

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, 2020 of the fiscal year ending September 30, 2020.

Significant Financial Activity through the Period

- Capital Improvements –
 - Dog Park, \$982,809 total; current year - \$826,636
 - Equipment replaced, \$1,364,142
 - Streets, \$7,954,469
 - Fire Station #5 (including land), \$2,673,791 , current year - \$1,646,034
 - Man House renovation, \$528,348, current year - \$498,552
- Issued Debt, \$28,720,000
 - Streets, \$9,928,975
 - Fire Station #5 Construction \$6,338,600
 - Police Station Design \$1,708,875
 - Man House Museum Phase III & IV \$750,000
 - Library Modification/Addition \$1,000,000
 - Equipment \$4,048,550
 - Wayfinding \$470,000
 - Refunding, \$4,475,000
 - Maintained AAA Bond Rating
- Repurposed Debt
- Bond Rating Upgrade in Water/Sewer Fund
- Bond Rating Upgrade in Drainage Fund

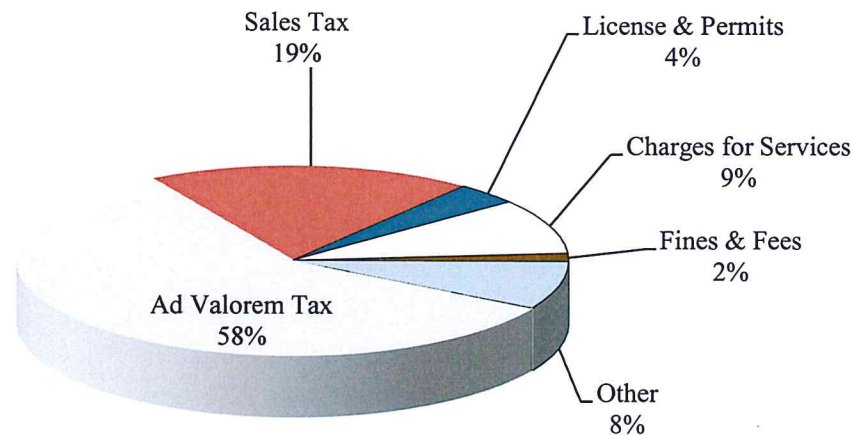
General Fund Financial Activity

General fund assets are \$465,440,717, deferred outflows of resources are 20,231,266, liabilities are \$230,832,376; deferred inflows of resources are \$2,305,824 and general fund net position is \$252,533,783. Unassigned reserves and general fund balance was \$27,085,864 as of August 31, 2020.

Overall general fund revenue collected as of August 31, 2020 is 99.07% of anticipated collections. Expenditures as of August 31, 2020 are in line with budgeted expectations or 85.45% of the expected expenditures have been spent as of August 31, 2020. As of August 31, 2020 the City's current net assets are at estimated results.

General Fund Revenues

Allocation of Receipts as of August 31, 2020



Property Tax Collections

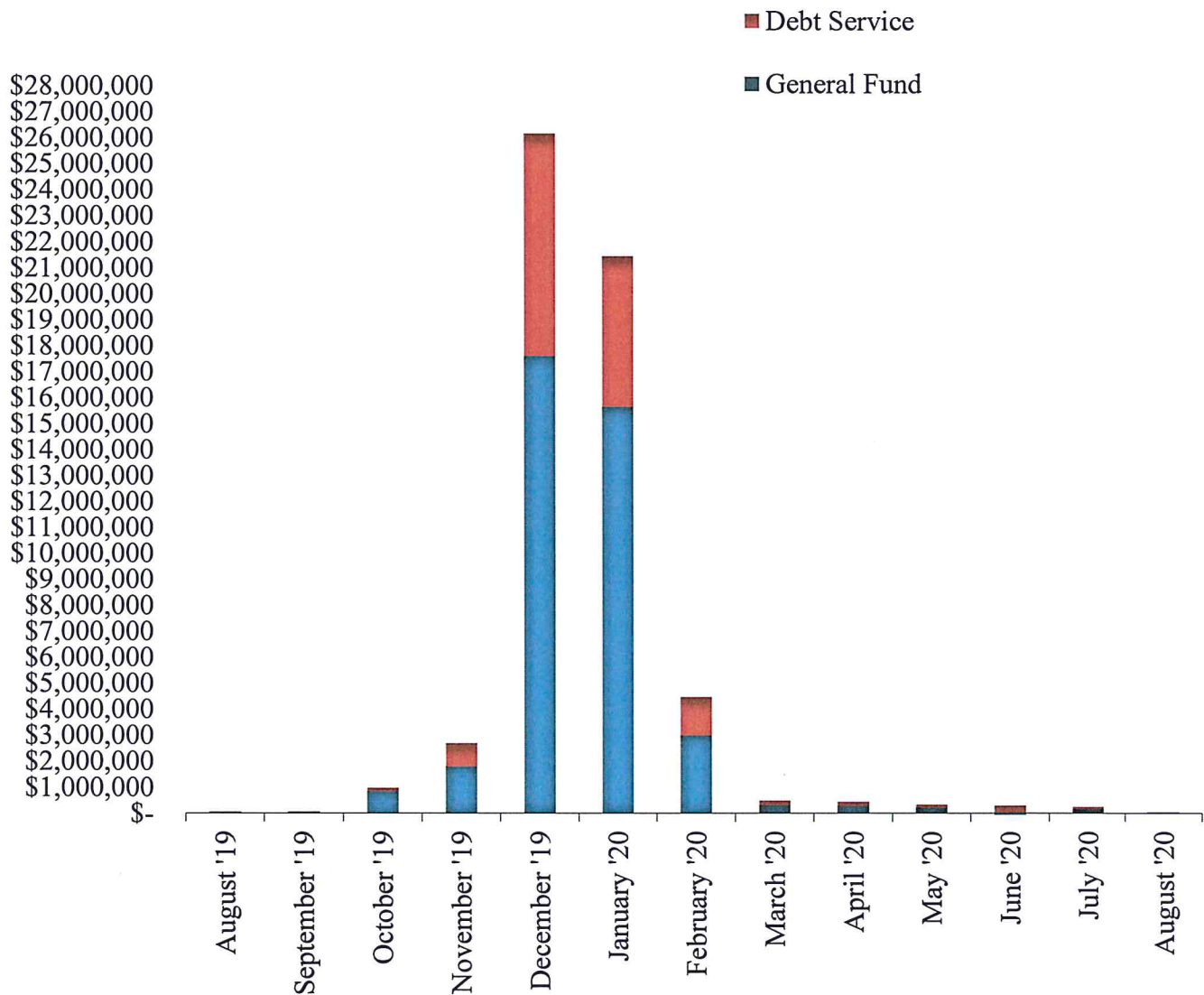
Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Property tax collections through August 31, 2020 are \$38,010,357. Last year's collections were \$33,617,781 for the same period - a 13.07% increase over prior year.

City of Mansfield, Texas interim unaudited financial report for the month and eleven (11) month period ended August, 2020

2020

As of August 31, 2020, actual debt service property tax collections were \$17,951,400. For the same period last year, property tax collections were \$15,498,738 – an increase of 15.82%.

Ad Valorem Tax Collections by Month



Sales Tax

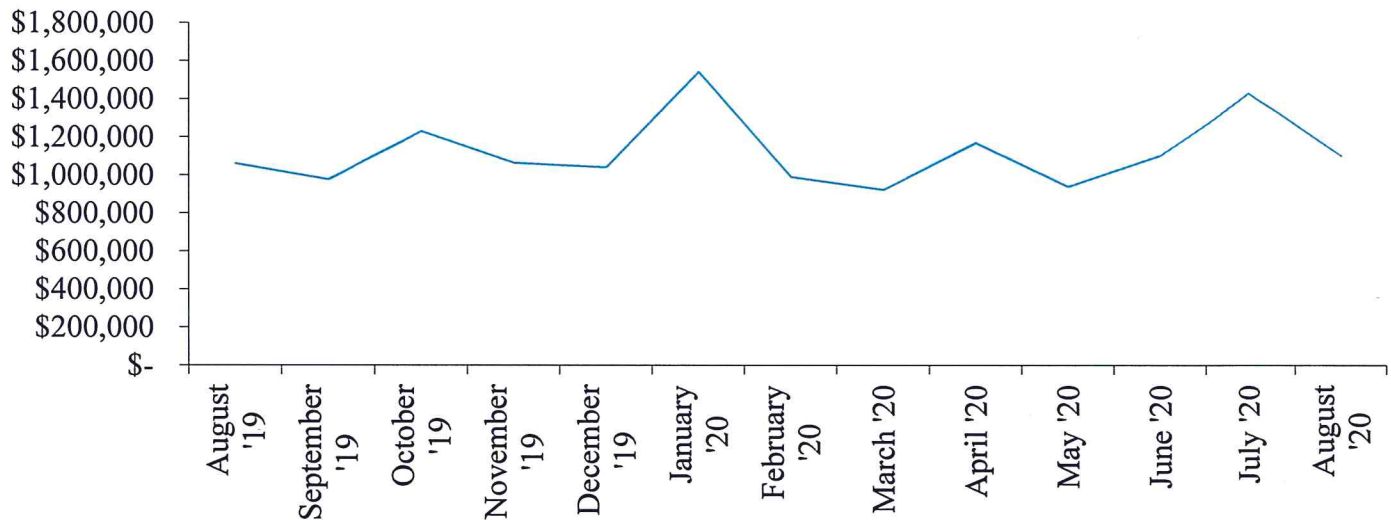
The City's budgeted sales tax revenue is 19.55% of the total budgeted revenue for the City. Collections for the first eleven months amount to 18.89% of total budgeted collections for fiscal 2020. Sales tax

City of Mansfield, Texas interim unaudited financial report for the month and eleven (11) month period ended August, 2020

2020

per capita is \$171 as budgeted. Sales Tax collections for the period August 1, 2020 through August 31, 2020, total \$1,101,188 as compared to \$1,060,013 for the same period last year. This is an increase of 3.88% over the same period as last year.

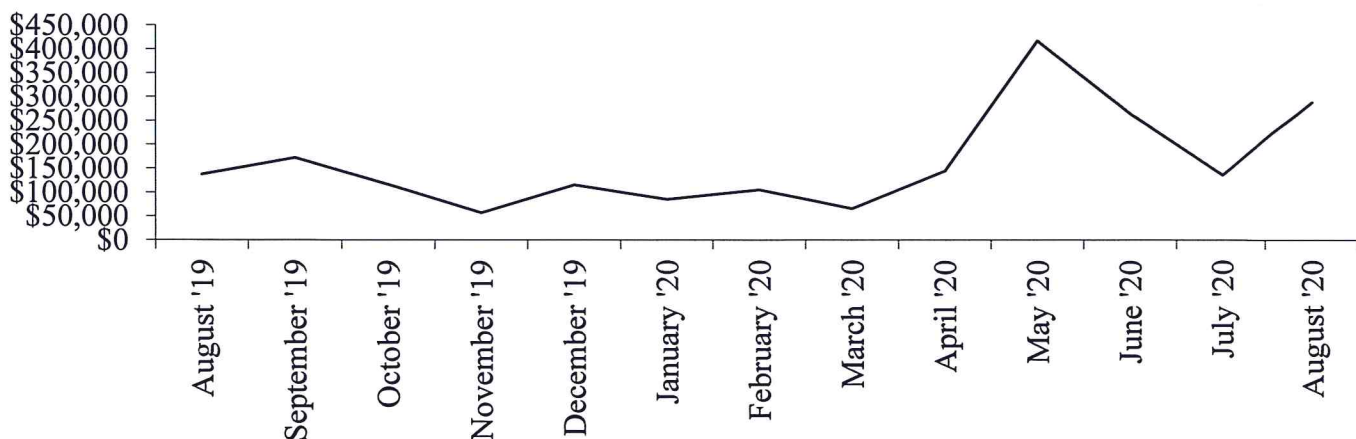
Sales Tax Collections



Building Permits

Building activity has increased in year over year comparisons. Building Permits increased in August 2020 compared to August 2019. Permit revenues for this period compared to the same period last year are \$288,479 and \$137,808 respectively, representing an increase of \$150,671 or 109.33% more than the same period last year. Building activity for the year is above budgeted estimates.

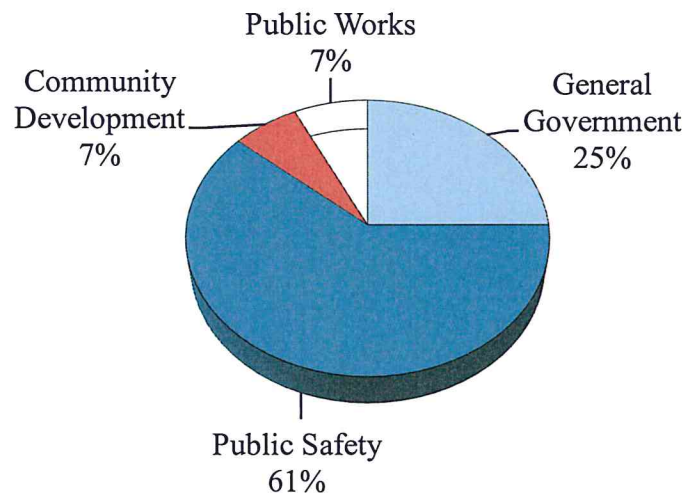
Building Permits Collections by Month



Expenditure/Uses

The City has spent \$54,531,698 of its expected expenditures of \$63,816,651 or 85.45% 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 \$35,963,660 will be spent on the policing needs and fire needs of the City. Expenditures are at expectations as of August 31, 2020.

Actual Expenses



Water & Sewer Financial Activity

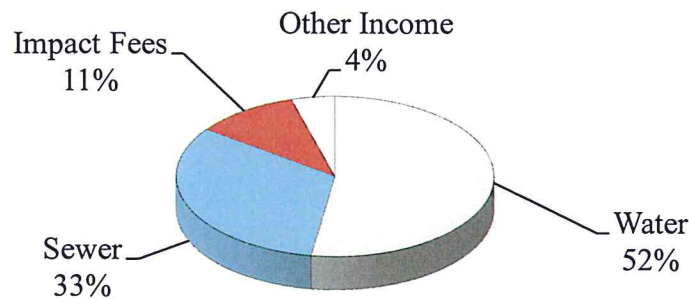
Water & Sewer assets are \$244,669,912, deferred outflows of resources are \$4,714,353 fund liabilities are \$45,738,314; deferred inflows of resources are \$111,429 and fund net position is \$203,534,522. Unassigned reserves are \$24,426,621 as of August 31, 2020.

Operating Revenue is more than estimates for this fiscal year. The sale of Water & Sewer alone represents 84.59% of the total revenue collected to date; 11.39% of the Fund's revenue has been collected from impact fees. Currently the Fund has collected 109.71% of its Budgeted Revenue to date or \$38,735,858 of \$35,308,724 in Budgeted Revenue.

