

**ENGLAND ECONOMIC AND INDUSTRIAL  
DEVELOPMENT DISTRICT  
Alexandria, Louisiana**

**Financial Report**

**Year Ended June 30, 2025**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
England Economic and Industrial Development District  
Alexandria, Louisiana

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities of the England Economic and Industrial Development District (the District), Alexandria, Louisiana, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the District, as of June 30, 2025, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 11 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic

financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District’s basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented on page 35, and the schedule of passenger facility charges, revenues, and expenditures is presented on page 41 for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the schedule of expenditures of federal awards and the schedule of passenger facility charges, revenues, and expenditures is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 4, 2025, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District’s internal control over financial reporting and compliance.

***Kolder, Slaven & Company, LLC***  
Certified Public Accountants

Alexandria, Louisiana  
December 4, 2025

**MANAGEMENT'S DISCUSSION  
AND ANALYSIS**

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

**Introduction**

The Management's Discussion and Analysis (MD&A) of the England Economic and Industrial Development District's (District's) financial performance provides an overview of the District's financial activities for the fiscal year ended June 30, 2025. Readers should also review the financial statements and the notes to the financial statements to enhance their understanding of the District's financial performance.

**Financial Highlights**

- District's net position increased by \$7,983,171 during the year ended June 30, 2025 which is an increase of 3.53% from the prior year.
- District's cash decreased \$1,001,715 at June 30, 2025 which is a decrease of 10.21% over last year's ending cash balance.

**Overview of Reporting**

Reporting consists of Management's Discussion and Analysis (MD&A), basic financial statements and notes to the financial statements. The MD&A, as described above, provides a narrative of the District's financial performance and activities for the year ended June 30, 2025. The basic financial statements provide readers with a broad overview of the District's finances in a manner similar to a private-sector business. The notes to the financial statements follow the basic financial statements.

The *Statement of Net Position* presents information on all of the District's assets less liabilities which results in Total Net Position. The statement is designed to display the financial position of the District as of the end of the fiscal year. Over time, increases and decreases in net position help determine whether the District's financial position is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* provides information which displays how the District's net position changed as a result of the year's activities. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore, certain revenues and expenses are reported in this statement for some items that will result in cash flows in future periods.

The *Statement of Cash Flows* reports information showing how the District's cash and cash equivalent position changed during the year. This statement classifies cash receipts and cash payments for the fiscal year resulting from operating activities, noncapital financing activities, capital and related financing activities, and investing activities.

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the statements.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

**Financial Analysis of the District**

The following schedule presents a summary of net position as of:

	June 30, 2025	June 30, 2024
Current and other assets	\$ 17,959,008	\$ 14,545,942
Capital assets	233,436,503	225,937,781
Total assets	251,395,511	240,483,723
Current and other liabilities	6,529,273	3,489,020
Noncurrent liabilities	2,155,232	2,407,037
Total liabilities	8,684,505	5,896,057
Deferred inflow - lease revenue	8,357,075	8,216,906
Net position:		
Net investment in capital assets	226,443,040	218,208,612
Restricted - PFC Projects	153,463	4,095
Unrestricted	7,757,428	8,158,053
Total Net Position	\$ 234,353,931	\$ 226,370,760

The majority of the District's net position are invested in capital assets (land, buildings, and equipment), net of accumulated depreciation, owned by the District. These assets are not available for future expenditures since they will not be sold. Restricted assets of the District are limited as to their use. These funds are restricted by law or some other outside source as to how they can be utilized. The restricted net position is not available for new spending because it has already been committed as follows:

	June 30, 2025	June 30, 2024
Passenger Facility Charges	\$ 153,463	\$ 4,095

Unrestricted net position is the part of net position that may be used to finance day-to-day operations.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

A summary of the District's changes in net position is reflected in the following schedule:

	June 30, 2025	June 30, 2024
Operating Revenues		
(Lease revenues, passenger facility charges and other)	\$ 16,522,792	\$ 13,388,723
Operating Expenses	24,641,508	21,545,166
Operating Income(Loss)	(8,118,716)	(8,156,443)
Non-Operating Revenues (Expenses)	244,007	222,291
Income (Loss) Before Contributions	(7,874,709)	(7,934,152)
Capital Contributions	15,857,880	9,020,150
Change in Net Position	\$ 7,983,171	\$ 1,085,998

A summary of the District's operating revenues is reflected in the following schedule:

	June 30, 2025	June 30, 2024
Lease Revenues	\$ 13,607,725	\$ 10,558,438
Contract Facility Charges	617,022	566,112
Passenger Facility Charges	388,367	376,468
Oakwing Revenues	1,738,623	1,525,023
Other	171,055	362,682
Total Operating Revenues	\$ 16,522,792	\$ 13,388,723

- Increase in operating revenues of 23.40% for the fiscal year ended June 30, 2025. This increase is primarily a result of the following:
- The District implemented new rates for terminal leases due to an updated Rates and Charges study. This increased airline leases by \$1,493,367.
  - The management contract for England Oaks was terminated, and the District assumed 182 new residential leases as of November 1, 2024, bringing in an additional \$1,810,759.
  - Oakwing realized an additional \$213,600 in revenue over prior year.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

A summary of the District's operating expenses, including depreciation, is reflected in the following schedule:

	June 30, 2025	June 30, 2024
Salaries and Wages	\$ 2,806,086	\$ 2,196,259
Payroll taxes and employee benefits	888,950	704,996
General and administrative expenses	470,041	424,415
Insurance	659,691	707,124
Contract services	3,329,464	3,242,556
Repairs and maintenance	3,461,217	3,033,990
Depreciation	8,930,675	7,695,074
Supplies	716,111	585,586
Oakwing expenditures	2,200,910	2,002,875
Utilities	1,178,363	952,291
Total Operating Expenses	\$ 24,641,508	\$ 21,545,166

- Operating expenses increased by 14.30% from last year.
- Increases in expenses are primarily related to the assumption of England Oaks. The 10 employees of Front Porch were hired by the District, thus increasing the cost of wages and benefits. The addition of 182 new residential units inevitably led to increased costs in repairs and maintenance, supplies, and utilities such as waste removal.

