



RESOLUTION NO. 20230926-01

APPROVAL OF 3RD QUARTER FINANCIAL STATEMENTS FOR FISCAL YEAR 2023

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 3rd Quarter Financial Statements for Fiscal Year 2022 are accepted and approved for TexAmericas Center.

PASSED AND APPROVED THIS 26th day of September, 2023.

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

Jim Roberts, Chairman of the Board

ATTEST:

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

Justin Powell, Secretary

Attached: FY23 3rd 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 June 30, 2023 and 2022 and the related statement of revenue, expenditures, and changes in fund balance and the related budgetary information for the nine (9) 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.

September 22, 2023

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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 June 30, 2023 and 2022

	June 30, 2023	June 30, 2022
Assets		
Cash and Cash Equivalents	\$ 9,139,561	\$ 3,775,990
Cash - Restricted	605,302	282,698
Investments - Certificates of Deposit	5,619,257	7,546,287
Accounts Receivable	136,800	69,396
Due from TAC East Holdings Co.	135,133	283,559
Due from U.S. Army - ESCA Grant	801,179	369,843
Due from Rail	1,889,806	1,928,086
Due from Logistics	238,297	71,784
Prepaid Expenses	6,961	62,732
Leases Receivable	9,478,918	0
Total Assets	\$ 28,051,214	\$ 14,390,375
 Liabilities		
Accounts Payable	\$ 996,680	\$ 553,796
Accrued Liabilities	72,134	104,589
Unearned Revenue	78,978	52,346
Tenant Lease Deposits	261,101	282,698
Deferred Inflow of Resources	9,074,816	0
Total Liabilities	10,483,709	993,429
 Fund Balance		
Committed	156,584	181,128
Assigned	177,593	222,181
Restricted	428,560	282,698
Unassigned	16,804,768	12,710,939
Total Fund Balance	17,567,505	13,396,946
 Total Liabilities and Fund Balance	\$ 28,051,214	\$ 14,390,375

TEXAMERICAS CENTER

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

Governmental Fund Type - General Fund

Actual and Current Annual Budget

For the Nine Months Ended June 30, 2023 and 2022

	Oct 22 - June 23	Oct 21 - June 22	Annual Budget
Revenues			
Leases	\$ 1,949,485	\$ 1,698,983	\$ 2,000,000
Franchise Fees	134,463	119,918	137,950
Tenant Reimbursement	885	0	0
Timber & Hunting	49,302	252	46,000
TAC East Management Fees	0	0	5,000
ESCA	1,020,449	0	0
Project Reimbursement	0	200	0
Personal Property Sales	24,489	566	0
PILOT	232,297	208,151	210,000
Interest	248,736	46,569	50,000
Leased Employees	711,354	595,782	2,008,384
Miscellaneous	11,534	10,905	5,000
Total Revenue	4,382,996	2,681,326	4,462,334
Expenditures			
Current:			
Facility Operations & Infrastructure	871,618.41	712,284	1,727,291.00
Real Estate, Marketing & Sales	1,134,557.40	1,074,434	1,463,744.49
General Government	9,431,175.54	1,098,871	10,932,669.00
Hunting & Timber	101,374.70	68,720	118,056.00
ESCA	1,000,115.00	94,766	129,469.00
Debt Service:			
Facility Operations & Infrastructure			
Principal	0.00	431,253	0.00
Interest	0.00	185,439	0.00
Capital Outlay:			
Facility Operations & Infrastructure	118,667.00	912,542	200,000.00
General Government	0.00	681,897	0.00
Total Expenditures	12,657,508	5,260,206	14,571,229
Excess (Deficiency) of Revenues over Expenditures	(8,274,512)	(2,578,880)	(10,108,895)
Other Financing Sources			
Notes Payable Proceeds	0	893,608	0
Proceeds from Sale of Capital Assets	11,892,715	552,886	12,026,500
Total Other Financing Sources	11,892,715	1,446,494	12,026,500
Change in Fund Balance	3,618,202	(1,132,386)	1,917,605
Fund Balance - Beginning	13,949,303	14,612,844	13,949,303
Prior period Adjustment	0	(83,512)	0
	13,949,303	14,529,332	13,949,303
Fund Balance - Ending	\$ 17,567,505	\$ 13,396,946	\$ 15,866,908