City of Mansfield, Texas interim unaudited financial report for the month and eleven (11) month period ended August, 2020

2020

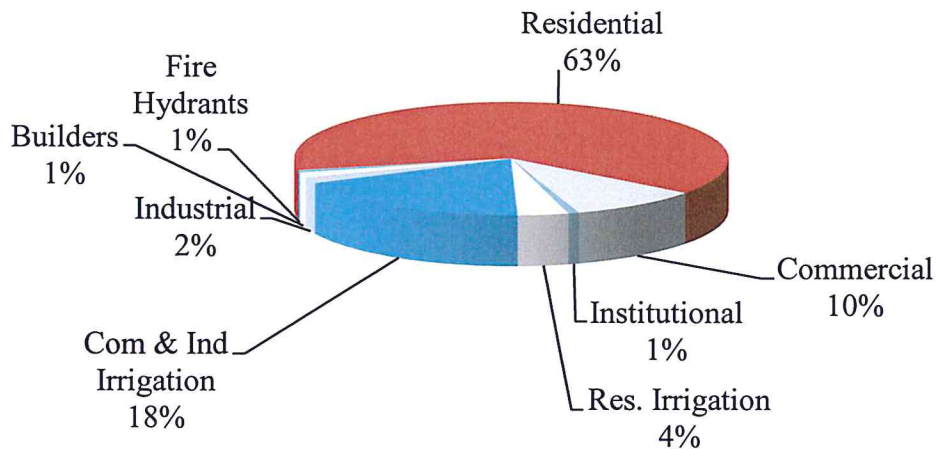
Revenues



Consumption Class	Water Accounts		Consumption ('000)		Avg Consmt Per Acct	
	August '20	August '19	August '20	August '19	August '20	August '19
Residential	19,833	19,259	312,414	225,874	15,752	11,728
Commercial	754	733	47,375	41,851	62,832	57,095
Institutional	159	158	3,938	4,654	24,767	29,456
Residential Irrigation	903	901	18,467	12,755	20,451	14,156
Com & Ind Irrigation	810	767	90,072	58,581	111,200	76,377
Industrial	128	131	8,517	12,943	66,539	98,802
Builders	451	285	6,962	3,281	15,437	11,512
Fire Hydrants	67	62	3,222	2,437	48,090	39,306
Residential Key Branch	6	7	53	53	8,833	7,571
Bulk Untreated Water	4	4	23,623	31,471	5,905,750	7,867,750
Bulk Treated Water	6	6	87,939	91,548	14,656,500	15,258,000
	23,121	22,313	602,582	485,448		

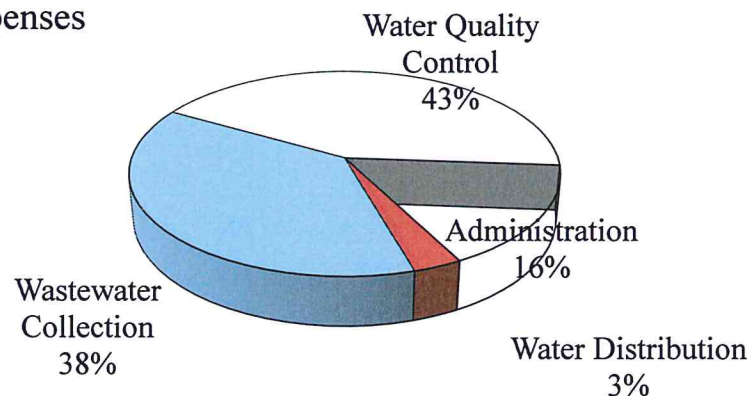
Consumption to date is up over prior year's consumption due to increasing connections. In a year over year comparison, customer accounts have increased by 808 new connections.

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 87.45% of the funds have been expended to date. The costs of raw water and sewer treatment are within budgeted estimates.

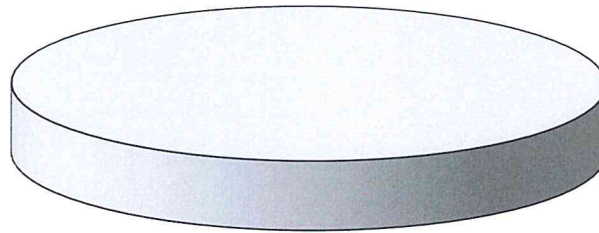
Water & Sewer Expenses



INVESTMENT SCHEDULE:

A schedule of investments is included in your packet for period ended August 31, 2020.

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
TIRZ (Tax Incremental Reinvestment Zone) Commitments	17
Tree Mitigation Fund	
Comparative Statement of Net Position	18
Comparative Statement of Activities	19
Hotel/Motel Occupancy Tax Fund	
Comparative Statement of Net Position	20
Comparative Statement of Activities	21
Comparative Budget and Cash Analysis	22
Mansfield Parks Facilities Development Corporation	
Comparative Statement of Net Position	23
Comparative Statement of Activities	24
Mansfield Economic Development Corporation	
Comparative Statement of Net Position	25
Comparative Statement of Activities	26
Southpointe PID	
Comparative Statement of Net Position	27
Comparative Statement of Activities	28
DEBT SERVICE FUNDS	
Definition	29
General Obligation Debt Service Fund	
Comparative Statement of Net Position	30
Comparative Statement of Activities	31
Mansfield Parks Facilities Development Corporation Debt Service Fund	
Comparative Statement of Net Position	32
Comparative Statement of Activities	33

CAPITAL PROJECTS FUNDS	
Definition	34
Street Construction Fund	
Comparative Statement of Net Position	35
Comparative Statement of Activities	36
Building Construction Fund	
Comparative Statement of Net Position	37
Comparative Statement of Activities	38
Equipment Replacement Fund	
Comparative Statement of Net Position	39
Comparative Statement of Activities	40
Park Construction Fund	
Comparative Statement of Net Position	41
Comparative Statement of Activities	42
ENTERPRISE FUNDS	
Definition	43
Utility Fund	
Comparative Statement of Net Position	44
Comparative Statement of Activities	46
Revenue Bond Coverage	48
Graphic Analysis – Water Consumption	49
Graphic Analysis – Water Sales	50
Graphic Analysis – Sewer Service	51
Graphic Analysis – Total Revenues	52
Graphic Analysis – Total Expenditures	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 2019 to September 2020	60
Mansfield Parks Facilities Development Corporation	
October 2019 to September 2020	61
Mansfield Economic Development Corporation	
October 2019 to September 2020	62
Combined Sales Tax Comparison	
(General Fund, Mansfield Parks Facilities Development Corporation	
And Mansfield Economic Development Corporation)	
October 2019 to September 2020	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, 2020 and 2019 (Unaudited)

	Fiscal 2020	Fiscal 2019
<u>ASSETS</u>		
Cash and Investments	\$ 25,574,686	\$ 22,789,924
Receivables:		
Current Year Taxes	464,042	301,763
Delinquent Taxes (Net of Allowance of \$636,771)	-	-
Accounts (Net of Allowance of \$210,926)	2,123,022	2,129,481
Ambulance	1,877,962	1,827,916
Municipal Court	39,338	45,152
Due From Other Funds	558,010	579,916
Capital Assets (net of accumulated depreciation)	<u>434,803,657 *</u>	<u>424,290,267</u>
Total Assets	<u>\$ 465,440,717</u>	<u>\$ 451,964,419</u>
<u>DEFERRED OUTFLOW OF RESOURCES</u>		
Deferred Pension Contributions	\$ 3,289,904	\$ 3,089,869
Deferred OPEB Contributions	31,975	1,765,257
Deferred Investment Losses	6,285,867	-
Deferred Assumption Changes	48,092	56,711
Deferred Actuarial Experience	7,934,328	1,633,349
Deferred Loss on Refunding	<u>2,641,100</u>	<u>2,953,640</u>
Total Deferred Outflows of Resources	<u>20,231,266</u>	<u>9,498,826</u>
Total Assets and Deferred Outflows of Resources	<u><u>485,671,983</u></u>	<u><u>461,463,245</u></u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</u>		
<u>LIABILITIES:</u>		
Accounts Payable	\$ 450,468	\$ 418,264
Accrued Liabilities	719,387	770,947
Deferred Revenue	2,381,341	2,174,831
Noncurrent liabilities:		
Due within one year	12,572,026 *	12,572,026
Due in more than one year	<u>214,709,154 *</u>	<u>214,709,154</u>
Total Liabilities	<u>230,832,376</u>	<u>230,645,222</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Prepaid Rent	1,493,333	1,493,333
Deferred Assumption Changes	812,491	1,078,995
Deferred Investment Gains	-	2,735,887
Total Deferred Inflows of Resources	<u>2,305,824</u>	<u>5,308,215</u>
<u>FUND BALANCES:</u>		
Invested in capital assets, net of related debt	207,522,477 *	197,009,087
Assigned for deferred outflows/inflows	17,925,442	4,190,611
Unassigned	<u>27,085,864</u>	<u>24,310,110</u>
Total Fund Balances	<u>252,533,783</u>	<u>225,509,808</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u><u>\$ 485,671,983</u></u>	<u><u>\$ 461,463,245</u></u>

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

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

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

City of Mansfield, Texas

Summary Statement of Activities for the Month and Eleven Months
Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes	\$ 1,258,974	\$ 1,228,955	\$55,054,053	\$ 49,496,553	\$ 56,604,930	\$ (1,550,877)	97.26%
License And Permits	365,587	184,970	2,439,804	2,041,376	2,017,962	421,842	120.90%
Grant Revenue	70,404	85,542	265,004	292,495	360,058	(95,054)	73.60%
Charges For Services	480,550	438,237	6,116,290	4,791,715	4,809,317	1,306,973	127.18%
Fines And Fees	81,448	81,646	923,169	1,611,191	1,276,409	(353,240)	72.33%
Interest Earnings	2,149	51,213	247,447	541,512	518,726	(271,279)	47.70%
Contributions	-	-	-	-	-	-	0.00%
Miscellaneous	55,534	82,280	678,115	886,719	754,257	(76,142)	89.91%
Total Revenues	2,314,646	2,152,843	65,723,882	59,661,561	66,341,659	(617,777)	99.07%
EXPENDITURES:							
General Government	1,122,035	1,294,957	13,614,842	12,492,209	18,204,175	4,589,333	74.79%
Public Safety	2,977,432	3,546,004	33,429,836	30,908,195	35,963,660	2,533,824	92.95%
Public Works	287,064	574,636	3,927,069	4,253,068	4,915,637	988,568	79.89%
Community Development	345,819	473,228	3,559,951	3,530,001	4,733,179	1,173,228	75.21%
Total Expenditures	4,732,350	5,888,825	54,531,698	51,183,473	63,816,651	9,284,953	85.45%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(2,417,704)	(3,735,982)	11,192,184	8,478,088	2,525,008		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	(40,240)	-	(280,429)	-	(105,861)	(174,568)	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Financing, net	-	-	-	-	-	-	0.00%
Sources	-	-	-	-	1,905,711	(1,905,711)	0.00%
(Uses)	-	-	(1,235,196)	(1,196,950)	(4,324,858)	3,089,661	28.56%
Total Other Financing Sources (Uses)	(40,240)	-	(1,515,626)	(1,196,950)	(2,525,008)	1,009,382	28.56%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(2,457,944)	(3,735,982)	9,676,558	7,281,138	(0)		
FUND BALANCE							
BEGINNING	29,543,808	28,046,092	17,409,306	17,028,972	17,409,306		
ENDING	\$ 27,085,864	\$ 24,310,110	\$27,085,864	\$ 24,310,110	\$ 17,409,306		

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes-Current	\$ 18,151	\$ 36,007	\$ 37,845,462	\$ 33,539,774	\$ 39,250,842	\$ (1,405,380)	96.42%
Taxes-Prior	1,410	-	164,895	78,007	174,144	(9,249)	94.69%
Gas Royalty Income	-	779	432,146	5,241	479,458	(47,312)	90.13%
Franchise Taxes	132,679	124,761	3,674,498	3,843,374	3,350,552	323,946	109.67%
Sales Taxes	1,101,188	1,060,013	12,529,815	11,518,729	12,971,783	(441,968)	96.59%
Mix Drink Taxes	-	-	135,900	220,618	196,091	(60,191)	69.30%
Delinquent P& I	5,546	7,395	271,337	290,810	182,060	89,277	149.04%
Total Taxes	1,258,974	1,228,955	55,054,053	49,496,553	56,604,930	(1,550,877)	97.26%
LICENSE & PERMITS							
Building Permits	288,479	137,808	1,842,549	1,594,942	1,476,142	366,407	124.82%
Other Lic/Permits	77,108	47,162	597,255	446,434	541,820	55,435	110.23%
Total License & Permits	365,587	184,970	2,439,804	2,041,376	2,017,962	421,842	120.90%
GRANT REVENUE	70,404	85,542	265,004	292,495	360,058	(95,054)	73.60%
CHARGES FOR SERVICES							
Sanitation	323,230	293,332	3,446,307	3,108,830	3,046,069	400,238	113.14%
Ambulance Services	114,516	121,969	1,436,920	1,226,417	1,442,377	(5,457)	99.62%
Fines & Fees-Engineering	42,804	22,936	1,233,063	456,468	320,871	912,192	384.29%
Total Charges For Services	480,550	438,237	6,116,290	4,791,715	4,809,317	1,306,973	127.18%
FINES & FEES							
Fines & Fees-Court	43,988	70,455	574,461	822,251	909,218	(334,757)	63.18%
Fines & Fees-Other	37,460	11,191	348,708	788,940	367,191	(18,483)	94.97%
Total Fines & Fees	81,448	81,646	923,169	1,611,191	1,276,409	(353,240)	72.33%
INTEREST EARNINGS	2,149	51,213	247,447	541,512	518,726	(271,279)	47.70%
MISCELLANEOUS							
Certificate Of Occupancy	1,320	1,560	11,280	14,340	13,976	(2,696)	80.71%
Mowing	275	175	6,762	9,632	-	6,762	0.00%
Sale Of Property	6,636	2,775	15,720	95,844	46,749	(31,029)	33.63%
Zoning Fees	7,800	8,900	69,847	72,901	101,583	(31,736)	68.76%
Plat Fees	2,730	11,455	45,935	84,460	57,541	(11,606)	79.83%
Miscellaneous	36,773	57,415	528,571	609,542	534,408	(5,837)	98.91%
Total Miscellaneous	55,534	82,280	678,115	886,719	754,257	(76,142)	89.91%
Total Revenues	\$ 2,314,646	\$ 2,152,843	\$ 65,723,882	\$ 59,661,561	\$ 66,341,659	\$ (617,777)	99.07%

City of Mansfield, Texas

Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
EXPENDITURES:							
GENERAL GOVERNMENT							
Non-departmental	\$ 122,670	\$ 96,297	\$ 1,209,259	\$ 2,090,868	\$ 4,838,704	\$ 3,629,445	24.99%
City Council	3,321	3,310	85,185	106,892	155,552	70,367	54.76%
Administration	38,817	84,278	1,511,792	702,908	1,180,844	(330,948)	128.03%
Legal	79,951	64,282	628,757	577,334	761,499	132,742	82.57%
Human Resources	48,540	85,338	626,775	634,451	746,033	119,258	84.01%
Finance	44,125	64,999	529,993	617,468	651,949	121,956	81.29%
Accounting	28,096	35,271	371,684	356,397	488,438	116,754	76.10%
Purchasing	7,673	9,187	86,234	82,109	100,181	13,947	86.08%
Tax Collection	-	-	347,826	264,248	350,008	2,182	99.38%
Information Technology	55,450	123,874	653,054	684,054	911,052	257,998	71.68%
Sanitation	261,044	236,593	2,562,660	2,301,109	2,672,059	109,399	95.91%
Budget	7,163	10,650	82,291	75,730	101,583	19,292	81.01%
City Secretary	35,574	48,528	437,807	406,920	510,742	72,935	85.72%
Planning Administration	71,381	96,038	1,060,956	800,616	1,169,631	108,675	90.71%
Construction Codes Boards	-	88	50,528	7,108	41,775	(8,753)	120.95%
Planning/Zoning Comm	77	1,527	10,333	14,500	13,177	2,844	78.42%
Engineering	36,337	38,163	411,794	336,899	364,218	(47,576)	113.06%
Historic Landmark	-	130	631	878	4,005	3,374	15.76%
Development Services	19,187	21,282	325,022	183,196	194,454	(130,568)	167.15%
Building Inspection	93,820	97,960	1,041,475	837,917	1,158,350	116,875	89.91%
Board of Adjustments	-	1	1,018	987	2,818	1,800	36.12%
Code Compliance	49,560	62,578	551,608	522,441	619,763	68,155	89.00%
Building Maintenance	119,249	114,583	1,028,160	887,179	1,167,340	139,180	88.08%
Total	1,122,035	1,294,957	13,614,842	12,492,209	18,204,175	4,589,333	74.79%
PUBLIC SAFETY							
Police Administration	147,004	123,047	1,645,797	1,335,102	1,501,441	(144,356)	109.61%
Communications	230,500	215,739	2,585,307	2,345,493	2,896,022	310,715	89.27%
Patrol	738,488	908,376	8,477,861	7,713,882	9,337,449	859,588	90.79%
CID And Narcotics	229,223	291,641	2,823,636	2,407,083	3,139,641	316,005	89.93%
Animal Control	75,031	84,832	634,970	640,096	724,808	89,838	87.61%
CVE Traffic Enforcement	23,071	32,821	261,305	401,685	321,811	60,506	81.20%
Traffic Enforcement	56,952	54,788	535,694	463,608	604,214	68,520	88.66%
K-9 Patrol	9,707	14,446	157,517	131,752	168,820	11,303	93.30%
COPS	42,004	70,690	426,743	589,442	704,875	278,132	60.54%
Municipal Court	39,229	85,545	632,726	685,991	673,063	40,337	94.01%
Training	73,620	32,607	409,015	296,574	425,081	16,066	96.22%
Police Grant Expenditures	133,834	41,394	550,434	399,560	404,842	(145,592)	135.96%
Fire Administration	77,590	127,769	1,140,979	1,323,925	1,181,188	40,209	96.60%
Fire Prevention	62,387	76,810	1,034,479	699,273	909,542	(124,937)	113.74%
Emergency Management	46,218	65,957	614,792	603,517	632,731	17,939	97.16%
Fire Operations	992,574	1,319,542	11,498,581	10,871,212	12,338,132	839,551	93.20%
Total	2,977,432	3,546,004	33,429,836	30,908,195	35,963,660	2,533,824	92.95%
PUBLIC WORKS							
Street Maintenance	287,064	574,636	3,927,013	4,233,453	4,915,637	988,624	79.89%
Traffic Control	-	-	56	19,615	-	(56)	0.00%
Total	287,064	574,636	3,927,069	4,253,068	4,915,637	988,568	79.89%