A summary of the District's non-operating revenues is reflected in the following schedule:

	June 30, 2025	June 30, 2024
Gain/(Loss) on disposition of capital assets	25,427	79,881
Investment income	275,531	193,859
Interest expense	(56,951)	(51,449)
Total Non-Operating Revenues(Expenses)	\$ 244,007	\$ 222,291

- In March of 2025, the District opened a money market account, funded with \$7,000,000. Beginning in April 2025 an increase in interest earnings was recognized, thereby increasing non-operating revenues.

Capital contributions include Federal airport improvement program funds, state aviation trust fund grants, and state capital outlay money. These amounts vary from year to year depending upon the level of construction activities that are in progress by the District.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

**Capital Assets**

The District has invested in capital assets including land; construction in progress; vehicles, machinery and equipment; buildings and improvements; and infrastructure in the following amounts. These amounts are net of accumulated depreciation to date.

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Land	\$ 41,448,399	\$ 41,072,265
Construction in progress	34,660,006	40,892,781
Vehicles, machinery and equipment	3,068,464	2,651,188
Buildings and improvements	63,422,132	63,459,150
Infrastructure	82,266,081	68,899,944
Leased assets	<u>2,462,958</u>	<u>2,539,284</u>
Net Capital Assets	<u>\$ 227,328,040</u>	<u>\$ 219,514,612</u>

Major capital assets events during the current fiscal year, excluding construction in progress, included the following:

- Net of depreciation expense, \$13,366,137 was added to Infrastructure upon completion of two major airfield projects: Airfield Electrical Rehab and a Wildlife Mitigation Fence.
- \$376,134 was added to Land during the current fiscal year, as The District capitalized the purchase of new parcels through the Noise Mitigation program.
- Net of depreciation, \$417,276 was added to Vehicles, Machinery and Equipment, as a result of an investment into new radios for the control tower at AEX.

Construction in progress saw a reduction of \$6,232,775 as a result of project completions.

- The following projects were completed as of June 30, 2025 to be placed in service:
  - Airfield Electrical Rehab - \$12,632,014
  - North Apron Joint Rehab - \$72,144
  - North Apron Wash Rack & Sewer Lift Station - \$670,105
  - Wildlife Mitigation Fence - \$4,326,085
  - ATCT Radio Upgrade - \$777,717
  - Improvements to Administration Building - \$68,597
  - Improvements to ISB Building 1638 - \$60,908

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

Total Construction in Progress at year-end included the various projects as follows:

	June 30, 2025	June 30, 2024
Capitalized or Disposed Assets	\$ -	\$ 18,612,887
Rehab of Runway Safety Areas	11,825,683	11,006,011
Extension of Runway 14/32	878,825	878,825
Mill & Overlay/Extend Runway 18/36	17,643,690	9,793,674
North Ramp Expansion	344,208	305,479
Terminal Security Upgrade	1,162,733	133,509
South Ramp Expansion	542,526	12,500
Vandenberg Overlay	63,157	13,915
Thermoplastic Surface Marking Replace	1,192,427	-
MRO Hangar	259,430	28,450
Others	747,327	-
	<u>\$ 34,660,006</u>	<u>\$ 40,785,250</u>

Additional information on the District's capital assets is presented in the notes to the basic financial statements.

**Debt Administration**

The District had the following balances in notes and compensated absences outstanding at year end. Additional information on the District's long-term debt is presented in the notes to the basic financial statements.

	June 30, 2025	June 30, 2024
Bonds payable	\$ 885,000	\$ 1,306,000
Lease payable	1,156,346	1,210,298
Compensated absences	239,440	146,572
	<u>\$ 2,280,786</u>	<u>\$ 2,662,870</u>

The District issued \$3,046,000 in revenue bonds on June 22, 2017 (Series 2017 Bonds) for the rental car maintenance facility road with a maturity of April 1, 2027. Bond issue has/had an interest rate of 2.35%.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Management's Discussion and Analysis  
June 30, 2025

**Economic Factors and Next Year's Budget**

The following are considerations that factored into the FY 2025-2026 Budget:

- The District is projecting to maintain current levels of non-aeronautical revenue.
- The District is projecting to increase non-aeronautical revenue by \$920,000, primarily due to the incorporation of a full year's worth of leasing revenue from England Oaks.
- The District is projecting to see an uptick in aeronautical revenue of approximately \$225,000 due to the increased activity at the GEO facility.
- The District is planning to invest approximately \$3.3 million in new equipment and self-funded capital projects.
- The District is expected to complete approximately \$63 million in capital projects at the Airport, the largest of which is the extension of Runway 18/36. These projects have an estimated local economic impact of \$252 million.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the England Economic and Industrial Development District at 1611 Arnold Drive, Alexandria, LA 71303, or call (318) 427-6406 during regular office hours, Monday through Friday, from 8:00 a.m. to 5:00 p.m., Central Standard Time.

## **BASIC FINANCIAL STATEMENTS**

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Statement of Net Position  
June 30, 2025

**ASSETS**

Current assets:	
Cash and interest-bearing deposits	\$ 8,654,329
Accounts receivable, net	1,046,580
Lease receivables	2,248,612
Due from governmental agencies	5,643,057
Prepaid expenses	99,694
Inventory	113,273
Restricted cash	<u>153,463</u>
Total current assets	<u>17,959,008</u>
Noncurrent assets:	
Lease receivables	6,108,463
Capital assets:	
Nondepreciable	76,108,405
Depreciable, net	<u>151,219,635</u>
Total noncurrent assets	<u>233,436,503</u>
Total assets	<u>251,395,511</u>

**LIABILITIES**

Current liabilities:	
Accounts payable	732,583
Contracts and retainage payable	4,723,128
Leases payable	301,273
Accrued expenses and other payables	97,849
Compensated absences	239,440
Revenue bonds payable	<u>435,000</u>
Total current liabilities	<u>6,529,273</u>
Noncurrent liabilities:	
Tenant deposits	421,854
Contingent tenant rebates	208,656
Advances in rental income	219,649
Leases payable	855,073
Revenue bonds payable	<u>450,000</u>
Total noncurrent liabilities	<u>2,155,232</u>
Total liabilities	<u>8,684,505</u>

