



**RESOLUTION NO. 20240528-03**

**APPROVAL OF 2<sup>nd</sup> QUARTER FINANCIAL STATEMENTS FOR FISCAL YEAR 2024**

**WHEREAS**, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

**WHEREAS**, TexAmericas Center Board of Directors accepts and approves quarterly financial statements, which provide for the fiduciary guidance of TexAmericas Center funds;

**NOW, THEREFORE**, be it resolved by the Board of Directors of the TexAmericas Center that the 2<sup>nd</sup> Quarter Financial Statements for Fiscal Year 2024 are accepted and approved for TexAmericas Center.

**PASSED AND APPROVED THIS 28<sup>th</sup> day of May, 2024.**

A handwritten signature in blue ink, appearing to be "JR", written above a horizontal line.

**Jim Roberts, Chairman of the Board**

**ATTEST:**

A handwritten signature in blue ink, appearing to be "Justin Powell", written above a horizontal line.

**Justin Powell, Secretary**

Attached: FY24 2<sup>nd</sup> Qtr. Financial Statements



# HOLLIDAY, LEMONS & COX, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

The Board of Directors  
TexAmericas Center  
New Boston, TX

Management is responsible for the accompanying financial statements of the general fund of TexAmericas Center, which comprise the balance sheet as of March 31, 2024 and 2023 and the related statement of revenue, expenditures, and changes in fund balance and the related budgetary information for the six (6) months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position and the Statement of Activities for the governmental activities, as well as substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the financial statements mentioned above and the omitted disclosures were included in the financial statements, they might influence the user's conclusions about TexAmericas Center's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

The supplementary information contained in the schedules on pages 3 through 11 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited, or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to TexAmericas Center.

*Holliday, Lemons & Cox, P.C.*

May 16, 2024

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AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS  
AICPA'S PRIVATE COMPANIES PRACTICE SECTION  
TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS  
ARKANSAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

**TEXAMERICAS CENTER**  
**BALANCE SHEET**  
**Governmental Fund Type - General Fund**  
**As of March 31, 2024 and 2023**

	<u>March 31,</u> <u>2024</u>	<u>March 31,</u> <u>2023</u>
<b>Assets</b>		
Cash and Cash Equivalents	\$ 10,777,986	\$ 9,550,238
Cash - Restricted	628,635	581,366
Investments - Certificates of Deposit	6,163,867	5,550,391
Accounts Receivable	199,888	132,073
Due from U.S. Army - ESCA Grant	475,360	37,834
Due from TAC East Holdings Co.	236,539	489,976
Due from Rail	1,268,847	1,773,677
Due from Logistics	3,171	168,929
Prepaid Expenses	8,923	31,791
Lease Receivable	8,046,264	9,779,404
<b>Total Assets</b>	<b><u>\$ 27,809,480</u></b>	<b><u>\$ 28,095,679</u></b>
<b>Liabilities</b>		
Accounts Payable	586,335	643,223
Accrued Liabilities	124,639	72,218
Unearned Revenue	157,267	151,898
Tenant Lease Deposits	249,376	261,101
Deferred Inflow of Resources	7,514,220	9,373,301
<b>Total Liabilities</b>	<b><u>8,631,837</u></b>	<b><u>10,501,741</u></b>
<b>Fund Balance</b>		
Committed	1,657,423	109,846
Assigned	330,791	265,618
Restricted	709,535	308,359
Unassigned	16,479,894	16,910,115
<b>Total Fund Balance</b>	<b><u>19,177,643</u></b>	<b><u>17,593,938</u></b>
<b>Total Liabilities and Fund Balance</b>	<b><u>\$ 27,809,480</u></b>	<b><u>\$ 28,095,679</u></b>