City of Mansfield, Texas

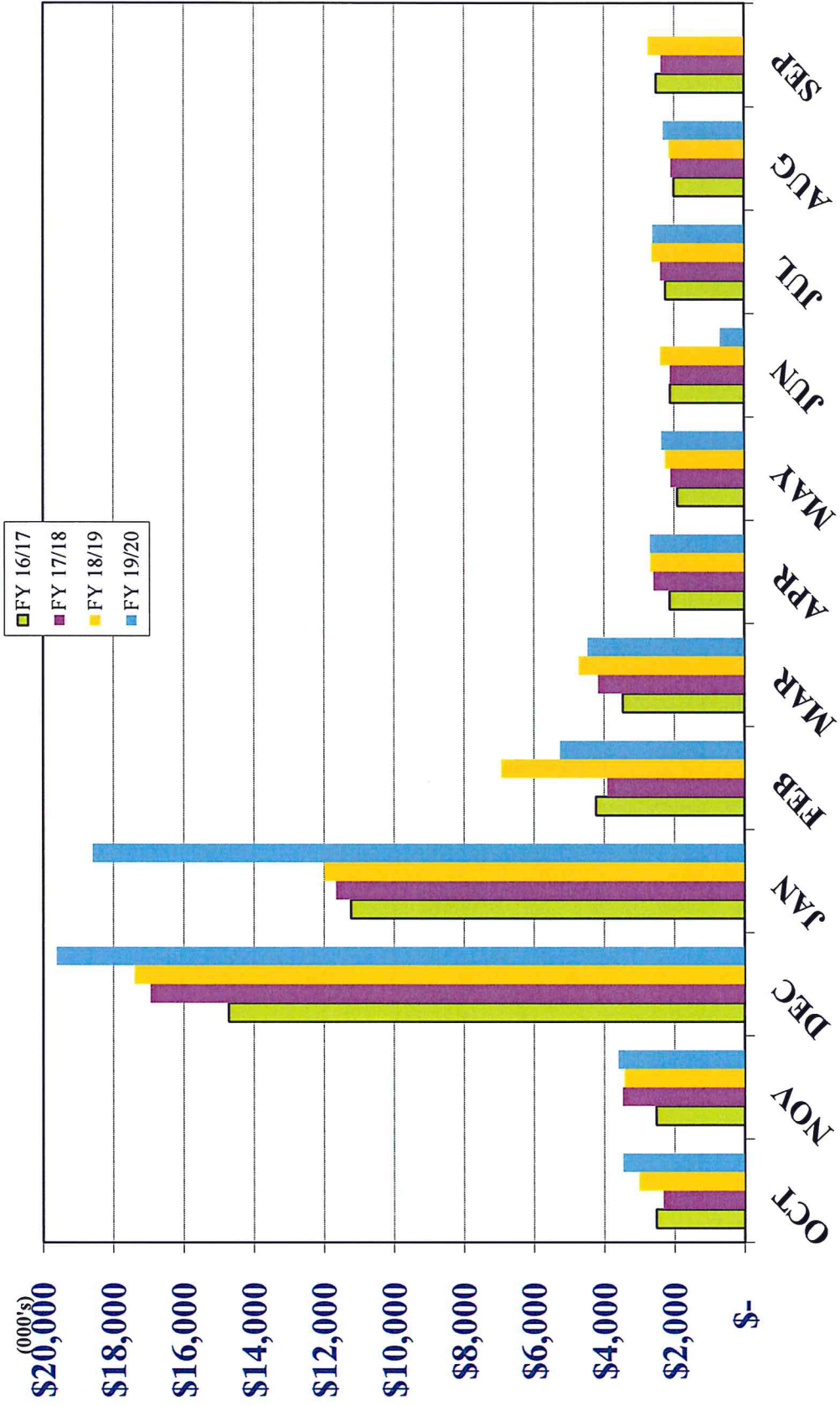
Statement of Activities - Budget and Actual - General Fund
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 POSITIVE (NEGATIVE) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
COMMUNITY SERVICES							
Parks & Recreation Operations	192,603	218,844	1,694,507	1,613,491	2,225,542	531,035	76.14%
Communications & Marketing	22,548	28,425	254,127	266,176	311,737	57,610	81.52%
Downtown Parking	827	490	5,443	6,069	-	(5,443)	0.00%
Senior Citizens	22,561	34,869	263,816	275,172	306,565	42,749	86.06%
Cultural Services	22,958	71,106	345,913	487,409	502,654	156,741	68.82%
Library	84,322	119,494	996,145	881,684	1,386,681	390,536	71.84%
Grant Expenditures	-	-	-	-	-	-	0.00%
Total	345,819	473,228	3,559,951	3,530,001	4,733,179	1,173,228	75.21%
TOTAL EXPENDITURES	\$ 4,732,350	\$ 5,888,825	\$ 54,531,698	\$ 51,183,473	\$ 63,816,651	\$ 9,284,953	85.45%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	(2,417,704)	(3,735,982)	11,192,184	8,478,088	2,525,008		
OTHER FINANCING SOURCES (USES)							
SOURCES:							
Utility Fund-Transfer	-	-	-	-	1,667,461	(1,667,461)	0.00%
MEDC - Transfer	-	-	-	-	238,250	(238,250)	0.00%
TIF #1 - Transfer	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premiums on Bond Issuance	-	-	-	-	-	-	0.00%
Sale of Capital Assets, net	-	-	-	-	-	-	0.00%
Total Other Financing Sources	-	-	-	-	1,905,711	(1,905,711)	0.00%
(USES):							
Land	-	-	-	-	-	-	0.00%
MPFDC	-	-	-	-	(444,100)	444,100	0.00%
Transfers	-	-	-	-	(2,590,490)	2,590,490	0.00%
PFA Insurance	-	-	(677,373)	(618,044)	(719,068)	41,695	94.20%
Economic Incentives	-	-	(557,824)	(578,906)	(571,200)	13,376	97.66%
Discount on Bond Issuance	-	-	-	-	-	-	0.00%
Bond Issuance Costs	-	-	-	-	-	-	0.00%
Reserve/Contingency	(40,240)	-	(280,429)	-	(105,861)	(174,568)	264.90%
Total Other Financing Uses	(40,240)	-	(1,515,626)	(1,196,950)	(4,430,719)	2,915,093	34.21%
Total Other Financing Sources (Uses)	(40,240)	-	(1,515,626)	(1,196,950)	(2,525,008)	1,009,382	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(2,457,944)	(3,735,982)	9,676,558	7,281,138	(0)		
UNRESERVED FUND BALANCE BEGINNING	29,543,808	28,046,092	17,409,306	17,028,972	17,409,306		
ENDING	\$ 27,085,864	\$ 24,310,110	\$ 27,085,864	\$ 24,310,110	\$ 17,409,306		



CITY OF MANSFIELD

General Fund - Total Revenues





CITY OF MANSFIELD

General Fund - Total Expenditures

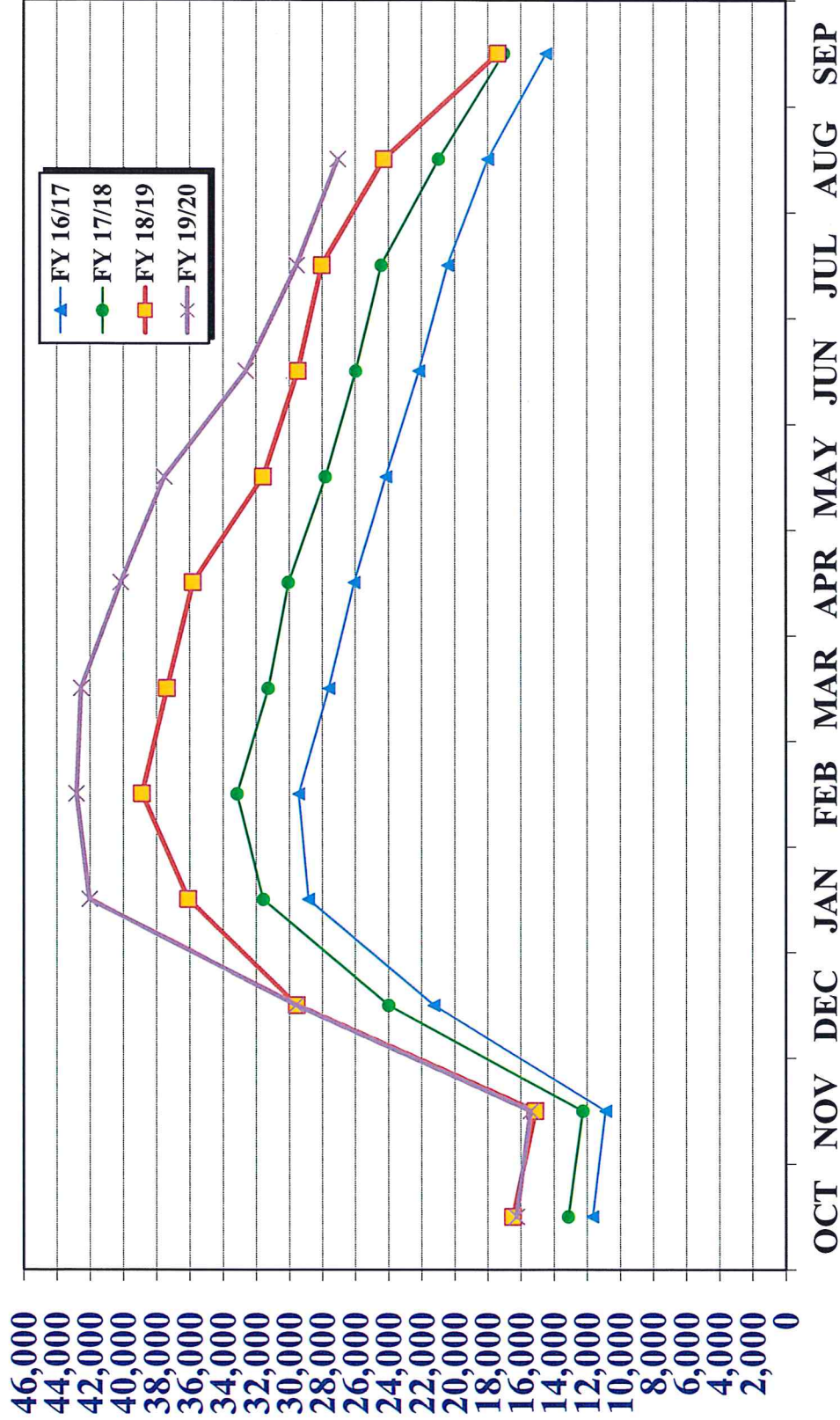




CITY OF MANSFIELD

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, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 5,583,844	\$ 4,001,897
Due From Other Funds	24,581	24,582
Total Assets	<u>\$ 5,608,425</u>	<u>\$ 4,026,479</u>
 <u>LIABILITIES & FUND BALANCES</u>		
 LIABILITIES:		
Accounts Payable	\$ 685,575	\$ 769,745
Retainage Payable	-	-
Total Liabilities	<u>685,575</u>	<u>769,745</u>
 FUND BALANCES:		
Fund Balance	2,963,075	2,148,721
Excess Revenues Over Expenditures	<u>1,959,775</u>	<u>1,108,013</u>
Total Fund Balances	<u>4,922,850</u>	<u>3,256,734</u>
Total Liabilities And Fund Balances	<u>\$ 5,608,425</u>	<u>\$ 4,026,479</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number One Fund

For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ 8,554	1,947,009	1,384,189
Interest Income	207	2,646	12,766	31,001
Total Revenues	207	11,200	1,959,775	1,415,190
<u>EXPENDITURES:</u>				
General Government	-	-	-	307,177
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	307,177
Excess Of Revenues Over (Under) Expenditures	207	11,200	1,959,775	1,108,013
<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	207	11,200	1,959,775	1,108,013
FUND BALANCE, BEGINNING	4,922,643	3,245,534	2,963,075	2,148,721
FUND BALANCE, ENDING	\$ 4,922,850	\$ 3,256,734	\$ 4,922,850	\$ 3,256,734

City of Mansfield, Texas

Comparative Balance Sheet - Tax Increment Reinvestment Zone Fund Number Two
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 947,507	\$ 301,882
Construction in Progress	-	-
Total Assets	<u>\$ 947,507</u>	<u>\$ 301,882</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	(256,128)	(368,784)
Excess Revenues Over Expenditures	<u>645,625</u>	<u>112,656</u>
Total Fund Balances	<u>389,497</u>	<u>(256,128)</u>
Total Liabilities And Fund Balances	<u>\$ 947,507</u>	<u>\$ 301,882</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - TIRZ Number Two Fund
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
<u>REVENUES:</u>				
Taxes, Penalties, And Interest	\$ -	\$ -	\$ 645,625	\$ 430,151
Interest Income	-	-	-	-
Total Revenues	-	-	645,625	430,151
<u>EXPENDITURES:</u>				
General Government	-	-	-	317,495
Debt Service -	-	-	-	-
Principal Retirement	-	-	-	-
Interest	-	-	-	-
Lease Payments	-	-	-	-
Bond Issuance Cost	-	-	-	-
Fiscal Charges	-	-	-	-
Total Expenditures	-	-	-	317,495
Excess Of Revenues Over (Under) Expenditures	-	-	645,625	112,656
<u>OTHER FINANCING SOURCES (USES)</u>				
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	-	-	645,625	112,656
FUND BALANCE, BEGINNING	389,497	(256,128)	(256,128)	(368,784)
FUND BALANCE, ENDING	\$ 389,497	\$ (256,128)	\$ 389,497	\$ (256,128)

City of Mansfield, Texas

Commitments or Performance Agreements
to be Paid from TIRZ Revenue (if produced):

August 31, 2020 (unaudited)

	TIRZ #1	TIRZ #2	
Southpointe Phase I - \$5,000,000	\$5,000,000		
Southpointe Phase II - \$14,500,000	\$9,331,250		
HEB - \$1,964,800 + 400,000	\$2,364,800		
Stillwater - \$1,934,540	\$1,934,540		
Sowell - \$1,541,115	\$1,149,558		
Kroger - \$1,421,696	\$769,745		
Land		\$962,133	*
Lofts - \$1,229,396		\$1,229,396	
Restaurant Tacos & Avocados		\$558,010	**
	\$20,549,893	\$2,749,539	

* Series of land transactions paid for by General Fund

** Paid for by General Fund – Forgivable loan

City of Mansfield, Texas

Comparative Statement of Net Position - Tree Mitigation Fund
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 27,709	\$ 27,416
Inventory	-	-
Total Assets	<u>\$ 27,709</u>	<u>\$ 27,416</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Accrued Liabilities	-	-
Total Liabilities	<u>-</u>	<u>-</u>
FUND BALANCES:		
Fund Balance	27,461	26,891
Excess Revenues Over Expenditures	248	525
Total Fund Balances	<u>27,709</u>	<u>27,416</u>
Total Liabilities And Fund Balances	<u>\$ 27,709</u>	<u>\$ 27,416</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Tree Mitigation Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
<u>REVENUES:</u>				
Tree Mitigation Fee	\$ -	\$ -	\$ -	\$ -
Interest Income	2	51	248	525
Total Revenues	2	51	248	525
<u>EXPENDITURES:</u>				
Administrative Services	-	-	-	-
Contractual Services	-	-	-	-
Other Equipment	-	-	-	-
Total Expenditures	-	-	-	-
Excess Of Revenues Over (Under) Expenditures	2	51	248	525
<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	2	51	248	525
FUND BALANCE, BEGINNING	27,707	27,365	27,461	26,891
FUND BALANCE, ENDING	\$ 27,709	\$ 27,416	\$ 27,709	\$ 27,416