**DEFERRED INFLOWS OF RESOURCES**

Deferred inflow - lease revenue	<u>8,357,075</u>
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**NET POSITION**

Net investment in capital assets	226,443,040
Restricted - PFC Projects	153,463
Unrestricted	<u>7,757,428</u>
Total net position	<u>\$ 234,353,931</u>

The accompanying notes are an integral part of the basic financial statements.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended June 30, 2025

Operating revenues:	
Lease revenue and other fees	\$ 13,607,725
Contract facility charges	617,022
Passenger facility charges	388,367
Oakwing revenues	1,738,623
Miscellaneous	171,055
Total operating revenues	<u>16,522,792</u>
Operating expenses:	
Salaries and wages	2,806,086
Payroll taxes and employee benefits	888,950
General and administrative expenses	470,041
Insurance	659,691
Contract services	3,329,464
Repairs and maintenance	3,461,217
Depreciation	8,930,675
Supplies	716,111
Oakwing expenditures	2,200,910
Utilities	1,178,363
Total operating expenses	<u>24,641,508</u>
Operating loss	<u>(8,118,716)</u>
Nonoperating revenues (expenses):	
Investment income	275,531
Gain on disposition of capital assets	25,427
Interest expense	(56,951)
Total nonoperating revenues (expenses)	<u>244,007</u>
Loss before contributions	<u>(7,874,709)</u>
Capital contributions:	
Federal grants	13,297,777
State grants	2,560,103
Total capital contributions	<u>15,857,880</u>
Change in net position	7,983,171
Net position, beginning	<u>226,370,760</u>
Net position, ending	<u>\$ 234,353,931</u>

The accompanying notes are an integral part of the basic financial statements.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Statement of Cash Flows  
For the Year Ended June 30, 2025

Cash flows from operating activities:	
Receipts from operations	\$ 16,526,506
Payments to suppliers for goods and services	(11,897,692)
Payments to employees and for employee related costs	<u>(3,602,168)</u>
Net cash provided by operating activities	<u>1,026,646</u>
Cash flows from capital and related financing activities:	
Principal payments on bonds	(421,000)
Principal payments on leases	(364,637)
Interest paid	(56,951)
Proceeds from sale of assets	31,875
Capital contributions	12,167,733
Purchase and construction of capital assets	<u>(13,660,912)</u>
Net cash used by capital and related financing activities	<u>(2,303,892)</u>
Cash flows from investing activities:	
Interest received	<u>275,531</u>
Net change in cash and interest-bearing deposits	(1,001,715)
Cash and interest-bearing deposits, beginning of the year	<u>9,809,507</u>
Cash and interest-bearing deposits, end of the year	<u>\$ 8,807,792</u>

The accompanying notes are an integral part of the basic financial statements.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Statement of Cash Flows  
For the Year Ended June 30, 2025

Reconciliation of operating loss to net cash provided by operating activities	
Operating loss	\$ (8,118,716)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Depreciation	8,930,675
Amortization of right to use asset	200,095
Compensated absences	92,868
Change in assets and liabilities:	
Account receivables	(204,438)
Lease receivable	(140,169)
Prepaid expenses	(28,136)
Inventory	(37,185)
Accounts payable	(16,568)
Accrued expenses and other payables	(101)
Advances in rental income	108,148
Deferred lease revenue	140,169
Tenant deposits	116,092
Contingent tenant rebates	(16,088)
Net cash provided by operating activities	<u>\$ 1,026,646</u>
Cash and interest-bearing deposits, beginning of period	
Cash and interest-bearing deposits	\$ 9,805,412
Restricted cash	<u>4,095</u>
Total	<u>9,809,507</u>
Cash and interest-bearing deposits, end of period	
Cash and interest-bearing deposits	8,654,329
Restricted cash	<u>153,463</u>
Total	<u>8,807,792</u>
Net change in cash and interest-bearing deposits	<u>\$ (1,001,715)</u>

The accompanying notes are an integral part of the basic financial statements.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

(1) Summary of Significant Accounting Policies

The accompanying financial statements of the District are prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. GAAP includes all relevant GASB pronouncements as set forth in the Codification for Governmental Accounting and Financial Reporting.

A. Reporting Entity

The financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Primary Government -

The England Economic and Industrial Development District (the District) was created by the State of Louisiana Legislature to accept title from the United States of America to the property included in the England Air Force Base. The purpose of the District was to maintain and utilize the property to replace and enhance the economic benefits generated by the former air base with diversified activities. The Board of Commissioners is appointed by various governmental units located within Rapides Parish. The District has the power to incur debt and issue revenue and general obligation bonds, certificates of indebtedness, anticipation notes, refunding bonds, and the power of taxation, subject to the limitations provided in the revised statutes governing the District.

The accounts of the District are organized on the basis of an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed primarily through user charges or where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Component Units -

Section 2100 of the 2011 Governmental Accounting Standards Board (GASB) Codification of Governmental Accounting and Financial Reporting Standards, "Defining the Financial Reporting Entity" establishes criteria for determining which entities should be considered a component unit and, as such, part of the reporting entity for financial reporting purposes. The basic criteria are as follows:

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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Notes to the Basic Financial Statements

1. Legal status of the potential component unit including the right to incur its own debt, levy its own taxes and charges, expropriate property in its own name, sue and be sued, and the right to buy, sell and lease property in its own name.
2. Whether the primary government's governing authority appoints a majority of board members of the potential component unit and is able to impose its will on the potential component unit or the potential component unit is fiscally dependent on the primary government.
3. Financial benefit/burden relationship between the primary government and the potential component unit.
4. The nature and significance of the relationship between the potential component unit with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading.