TEXAMERICAS CENTER

SUPPLEMENTARY INFORMATION Schedule of Detailed Revenues & Expenditures Governmental Fund Type - General Fund Actual and Current Annual Budget

For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
Leases	\$ 1,949,485	\$ 1,698,983	\$ 2,000,000
Franchise Fees	134,463	119,918	137,950
Tenant Reimbursement	885	0	0
Timber & Hunting	49,302	252	46,000
TAC East Management Fees	0	0	5,000
ESCA	1,020,449	0	0
Project Reimbursement	0	200	0
Personal Property Sales	24,489	566	0
PILOT	232,297	208,151	210,000
Interest	248,736	46,569	50,000
Leased Employees	711,354	595,782	2,008,384
Miscellaneous	11,534	10,905	5,000
Total Revenue	<u>4,382,996</u>	<u>2,681,326</u>	<u>4,462,334</u>
Expenditures			
Salaries & Wages	1,366,980	1,090,539	2,244,672
Health Insurance	169,383	137,057	561,960
Pension	109,358	81,946	279,306
Payroll Taxes	91,213	93,225	198,020
Cell Phone	7,494	8,393	14,232
Workers Compensation	1,438	2,312	8,202
Training & Education	12,918	2,658	15,550
Uniforms	2,591	2,477	8,050
Other Employment Costs	120	9,461	2,400
Temporary Labor	32,468	40,711	80,000
Dues & Memberships	12,675	22,304	26,595
Conferences & Travel	38,782	18,685	114,785
Board Mtgs Spec Evts Comm	22,532	6,872	35,000
Small Tools & Equipment	1,154	96	5,000
Materials & Supplies	15,269	15,770	25,000
Equipment Maintenance	27,397	18,609	40,000
Vehicle Repairs & Maintenance	6,338	5,168	6,700
Fuel	13,634	19,702	31,000
Cost of Sales & Leases	435	0	15,000
Insurance	383,924	446,933	433,749
PILOT Expense	91,966	105,724	105,000
Building & Infrastructure Repairs	142,642	151,524	487,500
Lawn & Property Maintenance	80,975	56,329	95,000
Grounds Maintenance	525	0	0
Forestry	58,771	24,584	87,845
Hunting	0	504	756

TEXAMERICAS CENTER

SUPPLEMENTARY INFORMATION
Schedule of Detailed Revenues & Expenditures
Governmental Fund Type - General Fund
Actual and Current Annual Budget
For the Nine Months Ended June 30, 2023 and 2022

	Oct 22 - June 23	Oct 21 - June 22	Annual Budget
Auditing	35,678	28,675	27,500
Accounting	38,410	18,476	40,000
Consulting	197,482	115,257	429,205
Grants	0	31,824	75,000
Marketing & Advertising	141,162	159,857	160,000
Legal	140,369	128,975	250,250
Custodial	10,800	10,800	17,400
Janitorial	0	520	3,000
Computer, Reproduct & Maintenance	137,475	88,059	195,000
Office Supplies	20,181	8,849	14,100
Postage	1,015	1,229	4,500
Telephone & Internet	13,478	14,575	19,300
Utilities	30,842	17,619	25,000
Waste Management	12,127	10,598	14,500
Advertising	188	474	1,500
Miscellaneous	1,202	4,575	6,000
Bad Debt	12,460	0	2,050
Debt Service Principal Payments	7,926,883	431,253	7,926,883
Debt Service Interest Payments	123,545	185,439	122,900
Management - ESCA	52,909	45,743	89,469
Technical Programs	947,206	0	0
Security	4,015	1,284	5,000
Start Up Fees	0	0	5,000
Capital Outlay	118,667	1,594,439	200,000
Filing Fees	432	103	500
FSA Contribution	0	0	750
Tuition Reimbursement	0	0	15,100
Total Expenditures	12,657,508	5,260,206	14,571,229
 Excess (Deficiency) of Revenues over Expenditures	 (8,274,512)	 (2,578,880)	 (10,108,895)
 Other Financing Sources			
Notes Payable Proceeds	0	893,608	0
Proceeds from Sale of Capital Assets	11,892,715	552,886	12,026,500
Total Other Financing Sources	11,892,715	1,446,494	12,026,500
 Change in Fund Balance	 \$ 3,618,202	 \$ (1,132,386)	 \$ 1,917,605