City of Mansfield, Texas

Comparative Statement of Net Position - Hotel/Motel Occupancy Tax Fund
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 1,007,306	\$ 893,171
Accounts Receivable	2,577	1,322
Total Assets	<u>\$ 1,009,883</u>	<u>\$ 894,493</u>
<u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accrued Liabilities	\$ 11,365	\$ 10,249
Total Liabilities	<u>11,365</u>	<u>10,249</u>
FUND BALANCES:		
Fund Balance	992,477	955,484
Excess Revenues Over Expenditures	6,041	(71,240)
Total Fund Balances	<u>998,518</u>	<u>884,244</u>
Total Liabilities And Fund Balances	<u>\$ 1,009,883</u>	<u>\$ 894,493</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Hotel/Motel Occupancy Tax Fund
For the Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY20 OVER (UNDER) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	\$ 24,732	\$ 26,105	\$ 412,002	\$ 537,540	\$ 791,563	\$ (379,561)	52.05%
Miscellaneous Income	1,481	1,340	28,168	22,578	-	28,168	0.00%
Total Revenues	26,213	27,445	440,170	560,118	791,563	(351,393)	55.61%
EXPENDITURES:							
Mansfield Historical Society	-	5,766	-	16,444	-	-	0.00%
Mansfield Invitational	-	-	40,000	30,000	55,000	(15,000)	72.73%
The LOT	-	-	10,721	81,913	75,000	(64,279)	14.29%
Mansfield Rotary Club	-	-	-	-	-	-	0.00%
Farr Best Theater	88	106	586	610	-	586	0.00%
Discover Historic Mansfield	-	-	-	-	-	-	0.00%
Mansfield Tourism	24,469	51,266	285,683	406,548	390,000	(104,317)	73.25%
Pickled Mansfield Society	-	-	34,502	11,000	36,000	(1,498)	95.84%
Mansfield Comm Theater - Mainstage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Electronic Signage	-	-	-	-	-	-	0.00%
Mansfield Police Dept. - Explorer Competition	-	-	-	-	10,000	(10,000)	0.00%
Mansfield Commission for the Arts	-	27,830	7,194	38,750	40,000	(32,806)	17.99%
Historic Landmark Commission	-	4,499	4,395	4,499	10,000	(5,605)	43.95%
Applause Concert Series	-	-	-	-	-	-	0.00%
Desert Love Film Festival	-	-	-	30,489	-	-	0.00%
Man House Museum	1,117	-	15,103	-	50,000	(34,897)	30.21%
Tommy King Foundation	-	-	28,465	-	30,000	(1,535)	94.88%
Sister Cities Celebration	-	-	-	-	10,000	(10,000)	0.00%
Friends of the Library	-	-	-	-	5,000	(5,000)	0.00%
Wayfinding Program	-	-	7,480	11,105	-	7,480	0.00%
Reserve	-	-	-	-	80,563	(80,563)	0.00%
Total Expenditures	25,674	89,467	434,129	631,358	791,563	(357,434)	54.84%
Excess Of Revenues Over (Under) Expenditures	539	(62,022)	6,041	(71,240)			
FUND BALANCE, BEGINNING	997,979	946,266	992,477	955,484			
FUND BALANCE, ENDING	\$ 998,518	\$ 884,244	\$ 998,518	\$ 884,244			

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	FY20 Amount To Date	Available Budget	FY20 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>				
Hotel Occupancy Tax	\$ 791,563	\$ 412,002	\$ 379,561	52.05%
Rental of Facilities	-	18,087	(18,087)	0.00%
Interest Income	-	10,081	(10,081)	-
Total Revenues	791,563	440,170	351,393	55.61%
<u>EXPENDITURES:</u>				
Mansfield Historical Society	-	-	-	0.00%
Mansfield Invitational	55,000	40,000	15,000	72.73%
The LOT	75,000	10,721	64,279	14.29%
Discover Historic Mansfield - Farr Best Concerts	-	586	(586)	0.00%
Mansfield Tourism	390,000	285,683	104,317	73.25%
Pickled Mansfield Society	36,000	34,502	1,498	95.84%
Mansfield Police Dept.	10,000	-	10,000	0.00%
Mansfield Commission for the Arts	40,000	7,194	32,806	17.99%
Historic Landmark Commission	10,000	4,395	5,605	43.95%
Desert Love Film Festival	-	-	-	0.00%
Man House Museum	50,000	15,103	34,897	30.21%
Tommy King Foundation	30,000	28,465	1,535	94.88%
Sister Cities Celebration	10,000	-	10,000	0.00%
Wayfinding Program	-	7,480	(7,480)	0.00%
Friends of the Library	5,000	-	5,000	0.00%
Reserve	80,563	-	80,563	0.00%
Total Expenditures	791,563	434,129	357,434	54.84%
Revenues / (Expenditures)	-	6,041	(6,041)	

SUPPLEMENTAL INFORMATION: CASH ANALYSIS

Beginning Cash Balance for Fiscal Year 2020	1,001,265
Plus: FY2020 Cash Collections	440,170
Less: FY2020 Cash Expenditures	(434,129)
Cash Balance as of August 31, 2020	1,007,306
Remaining Hotel/Motel Occupancy Funds to Collect	379,561
Remaining Hotel/Motel Occupancy Funds to Expend	(357,434)
Projected Cash Balance at September 30, 2020	1,029,433

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation
August 31, 2020 and 2019 (Unaudited)

<u>ASSETS:</u>	<u>2020</u>	<u>2019</u>
Cash And Investments	\$ 3,813,645	\$ 3,901,347
Restricted Cash and Investments	4,579,121	2,973,737
Receivables:		
Accounts	798,832	790,050
Prepays	-	-
Total Assets	<u>\$ 9,191,598</u>	<u>\$ 7,665,134</u>
<u>LIABILITIES & FUND BALANCES:</u>		
LIABILITIES:		
Accounts Payable	\$ 175,533	\$ 311,753
Retainage Payable	-	-
Other Liabilities	1,000,000	1,000,009
Deferred Revenue	1,720,609	1,842,928
Total Liabilities	<u>2,896,142</u>	<u>3,154,690</u>
FUND BALANCES:		
Fund Balance	4,943,996	6,312,486
Excess Revenues Over (Under)		
Expenditures	1,351,460	(1,802,042)
Total Fund Balances	<u>6,295,456</u>	<u>4,510,444</u>
Total Liabilities And Fund Balances	<u>\$ 9,191,598</u>	<u>\$ 7,665,134</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	\$ 286,754	\$ 264,769	\$ 3,359,728	\$ 2,851,375	\$ 3,326,031	\$ 33,697	101.01%
Contributions	8,194	4,410	50,738	70,002	68,026	(17,288)	74.59%
Interest Earnings	697	11,745	57,206	130,458	50,000	7,206	114.41%
Other Income	-	-	16,082	23,683	-	16,082	0.00%
MAC Revenue	25,980	47,958	372,670	572,611	603,000	(230,330)	61.80%
Lease Royalties	8,333	40,313	850,291	1,112,886	1,468,226	(617,935)	57.91%
Park Land Dedication Revenue	312,500	14,250	1,424,500	408,500	725,000	699,500	196.48%
Total Revenues	642,458	383,445	6,131,215	5,169,515	6,240,283	(109,068)	98.25%
EXPENDITURES:							
Administration	90,787	891,298	2,282,740	7,418,564	1,971,632	311,108	115.78%
Field Operations	61,780	62,926	562,144	568,972	726,518	(164,374)	77.38%
Community Park Operations	84,914	84,634	830,875	780,944	1,133,272	(302,397)	73.32%
Nature Education Operations	8,527	15,760	116,404	129,707	163,883	(47,479)	71.03%
Recreational Center	48,078	111,254	672,407	783,565	911,955	(239,548)	73.73%
Neighborhood Park Operations	15,423	12,581	130,822	78,664	243,699	(112,877)	53.68%
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 Projects	-	-	-	-	-	-	0.00%
Quadrants	48,787	-	48,787	529,515	-	48,787	0.00%
Non-Departmental	11,024	6,976	135,576	214,514	1,533,424	(1,397,848)	8.84%
Total Expenditures	369,320	1,185,429	4,779,755	10,504,445	6,684,383	(1,904,628)	71.51%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	273,138	(801,984)	1,351,460	(5,334,930)	(444,100)	1,795,560	-304.31%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	-	444,100	-	0.00%
Operating Transfers (Out)	-	-	-	(12,612)	-	-	0.00%
Cash Reserves	-	-	-	-	-	-	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)	-	-	-	3,532,888	444,100	-	0.00%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	273,138	(801,984)	1,351,460	(1,802,042)	-	-	-
FUND BALANCE, BEGINNING	6,022,318	5,312,428	4,943,996	6,312,486	-	-	-
FUND BALANCE, ENDING	\$ 6,295,456	\$ 4,510,444	\$ 6,295,456	\$ 4,510,444	-	-	-

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Economic Development Corporation
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 4,335,814	\$ 2,385,267
Accounts Receivable	551,078	530,806
Restricted Assets:		
Cash and Investments, Projects	5,603,787	3,502,629
Fixed Assets (net of accumulated depreciation)	10,360,447	11,093,178
Total Assets	<u>\$ 20,851,126</u>	<u>\$ 17,511,880</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES:		
Accounts Payable	\$ 1,625	\$ 2,249
Accrued Liabilities	77,313	67,546
Retainage Payable	41,106	292,302
Bonds Payable	23,430,000	25,170,000
Unamortized Discounts on Bonds	(165,474)	(178,868)
Unamortized Premiums	1,097,410	1,164,062
Deferred Amount on Refunding	(120,383)	(148,163)
Contract Commitments	10,897,663 *	5,372,450
Total Liabilities	<u>35,259,260</u>	<u>31,741,578</u>
NET ASSETS:		
Restricted	5,603,787	3,502,629
Unassigned	(20,011,921)	(17,732,327)
Total Net Assets	<u>(14,408,134)</u>	<u>(14,229,698)</u>
Total Liabilities & Net Assets	<u>\$ 20,851,126</u>	<u>\$ 17,511,880</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, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
OPERATING REVENUES:				
Sales Tax Revenue	\$ 550,596	\$ 530,006	\$ 6,264,904	\$ 5,759,363
Gas Royalties	-	-	-	-
Miscellaneous	-	-	-	919
Rental Of Facilities	-	-	-	-
Total Operating Revenues	550,596	530,006	6,264,904	5,760,282
OPERATING EXPENDITURES:				
Administration	43,333	50,915	512,920	503,091
Promotions	70	1,972	32,488	38,947
Retention	-	327	9,199	7,165
Development Plan	-	-	-	1,475
Projects	491,400	797,461	2,932,862	5,491,287
Non-Departmental	1,521	997	129,652	26,281
Depreciation	167	259	2,717	2,800
Total Operating Expenditures	536,491	851,931	3,619,838	6,071,046
OPERATING INCOME	14,105	(321,925)	2,645,066	(310,764)
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	510	8,229	40,033	90,180
Gain or (loss) on sale of property	-	-	-	(366,074)
Bonds issued	-	-	-	-
Premiums on bonds issued	-	-	-	-
Discounts on bonds issued	-	-	-	-
Amortization	-	-	-	-
Interest and fiscal charges	-	-	(913,800)	(1,055,049)
Total Nonoperating Revenue	510	8,229	(873,767)	(1,330,943)
INCOME BEFORE OPERATING TRANSFERS	14,615	(313,696)	1,771,299	(1,641,707)
OPERATING TRANSFERS:				
Operating Transfers In (Out)	-	-	(25,223)	(23,750)
CHANGE IN NET ASSETS	14,615	(313,696)	1,746,076	(1,665,457)
NET ASSETS, BEGINNING	(14,422,749)	(13,916,002)	(5,256,548)	(7,191,792)
NET ASSETS, PROJECTS	-	**	(10,897,662)	**
NET ASSETS, ENDING	\$ (14,408,134)	\$ (14,229,698)	\$ (14,408,134)	\$ (14,229,698)

**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, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 5,294	\$ 1,325
Receivables:		
Current Year PID Assessment	1,818	564
Total Assets	<u>\$ 7,112</u>	<u>\$ 1,889</u>
 <u>LIABILITIES & FUND BALANCES</u>		
 LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	1,818	564
Total Liabilities	<u>1,818</u>	<u>564</u>
 FUND BALANCES:		
Fund Balance	2,036	12,700
Excess Revenues Over Expenditures	3,258	(11,375)
Total Fund Balances	<u>5,294</u>	<u>1,325</u>
 Total Liabilities And Fund Balances	<u>\$ 7,112</u>	<u>\$ 1,889</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Southpointe PID

For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
<u>REVENUES:</u>				
PID Assessment	\$ 5,294	\$ 85	\$ 276,600	\$ 82,436
Penalties & Interest	-	12	915	180
Total Revenues	5,294	97	277,515	82,616
<u>EXPENDITURES:</u>				
General government	30,019	66,003	274,257	93,991
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Total Expenditures	30,019	66,003	274,257	93,991
Excess Of Revenues Over (Under) Expenditures	(24,725)	(65,906)	3,258	(11,375)
Net Change in Fund Balances	(24,725)	(65,906)	3,258	(11,375)
FUND BALANCE, BEGINNING	30,019	67,231	2,036	12,700
FUND BALANCE, ENDING	\$ 5,294	\$ 1,325	\$ 5,294	\$ 1,325

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, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 3,930,001	\$ 1,669,792
Receivables:		
Current Year Taxes	201,043	140,482
Delinquent Taxes (Net of Allowance of \$1,008,141)	-	-
Total Assets	<u>\$ 4,131,044</u>	<u>\$ 1,810,274</u>
 <u>LIABILITIES & FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ -
Deferred Revenue	201,043	140,482
Total Liabilities	<u>201,043</u>	<u>140,482</u>
FUND BALANCES:		
Fund Balance	1,697,691	1,288,463
Excess Revenues Over Expenditures	2,232,310	381,329
Total Fund Balances	<u>3,930,001</u>	<u>1,669,792</u>
Total Liabilities And Fund Balances	<u>\$ 4,131,044</u>	<u>\$ 1,810,274</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - General Obligation Debt Service
- For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ORIGINAL BUDGET	FY19 OVER (UNDER) BUDGET	FY19 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 12,030	\$ 20,095	\$ 17,951,400	\$ 15,498,738	\$ 15,416,960	\$ 2,534,440	116.44%
Miscellaneous	-	\$ -	-	\$ 14,967	-	-	0.00%
Interest Income	39	941	4,621	9,921	-	4,621	0.00%
Total Revenues	12,069	21,036	17,956,021	15,523,626	15,416,960	2,539,061	116.47%
<u>EXPENDITURES:</u>							
Debt Service -							
Principal Retirement	-	-	9,925,000	9,540,000	9,970,000	(45,000)	99.55%
Interest	2,962,976	2,856,358	5,771,627	5,579,980	5,446,960	324,667	105.96%
Lease Payments	-	-	-	-	-	-	0.00%
Bond Issuance Cost	-	-	-	9,500	-	-	0.00%
Fiscal Charges	-	750	27,084	12,817	-	27,084	0.00%
Total Expenditures	2,962,976	2,857,108	15,723,711	15,142,297	15,416,960	306,751	101.99%
Excess Of Revenues Over (Under) Expenditures	(2,950,907)	(2,836,072)	2,232,310	381,329			
<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	(2,950,907)	(2,836,072)	2,232,310	381,329			
FUND BALANCE, BEGINNING	6,880,908	4,505,864	1,697,691	1,288,463			
FUND BALANCE, ENDING	\$ 3,930,001	\$ 1,669,792	\$ 3,930,001	\$ 1,669,792			