# TEXAMERICAS CENTER

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

### Governmental Fund Type - General Fund

#### Actual and Current Annual Budget

For the Six (6) Months Ended March 31, 2024 and 2023

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Leases	\$ 1,035,876	\$ 1,419,596	\$ 2,000,000
Franchise Fees	63,607	51,837	137,950
Tenant Reimbursement	-	-	1,000
Timber & Hunting	-	-	57,000
Grants	-	-	2,000,000
ESCA	-	137,160	670,000
TAC East Contributions	1,071,972	-	-
Personal Property Sales	645	23,807	1,500
PILOT	233,342	233,144	243,912
Interest	395,673	102,316	250,000
Leased Employees	607,333	492,996	2,268,648
Miscellaneous	5,872	8,596	10,250
<b>Total Revenue</b>	<b>3,414,320</b>	<b>2,469,452</b>	<b>7,640,260</b>
<b>Expenditures</b>			
Current:			
Facility Operations & Infrastructure	614,056	573,631	4,086,126
Real Estate, Marketing & Sales	689,521	733,263	1,603,226
General Government	960,078	1,001,842	4,115,383
Hunting & Timber	39,270	80,928	89,222
ESCA	25,067	188,792	836,060
Debt Service:			
General Government			
Principal	-	7,926,883	-
Interest	-	123,545	-
Capital Outlay:			
Facility Operations & Infrastructure	-	61,605	200,000
<b>Total Expenditures</b>	<b>2,327,992</b>	<b>10,690,489</b>	<b>10,930,017</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>1,086,328</b>	<b>(8,221,037)</b>	<b>(3,289,757)</b>
<b>Other Financing Sources</b>			
Proceeds from Sale of Capital Assets	608,483	11,865,672	1,376,960
<b>Total Other Financing Sources</b>	<b>608,483</b>	<b>11,865,672</b>	<b>1,376,960</b>
<b>Change in Fund Balance</b>	<b>1,694,811</b>	<b>3,644,635</b>	<b>(1,912,797)</b>
Fund Balance - Beginning	17,482,832	13,949,303	17,482,832
<b>Fund Balance - Ending</b>	<b>\$ 19,177,643</b>	<b>\$ 17,593,938</b>	<b>\$ 15,570,035</b>

# TEXAMERICAS CENTER

## SUPPLEMENTARY INFORMATION

### Schedule of Detailed Revenues & Expenditures

#### Governmental Fund Type - General Fund

#### Actual and Current Annual Budget

For the Six (6) Months Ended March 31, 2024 and 2023

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Leases	\$ 1,035,876	\$ 1,419,596	\$ 2,000,000
Franchise Fees	63,607	51,837	137,950
Tenant Reimbursement	-	-	1,000
Timber & Hunting	-	-	57,000
TAC East Contributions	1,071,972	-	-
Grants	-	-	2,000,000
ESCA	-	137,160	670,000
Personal Property Sales	645	23,807	1,500
PILOT	233,342	233,144	243,912
Interest	395,673	102,316	250,000
Leased Employees	607,333	492,996	2,268,648
Miscellaneous	5,872	8,596	10,250
<b>Total Revenue</b>	<b><u>3,414,320</u></b>	<b><u>2,469,452</u></b>	<b><u>7,640,260</u></b>
<b>Expenditures</b>			
Salaries & Wages	926,050	992,329	3,505,022
Health Insurance	137,593	97,812	578,382
Pension	78,839	73,674	311,505
Payroll Taxes	58,834	60,761	229,965
Cell Phone	5,586	4,201	16,112
Workers Compensation	2,588	3,069	7,906
Training & Education	8,739	4,274	17,775
Uniforms	1,660	1,350	8,300
Other Employment Costs	455	75	2,400
Temporary Labor	22,184	10,247	80,000
Dues & Memberships	10,972	9,667	27,995
Conferences & Travel	25,915	26,360	66,000
Board Mtgs Spec Evts Comm	22,293	12,750	35,700
Small Tools & Equipment	2,189	154	5,000
Materials & Supplies	1,822	6,879	35,000
Equipment Maintenance	7,317	11,355	40,000
Vehicle Repairs & Maintenance	4,249	1,405	10,700
Fuel	7,949	8,560	31,000
Cost of Sales & Leases	435	435	15,000
Insurance	197,290	197,558	461,959
PILOT Expense	77,435	91,966	96,564
Building & Infrastructure Repairs	98,028	132,443	350,000
Lawn & Property Maintenance	92,993	48,132	135,000
Contract Street Maintenance	7,700	-	10,000
Forestry	28,116	43,255	64,986
Hunting	11,154	37,673	24,236
Auditing	8,500	21,000	50,000