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Facility Operations & Infrastructure
Actual and Current Annual Budget
For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
Franchise Fees	\$ 134,463	\$ 119,918	\$ 137,950
Project Reimbursement	0	200	0
Tenant Reimbursement	885	0	0
Personal Property Sales	24,489	566	0
Total Revenue	159,838	120,684	137,950
Expenditures			
Salaries & Wages	351,953	276,346	435,654
Health Insurance	56,119	45,761	110,303
Pension	28,888	20,682	53,133
Payroll Taxes	23,373	25,495	38,411
Cell Phone	2,718	2,910	6,340
Workers Compensation	1,208	1,912	6,325
Training & Education	10,383	522	7,000
Uniforms	1,948	2,477	5,625
Other Employment Costs	120	9,461	2,400
Temporary Labor	0	24,918	25,000
Dues & Memberships	0	0	300
Conferences & Travel	206	426	5,000
Board Mtgs Spec Evts Comm	375	0	0
Small Tools & Equipment	1,154	96	5,000
Materials & Supplies	15,269	15,770	25,000
Equipment Maintenance	27,397	18,594	40,000
Vehicle Repairs & Maintenance	6,338	5,029	6,000
Fuel	13,319	19,297	28,000
Insurance	307	0	0
Building & Infrastructure Repairs	142,642	151,524	487,500
Lawn & Property Maintenance	80,975	56,329	95,000
Grounds Maintenance	525	0	0
Professional Fees	78,737	15,578	250,000
Grants	0	0	40,000
Advertising	42	274	1,000
Custodial	2,700	0	8,400
Computer, Reproduction, Maintenance	4,627	7,679	8,000
Office Supplies	0	0	100
Telephone & Internet	963	763	300
Utilities	7,849	2,207	6,000
Waste Management	7,348	6,532	9,000
Miscellaneous	120	418	2,500
Debt Principal	0	431,253	0
Debt Interest	0	185,439	0
Capital Outlay	118,667	912,542	200,000

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Facility Operations & Infrastructure
Actual and Current Annual Budget
For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Security	4,015	1,284	5,000
Tuition Reimbursement	0	0	15,000
Total Expenditures	<u>990,285</u>	<u>2,241,518</u>	<u>1,927,291</u>
Other Financing Sources			
Notes Payable Proceeds	<u>0</u>	<u>893,608</u>	<u>0</u>
Change in Fund Balance	<u>\$ (830,448)</u>	<u>\$ (1,227,226)</u>	<u>\$ (1,789,341)</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Real Estate, Marketing, & Sales
Actual and Current Annual Budget
For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
Leases	\$ 1,949,485	\$ 1,698,983	\$ 2,000,000
Miscellaneous	2,159	0	0
Total Revenue	<u>1,951,644</u>	<u>1,698,983</u>	<u>2,000,000</u>
Expenditures			
Salaries & Wages	266,346	196,803	334,590
Health Insurance	24,382	17,394	42,478
Pension	20,261	19,281	40,750
Payroll Taxes	16,061	17,512	29,251
Cell Phone	2,279	1,068	4,880
Workers Compensation	231	369	1,116
Training & Education	655	297	5,550
Uniforms	495	0	900
Temporary Labor	5,687	15,793	30,000
Dues & Memberships	10,460	21,527	25,195
Conferences & Travel	29,722	18,166	108,285
Board Mtgs Spec Evts Comm	2,171	0	0
Vehicle Repairs & Maintenance	0	139	700
Fuel	315	405	3,000
Cost of Sales & Leases	435	0	15,000
Insurance	383,417	397,710	393,549
Consulting	32,612	26,880	100,000
Grant	0	31,824	35,000
Marketing & Advertising	141,121	157,643	160,000
Legal	138,973	118,925	100,000
Computer, Reproduct & Maintenance	37,527	16,977	25,000
Office Supplies	647	0	0
Postage	395	276	2,000
Utilities	5,867	11,719	4,500
Bad Debts	12,460	0	0
Miscellaneous	239	536	1,000
Custodial Services	1,800	2,700	0
Total Expenditures	<u>1,134,557</u>	<u>1,074,434</u>	<u>1,463,744</u>
Change in Fund Balance	<u>\$ 817,087</u>	<u>\$ 624,549</u>	<u>\$ 536,256</u>