City of Mansfield, Texas

Comparative Statement of Net Position - Mansfield Parks Facilities Development Corporation Debt Service -
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 252,142	\$ 258,464
Total Assets	<u>\$ 252,142</u>	<u>\$ 258,464</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accrued Interest Payable	\$ 4,650	\$ 4,650
Total Liabilities	<u>4,650</u>	<u>4,650</u>
FUND BALANCES:		
Fund Balance	517,136	522,547
Excess Revenues Over (Under) Expenditures	<u>(269,644)</u>	<u>(268,733)</u>
Total Fund Balances	<u>247,492</u>	<u>253,814</u>
Total Liabilities And Fund Balances	<u>\$ 252,142</u>	<u>\$ 258,464</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities - Mansfield Parks Facilities Development Corporation
- For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
<u>REVENUES:</u>							
Taxes, Penalties, And Interest	\$ 263,322	\$ 263,322	\$ 2,896,539	\$ 2,891,984	\$ 3,159,861	\$ (263,322)	91.67%
Other Income	-	-	-	-	-	-	0.00%
Total Revenues	263,322	263,322	2,896,539	2,891,984	3,159,861	(263,322)	91.67%
<u>EXPENDITURES:</u>							
Debt Service							
Principal Retirement	-	-	1,815,000	1,670,000	1,815,000	-	100.00%
Interest And Fiscal Charges	-	-	1,347,683	1,490,717	1,344,861	2,822	100.21%
Non-departmental	-	-	3,500	-	-	3,500	0.00%
Total Expenditures	-	-	3,166,183	3,160,717	3,159,861	6,322	100.20%
Excess Of Revenues Over (Under) Expenditures	263,322	263,322	(269,644)	(268,733)			
<u>OTHER FINANCING SOURCES (USES):</u>							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	(15,830)	(9,508)	517,136	522,547			
FUND BALANCE, ENDING	\$ 247,492	\$ 253,814	\$ 247,492	\$ 253,814			

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, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 23,836,810	\$ 28,094,235
Receivables	-	-
Projects In Process		
Current Year	7,954,469	7,196,957
Prior Year	9,246,790	16,576,708
Total Assets	<u>\$ 41,038,069</u>	<u>\$ 51,867,900</u>
<u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ 146,981	\$ 147,081
Deposits	156,150	1,349
Retainage Payable	254,645	281,554
Other Liabilities	-	-
Total Liabilities	<u>557,776</u>	<u>429,984</u>
FUND BALANCES:		
Fund Balance	33,469,149	41,092,314
Excess Revenues Over (Under)		
Expenditures	7,011,144	10,345,602
Total Fund Balance	<u>40,480,293</u>	<u>51,437,916</u>
Total Liabilities And Fund Balance	<u>\$ 41,038,069</u>	<u>\$ 51,867,900</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Street Construction Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
REVENUES:				
Recoveries	\$ -	\$ -	\$ 6,529	\$ 7,818
Contributions	-	-	-	521,968
Intergovernmental	-	-	-	598,840
Roadway Impact Fees	913,304	162,329	3,100,049	1,949,919
Interest Income	1,457	24,151	116,969	270,919
Total Revenues	914,761	186,480	3,223,547	3,349,464
EXPENDITURES:				
Administrative	43,391	54,446	531,658	491,862
Street Improvements	-	-	-	-
Total Expenditures	43,391	54,446	531,658	491,862
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	871,370	132,034	2,691,889	2,857,602
OTHER FINANCING SOURCES (USES):				
Transfers	-	-	-	-
Bond Proceeds	-	-	4,122,848	7,488,000
Bond Issuance Costs	-	-	(36,909)	(97,344)
Premiums on Bond Issuance	-	-	233,316	97,344
Discounts on Bond Issuance	-	-	-	-
Total Other Financing Sources (Uses)	-	-	4,319,255	7,488,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	871,370	132,034	7,011,144	10,345,602
FUND BALANCE, BEGINNING	39,608,923	51,305,882	33,469,149	41,092,314
FUND BALANCE, ENDING	\$ 40,480,293	\$ 51,437,916	\$ 40,480,293	\$ 51,437,916

City of Mansfield, Texas

Comparative Statement of Net Position - Building Construction Fund
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 11,891,026	\$ 3,974,535
Construction in Progress	-	-
Total Assets	<u>\$ 11,891,026</u>	<u>\$ 3,974,535</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 223	\$ -
Due to Other Funds	-	21,241
Retainage Payable	<u>90,770</u>	<u>241,811</u>
Total Liabilities	<u>90,993</u>	<u>263,052</u>
 FUND BALANCE:	3,667,343	1,982,110
Excess Revenues Over (Under)		
Expenditures	<u>8,132,690</u>	<u>1,729,373</u>
Total Fund Balance	<u>11,800,033</u>	<u>3,711,483</u>
Total Liabilities And Fund Balance	<u>\$ 11,891,026</u>	<u>\$ 3,974,535</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Building Construction Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
REVENUES:				
Interest Income	\$ 126	\$ 3,205	\$ 15,764	\$ 33,565
Rental Of Facilities	-	-	-	-
Contributions	-	-	-	-
Miscellaneous Income	-	-	-	-
Grant Revenue	-	-	-	-
Total Revenues	126	3,205	15,764	33,565
EXPENDITURES:				
Administration	-	-	-	-
Library	-	-	-	-
Fieldhouse	-	-	-	-
Stars Center	-	-	-	190,118
Fire Station #5	254,241	-	1,646,034	853,889
Park Land	-	-	-	3,500,000
Man House	141,437	-	498,552	12,060
Wayfinding	3,375	3,375	3,375	10,125
Tactical Training Facility	2,588	-	2,588	-
Total Expenditures	401,641	3,375	2,150,549	4,566,192
Excess Revenues Over (Under) Expenditures	(401,515)	(170)	(2,134,785)	(4,532,627)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	9,800,588	6,262,000
Bond Issuance Costs	-	-	(87,739)	(81,406)
Premiums on Bond Issuance	-	-	554,626	81,406
Discounts on Bond Issuance	-	-	-	-
Operating Transfer In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	10,267,475	6,262,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(401,515)	(170)	8,132,690	1,729,373
FUND BALANCE, BEGINNING	12,201,548	3,711,653	3,667,343	1,982,110
FUND BALANCE, ENDING	\$ 11,800,033	\$ 3,711,483	\$ 11,800,033	\$ 3,711,483

City of Mansfield, Texas

Comparative Statement of Net Position - Equipment Replacement Fund
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 4,348,506	\$ 145,978
Total Assets	<u>\$ 4,348,506</u>	<u>\$ 145,978</u>
 <u>LIABILITIES AND FUND BALANCES</u>		
LIABILITIES:		
Accounts Payable	\$ -	\$ 2,180
Retainage Payable	<u>-</u>	<u>-</u>
Total Liabilities	<u>\$ -</u>	<u>\$ 2,180</u>
 FUND BALANCE:	1,451,406	1,177,770
Excess Revenues Over Expenditures	<u>2,897,100</u>	<u>(1,033,972)</u>
Total Fund Balance	<u>4,348,506</u>	<u>143,798</u>
 Total Liabilities And Fund Balance	<u>\$ 4,348,506</u>	<u>\$ 145,978</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -
Equipment Replacement Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-
Other Income	982	2,729	188,575	32,279
Interest Income	<u>1</u>	<u>-</u>	<u>42</u>	<u>92</u>
Total Revenues	<u>983</u>	<u>2,729</u>	<u>188,617</u>	<u>32,371</u>
EXPENDITURES:				
Administration	-	-	60,258	-
Information Services	-	-	43,131	38,736
Code Enforcement	-	-	413,835	23,825
Planning	-	-	205,992	16,283
Streets	-	106,479	227,133	142,395
Animal Control	-	-	-	-
City Hall	-	-	-	-
Parks Department	-	-	-	-
Library	-	-	-	-
Fire	-	35,340	107,407	551,385
Police Department	<u>7,225</u>	<u>234,937</u>	<u>306,386</u>	<u>293,719</u>
Total Expenditures	<u>7,225</u>	<u>376,756</u>	<u>1,364,142</u>	<u>1,066,343</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(6,242)</u>	<u>(374,027)</u>	<u>(1,175,525)</u>	<u>(1,033,972)</u>
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	3,864,453	-
Bond Issuance Costs	-	-	(34,596)	-
Premium on Bond Issuance	-	-	218,693	-
Discounts on Bond Issuance	-	-	-	-
Sale of city property	18,431	-	24,075	-
Transfer In (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>18,431</u>	<u>-</u>	<u>4,072,625</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	12,189	(374,027)	2,897,100	(1,033,972)
FUND BALANCE, BEGINNING	<u>4,336,317</u>	<u>517,825</u>	<u>1,451,406</u>	<u>1,177,770</u>
FUND BALANCE, ENDING	<u>\$ 4,348,506</u>	<u>\$ 143,798</u>	<u>\$ 4,348,506</u>	<u>\$ 143,798</u>

City of Mansfield, Texas

Comparative Statement of Net Position - Parks Construction Fund
August 31, 2020 and 2019 (Unaudited)

	<u>2020</u>	<u>2019</u>
<u>ASSETS</u>		
Cash And Investments	\$ -	\$ 228,679
Total Assets	<u>\$ -</u>	<u>\$ 228,679</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
LIABILITIES:		
Accounts Payable	\$ 908,210	\$ 489
Retainage Payable	<u>-</u>	<u>8,728</u>
Total Liabilities	<u>908,210</u>	<u>9,217</u>
 FUND BALANCE:	(81,574)	1,078,095
Excess Revenues Over Expenditures	<u>(826,636)</u>	<u>(858,633)</u>
Total Fund Balance	<u>(908,210)</u>	<u>219,462</u>
Total Liabilities And Fund Balance	<u>\$ (0)</u>	<u>\$ 228,679</u>

City of Mansfield, Texas

Comparative Combined Statement of Activities -

Parks Construction Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Recoveries	-	-	-	-
Interest Income	-	-	-	-
Total Revenues	-	-	-	-
EXPENDITURES:				
Parks Administration Building	-	-	-	-
Dog Park	606	87,774	826,636	835,106
FieldHouse	-	-	-	9,415
Matlock Community Park	-	-	-	14,112
Pond Branch	-	-	-	-
Total Expenditures	606	87,774	826,636	858,633
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(606)	(87,774)	(826,636)	(858,633)
OTHER FINANCING SOURCES (USES):				
Bond Proceeds	-	-	-	-
Bond Issuance Costs	-	-	-	-
Premiums on Bond Issuance	-	-	-	-
Discounts on Bond Issuance	-	-	-	-
Transfer In (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(606)	(87,774)	(826,636)	(858,633)
FUND BALANCE, BEGINNING	(907,604)	307,236	(81,574)	1,078,095
FUND BALANCE, ENDING	<u>\$ (908,210)</u>	<u>\$ 219,462</u>	<u>\$ (908,210)</u>	<u>\$ 219,462</u>

ENTERPRISE FUNDS

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

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

The 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, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 22,682,265	\$ 28,281,555
Receivables:		
Accounts (net of allowance of \$1,187,597)	6,440,545	5,600,658
Inventory	1,107,483	1,055,698
Restricted Assets:		
Cash and Investments	17,322,216	11,290,337
Fixed Assets (net of accumulated depreciation)	<u>197,117,403</u>	<u>184,326,511</u>
Total Assets	<u>244,669,912</u>	<u>230,554,759</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	364,615	373,941
Deferred OPEB contributions	4,297	241,380
Deferred investment losses	689,351	336,519
Deferred actuarial experience	1,011,900	194,291
Deferred assumption changes	5,863	6,864
Deferred loss on refunding	<u>2,638,327</u>	<u>2,842,512</u>
Total deferred outflows of resources	<u>4,714,353</u>	<u>3,995,507</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 249,384,265</u>	<u>\$ 234,550,266</u>

City of Mansfield, Texas

Statement of Net Position - Utility Fund
August 31, 2020 and 2019 (Unaudited)

	<u>2020</u>	<u>2019</u>
<u>LIABILITIES</u>		
Accounts Payable	\$ 14,484	\$ 21,105
Accrued Liabilities	325,677	182,754
Payable From Restricted Assets:		
Deposits	1,632,972	1,547,158
Bonds Payable-Current		
Accrued Interest	645,608	655,521
Accounts Payable	-	-
Accrued Liabilities	-	-
Retainage Payable	562,216	85,226
From Unrestricted Assets:		
Current	3,461,961	3,875,000
Long-Term, Net	31,328,084	34,377,005
Compensated Absences	433,582	503,414
Net OPEB liability	4,298,243	3,789,019
Total OPEB liability	106,471	
Net pension liability	2,929,016	1,551,133
Total Liabilities	<u>45,738,314</u>	<u>46,587,335</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	111,429	147,486
Deferred investment gains	(0)	622,246
Total deferred inflows of resources	<u>111,429</u>	<u>769,732</u>
<u>NET POSTION</u>		
Invested In Capital Assets (net of related debt)	161,785,685	148,917,013
Reserved for Debt Service	3,928,453	3,390,901
Reserved for Capital Projects	13,393,763	7,899,436
Unreserved	24,426,621	26,985,849
Total Net Positon	<u>203,534,522</u>	<u>187,193,199</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 249,384,265</u>	<u>\$ 234,550,266</u>

City of Mansfield

Comparative Combined Statement of Activities -

Utility Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	\$ 2,607,468	\$ 2,138,846	\$ 20,363,713	\$ 16,923,535	\$ 20,587,894	\$ (224,181)	98.91%
Sewer Service	1,374,988	1,231,259	12,402,569	11,083,852	12,571,745	(169,176)	98.65%
Water Penalties	-	31,907	282,080	483,793	510,000	(227,920)	55.31%
Water Taps	-	3,180	6,440	11,130	18,811	(12,371)	34.24%
Meter Set Fee	32,510	24,170	246,730	160,700	98,940	147,790	249.37%
Utility Miscellaneous	10,895	12,177	174,812	124,206	60,000	114,812	291.35%
Restore Service Fee	428	7,298	62,822	113,079	125,021	(62,199)	50.25%
Sewer Tap	-	-	1,270	2,620	1,500	(230)	84.67%
Water Impact Fees	544,700	176,800	2,790,990	1,591,460	700,000	2,090,990	398.71%
Sewer Impact Fees	268,953	124,648	1,620,641	1,015,845	400,000	1,220,641	405.16%
Pretreatment Fees	-	27,808	102,499	205,834	60,000	42,499	170.83%
Other Income	14,016	30,846	681,292	501,204	174,813	506,479	389.73%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	\$ 4,853,958	\$ 3,808,939	\$ 38,735,858	\$ 32,217,258	\$ 35,308,724	\$ 3,427,134	109.71%

City of Mansfield

Comparative Combined Statement of Activities -
Utility Fund - For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	PERCENT COLLECTED TO BUDGET
OPERATING EXPENSES:							
Administration	246,425	171,743	1,551,235	1,068,681	1,383,240	167,995	112.15%
Billing And Collection	66,678	99,921	829,751	777,608	930,860	(101,109)	89.14%
Meter Reading/Repairs	81,122	86,736	887,253	815,185	1,074,928	(187,675)	82.54%
Water Distribution	61,326	76,949	645,442	740,773	1,100,799	(455,357)	58.63%
Wastewater Collection	667,907	685,968	7,611,032	7,592,935	8,296,658	(685,626)	91.74%
Water Treatment	712,884	944,798	8,033,922	7,997,411	9,646,254	(1,612,332)	83.29%
Water Quality	71,977	60,364	511,653	444,629	511,136	517	100.10%
Water Demand Management	9,009	13,239	125,166	130,029	150,836	(25,670)	82.98%
Depreciation	321,960	296,267	3,479,668	3,192,616	-	3,479,668	0.00%
Total Operating Expenses	2,239,288	2,435,985	23,675,122	22,759,867	23,094,711	580,409	102.51%
OPERATING INCOME (LOSS)	2,614,670	1,372,954	15,060,736	9,457,391	12,214,013	2,846,725	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(75,134)	(77,441)	(865,148)	(883,021)	(5,547,718)	4,682,570	15.59%
Interest Revenue	3,260	50,830	246,982	572,563	24,000	222,982	1029.09%
Debt Service	(119,656)	(129,571)	(1,415,351)	(1,559,022)	(1,554,834)	139,483	91.03%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(191,530)	(156,182)	(2,033,517)	(1,869,480)	(7,126,552)	5,093,035	28.53%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	2,423,140	1,216,772	13,027,219	7,587,911	5,087,461	7,939,760	256.07%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	(259,329)	(238,003)	(5,087,461)	4,828,132	5.10%
Net Operating Transfers	-	-	(259,329)	(238,003)	(5,087,461)	4,828,132	5.10%
CHANGE IN NET POSITION	2,423,140	1,216,772	12,767,890	7,349,908	-	12,767,892	
NET POSITION, BEGINNING	201,111,382	185,976,427	190,766,632	179,843,291	190,766,632	-	
NET POSITON, ENDING	\$ 203,534,522	\$ 187,193,199	\$ 203,534,522	\$ 187,193,199	\$ 190,766,632	\$ 12,767,892	