Based on these criteria, the District includes the component unit detailed below in the financial reporting entity:

Blended Component Unit -

England District Sub-District No. 1 - On October 28, 2004 the District created England District Sub-District No. 1 (Sub-District No. 1) for the purpose of acquiring the land on which a rail car manufacturing facility was constructed. Sub-District No. 1 has the power to incur debt, issue certificates, revenue and general obligation bonds, as well as refunding bonds, and levy sales taxes and use taxes, in the same manner as the District. Sub-District No. 1 is governed by a ten-member Board of Commissioners, which is populated by the sitting board of the District. Sub-District No. 1 transferred all assets to the rail car manufacturing facility upon completion of construction. As of and for the year ended June 30, 2025, the Sub-District No. 1 has no reportable transactions.

B. Basis of Accounting

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP). Such accounting and reporting policies also conform to the requirements set forth in the Louisiana Governmental Audit Guide.

The District maintains its books and records on the full accrual basis of accounting and on the flow of economic resources measurement focus. The District applies all applicable professional standards in accounting and reporting for its proprietary operations.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues are charges to customers for sales and services. Operating expenses include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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In some instances, GASB requires an entity to delay recognition of decreases in net position as expenditures until a future period. In other instances, entities are required to delay recognition of increases in net position as revenues until a future period. In these circumstances, deferred outflows of resources and deferred inflows of resources result from the delayed recognition of expenditures or revenues, respectively. There were no deferred outflows of resources reported as of June 30, 2025. For the year ended June 30, 2025, the District reported deferred inflow of resources of \$8,357,075 related to leases (Note 7).

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three components as follows:

- (1) Net investment in capital assets - This component consists of net capital assets reduced by the outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.
- (2) Restricted net position - This component is considered restricted if its use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws or buyers of the District's bonds. Restricted net position is restricted assets reduced by liabilities and deferred inflows of resources related to the restricted assets.
- (3) Unrestricted net position - This component consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

It is the District's policy to use restricted amounts first when both restricted and unrestricted net position is available unless, prohibited by legal or contractual provisions.

C. Cash and interest-bearing deposits

For purposes of the statement of cash flows, "cash and interest-bearing deposits" include all demand and savings accounts, and highly liquid investments (including restricted cash and assets held in the Louisiana Asset Management Pool) with an original maturity of three months or less when purchased.

D. Accounts Receivables

Accounts receivable consists of receivables related to commercial, housing and apartment leases. The receivables are shown net of the estimated allowance for doubtful accounts. The uncollectible amounts are based on collection experience and review of the status of existing receivables and relate to the housing and apartment leases. For the year ending June 30, 2025, the District did not have an allowance for doubtful accounts recorded.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

E. Prepaid Expenses

Prepaid expenses reflect costs applicable to future accounting periods and consist of payments of insurance and other administrative expenses.

F. Capital Assets

Capital assets which include property, equipment, and infrastructure assets are capitalized at acquisition cost or estimated cost if the acquisition costs are not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation. The District maintains a threshold of \$2,500 for machinery, equipment, and vehicles and \$25,000 for building, building improvements, and infrastructure.

Depreciation is computed using the straight-line method over the estimated service lives of the assets as follows:

	<u>Years</u>
Vehicles, machinery and equipment	5 to 25
Buildings and improvements	7 to 40
Infrastructure	20 to 40

G. Restricted Assets

Restricted assets include cash and interest-bearing deposits of the proprietary fund that are legally restricted to their use by the Federal Aviation Administration's Record of Decision for the Passenger Facilities Charge (PFC) program. All revenue from the PFC program, including any interest earned, may be used only to finance the allowable costs of approved PFC projects at the airport the District controls. Restricted cash at year end was \$153,463.

H. Advances in Rental Income

The District reports advances in rental income on its statement of net position. Advances in rental income arise when the District receives resources from rental income before it has legal claim to those resources. In subsequent periods, when the District has a legal claim to the resources, the revenue is recognized.

I. Contingent Tenant Rebates

Tenants leasing residential home (houses only, not apartments) are eligible to receive a rebate equal to a maximum of 10% of the first three years of rental payments if the tenant leaves in good standing and applies the rebate to the purchase of a home within Rapides Parish. If these conditions are not met, the rebate reverts back to the District as lease income. As of July 1, 2025, the District no longer offered this rebate to new tenants of residential homes.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

J. Compensated Absences

Employees of the District can earn from 80 to 160 hours of annual leave each year, depending on their length of service. Those employees who do not take their entire annual leave prior to December 31, may carry over the equivalent of what they earned in the current year, into the next calendar year. Unused annual leave may be carried forward each year up to a maximum of double the employees annual leave. Employees can earn 9 days of sick leave per year, depending on length of service. Unused sick leave may be carried forward each year up to a maximum of 960 hours; however, it is not compensable upon termination of employment. At June 30, 2025, employees have accumulated and vested benefits of \$239,440.

K. Restricted Net Position

Restricted net position is amounts restricted by the Federal Aviation Administration's Record of Decision for the Passenger Facilities Charge (PFC) program. In accordance with the PFC requirements, these amounts may only be used for projects that have been approved in the Record of Decision.

L. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities, and deferred inflows and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. These estimates include assessing the collectability of accounts receivable and the useful lives and impairment of tangible assets, among others. Estimates and assumptions are reviewed periodically, and the effects or revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from those estimates.

(2) Cash and Interest-Bearing Deposits

Under state law the District may deposit funds with a fiscal agent bank organized under the laws of the State of Louisiana, the laws of any other state in the union, or the laws of the United States. The District may invest in direct obligations of the United States government, bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by federal agencies and/or the United States government, and time certificates of deposit of state banks organized under Louisiana law and national banks having principal offices in Louisiana.