# TEXAMERICAS CENTER

## SUPPLEMENTARY INFORMATION

### Schedule of Detailed Revenues & Expenditures

#### Governmental Fund Type - General Fund

#### Actual and Current Annual Budget

For the Six (6) Months Ended March 31, 2024 and 2023

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
Accounting	29,040	18,194	80,000
Consulting	46,543	54,438	90,000
Professional Fees	57,369	18,608	210,000
Grants	5,000	-	2,535,000
Marketing & Advertising	103,102	104,927	161,000
Legal	70,764	107,613	225,000
Custodial	7,354	7,200	15,000
Janitorial	1,360	-	3,000
Computer/IT Services	83,741	119,755	280,900
Office Supplies	8,570	15,819	25,000
Postage	701	471	4,500
Telephone & Internet	9,682	8,518	25,000
Utilities	12,911	19,605	34,500
Waste Management	9,672	10,069	14,500
Advertising	-	2,900	500
Miscellaneous	377	507	6,000
Bad Debt	-	-	2,050
Debt Service Principal Payments	-	7,926,883	-
Debt Service Interest Payments	-	123,545	-
Management - ESCA	23,780	42,587	76,060
Technical Programs	1,287	146,205	720,000
Security	2,095	3,224	5,000
Capital Outlay	7,759	61,605	200,000
Filing Fees	-	432	500
<b>Total Expenditures</b>	<u><b>2,327,992</b></u>	<u><b>10,690,489</b></u>	<u><b>10,930,017</b></u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u><b>1,086,328</b></u>	<u><b>(8,221,037)</b></u>	<u><b>(3,289,757)</b></u>
<b>Other Financing Sources</b>			
Proceeds from Sale of Capital Assets	608,483	11,865,672	1,376,960
<b>Total Other Financing Sources</b>	<u><b>608,483</b></u>	<u><b>11,865,672</b></u>	<u><b>1,376,960</b></u>
<b>Change in Fund Balance</b>	<u><b>\$ 1,694,811</b></u>	<u><b>\$ 3,644,635</b></u>	<u><b>\$ (1,912,797)</b></u>

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - Facility Operations & Infrastructure**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Franchise Fees	\$ 63,607	\$ 51,837	\$ 137,950
Grants			2,000,000
Tenant Reimbursement			1,000
Miscellaneous		905	250
Personal Property Sales	645	23,807	1,500
<b>Total Revenue</b>	<b><u>64,252</u></b>	<b><u>76,549</u></b>	<b><u>2,140,700</u></b>

<b>Expenditures</b>			
Salaries & Wages	211,557	252,761	487,022
Health Insurance	42,941	28,549	125,316
Pension	19,212	19,326	55,423
Payroll Taxes	15,080	15,453	42,720
Cell Phone	1,873	1,429	9,200
Workers Compensation	2,229	2,595	6,170
Training & Education	7,923	2,634	8,150
Uniforms	1,660	1,350	5,625
Other Employment Costs	455	75	2,400
Temporary Labor			25,000
Dues & Memberships			300
Conferences & Travel	1,178	581	5,000
Board Mtgs Spec Evts Comm	139		700
Small Tools & Equipment	2,189	154	5,000
Materials & Supplies	1,822	6,879	35,000
Equipment Maintenance	7,317	11,355	40,000
Vehicle Repairs & Maintenance	4,249	1,405	10,000
Fuel	7,814	8,335	28,000
Insurance	190	307	
Building & Infrastructure Repairs	98,028	132,443	350,000
Lawn & Property Maintenance	92,993	48,132	135,000
Contract Street Maintenance	7,700		10,000
Professional Fees	52,914	18,608	140,000
Grants			2,500,000
Advertising			1,000
Custodial	1,800	1,800	3,600
Computer/IT Services	16,579	4,563	23,000
Office Supplies	250	216	
Telephone & Internet	3,430	524	6,000
Utilities	4,550	4,954	10,000
Waste Management	5,812	5,919	9,000
Miscellaneous	77	60	2,500

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - Facility Operations & Infrastructure**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
Capital Outlay		61,605	200,000
Security	2,095	3,224	5,000
<b>Total Expenditures</b>	<u>614,056</u>	<u>635,236</u>	<u>4,286,126</u>
<b>Change in Fund Balance</b>	<u>\$ (549,804)</u>	<u>\$ (558,687)</u>	<u>\$ (2,145,426)</u>