CITY OF MANSFIELD
UTILITY FUND
REVENUE BOND COVERAGE

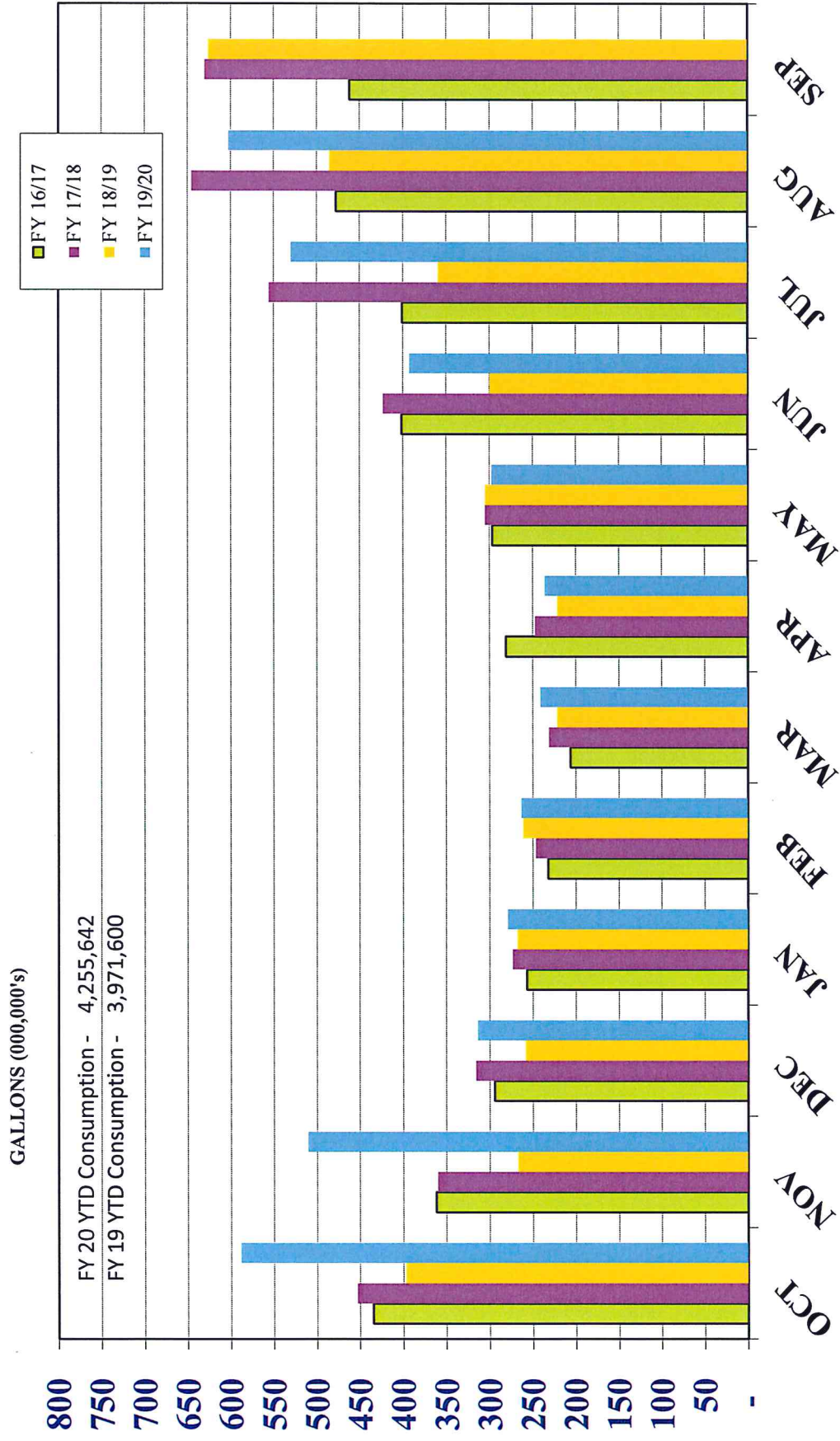
Definition of Bond Coverage:

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, 2019, 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 2019, the City achieved a 2.67 bond coverage ratio which exceeded the 1.10 required by the bond ordinance. For fiscal year 2020, the bond coverage ratio is projected at 2.58.