These deposits are stated at costs, which approximates market. Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, the District's deposits may not be recovered, or the District will not be able to recover the collateral securities that are in the possession of an outside party. The District does not have a policy for custodial credit risk; however, under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

with the fiscal agent bank. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

Bank balances	<u>\$ 8,944,834</u>
Federal deposit insurance	\$ 250,000
Uninsured and collateral held by pledging bank not in the District's name	<u>8,694,834</u>
Total	<u>\$ 8,944,834</u>

(3) Louisiana Asset Management Pool

The District participates in the Louisiana Asset Management Pool (LAMP). LAMP is an investment pool established as a cooperative endeavor to enable public entities of the State of Louisiana to aggregate funds for investment. LAMP is not registered with the Securities and Exchange Commission (SEC) as an investment company. The primary objective of LAMP is to provide a safe environment for the placement of public funds in short-term, high quality investments. The LAMP portfolio includes only securities and other obligations in which local governments in Louisiana are authorized to invest in accordance with LA-R.S. 33:2955. The financial report for LAMP may be accessed on its website [www.lamppool.com](http://www.lamppool.com).

Investments in LAMP carry the following characteristics:

- Credit risk: LAMP is rated AAAM by Standard & Poor's.
- Custodial credit risk: LAMP participants' investments in the pool are evidenced by shares of the pool. Investments in pools should be disclosed, but not categorized because they are not evidenced by securities that exist in physical or book-entry form. The public entity's investment is with the pool, not the securities that make up the pool; therefore, no disclosure is required.
- Concentration of credit risk: Pooled investments are excluded from the 5 percent disclosure requirement.
- Interest rate risk: LAMP is designed to be highly liquid to give its participants immediate access to their account balances. LAMP prepares its own interest rate risk disclosure using the weighted average maturity (WAM) method. The WAM of LAMP assets is restricted to not more than 90 days and consists of no securities with a maturity in excess of 397 days or 762 days for U.S. Government floating/variable rate investments.
- Foreign currency risk: Not applicable

The investments in LAMP are stated at fair value. The fair value is determined on a weekly basis by LAMP and the value of the position in the external investment pool is the same as the net asset value of the pool shares. At June 30, 2025 the District had \$274,614 invested in LAMP, which is included in cash and interest-bearing deposits on the Statement of Net Position.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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Notes to the Basic Financial Statements

(4) Capital Assets

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated:				
Land	\$ 41,072,265	\$ 376,134	\$ -	\$ 41,448,399
Construction in progress	<u>40,892,781</u>	<u>12,380,112</u>	<u>18,612,887</u>	<u>34,660,006</u>
Total capital assets, not being depreciated	<u>81,965,046</u>	<u>12,756,246</u>	<u>18,612,887</u>	<u>76,108,405</u>
Other capital assets:				
Vehicles, machinery, and equipment	7,694,549	1,166,276	76,638	8,784,187
Buildings and improvements	166,104,481	4,239,871	-	170,344,352
Infrastructure	105,826,371	17,090,455	-	122,916,826
Leased assets - equipment	<u>3,352,685</u>	<u>310,685</u>	<u>-</u>	<u>3,663,370</u>
Total capital assets being depreciated	<u>282,978,086</u>	<u>22,807,287</u>	<u>76,638</u>	<u>305,708,735</u>
Accumulated depreciation and amortization:				
Other capital assets	144,615,119	8,725,709	70,190	153,270,638
Leased assets - equipment	<u>813,401</u>	<u>405,061</u>	<u>-</u>	<u>1,218,462</u>
Total accumulated depreciation and amortization	<u>145,428,520</u>	<u>9,130,770</u>	<u>70,190</u>	<u>154,489,100</u>
Total capital assets being depreciated, net	<u>137,549,566</u>	<u>13,676,517</u>	<u>6,448</u>	<u>151,219,635</u>
Capital assets, net	<u>\$ 219,514,612</u>	<u>\$ 26,432,763</u>	<u>\$ 18,619,335</u>	<u>\$ 227,328,040</u>

Depreciation expense of \$8,725,709 was charged to operations for the year ended June 30, 2025. Amortization expense totaled \$405,061 for the year ending June 30, 2025. \$204,966 was charged to operations and included with depreciation expense on the Statement of Revenues, Expenses and Changes in Net Position, and \$200,095 was charged to operations and recorded within Oakwing expenditures on the Statement of Revenues, Expenses and Changes in Net Position.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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Notes to the Basic Financial Statements

(5) Tenant Deposits, Contingent Tenant Rebates, and Compensated Absences

Net changes in tenant deposits, contingent tenant rebates, and compensated absences is as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Tenant deposits	\$ 305,762	\$ 253,814	\$ 137,722	\$ 421,854
Contingent tenant rebates	224,744	31,346	47,434	208,656
Compensated absences	<u>146,572</u>	<u>210,599</u>	<u>117,731</u>	<u>239,440</u>
Total	<u>\$ 677,078</u>	<u>\$ 495,759</u>	<u>\$ 302,887</u>	<u>\$ 869,950</u>

(6) Long Term Liabilities

The following is a summary of changes in Long Term Liabilities:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Revenue refunding bonds:					
Series 2017A	\$ 1,306,000	\$ -	\$ 421,000	\$ 885,000	\$ 435,000
Lease payable	<u>1,210,298</u>	<u>310,685</u>	<u>364,637</u>	<u>1,156,346</u>	<u>301,273</u>
Total long term liabilities	<u>\$ 2,516,298</u>	<u>\$ 310,685</u>	<u>\$ 785,637</u>	<u>\$ 2,041,346</u>	<u>\$ 736,273</u>

A. Revenue bonds payable

Revenue bonds payable consisted of the following:

	Issue Date	Maturity Date	Interest Rate	Balance Outstanding
Revenue Refunding Bonds:				
Series 2017A	6/22/2017	4/1/2027	2.350%	<u>\$ 885,000</u>

Revenue bond debt service requirements to maturity are as follows:

<u>Year Ended June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 435,000	\$ 20,798	\$ 455,798
2027	<u>450,000</u>	<u>10,576</u>	<u>460,576</u>
	<u>\$ 885,000</u>	<u>\$ 31,374</u>	<u>\$ 916,374</u>

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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Notes to the Basic Financial Statements

B. Lease Payable

Lease agreements are summarized below:

<u>Description</u>	<u>Issue Date</u>	<u>Payment Terms</u>	<u>Payment amount</u>	<u>Interest rate</u>	<u>Original Lease Liability</u>	<u>Outstanding Liability</u>
Golf Equipment	2024	5 years	\$ 7,867	2.55%	\$ 443,666	\$ 359,394
Golf Equipment	2024	5 years	1,213	2.55%	68,418	55,424
Golf Equipment	2023	5 years	882	2.55%	49,741	33,862
Golf Equipment	2023	5 years	814	2.55%	45,906	30,502
Golf Equipment	2023	5 years	10,967	2.55%	618,496	400,848
District Vehicles	2025	5 years	5,993	2.55%	215,295	188,358
District Vehicles	2025	5 years	8,660	2.55%	11,854	87,958
Total					<u>\$ 1,453,376</u>	<u>\$ 1,156,346</u>

The District's leases do not carry a stated interest rate. The leases are not renewable, and the District does not anticipate acquiring the equipment at the end of the lease term.