**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - Real Estate, Marketing, & Sales**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Leases	\$ 1,035,876	\$ 1,419,596	\$ 2,000,000
Miscellaneous	1,705		
<b>Total Revenue</b>	<u>1,037,581</u>	<u>1,419,596</u>	<u>2,000,000</u>
<b>Expenditures</b>			
Salaries & Wages	165,195	195,999	412,165
Health Insurance	17,208	12,839	46,133
Pension	15,750	14,573	43,946
Payroll Taxes	9,516	10,275	35,377
Cell Phone	1,791	1,220	3,600
Workers Compensation	318	430	1,126
Training & Education	576		5,625
Uniforms			900
Temporary Labor	22,184	5,687	30,000
Dues & Memberships	10,512	8,883	25,195
Conferences & Travel	15,224	20,136	50,000
Board Mtgs Spec Evts Comm	991		
Vehicle Repairs & Maintenance			700
Fuel	135	225	3,000
Cost of Sales & Leases	435	435	15,000
Insurance	196,900	192,431	421,759
Consulting	24,888	18,825	30,000
Grants	5,000		35,000
Marketing & Advertising	103,102	104,927	160,000
Legal	70,764	107,613	175,000
Computer/IT Services	7,479	32,215	71,300
Office Supplies	478		1,000
Telephone & Internet	912	474	1,000
Professional Fees	4,455		20,000
Postage	158	119	2,000
Utilities	6,491	4,753	10,000
Miscellaneous	100	4	1,000
Capital Outlay	7,759		
Custodial Services	1,200	1,200	2,400
<b>Total Expenditures</b>	<u>689,521</u>	<u>733,263</u>	<u>1,603,226</u>
 <b>Change in Fund Balance</b>	 <u>\$ 348,060</u>	 <u>\$ 686,333</u>	 <u>\$ 396,774</u>

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - General Government**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Interest	\$ 395,673	\$ 102,316	\$ 250,000
PILOT	233,342	233,144	243,912
Leased Employees	607,333	492,996	2,268,648
TAC East Contributions	1,071,972		
Miscellaneous	4,167	7,691	10,000
<b>Total Revenue</b>	<u>2,312,487</u>	<u>836,147</u>	<u>2,772,560</u>

<b>Expenditures</b>			
Salaries & Wages	549,298	543,569	2,605,835
Health Insurance	77,444	56,424	406,933
Pension	43,877	39,775	212,136
Payroll Taxes	34,238	35,033	151,868
Cell Phone	1,922	1,552	3,312
Workers Compensation	41	44	610
Training & Education	240	1,640	4,000
Uniforms			1,775
Temporary Labor		4,560	25,000
Dues & Memberships	460	784	2,500
Conferences & Travel	9,513	5,643	11,000
Board Mtgs Spec Evts Comm	21,163	12,750	35,000
Insurance	200	4,820	200
PILOT Expense	77,435	91,966	96,564
Auditing	8,500	21,000	50,000
Accounting	29,040	18,194	80,000
Consulting	21,655	35,613	60,000
Professional Fees			50,000
Legal			50,000
Custodial	4,354	4,200	9,000
Janitorial	1,360		3,000
Computer\IT Services	59,683	82,977	186,600
Office Supplies	7,842	15,603	24,000
Postage	543	352	2,500
Telephone & Internet	5,340	7,520	18,000
Utilities	1,870	9,898	14,500
Waste Management	3,860	4,150	5,500
Advertising		2,900	500
Miscellaneous	200	443	2,500
Bad Debt			2,050

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - General Government**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
Filing Fees		432	500
Debt Principal		7,926,883	
Debt Interest		123,545	
<b>Total Expenditures</b>	<u>960,078</u>	<u>9,052,270</u>	<u>4,115,383</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	1,352,409	(8,216,123)	(1,342,823)
<b>Other Financing Sources</b>			
Proceeds from Sale of Capital Assets		<u>11,327,486</u>	<u>1,122,960</u>
<b>Change in Fund Balance</b>	<u>\$ 1,352,409</u>	<u>\$ 3,111,363</u>	<u>\$ (219,863)</u>