CITY OF MANSFIELD

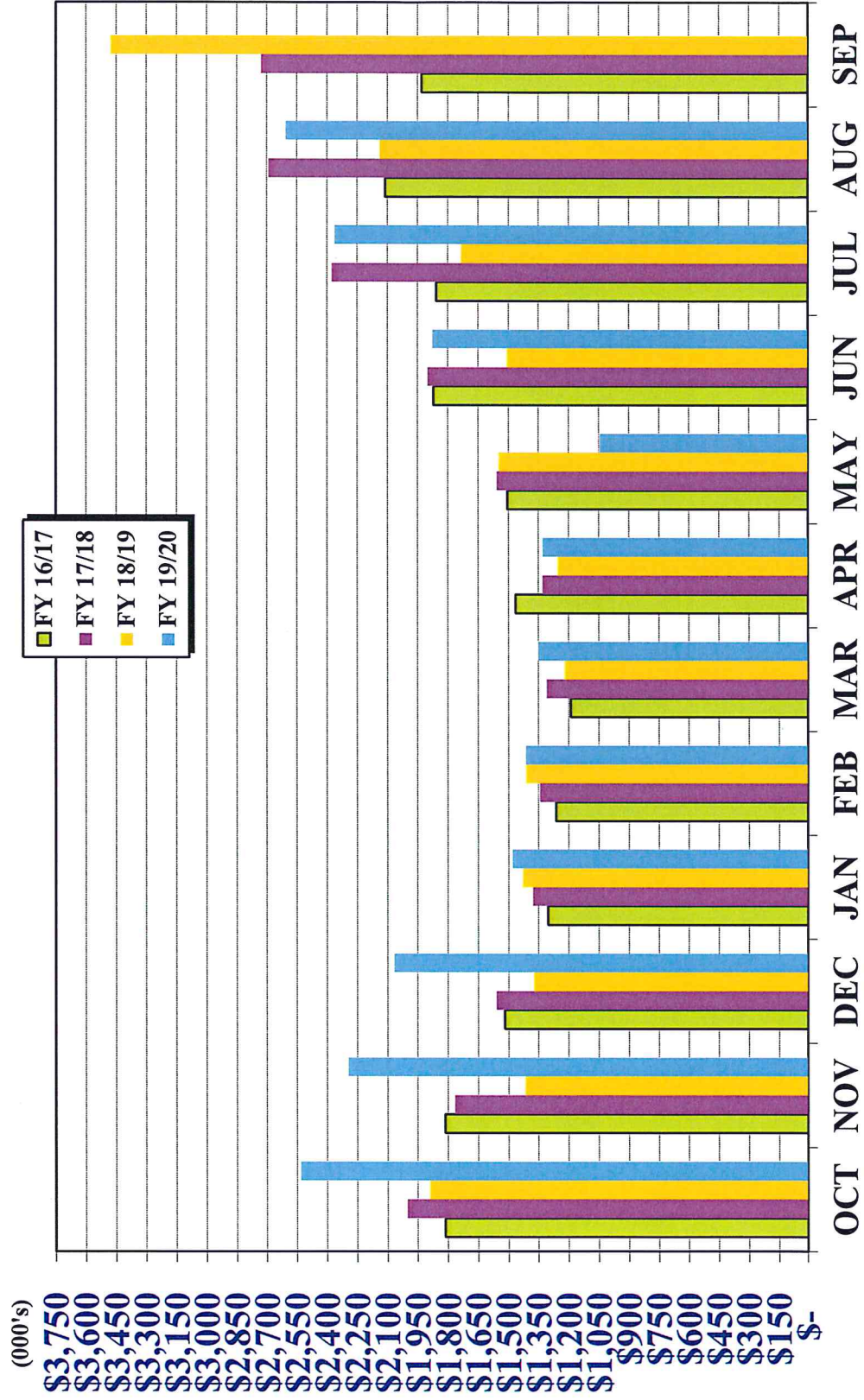
WATER CONSUMPTION





CITY OF MANSFIELD

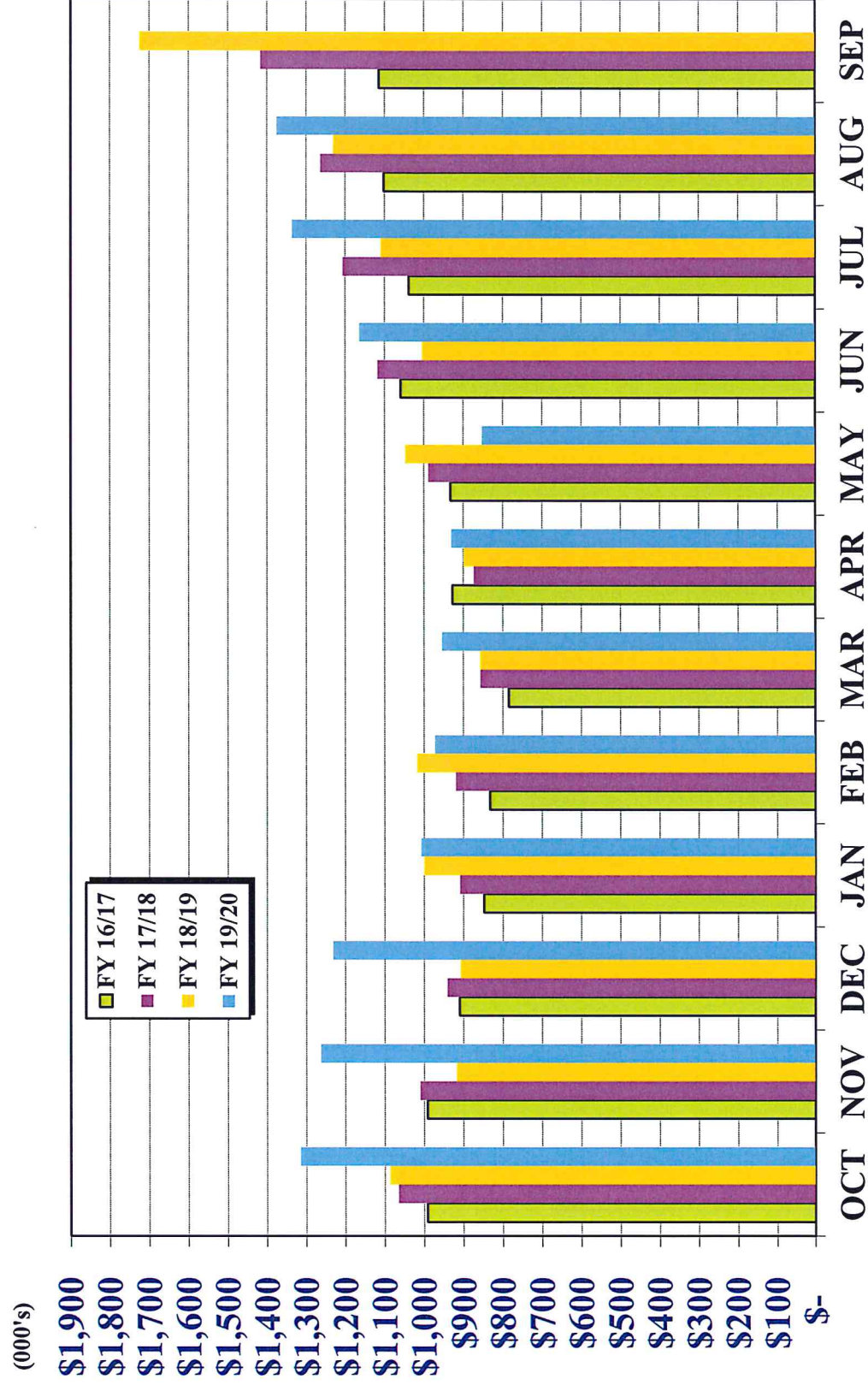
UTILITY FUND - WATER SALES





CITY OF MANSFIELD

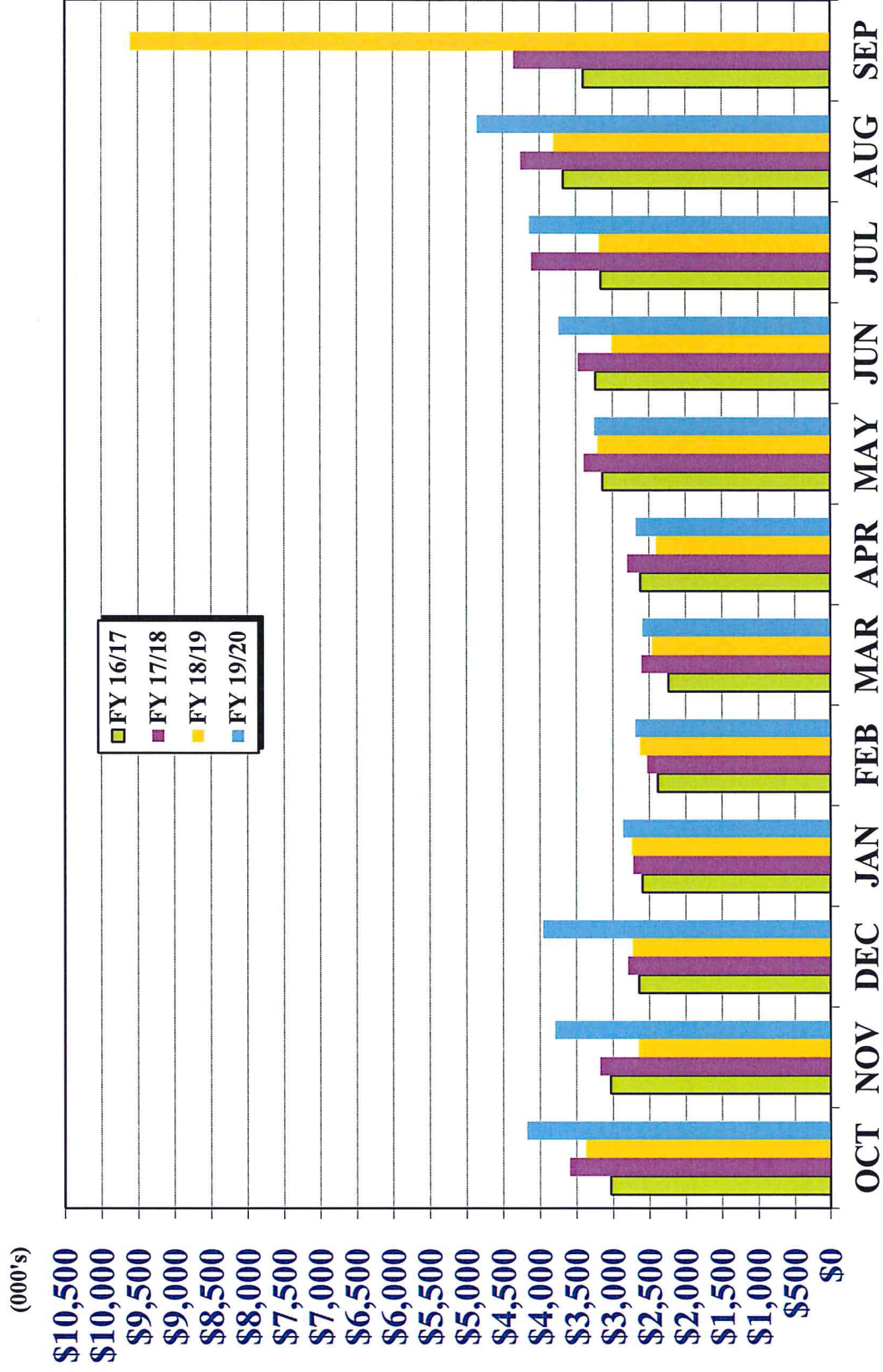
UTILITY FUND - SEWER SERVICE





CITY OF MANSFIELD

UTILITY FUND - TOTAL REVENUES



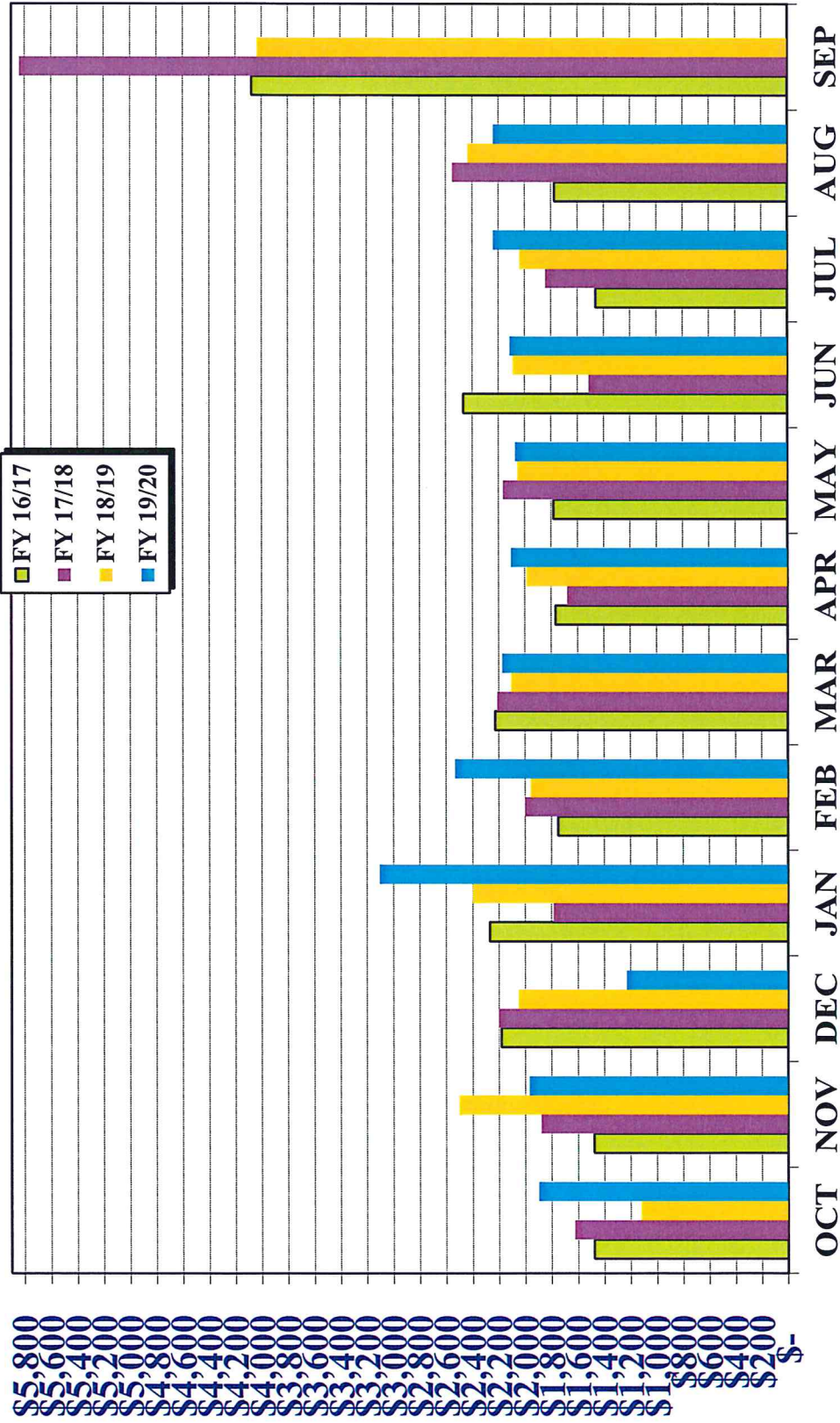


MANFIELD
T E X A S

CITY OF MANSFIELD

UTILITY OPERATING EXPENDITURES

(000's)



City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
August 31, 2020 and 2019 (Unaudited)

	<u>2020</u>	<u>2019</u>
<u>ASSETS</u>		
Cash And Investments	\$ (0)	\$ -
Receivables:		
Accounts	4,391	192,078
Inventory	13,646	33,824
Restricted Assets:		
Cash And Investments	110,355	258,701
Fixed Assets (net of accumulated depreciation)	<u>5,612,590</u>	<u>5,850,124</u>
Total Assets	<u>5,740,982</u>	<u>6,334,727</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	465,082	706,526
Deferred OPEB contributions	5,091	412,698
Deferred investment losses	414,144	527,541
Deferred assumption changes	11,705	12,971
Deferred actuarial experience	<u>1,349,279</u>	<u>374,986</u>
Total Deferred Outflows of Resources	<u>2,245,301</u>	<u>2,034,722</u>
<u>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u>	<u>\$ 7,986,283</u>	<u>\$ 8,369,449</u>

City of Mansfield, Texas

Statement of Net Position - Law Enforcement Complex
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>LIABILITIES</u>		
Accounts Payable	\$ 2,299,226	\$ 343,982
Accrued Liabilities	-	-
Payable From Restricted Assets:		
Inmate Trust	0	137,871
General Obligation Debt Payable:		
Bonds Payable-Current	442,409	487,098
Accrued Interest	1,128	1,224
Long-Term		
Compensated Absences	1,078,555	951,413
Total OPEB liability	134,769	171,408
Net OPEB liability	5,092,347	3,498,454
Net pension liability	3,563,664	2,702,256
Total Liabilities	12,612,098	8,293,706
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	186,253	183,946
Deferred investment gains	0	1,175,750
Deferred loss on refunding	14,078	15,767
Total Deferred Inflows of Resources	200,331	1,375,463
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,220,330	5,604,736
Unreserved	(10,046,476)	(6,904,456)
Total Net Position	(4,826,146)	(1,299,720)
<u>TOTAL LIABILITIES, DEFERRED INFLOWS OF OF RESOURCES, AND NET POSITION</u>	\$ 7,986,283	\$ 8,369,449

City of Mansfield, Texas

Comparative Combined Statement of Activities - Law Enforcement Complex
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE	FY20 ADOPTED BUDGET	FY20 OVER (UNDER) BUDGET	FY20 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Charges For Services	\$ -	\$ 570,607	\$ 5,317,955	\$ 5,804,825	\$ 6,854,399	\$ (1,536,444)	77.58%
Salary Reimbursement	1,609	17,934	89,211	121,169	123,530	(34,319)	72.22%
Miscellaneous	-	51	25,900	12,063	3,504	22,396	739.16%
Transportation	-	-	3,128	-	-	3,128	0.00%
Commissary Sales	82	37,992	299,789	359,842	280,612	19,177	106.83%
Telephone Commission	289	20,844	208,466	198,128	210,000	(1,534)	99.27%
Total Operating Revenues	1,980	647,428	5,944,449	6,496,027	7,472,045	(1,527,596)	79.56%
OPERATING EXPENSES:							
Administration	12,626	34,449	284,728	289,644	339,852	(55,124)	83.78%
Operations	313,976	630,384	6,032,792	5,204,350	6,061,878	(29,086)	99.52%
Support	22,269	66,092	592,830	595,226	729,445	(136,615)	81.27%
Food Service	4,243	40,205	338,606	347,193	423,215	(84,609)	80.01%
Medical Service	9,122	48,826	474,973	525,685	692,534	(217,561)	68.58%
Commissary	1,489	82,644	320,031	342,667	280,612	39,419	114.05%
Depreciation	20,024	20,137	218,047	217,847	-	218,047	0.00%
Total Operating Expenses	383,749	922,737	8,262,007	7,522,612	8,527,536	(265,529)	96.89%
OPERATING INCOME (LOSS)	(381,769)	(275,309)	(2,317,558)	(1,026,585)	(1,055,491)	(1,262,067)	219.57%
NON OPERATING REVENUES (EXPENSES)							
Interest Revenue	-	-	2	-	-	2	0.00%
Other Income	-	-	1,007	-	-	1,007	0.00%
Other Expenses	(26,762)	(17,441)	(294,383)	(395,343)	(652,402)	358,019	45.12%
Gain/(loss) on sale of assets	-	-	-	-	-	-	0.00%
Amortization	-	-	-	-	-	-	0.00%
Interest And Fiscal Charges	(1,128)	(1,224)	(13,366)	(14,294)	(65,686)	52,320	20.35%
Net Nonoperating Revenues (Expenses)	(27,890)	(18,665)	(306,740)	(409,637)	(718,088)	411,348	42.72%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	(409,659)	(293,974)	(2,624,298)	(1,436,222)	(1,773,579)	(850,719)	
OPERATING TRANSFERS:							
Transfer In (Out)	-	-	-	-	1,773,579	(1,773,579)	0.00%
Net Operating Transfers	-	-	-	-	1,773,579	(1,773,579)	0.00%
CHANGE IN NET POSITION	(409,659)	(293,974)	(2,624,298)	(1,436,222)	-	(2,624,298)	
NET POSITION, BEGINNING	(4,416,487)	(1,005,746)	(2,201,848)	136,502	(2,201,848)	-	
NET POSITION, ENDING	<u>\$ (4,826,146)</u>	<u>\$ (1,299,720)</u>	<u>\$ (4,826,146)</u>	<u>\$ (1,299,720)</u>	<u>\$ (2,201,848)</u>	<u>\$ (2,624,298)</u>	

City of Mansfield, Texas

Statement of Net Position - Drainage Utility Fund
August 31, 2020 and 2019 (Unaudited)

	2020	2019
<u>ASSETS</u>		
Cash And Investments	\$ 4,662,715	\$ 3,578,902
Accounts Receivable	385,418	346,484
Restricted Assets:		
Cash and Investments	32,339	38,139
Fixed Assets (Net of accumulated depreciation)	8,363,801	8,430,287
Total Assets	13,444,273	12,393,812
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Deferred pension contributions	36,001	29,387
Deferred OPEB contributions	399	18,851
Deferred investment losses	74,161	14,385
Deferred assumption changes	428	538
Deferred actuarial experience	92,602	15,544
Deferred loss on refunding	119,133	142,960
Total deferred outflows of resources	322,724	221,665
Total Assets and Deferred Outflows of Resources	\$ 13,766,997	\$ 12,615,477
<u>LIABILITIES</u>		
Accounts Payable	\$ 1,647	\$ 5,205
Accrued Liabilities	51,057	46,196
Retainage Payable	14,565	5,126
Bond Payable	2,315,000	2,709,167
Accrued Interest Payable	-	8,089
Unamortized Discounts on Bonds	(22,305)	(26,275)
Unamortized Premiums on Bonds	29,607	36,080
Total OPEB liability	11,673	7,112
Net OPEB liability	399,153	160,060
Net pension liability	231,629	65,868
Total Liabilities	3,032,026	3,016,628
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Deferred assumption changes	7,928	7,567
Deferred investment gains	-	48,904
Total deferred inflows of resources	7,928	56,471
<u>NET POSITION</u>		
Invested in Capital Assets (net of related debt)	5,310,632	5,320,451
Reserved for Debt Service	44,768	215,807
Unrestricted	5,371,643	4,006,120
Total Net Position	10,727,043	9,542,378
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 13,766,997	\$ 12,615,477

City of Mansfield, Texas

Comparative Combined Statement of Activities - Drainage Utility Fund
For the Month and Eleven Months Ended August 31, 2020 and 2019 (Unaudited)

	FY20 MONTH TO DATE	FY19 MONTH TO DATE	FY20 YEAR TO DATE	FY19 YEAR TO DATE
OPERATING REVENUES:				
Contributions	\$ -	\$ -	\$ -	\$ -
Licenses Fee-Gaswells/Pipelines	-	-	-	-
Drainage Fee	222,724	218,211	2,439,462	2,379,290
Total Operating Revenues	222,724	218,211	2,439,462	2,379,290
OPERATING EXPENSES:				
Administration	143,318	3,517	809,059	870,425
General Maintenance	7,919	33,119	148,722	91,254
Depreciation	15,374	14,326	165,543	149,074
Total Operating Expenses	166,611	50,962	1,123,324	1,110,753
OPERATING INCOME (LOSS)	56,113	167,249	1,316,138	1,268,537
NONOPERATING REVENUES (EXPENSES):				
Interest Revenue	139	1,777	8,576	20,827
Other Income	-	202	1,955	2,768
Amortization	-	-	-	-
Interest and fiscal charges	(6,646)	(8,089)	(92,729)	(100,180)
Net Nonoperating Revenue	(6,507)	(6,110)	(82,198)	(76,585)
INCOME (LOSS) BEFORE OPERATING TRANSFERS	49,606	161,139	1,233,940	1,191,952
OPERATING TRANSFERS				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	49,606	161,139	1,233,940	1,191,952
NET POSITION, BEGINNING	10,677,437	9,381,239	9,493,103	8,350,426
NET POSITION, ENDING	\$ 10,727,043	\$ 9,542,378	\$ 10,727,043	\$ 9,542,378

CITY OF MANSFIELD, TEXAS
SALES TAX COMPARISON
INFORMATION

GENERAL FUND
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2019 TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) FY 2019/2020	PERCENTAGE INCREASE (DECREASE) FY 2019/2020
OCTOBER	1,182,908.47	1,227,674.02	44,765.55	3.78%
NOVEMBER	941,055.88	1,062,055.58	120,999.70	12.86%
DECEMBER	981,736.45	1,037,023.19	55,286.74	5.63%
JANUARY	1,287,923.20	1,538,992.70	251,069.50	19.49%
FEBRUARY	878,450.66	987,055.68	108,605.02	12.36%
MARCH	827,524.94	918,153.15	90,628.21	10.95%
Subtotal	6,099,599.60	6,770,954.32	671,354.72	11.01%
APRIL	1,174,449.03	1,168,429.55	(6,019.48)	-0.51%
MAY	1,014,870.74	936,206.15	(78,664.59)	-7.75%
JUNE	952,675.70	1,098,393.80	145,718.10	15.30%
JULY	1,190,864.11	1,426,836.55	235,972.44	19.82%
AUGUST	1,058,084.15	1,098,628.81	40,544.66	3.83%
SEPTEMBER				
YTD TOTAL	11,490,543.33	12,499,449.18	1,008,905.85	8.78%
BUDGET		12,944,825.48		
OVER/(UNDER) BUDGET		(445,376.30)		

MANSFIELD PARKS FACILITIES DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2019
TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) FY 2019/2020	PERCENTAGE INCREASE (DECREASE) FY 2019/2020
OCTOBER	591,454.23	613,837.01	22,382.78	3.78%
NOVEMBER	470,527.94	531,027.79	60,499.85	12.86%
DECEMBER	490,868.23	518,511.59	27,643.36	5.63%
JANUARY	643,961.61	769,496.35	125,534.74	19.49%
FEBRUARY	439,225.33	493,527.84	54,302.51	12.36%
MARCH	413,762.48	459,076.58	45,314.10	10.95%
Subtotal	3,049,799.82	3,385,477.16	335,677.34	11.01%
APRIL	587,224.51	584,214.77	(3,009.74)	-0.51%
MAY	507,435.36	468,103.07	(39,332.29)	-7.75%
JUNE	476,337.84	549,196.90	72,859.06	15.30%
JULY	595,432.05	713,418.28	117,986.23	19.82%
AUGUST	529,042.08	549,314.41	20,272.33	3.83%
SEPTEMBER				
YTD TOTAL	5,745,271.66	6,249,724.59	504,452.93	8.78%