TEXAMERICAS CENTER

SUPPLEMENTARY INFORMATION

Schedule of Revenues & Expenditures

General Fund - General Government

Actual and Current Annual Budget

For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
TAC East Management Fees	\$ 0	\$ 0	\$ 5,000
Interest	248,736	46,569	50,000
PILOT	232,297	208,151	210,000
Leased Employees	711,354	595,782	2,008,384
Miscellaneous	9,375	10,905	5,000
Total Revenue	<u>1,201,763</u>	<u>861,407</u>	<u>2,278,384</u>
Expenditures			
Salaries & Wages	748,681	617,390	1,474,428
Health Insurance	88,883	73,902	409,179
Pension	60,209	41,983	185,423
Payroll Taxes	51,779	50,218	130,358
Cell Phone	2,497	4,415	3,012
Training & Education	1,880	1,839	3,000
Uniforms	148	0	1,525
Temporary Labor	26,781	0	25,000
Dues & Memberships	2,214	777	1,100
Conferences & Travel	8,854	93	1,500
Board Mtgs Spec Evts Comm	19,985	6,872	35,000
Insurance	200	200	200
Equipment Maintenance	0	15	0
PILOT Expense	91,966	105,724	105,000
Auditing	35,678	28,675	27,500
Accounting	38,410	18,476	40,000
Consulting	43,530	29,167	50,000
Marketing & Advertising	0	1,940	0
Legal	1,396	10,050	150,000
Custodial	6,300	8,100	9,000
Janitorial	0	520	3,000
Computer, Reproduct & Maintenance	95,321	63,403	162,000
Office Supplies	19,534	8,849	14,000
Postage	620	953	2,500
Telephone & Internet	12,515	13,322	18,000
Utilities	17,126	3,693	14,500
Waste Management	4,779	4,066	5,500
Advertising	188	474	500
Miscellaneous	843	3,621	2,500
Bad Debt	0	0	2,050

Capital Outlay	0	681,897	0
Filing Fees	432	103	500
FSA Contribution	0	0	750
Debt Principal	7,926,883	0	7,926,883
Debt Interest	123,545	0	122,900
Tuition Reimbursement	0	0	100
Start Up Fees	0	0	5,000
Total Expenditures	<u>9,431,176</u>	<u>1,780,768</u>	<u>10,932,669</u>
Other Financing Sources			
Proceeds from Sale of Capital Assets	<u>11,327,486</u>	<u>0</u>	<u>11,675,000</u>
Change in Fund Balance	<u>\$ 3,098,073</u>	<u>\$ (919,361)</u>	<u>\$ 3,020,715</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Hunting & Timber
Actual and Current Annual Budget

For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
Hunting	\$ 49,302	\$ 252	\$ 46,000
Total Revenue	<u>49,302</u>	<u>252</u>	<u>46,000</u>
Expenditures			
Forestry	58,771	24,584	87,845
Hunting	0	504	756
Consulting	42,603	43,632	29,205
Legal	0	0	250
Total Expenditures	<u>101,375</u>	<u>68,720</u>	<u>118,056</u>
Other Financing Sources:			
Proceeds from Sale of Capital Assets	565,229	552,886	351,500
Total Other Financing Sources	<u>565,229</u>	<u>552,886</u>	<u>351,500</u>
Change in Fund Balance	<u>\$ 513,156</u>	<u>\$ 484,418</u>	<u>\$ 279,444</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - ESCA

Actual and Current Annual Budget
For the Nine Months Ended June 30, 2023 and 2022

	<u>Oct 22 - June 23</u>	<u>Oct 21 - June 22</u>	<u>Annual Budget</u>
Revenues			
ESCA	\$ 1,020,449	\$ 0	\$ 0
Total Revenue	<u>1,020,449</u>	<u>0</u>	<u>0</u>
Expenditures			
Insurance	0	49,023	40,000
Management - ESCA	52,909	45,743	89,469
Technical Programs	947,206	0	0
Total Expenditures	<u>1,000,115</u>	<u>94,766</u>	<u>129,469</u>
Change in Fund Balance	<u>\$ 20,334</u>	<u>\$ (94,766)</u>	<u>\$ (129,469)</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 June 30, 2023 and the related statements of revenue, expenses, and changes in fund net position, cash flows and the related budgetary information for the nine (9) 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 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.