Annual requirements to amortize long-term lease obligations and related interest are as follows:

<u>Year Ended June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 301,273	\$ 26,469	\$ 327,742
2027	309,136	18,606	327,742
2028	317,205	10,536	327,741
2029	201,535	3,388	204,923
2030	27,197	208	27,405
	<u>\$ 1,156,346</u>	<u>\$ 59,207</u>	<u>\$ 1,215,553</u>

(7) Lease Receivables and Revenues

The District implemented GASB 87 in a previous fiscal year, and as a result of the implementation, the District evaluated their non-cancelable leases for commercial and residential properties and concluded that their residential property leases did not fall under the standards of GASB 87 and were not included in the information below. Lease revenues and additional fees collected from residential properties totaled \$3,254,369 for the fiscal year ended June 30, 2025, this represents a 62% increase from the previous years residential rental revenues this is due to the District assuming responsibility for England Oaks. The District owns numerous commercial properties and has entered into several leases with private business and governmental entities. Each property is rented out at fair market value based on the square footage of the property and other unique attributes the properties offered. Leases entered into with the District range from one month to 25 years and depend on the needs of the users of the properties.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

The District recognizes a lease receivable and deferred inflow of resources for applicable leases. Measurement of the receivable was based on the fixed terms of applicable leases and was discounted to a net present value using an interest rate of 2.55%. Activity of the lease receivables are as follows:

Description	Lease Receivable	Lease Revenue	Lease Interest
Landside Leases	\$ 7,546,951	\$ 1,487,700	\$ 219,294
Airfield Leases	810,124	526,360	6,375
Total	<u>\$ 8,357,075</u>	<u>\$ 2,014,060</u>	<u>\$ 225,669</u>

Future payments and interest revenue related to the lease receivable are as follows:

Year Ended June 30	Principal	Interest	Total
2026	\$ 2,248,612	\$ 166,771	\$ 2,415,383
2027	1,753,228	126,557	1,879,785
2028	1,146,024	95,348	1,241,372
2029	718,047	70,505	788,552
2030	590,828	55,151	645,979
2031-2048	1,900,336	161,747	2,062,083
	<u>\$ 8,357,075</u>	<u>\$ 676,079</u>	<u>\$ 9,033,154</u>

(8) Commitments and Contingencies

The District is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the District's attorneys, any judgments rendered in favor of the plaintiff or payments resulting from compromise settlements, if any, would not adversely affect the financial position of District.

The District had several uncompleted construction contracts at the end of the year. The remaining commitment on these contracts was approximately \$2,773,903.

The District receives grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits and reviews could result in expenses being disallowed under the terms and conditions of the grant. In the opinion of management, such disallowance, if any, would be immaterial.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
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Notes to the Basic Financial Statements

(9) Risk Management

The District is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. These risks of loss are covered by purchasing a comprehensive commercial insurance policy and workers compensation insurance. Claims resulting from these risks have historically not exceeded insurance coverage over the last three years.

(10) Deferred Compensation Plan

Certain employees of the District participate in the England Economic and Industrial Development District's Deferred Compensation Plan (Plan) adopted under the provisions of Internal Revenue Code Section 457. This plan has two investment options which are administered by Empower and Nationwide Retirement Solutions. The District does not have managerial or financial responsibility for the plan assets. As of June 30, 2025, the plan assets totaled \$5,731,396 with \$5,424,845 held at Empower and \$306,551 held at Nationwide. These assets are owned by the Plan participants. The District recognized pension expense of \$202,059 for the year ending June 30, 2025. All employer and employee contributions and earnings are immediately vested.

(11) Compensation, Benefits, and Other Payments to Agency Head

The schedule of compensation benefits and other payments to Ralph Hennessey, Executive Director, for the year ended June 30, 2025 is presented below:

	<u>Ralph Hennessey</u>
Salary	\$ 209,635
Benefits-insurance	459
Benefits-retirement	23,250
Benefits-medicare	3,370
Benefits-SUTA	141
Benefits-worker's compensation	386
Travel	8,231
Registration fees	4,926
Conference travel	13,955
Dues and subscriptions	2,380
	<u>\$ 266,733</u>

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Basic Financial Statements

(12) New Accounting Pronouncements

Effective for the fiscal year ending June 30, 2025, the District implemented Governmental Accounting Standards Board (GASB) Statement No. 101, Compensated Absences. This Statement provides updated guidance for the recognition and measurement of compensated absences, including vacation, sick leave, and other paid leave benefits, and supersedes previous guidance under GASB Statement No. 16. Under GASB 101, a liability for compensated absences is recognized when earned and measurable, rather than when paid or accrued under narrower criteria. The District evaluated all leave types and updated its calculation methodology to conform with the new standard. The compensated absences liability includes estimated amounts due to employees based on their accumulated eligible leave and current pay rates, adjusted for expected forfeitures. The implementation of GASB 101 did not result in a restatement of prior period financial statements, as the updated measurement approach did not materially change the compensated absences liability previously calculated under GASB 16.

**INTERNAL CONTROL, COMPLIANCE**

**AND**

**OTHER MATTERS**

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C. Burton Kolder, CPA\*

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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

The Board of Commissioners  
England Economic and Industrial Development District  
Alexandria, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business activities of the England Economic and Industrial Development District (the District), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 4, 2025.