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - Hunting & Timber**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
Hunting	<u>                    </u>	<u>                    </u>	<u>\$ 57,000</u>
<b>Total Revenue</b>	<u>                    -</u>	<u>                    -</u>	<u>57,000</u>
<b>Expenditures</b>			
Forestry	28,116	43,255	64,986
Hunting	11,154	37,673	24,236
<b>Total Expenditures</b>	<u>39,270</u>	<u>80,928</u>	<u>89,222</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(39,270)	(80,928)	(32,222)
<b>Other Financing Sources:</b>			
Proceeds from Sale of Capital Assets	<u>608,483</u>	<u>538,186</u>	<u>254,000</u>
<b>Change in Fund Balance</b>	<u>\$ 569,213</u>	<u>\$ 457,258</u>	<u>\$ 221,778</u>

**TEXAMERICAS CENTER**  
**SUPPLEMENTARY INFORMATION**  
**Schedule of Revenues & Expenditures**  
**General Fund - ESCA**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024 and 2023**

	<u>Oct 23 - Mar 24</u>	<u>Oct 22 - Mar 23</u>	<u>Annual Budget</u>
<b>Revenues</b>			
ESCA	_____	\$ 137,160	\$ 670,000
<b>Total Revenue</b>	<u>          -</u>	<u>137,160</u>	<u>670,000</u>
<b>Expenditures</b>			
Legal			50,000
Insurance			40,000
Management - ESCA	23,780	42,587	76,060
Technical Programs	1,287	146,205	670,000
<b>Total Expenditures</b>	<u>25,067</u>	<u>188,792</u>	<u>836,060</u>
<b>Change in Fund Balance</b>	<u>\$ (25,067)</u>	<u>\$ (51,632)</u>	<u>\$ (166,060)</u>



# HOLLIDAY, LEMONS & COX, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

The Board of Directors  
TexAmericas Center  
New Boston, TX

Management is responsible for the accompanying financial statements of the Rail Road Fund (a proprietary fund type) of TexAmericas Center, which comprise the statement of net position as of March 31, 2024 and the related statement of revenue, expenses, and changes in fund net position and the related budgetary information for the six (6) months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Cash Flows for the business-type activities, as well as substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the financial statement mentioned above and the omitted disclosures were included in the financial statements, they might influence the user's conclusions about TexAmericas Center's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to TexAmericas Center.

*Holliday, Lemons & Cox, P.C.*

May 16, 2024

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AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

AICPA'S PRIVATE COMPANIES PRACTICE SECTION

TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

ARKANSAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

**TEXAMERICAS CENTER**  
**Statement of Net Position**  
**Proprietary Fund Type - Rail Road Enterprise Fund**  
**As of March 31, 2024**

**Assets**

**Current**

Cash and Cash Equivalents	\$ 140,072
Accounts Receivable	161,959
Due from EDA - Rail Grant	304,145
<b>Total Current Assets</b>	<b><u>606,176</u></b>

**Noncurrent Assets**

Construction in Progress	1,010,461
Goodwill - Net	1,520,055
Capital Assets	256,350
Accumulated Depreciation	(106,638)
<b>Total Noncurrent Assets</b>	<b><u>2,680,228</u></b>

**Total Assets**

**\$ 3,286,404**

**Liabilities**

**Current Liabilities**

Accounts Payable	\$ 95,600
Due to TAC General Fund	1,281,584
Accrued Compensated Absences	15,102
Notes Payable - Current	208,206
<b>Total Current Liabilities</b>	<b><u>1,600,492</u></b>

**Long Term Liabilities**

Accrued Compensated Absences	11,683
Notes Payable - Long Term	590,546
<b>Total Long Term Liabilities</b>	<b><u>602,229</u></b>

**Total Liabilities**

**2,202,721**

**Net Position**

Invested in Capital Assets, Net of Debt	361,421
Unrestricted Net Position	722,262
<b>Total Net Position</b>	<b><u>1,083,683</u></b>

**Total Liabilities and Equity**

**\$ 3,286,404**

**TEXAMERICAS CENTER**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**Proprietary Fund Type - Rail Road Enterprise Fund**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024**

