAR	11/2/2012	2.126	229,060.66	229,060.66	229,060.66	229,060.66	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	2.126	11,156,205.92	11,156,205.92	11,156,205.92	11,156,205.92	N/A	1		16.10	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	2.126	78,737.60	78,737.60	78,737.60	78,737.60	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	2.126	1,935,178.26	1,935,178.26	1,935,178.26	1,935,178.26	N/A	1		2.79	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	2.126	8,409,036.94	8,409,036.94	8,409,036.94	8,409,036.94	N/A	1		12.13	01 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	2.126	823,970.42	823,970.42	823,970.42	823,970.42	N/A	1		1.19	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	2.126	7,222,104.98	7,222,104.98	7,222,104.98	7,222,104.98	N/A	1		10.42	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	2.126	1,468,107.38	1,468,107.38	1,468,107.38	1,468,107.38	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	2.126	53,266.65	53,266.65	53,266.65	53,266.65	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	2.126	1,052,011.98	1,052,011.98	1,052,011.98	1,052,011.98	N/A	1		1.52	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	2.126	986,280.44	986,280.44	986,280.44	986,280.44	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	2.126	2,415,686.98	2,415,686.98	2,415,686.98	2,415,686.98	N/A	1		3.49	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	2.126	1,499,826.78	1,499,826.78	1,499,826.78	1,499,826.78	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	2.126	4,785.37	4,785.37	4,785.37	4,785.37	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	2.126	576,933.16	576,933.16	576,933.16	576,933.16	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	2.126	961,684.68	961,684.68	961,684.68	961,684.68	N/A	1		1.39	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	2.126	3,399,061.15	3,399,061.15	3,399,061.15	3,399,061.15	N/A	1		4.90	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	2.126	1,670,159.40	1,670,159.40	1,670,159.40	1,670,159.40	N/A	1		2.41	873 - MEDC Construction
Sub Total / Average												
Local Government Investment Pool			2.126	43,942,098.75	43,942,098.75	43,942,098.75	43,942,098.75		1	0.00	63.41	
Money Market												
AIM Invesco MM	AIM	9/30/1999	0.240	464,146.60	464,146.60	464,146.60	464,146.60	N/A	1		0.67	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	2.041	4,818,604.63	4,818,604.63	4,818,604.63	4,818,604.63	N/A	1		6.95	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	2.041	3,323,895.24	3,323,895.24	3,323,895.24	3,323,895.24	N/A	1		4.80	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	2.041	4,121,591.79	4,121,591.79	4,121,591.79	4,121,591.79	N/A	1		5.95	01 - General Fund

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	10/25/1999	2.041	150,476.37	150,476.37	150,476.37	150,476.37	N/A	1		0.22	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	2.041	1,440,981.85	1,440,981.85	1,440,981.85	1,440,981.85	N/A	1		2.08	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	2.041	26,299.44	26,299.44	26,299.44	26,299.44	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	2.041	440,533.12	440,533.12	440,533.12	440,533.12	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	2.041	599,933.08	599,933.08	599,933.08	599,933.08	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	2.041	2,266,339.41	2,266,339.41	2,266,339.41	2,266,339.41	N/A	1		3.27	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	2.041	2,975,190.54	2,975,190.54	2,975,190.54	2,975,190.54	N/A	1		4.29	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	2.041	1,597,722.89	1,597,722.89	1,597,722.89	1,597,722.89	N/A	1		2.31	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	2.041	1,524,862.60	1,524,862.60	1,524,862.60	1,524,862.60	N/A	1		2.20	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	2.041	25,668.88	25,668.88	25,668.88	25,668.88	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	2.041	1,582,052.40	1,582,052.40	1,582,052.40	1,582,052.40	N/A	1		2.28	873 - MEDC Construction
Sub Total / Average Money Market			2.008	25,358,298.84	25,358,298.84	25,358,298.84	25,358,298.84		1	0.00	36.59	
Total / Average			2.083	69,300,397.59	69,300,397.59	69,300,397.59	69,300,397.59		1	0.00	100	