September 15, 2023

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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 June 30, 2023

Assets

Current

Cash and Cash Equivalents	\$ 720,869
Accounts Receivable	163,925
Total Current Assets	884,794

Noncurrent Assets

Construction in Progress	1,010,461
Goodwill	1,597,256
Capital Assets	235,944
Accumulated Depreciation	(75,821)
Total Noncurrent Assets	2,767,840

Total Assets

\$ 3,652,634

Liabilities

Current Liabilities

Accounts Payable	\$ 1,491
Due to TAC General Fund	1,889,806
Accrued Compensated Absences	10,788
Total Current Liabilities	1,902,085

Long Term Liabilities

Accrued Compensated Absences	8,186
Loans Payable	951,963
Total Long Term Liabilities	960,149

Total Liabilities

2,862,234

Net Position

Invested in Capital Assets	2,767,840
Unrestricted Net Position	-1,977,440
Total Net Position	790,400

Total Liabilities and Equity

\$ 3,652,634

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 Nine (9) Months Ended June 30, 2023

	<u>Oct 22 - June 23</u>	<u>Annual Budget</u>
Revenues		
EDA Rail Rehab #1	0	\$ 864,550
Movement Fees	215,035	175,000
Storage Fees	610,256	800,000
Leased Employee Reimbursement	1,455	0
MRU	8,130	0
Transload Fees	77,280	0
Miscellaneous	155	250,000
Total Revenue	<u>912,312</u>	<u>2,089,550</u>
Expenditures		
Training & Education	0	5,000
Cell Phone	2,105	3,480
Workers Compensation	0	5,819
Uniforms	1,351	3,125
Dues & Memberships	2,824	2,500
Conferences & Travel	0	4,000
Meetings & Entertainment	752	750
Equipment rental	0	2,000
Small tools & equipment	213	6,000
Materials & Supplies	1,859	3,000
Equipment Maintenance	8,449	55,000
Rail Maintenance	54,498	135,000
Vehicle Repairs & Maintenance	725	4,000
Auditing	6,572	7,500
Accounting	7,076	7,500
Legal	10,372	1,000
Insurance	32,267	27,000
Office Supplies	2,426	2,500
Postage	0	100
Telephone & Internet	1,431	3,000
Utilities	1,706	6,000
Waste Management	0	750
Fuel	24,399	50,000
Interest	39,801	52,733
Depreciation Expense	29,800	31,608
Other Employment Costs	0	500
Building Repairs & Maint	152	1,000
Lawn & Property Maintenance	5,982	25,000
Janitorial	0	200
Leased Employees	277,897	667,762
Computer/IT	0	15,250
Grants	50,035	91,000
EDA Rail Rehab #1 Match	0	216,138
Total Expenditures	<u>562,692</u>	<u>1,436,215</u>
Change in Net Fund Position	349,620	653,335
Net Position - Beginning	<u>440,780</u>	<u>440,780</u>
Net Position - Ending	<u>\$ 790,400</u>	<u>\$ 1,094,115</u>

TEXAMERICAS CENTER
STATEMENT OF CASH FLOWS
Proprietary Fund Type - Rail Road Enterprise Fund
For the Nine (9) Months Ended June 30, 2023

Cash Flows from Operating Activities:	
Cash Received from Customers	\$ 916,789
Cash Payments to Employees and Suppliers	<u>(544,194)</u>
Net Cash Provided by Operating Activities	<u>372,595</u>
Cash Flows from Capital and Related Financing Activities:	
Repayment of Advances from Other Funds	(82,754)
Repayment of Note Payable	<u>(148,037)</u>
Net Cash Provided from Capital and Related Financing Activities	<u>(230,791)</u>
Net Increase in Cash and Cash Equivalents	141,804
Cash and Cash Equivalents at Beginning of Year	<u>579,065</u>
Cash and Cash Equivalents at End of Year	<u><u>\$ 720,869</u></u>
Reconciliation of Operating Income to Net Cash	
Provided by Operating Activities:	
Operating Income	\$ 349,620
Adjustments to Reconcile Operating Income to Net Cash	
Provided by Operating Activities:	
Depreciation	29,800
Effect of Increase and Decreases in Current Assets and Liabilities:	
(Increase) Decrease in Accounts Receivable	4,477
Increase (Decrease) in Accounts Payable	<u>(11,302)</u>
Net Cash Provided by Operating Activities	<u><u>\$ 372,595</u></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 Logistics Enterprise Fund (a proprietary fund type) of TexAmericas Center, which comprise the statement of net position as of June 30, 2023 and the related statements of revenue, expenses, and changes in fund net position, cash flows and the related budgetary information for the nine (9) 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.