	<u>Oct 23 - Mar 24</u>	<u>Annual Budget</u>
<b>Operating Revenues</b>		
Movement Fees	\$ 77,325	\$ 241,000
Storage Fees	504,945	800,000
Leased Employee Reimbursement	1,747	1,500
MRU	4,560	85,000
Transload Fees	51,520	69,680
Miscellaneous	0	150
Grant Revenue	254,110	804,550
<b>Total Operating Revenue</b>	<u><b>894,207</b></u>	<u><b>2,001,880</b></u>
<b>Operating Expenditures</b>		
Dues & Memberships	150	3,500
Conferences & Travel	2,686	1,000
Meetings & Entertainment	702	1,000
Small tools & equipment	202	6,000
Materials & Supplies	1,988	4,500
Equipment Maintenance	772	55,000
Rail Maintenance	92,754	135,000
Vehicle Repairs & Maintenance	774	4,000
Professional Fees	1,890	42,700
Insurance	47,014	32,267
Office Supplies	443	3,000
Telephone & Internet	879	3,000
Utilities	1,810	4,000
Fuel	16,883	40,000
Miscellaneous	20	239
Interest	22,339	42,279
Amortization Expense	15,973	
Depreciation Expense	20,545	33,625
Janitorial	104	200
Leased Employees	293,316	974,436
Computer/IT	27	20,500
Grants	304,145	804,550
<b>Total Operating Expenditures</b>	<u><b>825,416</b></u>	<u><b>2,269,646</b></u>
<b>Operating Income</b>	<b>68,791</b>	<b>(267,766)</b>
<b>Net Position - Beginning</b>	<u><b>1,014,892</b></u>	<u><b>1,014,892</b></u>
<b>Net Position - Ending</b>	<u><u><b>\$ 1,083,683</b></u></u>	<u><u><b>\$ 747,126</b></u></u>



**TEXAMERICAS CENTER**  
**STATEMENT OF CASH FLOWS**  
**Proprietary Fund Type - Rail Road Enterprise Fund**  
**Actual and Current Annual Budget**  
**For the Six (6) Months Ended March 31, 2024**

**Cash Flows from Operating Activities:**

Cash Received from Customers	\$ 701,285
Cash Payments to Employees and Suppliers	(695,336)
<b>Net Cash Provided by Operating Activities</b>	<b><u>5,949</u></b>

**Cash Flows from Capital and Related Financing Activities:**

Repayment of Advances from Other Funds	(108,193)
Repayment of Note Payable	(102,888)
<b>Net Cash Provided from Capital and Related Financing Activities</b>	<b><u>(211,081)</u></b>

**Net Increase (Decrease) in Cash and Cash Equivalents** **(205,132)**

**Cash and Cash Equivalents at Beginning of Period** **345,204**

**Cash and Cash Equivalents at End of Period** **\$ 140,072**

**Reconciliation of Operating Income to Net Cash**

**Provided by Operating Activities:**

**Operating Income** **\$ 68,791**

**Adjustments to Reconcile Operating Income to Net Cash**

**Provided by Operating Activities:**

Amortization 15,973  
 Depreciation 20,545

**Total Adjustments to Reconcile Operating Income to Net Cash**  
**Provided by Operating Activities** **36,518**

**Effect of Increase and Decreases in Current Assets and Liabilities:**

(Increase) Decrease in Accounts Receivable 61,188  
 (Increase) Decrease in Due from EDA - Rail Grant (254,110)  
 (Increase) Decrease in Prepaid Expenses 93,562

**Total Effect of Increase and Decreases in Current Assets and Liabilities** **(99,360)**

**Net Cash Provided by Operating Activities** **\$ 5,949**



# HOLLIDAY, LEMONS & COX, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

The Board of Directors  
TexAmericas Center  
New Boston, TX

Management is responsible for the accompanying financial statements of the Logistics Enterprise Fund (a proprietary fund type) of TexAmericas Center, which comprise the statement of net position as of March 31, 2024 and the related statements of revenue, expenses, and changes in fund net position, cash flows and the related budgetary information for the six (6) months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the financial statement mentioned above and the omitted disclosures were included in the financial statements, they might influence the user's conclusions about TexAmericas Center's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to TexAmericas Center.