### Report on Internal Control over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. Although the intended use of this report may be limited, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

***Kolder, Slaven & Company, LLC***  
Certified Public Accountants

Alexandria, Louisiana  
December 4, 2025

# KOLDER, SLAVEN & COMPANY, LLC

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*Of Counsel*  
C. Burton Kolder, CPA\*

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## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

The Board of Commissioners  
England Economic and Industrial Development District  
Alexandria, Louisiana

### Report on Compliance for Each Major Federal Program

#### *Opinion on Each Major Federal Program*

We have audited the England Economic and Industrial Development District's (the District) compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on the District's major federal program for the year ended June 30, 2025. The District's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the England Economic and Industrial Development District complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2025.

#### *Basis for Opinion on Each Major Federal Program*

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the District's compliance with the compliance requirements referred to above.

### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the District's federal programs.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the District's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the District's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the District's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the District's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### ***Report on Internal Control over Compliance***

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose. Although the intended use of this report may be limited, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

***Kolder, Slaven & Company, LLC***

Certified Public Accountants

Alexandria, Louisiana  
December 4, 2025

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2025

Federal Grantor Program Title	Assistance Listing Number(s)	Pass-Through Identifying No.	Expenditures
<u>U.S. Department of Transportation</u>			
Airport Improvement Program	20.106	3-22-0003-083-2021	\$ 470,409
Airport Improvement Program	20.106	3-22-0003-086-2022	728,585
Airport Improvement Program	20.106	3-22-0003-092-2023	615,651
Airport Improvement Program	20.106	3-22-0003-093-2023	309,755
Airport Improvement Program	20.106	3-22-0003-094-2023	5,248,465
Airport Improvement Program	20.106	3-22-0003-096-2024	1,459,657
Airport Improvement Program	20.106	3-22-0003-078-2020	193,267
Airport Improvement Program	20.106	3-22-0003-090-2022	87,469
Airport Improvement Program	20.106	HQ00052210058	1,585,920
Airport Improvement Program	20.106	3-22-0003-091-2023	1,483
Airport Improvement Program	20.106	3-22-0003-098-2024	482,568
Airport Improvement Program	20.106	DPW-W9193H-22025-IGSA	27,850
Airport Improvement Program	20.106	3-22-0003-095-2024	909,894
Airport Improvement Program	20.106	3-22-0003-097-2024	35,137
Airport Improvement Program	20.106	3-22-0003-099-2025	1,137,054
Total expenditures of federal awards			<u>\$ 13,293,164</u>

The accompanying notes are an integral part of this schedule.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Notes to the Schedule of Expenditures of Federal Awards  
For the Year Ended June 30, 2025

(1) General

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the England Economic and Industrial Development District (the District) under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the District.

(2) Basis of Accounting

The accompanying schedule of expenditures of federal awards is presented using the accrual basis of accounting, which is described in Note 1 to the District's financial statements for the year ended June 30, 2025.

(3) Indirect Cost Rate

The District has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Schedule of Findings and Questioned Costs  
Year Ended June 30, 2025

Part I. Summary of Auditor's Results:

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting

Material weakness(es) identified?	_____	yes	_____	X	no
Significant deficiencies identified?	_____	yes	_____	X	none reported
Noncompliance material to financial statements noted?	_____	yes	_____	X	no

**Federal Awards**

Type of auditor's report issued on compliance for major programs: Unmodified

Internal control over major programs

Material weakness(es) identified?	_____	yes	_____	X	no
Significant deficiencies identified?	_____	yes	_____	X	none reported
Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)?	_____	yes	_____	X	no

Major programs:

<u>Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
20.106	Airport Improvement Program

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Auditee qualified as low-risk auditee? \_\_\_\_\_

X	yes	_____	no
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ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2025

Part II. Findings which are required to be reported in accordance with generally accepted Governmental Auditing Standards

Internal Control Findings –

None reported.

Compliance and Other Matters Finding –

None reported.

Part III. Findings and questioned costs for Major Federal awards which include audit findings as defined in 2 CFR section 200 of the Uniform Guidance:

Internal Control Finding –

None reported.

Compliance Finding –

None reported.

# KOLDER, SLAVEN & COMPANY, LLC

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO THE PASSENGER FACILITY CHARGE PROGRAM, ON INTERNAL CONTROL OVER COMPLIANCE, AND ON THE SCHEDULE OF REVENUES AND EXPENDITURES OF PASSENGER FACILITY CHARGES

The Board of Commissioners  
England Economic and Industrial Development District and  
the Federal Aviation Administration  
Alexandria, Louisiana

### Report on Compliance

#### *Opinion*

We have audited the England Economic and Industrial Development District's (the District) compliance with the types of compliance requirements described in the *Passenger Facility Charge Audit Guide for Public Agencies* (the Guide), issued by the Federal Aviation Administration, for its passenger facility charge program for the year ended June 30, 2025.

In our opinion, the District complied, in all material respects, with the requirements referred to above that are applicable to its passenger facility charge program for the year ended June 30, 2025.

#### *Management's responsibility*

Management is responsible for compliance with the requirements of the laws, regulations and terms and conditions of contracts applicable to its passenger facility charge program.

#### *Auditor's responsibility*

Our responsibility is to express an opinion on the District's compliance based on our audit. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the Guide. Those standards and the Guide require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on the passenger facility charge program occurred. An audit includes examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures, as we consider necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance with the Guide. However, our audit does not provide a legal determination of the District's compliance with those requirements.