MANSFIELD ECONOMIC DEVELOPMENT CORP.
YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2019 TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) 2019/2020	PERCENTAGE INCREASE (DECREASE) 2019/2020
OCTOBER	591,454.23	613,837.01	22,382.78	3.78%
NOVEMBER	470,527.94	531,027.78	60,499.84	12.86%
DECEMBER	490,868.23	518,511.59	27,643.36	5.63%
JANUARY	643,961.61	769,496.35	125,534.74	19.49%
FEBRUARY	439,225.33	493,527.83	54,302.50	12.36%
MARCH	413,762.48	459,076.57	45,314.09	10.95%
Subtotal	3,049,799.82	3,385,477.13	335,677.31	11.01%
APRIL	587,224.51	584,214.77	(3,009.74)	-0.51%
MAY	507,435.36	468,103.08	(39,332.28)	-7.75%
JUNE	476,337.84	549,196.90	72,859.06	15.30%
JULY	595,432.05	713,418.27	117,986.22	19.82%
AUGUST	529,042.08	549,314.41	20,272.33	3.83%
SEPTEMBER				
YTD TOTAL	5,745,271.66	6,249,724.56	504,452.90	8.78%

GENERAL FUND
MANSFIELD PARKS DEVELOPMENT CORP.
AND
MANSFIELD ECONOMIC DEVELOPMENT CORP.
COMBINED TOTAL YEAR TO DATE SALES TAX COMPARISON
OCTOBER 2019 TO SEPTEMBER 2020

MONTH	FY19	FY20	DOLLAR VALUE INCREASE (DECREASE) FY 2019/2020	PERCENTAGE INCREASE (DECREASE) FY 2019/2020
OCTOBER	2,365,816.93	2,455,348.04	89,531.11	3.78%
NOVEMBER	1,882,111.76	2,124,111.15	241,999.39	12.86%
DECEMBER	1,963,472.91	2,074,046.37	110,573.46	5.63%
JANUARY	2,575,846.42	3,077,985.40	502,138.98	19.49%
FEBRUARY	1,756,901.32	1,974,111.35	217,210.03	12.36%
MARCH	1,655,049.90	1,836,306.30	181,256.40	10.95%
Subtotal	12,199,199.24	13,541,908.61	1,342,709.37	11.01%
APRIL	2,348,898.05	2,336,859.09	(12,038.96)	-0.51%
MAY	2,029,741.46	1,872,412.30	(157,329.16)	-7.75%
JUNE	1,905,351.38	2,196,787.60	291,436.22	15.30%
JULY	2,381,728.21	2,853,673.10	471,944.89	19.82%
AUGUST	2,116,168.31	2,197,257.63	81,089.32	3.83%
SEPTEMBER				
YTD TOTAL	22,981,086.65	24,998,898.33	2,017,811.68	8.78%
BUDGET		25,889,650.96		
OVER/(UNDER) BUDGET		(890,752.63)		



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 2020.



Bryan Rebel
Investment Officer

SCHEDULE OF INVESTMENTS

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 8/31/2020

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
AIM Invesco												
AIM Invesco MM	AIM	9/30/1999	0.240	468,038.35	468,038.35	468,038.35	468,038.35	N/A	1		0.67	15 - Street Construction
Sub Total / Average AIM Invesco			0.240	468,038.35	468,038.35	468,038.35	468,038.35		1	0.00	0.67	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	0.050	4,872,431.61	4,872,431.61	4,872,431.61	4,872,431.61	N/A	1		6.96	25 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	0.050	3,361,025.35	3,361,025.35	3,361,025.35	3,361,025.35	N/A	1		4.80	15 - Street Construction
Nations Funds MM	MF0008	10/25/1999	0.050	4,167,632.69	4,167,632.69	4,167,632.69	4,167,632.69	N/A	1		5.95	01 - General Fund
Nations Funds MM	MF0008	10/25/1999	0.050	152,157.30	152,157.30	152,157.30	152,157.30	N/A	1		0.22	39 - Economic Development
Nations Funds MM	MF0008	10/25/1999	0.050	1,457,078.57	1,457,078.57	1,457,078.57	1,457,078.57	N/A	1		2.08	28 - Utility Construction Fund 28
Nations Funds MM	MF0008	10/25/1999	0.050	26,593.21	26,593.21	26,593.21	26,593.21	N/A	1		0.04	06 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	0.050	445,454.16	445,454.16	445,454.16	445,454.16	N/A	1		0.64	10 - Debt Services
Nations Funds MM	MF0008	10/25/1999	0.050	606,634.72	606,634.72	606,634.72	606,634.72	N/A	1		0.87	24 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	10/25/1999	0.050	2,291,655.93	2,291,655.93	2,291,655.93	2,291,655.93	N/A	1		3.27	23 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	4/11/2012	0.050	3,008,425.37	3,008,425.37	3,008,425.37	3,008,425.37	N/A	1		4.30	27 - Revenue Bond Reserve
Nations Funds MM	MF0008	8/1/2016	0.050	1,615,570.52	1,615,570.52	1,615,570.52	1,615,570.52	N/A	1		2.31	309 - Library Expansion
Nations Funds MM	MF0008	8/1/2016	0.050	1,541,896.31	1,541,896.31	1,541,896.31	1,541,896.31	N/A	1		2.20	86 - 2016 Streets Construction
Nations Funds MM	MF0008	12/1/2017	0.050	25,955.62	25,955.62	25,955.62	25,955.62	N/A	1		0.04	87 - 2017 Streets Construction
Nations Funds MM	MF0008	7/2/2018	0.050	1,599,724.97	1,599,724.97	1,599,724.97	1,599,724.97	N/A	1		2.28	873 - MEDC Construction
Sub Total / Average Nations Funds			0.050	25,172,236.33	25,172,236.33	25,172,236.33	25,172,236.33		1	0.00	35.94	
TexStar												
TexStar LGIP	TEXSTAR	11/2/2012	0.165	231,449.02	231,449.02	231,449.02	231,449.02	N/A	1		0.33	38 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.165	11,272,529.49	11,272,529.49	11,272,529.49	11,272,529.49	N/A	1		16.09	25 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	0.165	79,558.57	79,558.57	79,558.57	79,558.57	N/A	1		0.11	16 - Building Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.165	1,955,355.98	1,955,355.98	1,955,355.98	1,955,355.98	N/A	1		2.79	15 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	0.165	8,496,716.25	8,496,716.25	8,496,716.25	8,496,716.25	N/A	1		12.13	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
TexStar LGIP	TEXSTAR	11/2/2012	0.165	832,561.79	832,561.79	832,561.79	832,561.79	N/A	1		1.19	39 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	0.165	7,297,408.40	7,297,408.40	7,297,408.40	7,297,408.40	N/A	1		10.42	28 - Utility Construction Fund 28
TexStar LGIP	TEXSTAR	11/2/2012	0.165	1,483,415.03	1,483,415.03	1,483,415.03	1,483,415.03	N/A	1		2.12	50 - TIF
TexStar LGIP	TEXSTAR	11/2/2012	0.165	53,822.04	53,822.04	53,822.04	53,822.04	N/A	1		0.08	10 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	0.165	1,062,981.11	1,062,981.11	1,062,981.11	1,062,981.11	N/A	1		1.52	24 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	0.165	996,564.17	996,564.17	996,564.17	996,564.17	N/A	1		1.42	19 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	0.165	2,440,874.86	2,440,874.86	2,440,874.86	2,440,874.86	N/A	1		3.48	23 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	0.165	1,515,465.16	1,515,465.16	1,515,465.16	1,515,465.16	N/A	1		2.16	81 - Street Construction 2012 Issue
TexStar LGIP	TEXSTAR	1/8/2014	0.165	4,835.26	4,835.26	4,835.26	4,835.26	N/A	1		0.01	22 - Equipment Replacement
TexStar LGIP	TEXSTAR	11/30/2014	0.165	582,948.72	582,948.72	582,948.72	582,948.72	N/A	1		0.83	08 - Hotel
TexStar LGIP	TEXSTAR	8/31/2016	0.165	971,711.96	971,711.96	971,711.96	971,711.96	N/A	1		1.39	86 - 2016 Streets Construction
TexStar LGIP	TEXSTAR	12/31/2017	0.165	3,434,502.48	3,434,502.48	3,434,502.48	3,434,502.48	N/A	1		4.90	87 - 2017 Streets Construction
TexStar LGIP	TEXSTAR	7/31/2018	0.165	1,687,573.81	1,687,573.81	1,687,573.81	1,687,573.81	N/A	1		2.41	873 - MEDC Construction
Sub Total / Average TexStar			0.165	44,400,274.10	44,400,274.10	44,400,274.10	44,400,274.10		1	0.00	63.39	
Total / Average			0.124	70,040,548.78	70,040,548.78	70,040,548.78	70,040,548.78		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 8/31/2020

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
01 - General Fund												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	4,167,632.69	4,167,632.69	4,167,632.69	4,167,632.69	N/A	1		5.95
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	8,496,716.25	8,496,716.25	8,496,716.25	8,496,716.25	N/A	1		12.13
Sub Total / Average 01 - General Fund				0.127	12,664,348.94	12,664,348.94	12,664,348.94	12,664,348.94		1	0.00	18.08
06 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	26,593.21	26,593.21	26,593.21	26,593.21	N/A	1		0.04
Sub Total / Average 06 - Tree Mitigation				0.050	26,593.21	26,593.21	26,593.21	26,593.21		1	0.00	0.04
08 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	0.165	582,948.72	582,948.72	582,948.72	582,948.72	N/A	1		0.83
Sub Total / Average 08 - Hotel				0.165	582,948.72	582,948.72	582,948.72	582,948.72		1	0.00	0.83
10 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	445,454.16	445,454.16	445,454.16	445,454.16	N/A	1		0.64
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	53,822.04	53,822.04	53,822.04	53,822.04	N/A	1		0.08
Sub Total / Average 10 - Debt Services				0.062	499,276.20	499,276.20	499,276.20	499,276.20		1	0.00	0.71
15 - Street Construction												
AIM Invesco MM	AIM	Money Market	9/30/1999	0.240	468,038.35	468,038.35	468,038.35	468,038.35	N/A	1		0.67
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	3,361,025.35	3,361,025.35	3,361,025.35	3,361,025.35	N/A	1		4.80
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	1,955,355.98	1,955,355.98	1,955,355.98	1,955,355.98	N/A	1		2.79
Sub Total / Average 15 - Street Construction				0.104	5,784,419.68	5,784,419.68	5,784,419.68	5,784,419.68		1	0.00	8.26
16 - Building Construction												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	79,558.57	79,558.57	79,558.57	79,558.57	N/A	1		0.11
Sub Total / Average 16 - Building Construction				0.165	79,558.57	79,558.57	79,558.57	79,558.57		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	0.165	996,564.17	996,564.17	996,564.17	996,564.17	N/A	1		1.42
Sub Total / Average 19 - Drainage Utility Fund				0.165	996,564.17	996,564.17	996,564.17	996,564.17		1	0.00	1.42
22 - Equipment Replacement												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	1/8/2014	0.165	4,835.26	4,835.26	4,835.26	4,835.26	N/A	1		0.01
Sub Total / Average 22 - Equipment Replacement				0.165	4,835.26	4,835.26	4,835.26	4,835.26		1	0.00	0.01
23 - Mansfield Parks 1/2 Sales Tax												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	2,291,655.93	2,291,655.93	2,291,655.93	2,291,655.93	N/A	1		3.27
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	2,440,874.86	2,440,874.86	2,440,874.86	2,440,874.86	N/A	1		3.48
Sub Total / Average 23 - Mansfield Parks 1/2 Sales Tax				0.109	4,732,530.79	4,732,530.79	4,732,530.79	4,732,530.79		1	0.00	6.76
24 - Mansfield Parks Land Dedication												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	606,634.72	606,634.72	606,634.72	606,634.72	N/A	1		0.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	1,062,981.11	1,062,981.11	1,062,981.11	1,062,981.11	N/A	1		1.52
Sub Total / Average 24 - Mansfield Parks Land Dedication				0.123	1,669,615.83	1,669,615.83	1,669,615.83	1,669,615.83		1	0.00	2.38
25 - Water & Sewer												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	4,872,431.61	4,872,431.61	4,872,431.61	4,872,431.61	N/A	1		6.96
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	11,272,529.49	11,272,529.49	11,272,529.49	11,272,529.49	N/A	1		16.09
Sub Total / Average 25 - Water & Sewer				0.130	16,144,961.10	16,144,961.10	16,144,961.10	16,144,961.10		1	0.00	23.05
27 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	0.050	3,008,425.37	3,008,425.37	3,008,425.37	3,008,425.37	N/A	1		4.30
Sub Total / Average 27 - Revenue Bond Reserve				0.050	3,008,425.37	3,008,425.37	3,008,425.37	3,008,425.37		1	0.00	4.30
28 - Utility Construction Fund 28												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	1,457,078.57	1,457,078.57	1,457,078.57	1,457,078.57	N/A	1		2.08
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	7,297,408.40	7,297,408.40	7,297,408.40	7,297,408.40	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												
				0.145	8,754,486.97	8,754,486.97	8,754,486.97	8,754,486.97		1	0.00	12.50
309 - Library Expansion												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.050	1,615,570.52	1,615,570.52	1,615,570.52	1,615,570.52	N/A	1		2.31
Sub Total / Average 309 - Library Expansion												
				0.050	1,615,570.52	1,615,570.52	1,615,570.52	1,615,570.52		1	0.00	2.31
38 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	231,449.02	231,449.02	231,449.02	231,449.02	N/A	1		0.33
Sub Total / Average 38 - MEDC I&S Fund												
				0.165	231,449.02	231,449.02	231,449.02	231,449.02		1	0.00	0.33
39 - Economic Development												
Nations Funds MM	MF0008	Money Market	10/25/1999	0.050	152,157.30	152,157.30	152,157.30	152,157.30	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	832,561.79	832,561.79	832,561.79	832,561.79	N/A	1		1.19
Sub Total / Average 39 - Economic Development												
				0.147	984,719.09	984,719.09	984,719.09	984,719.09		1	0.00	1.41
50 - TIF												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	1,483,415.03	1,483,415.03	1,483,415.03	1,483,415.03	N/A	1		2.12
Sub Total / Average 50 - TIF												
				0.165	1,483,415.03	1,483,415.03	1,483,415.03	1,483,415.03		1	0.00	2.12
81 - Street Construction 2012 Issue												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	0.165	1,515,465.16	1,515,465.16	1,515,465.16	1,515,465.16	N/A	1		2.16
Sub Total / Average 81 - Street Construction 2012 Issue												
				0.165	1,515,465.16	1,515,465.16	1,515,465.16	1,515,465.16		1	0.00	2.16
86 - 2016 Streets Construction												
Nations Funds MM	MF0008	Money Market	8/1/2016	0.050	1,541,896.31	1,541,896.31	1,541,896.31	1,541,896.31	N/A	1		2.20
TexStar LGIP	TEXSTAR	Local Government Investment Pool	8/31/2016	0.165	971,711.96	971,711.96	971,711.96	971,711.96	N/A	1		1.39
Sub Total / Average 86 - 2016 Streets Construction												
				0.094	2,513,608.27	2,513,608.27	2,513,608.27	2,513,608.27		1	0.00	3.59
87 - 2017 Streets Construction												
Nations Funds MM	MF0008	Money Market	12/1/2017	0.050	25,955.62	25,955.62	25,955.62	25,955.62	N/A	1		0.04
TexStar LGIP	TEXSTAR	Local Government Investment Pool	12/31/2017	0.165	3,434,502.48	3,434,502.48	3,434,502.48	3,434,502.48	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				0.164	3,460,458.10	3,460,458.10	3,460,458.10	3,460,458.10		1	0.00	4.94
873 - MEDC Construction												
Nations Funds MM	MF0008	Money Market	7/2/2018	0.050	1,599,724.97	1,599,724.97	1,599,724.97	1,599,724.97	N/A	1		2.28
TexStar LGIP	TEXSTAR	Local Government Investment Pool	7/31/2018	0.165	1,687,573.81	1,687,573.81	1,687,573.81	1,687,573.81	N/A	1		2.41
Sub Total / Average 873 - MEDC Construction				0.109	3,287,298.78	3,287,298.78	3,287,298.78	3,287,298.78		1	0.00	4.69
Total / Average				0.124	70,040,548.78	70,040,548.78	70,040,548.78	70,040,548.78		1	0.00	100