*Holliday, Lemons & Cox, P.C.*

May 16, 2024

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**TEXAMERICAS CENTER**  
**Statement of Net Position**  
**Proprietary Fund Type - Logistics Enterprise Fund**  
**As of March 31, 2024**

<b>Assets</b>	
Cash and Cash Equivalents	\$ 724,677
Cash - Restricted	3,821
Accounts Receivable	14,074
Lease Contracts Receivable	108,431
<b>Total Assets</b>	<b><u>\$ 851,003</u></b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	\$ 2,664
Accrued Compensated Absences	7,914
Due to TAC General Fund	3,171
PILOT Deposits	4,982
<b>Total Current Liabilities</b>	<b><u>18,731</u></b>
<b>Long Term Liabilities</b>	
Accrued Compensated Absences	14,651
Deferred Inflow of Resources	105,047
<b>Total Long Term Liabilities</b>	<b><u>119,698</u></b>
<b>Total Liabilities</b>	<b><u>138,429</u></b>
<b>Net Position</b>	
<b>Unrestricted Net Position</b>	<b><u>712,574</u></b>
<b>Total Liabilities and Equity</b>	<b><u>\$ 851,003</u></b>

# TEXAMERICAS CENTER

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

### Proprietary Fund Type - Logistics Enterprise Fund

#### Actual and Current Annual Budget

For the Six (6) Months Ended March 31, 2024

	<u>Oct 23 - Mar 24</u>	<u>Annual Budget</u>
<b>Operating Revenues</b>		
Contract Revenue	\$ 447,725	\$ 650,000
Tenant Reimbursement	1,023	
<b>Total Operating Revenue</b>	<u>448,748</u>	<u>650,000</u>
 <b>Operating Expenditures</b>		
Cell Phone	114	
Temporary Labor	3,305	
Conferences & Travel	1,664	3,000
Equipment rental		45,000
Materials & Supplies	411	2,500
Equipment Maintenance		4,000
Vehicle Repairs and Maintenance	15	3,500
Propane		20,000
Marketing		1,000
Professional Fees		33,000
Computer, Reproduct & Maintenance		4,000
Office Supplies	293	1,500
PILOT Expense	879	15,000
Telephone & Internet		4,500
Utilities	6,269	7,000
Waste Management		5,000
Security	1,301	4,000
Capital Outlay		30,000
Fuel	813	3,000
Leased Employees	168,235	966,565
Small Tools & Equipment		10,500
Building & Infrastructure Repairs		1,500
Miscellaneous	30	100
Meetings & Entertainment	736	1,500
Insurance	3,185	30,000
<b>Total Operating Expenditures</b>	<u>187,250</u>	<u>1,196,165</u>
 <b>Operating Income</b>	<b>261,498</b>	<b>(546,165)</b>
 <b>Net Position - Beginning</b>	<u>451,076</u>	<u>451,076</u>
 <b>Net Position - Ending</b>	<u>\$ 712,574</u>	<u>\$ (95,089)</u>

**TEXAMERICAS CENTER**  
**STATEMENT OF CASH FLOWS**  
**Proprietary Fund Type - Logistics Enterprise Fund**  
**For the Six (6) Months Ended March 31, 2024**

<b>Cash Flows from Operating Activities:</b>	
Cash Received from Customers	\$ 409,967
Cash Payments to Employees and Suppliers	(194,365)
<b>Net Cash Provided by Operating Activities</b>	<u><u>215,602</u></u>
<b>Cash Flows from Capital and Related Financing Activities:</b>	
Repayment of Advances from Other Funds	(73,809)
<b>Net Cash Provided from Capital and Related Financing Activities</b>	<u><u>(73,809)</u></u>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>141,793</b>
<b>Cash and Cash Equivalents at Beginning of Year</b>	<u><u>586,705</u></u>
<b>Cash and Cash Equivalents at End of Year</b>	<u><u>\$ 728,498</u></u>
<b>Reconciliation of Operating Income to Net Cash</b>	
<b>Provided by Operating Activities:</b>	
<b>Operating Income</b>	<u><u>\$ 261,498</u></u>
<b>Effect of Increase and Decreases in Certain Assets and Liabilities:</b>	
(Increase) Decrease in Accounts Receivable	14,613
(Increase) Decrease in Lease Receivable	46,679
Increase (Decrease) in Accounts Payable	(7,115)
Increase (Decrease) in Unearned Revenue	(8,952)
Increase (Decrease) in Deferred PILOT Revenues	(42,638)
Increase (Decrease) in Deferred Inflow of Resources	(48,483)
<b>Total Effect of Increase and Decreases in Certain Assets and Liabilities</b>	<u><u>(45,896)</u></u>
<b>Net Cash Provided by Operating Activities</b>	<u><u>\$ 215,602</u></u>