### **Report on Internal Control over Compliance**

Management of the District is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations and terms and conditions of contracts applicable to the passenger facility charge program. In planning and performing our audit of compliance, we considered the District's internal control over compliance with requirements that could have a direct and material effect on the passenger facility charge program in order to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Guide, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with the Guide on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with the compliance of the Guide will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. This report is intended for the use of management and the Board of Commissioners of the District and the Federal Aviation Administration and is not intended to be and should not be used by anyone other than those specified parties. However, under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

***Kolder, Slaven & Company, LLC***

Certified Public Accountants

Alexandria, Louisiana  
December 4, 2025

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Schedule of Revenues and Expenditures of Passenger Facility Charges  
June 30, 2025

	Year ended June 30, 2025					Total	6/30/2025 Program Total
	6/30/2024 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.		
Revenue							
Collections	\$ 11,614,539	\$ 125,227	\$ 86,339	\$ 80,364	\$ 123,686	\$ 415,616	\$ 12,030,155
Interest	<u>90,695</u>	<u>2</u>	<u>4</u>	<u>4</u>	<u>3</u>	<u>13</u>	<u>90,708</u>
Total Revenue	<u>11,705,234</u>	<u>125,229</u>	<u>86,343</u>	<u>80,368</u>	<u>123,689</u>	<u>415,629</u>	<u>12,120,863</u>
Expenditures:							
Application 99-01-C-00-AEX							
ARFF vehicle	343,967	-	-	-	-	-	343,967
New Terminal Building	9,860,549	-	-	-	-	-	9,860,549
PFC application fees	<u>80,411</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>80,411</u>
Total Application 99-01-C-00-AEX	<u>10,284,927</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,284,927</u>
Application 17-02-C-00-AEX							
Update Airport Master Plan	490,798	-	-	-	-	-	490,798
PFC Administration costs	<u>46,288</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,288</u>
Total Application 17-02-C-00-AEX	<u>537,086</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>537,086</u>
Application 21-03-C-00-AEX							
Acquire ARFF Vehicle	815,000	-	-	266,261	-	266,261	1,081,261
PFC Administration ongoing costs	11,989	-	-	-	-	-	11,989
PFC Administration Formulation costs	<u>52,137</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>52,137</u>
Total Application 21-03-C-00-AEX	<u>879,126</u>	<u>-</u>	<u>-</u>	<u>266,261</u>	<u>-</u>	<u>266,261</u>	<u>1,145,387</u>
Total expenditures	<u>11,701,139</u>	<u>-</u>	<u>-</u>	<u>266,261</u>	<u>-</u>	<u>266,261</u>	<u>11,967,400</u>
Net PFC revenue	<u>4,095</u>	<u>125,229</u>	<u>86,343</u>	<u>(185,893)</u>	<u>123,689</u>	<u>149,368</u>	<u>149,368</u>
PFC account balance	<u>\$ 4,095</u>	<u>\$ 129,324</u>	<u>\$ 215,667</u>	<u>\$ 29,774</u>	<u>\$ 153,463</u>	<u>\$ 153,463</u>	<u>\$ 153,463</u>

**Notes:**  
The above schedule of revenues and expenditures of passenger facility charges is prepared on the cash basis of accounting in accordance with the requirements of the Federal Aviation Administration. Therefore, some amounts presented in this schedule may differ from amounts presented in or used in the preparation of the financial statements. See Note 1 to the financial statements for the District's summary of significant accounting policies.

See independent auditors report.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Passenger Facility Charge Program  
Schedule of Findings and Questioned Costs  
For the Year Ended June 30, 2025

Part I. Summary of Auditor's Results:

1. No deficiencies in internal control over compliance were reported during the audit of the passenger facility charge program. No material weaknesses were reported.
2. The auditor's report on compliance for the passenger facility charge program expresses an unmodified opinion.
3. There were no audit findings to be reported in accordance with the *Passenger Facility Charge Audit Guide for Public Agencies*.

Part II. Findings and Questioned Costs:

Internal Control Finding –

None reported.

Compliance Finding –

None reported.

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Passenger Facility Charge Program Audit Summary  
For the Year Ended June 30, 2025

1. Type of report issued on PFC financial statements.	<u>  X  </u>	Unmodified	<u>      </u>	Qualified
2. Type of report on PFC compliance.	<u>  X  </u>	Unmodified	<u>      </u>	Qualified
3. Quarterly revenue and disbursements reconcile with submitted quarterly reports and reported un-liquidated revenue matches actual amounts.	<u>  X  </u>	Yes	<u>      </u>	No
4. PFC revenue and interest is accurately reported on FAA form 5100-127.	<u>  X  </u>	Yes	<u>      </u>	No
5. The District maintains a separate financial accounting record for each application.	<u>  X  </u>	Yes	<u>      </u>	No
6. Funds disbursed were for PFC eligible items as identified in the FAA decision to pay only for allowable costs of the project.	<u>  X  </u>	Yes	<u>      </u>	No
7. Monthly carrier receipts were reconciled with quarterly carrier reports.	<u>  X  </u>	Yes	<u>      </u>	No
8. PFC revenues were maintained in a separate interest-bearing capital account or commingled only with other interest-bearing airport capital funds.	<u>  X  </u>	Yes	<u>      </u>	No
9. Serving carriers were notified of PFC program actions or changes approved by the FAA.	<u>  X  </u>	Yes	<u>      </u>	No
10. Quarterly reports were transmitted (or available via website) to remitting carriers.	<u>  X  </u>	Yes	<u>      </u>	No
11. The District is in compliance with Assurances 5, 6, 7, and 8.	<u>  X  </u>	Yes	<u>      </u>	No
12. Project design and implementation is carried out in accordance with Assurance 9.	<u>  X  </u>	Yes	<u>      </u>	No
13. Project design and implementation is carried out in accordance with Assurance 10.	<u>  X  </u>	Yes	<u>      </u>	No
14. For those public agencies with excess revenue, a plan for the use of this revenue has been submitted to the FAA for review and concurrence.	<u>  X  </u>	Yes	<u>      </u>	No

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
Alexandria, Louisiana

Schedule of Current and Prior Year Audit Findings  
And Management's Corrective Action Plan  
Year Ended June 30, 2025

Part I. Current Year Findings and Management's Corrective Action Plan:

A. Internal Control Over Financial Reporting

None reported.

B. Compliance and other matters

None reported.

Part II: Prior Year Findings:

A. Internal Control Over Financial Reporting

None reported.

B. Compliance

None reported