September 15, 2023

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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 - Logistics Enterprise Fund
As of June 30, 2023

Assets	
Cash and Cash Equivalents	\$ 688,329
Accounts Receivable	4,467
Lease Contracts Receivable	390,950
Total Assets	<u>\$ 1,083,746</u>
Liabilities	
Current Liabilities	
Accounts Payable	\$ 3,353
Accrued Compensated Absences	4,444
Due to TAC General Fund	238,297
Due to TAC East Holdings	1,681
PILOT Deposits	56,497
Total Current Liabilities	<u>304,272</u>
Long Term Liabilities	
Accrued Compensated Absences	9,098
Deferred Inflow of Resources	383,777
Total Long Term Liabilities	<u>392,875</u>
Total Liabilities	697,147
Net Position	
Unrestricted Net Position	<u>386,599</u>
Total Liabilities and Equity	<u>\$ 1,083,746</u>

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 Nine(9) Months Ended June 30, 2023

	<u>Oct 21 - June 30</u>	<u>Annual Budget</u>
Revenues		
Contract Revenue	\$ 494,454	\$ 1,369,152
Total Revenue	494,454	1,369,152
Expenditures		
Cell Phone	270	14,600
Workers Compensation	0	11,517
Training & Education	0	2,000
Uniforms	0	5,500
Other Employment Costs	0	3,300
Conferences & Travel	696	10,000
Equipment rental	0	45,000
Materials & Supplies	517	1,500
Equipment Maintenance	0	4,000
Vehicle Repairs and Maintenance	1,154	3,500
Propane	0	20,000
Auditing	4,695	10,000
Accounting	5,054	12,000
Marketing	0	1,000
Legal	1,064	10,000
Janitorial	0	1,000
Computer, Reproduct & Maintenance	0	2,600
Office Supplies	0	1,500
Telephone & Internet	3,030	2,500
Utilities	3,373	5,000
Waste Management	0	5,000
Security	1,790	4,000
Fuel	1,357	1,500
Management Fees	0	31,642
Small Tools & Equipment	90	10,500
Leased Employees	239,501	1,054,725
Miscellaneous	58	0
Meetings & Entertainment	297	1,500
Professional Fees	0	1,000
Insurance	0	1,000
Postage	0	100
PILOT Expenses	12,928	0
Total Expenditures	275,874	1,277,484
Change in Net Fund Position	218,580	91,668
Unrestricted Net Position - Beginning	168,019	168,019
Unrestricted Net Position - Ending	\$ 386,599	\$ 259,687

TEXAMERICAS CENTER
STATEMENT OF CASH FLOWS
Proprietary Fund Type - Logistics Enterprise Fund
For the Nine (9) Months Ended June 30, 2023

Cash Flows from Operating Activities:

Cash Received from Customers	\$ 551,788
Cash Payments to Employees and Suppliers	(274,627)
Net Cash Provided by Operating Activities	277,161

Cash Flows from Capital and Related Financing Activities:

Advances from Other Funds	93,276
Repayment of Advances to Other Funds	4,259
Proceeds from loan from TAC East	1,681
Net Cash Provided from Capital and Related Financing Activities	99,216

Net Increase in Cash and Cash Equivalents 376,377

Cash and Cash Equivalents at Beginning of Year 311,952

Cash and Cash Equivalents at End of Year **\$ 688,329**

**Reconciliation of Operating Income to Net Cash
Provided by Operating Activities:**

Operating Income	\$ 218,580
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Effect of Increase and Decreases in Current Assets and Liabilities:

(Increase) Decrease in Accounts Receivable	25,381
Increase (Decrease) in Accounts Payable	1,247
Increase (Decrease) in Deferred PILOT Revenues	31,953
Net Cash Provided by Operating Activities	\$ 277,161