

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Financial Report

Year Ended April 30, 2025

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Central Louisiana Regional Port
Alexandria, Louisiana

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of the Central Louisiana Regional Port (“Port”) as of and for the year ended April 30, 2025, and the related notes to the financial statements, which collectively comprise the Port’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 Central Louisiana Regional Port, as of April 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 Central Louisiana Regional Port and to meet our 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 these 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 Port’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.

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Auditor's Responsibilities for the Audit of 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 judgement 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 judgement 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 Port'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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Port'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, as listed in the table of contents, 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 Port's basic financial statements. The accompanying 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*, are presented 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 are 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 October 22, 2025, on our consideration of the Port'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 Port'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 the Port's internal control over financial reporting and compliance.

Kolder, Slaven & Company, LLC
Certified Public Accountants

Alexandria, Louisiana
October 22, 2025

REQUIRED SUPPLEMENTARY INFORMATION

Central Louisiana Regional Port
April 30, 2025

Management's Discussion and Analysis

Our discussion and analysis of the Central Louisiana Regional Port's (the Port) financial performance provides and overview of the Port's financial activities for the fiscal year ended April 30, 2025. Please read in conjunction with the Port's basic financial statements, which begins on page 10.

Financial Highlights

- The Port's net position increased by \$ 2,514,420, during the year ended April 30, 2025, which is a 7.46% increase in total net position.

Using this Annual Report

This annual report consists of Management's Discussion and Analysis, the basic financial statements, and notes to the financial statements. Management's Discussion and Analysis provides a narrative of the Port's financial performance and activities for the year ended April 30, 2025. The basic financial statements provide readers with a broad overview of the Port's finances, in a manner similar to a private-sector business. The notes provide additional information that is essential to a full understanding of the date provided in the basic financial statements.

The basic financial statements consist of the three statements:

- The Statement of Net Position presents information on all of the Port's assets, deferred outflows, liabilities and deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Port is improving or deteriorating.
- The Statement of Revenues, Expenses and Changes in Net Position presents information showing how the Port's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Certain revenues and expenses are reported in this statement that will result in cash flows in future periods.
- The Statement of Cash Flows presents information showing how the Port's cash changed during the most recent fiscal year. It shows the source and uses of cash.

Central Louisiana Regional Port
April 30, 2025

Management's Discussion and Analysis

A summary of net position is presented below.

Table 1

Changes in Net Position

	2025	2024	% Change
Current and other assets	\$ 8,575,666	\$ 7,145,378	20.02%
Construction in progress	1,336,761	3,019,709	-55.73%
Capital assets, net of depreciation	30,246,188	26,368,051	14.71%
Total assets	40,158,615	36,533,138	9.92%
Current liabilities	423,896	640,822	-33.85%
Deferred inflows of resources	3,490,242	2,162,259	61.42%
Total liabilities	3,914,138	2,803,081	39.64%
Invested in capital assets	31,161,469	28,759,789	8.35%
Unrestricted net position	5,083,008	4,970,268	2.27%
Total net position	\$ 36,244,477	\$ 33,730,057	7.46%

Invested in capital assets represents the Port's long-term investment in capital assets, net of accumulated depreciation, and is not available for current operations.

Central Louisiana Regional Port
April 30, 2025

Management's Discussion and Analysis

A summary of changes in net position is presented below.

Table 2

Changes in Net Position

	2025	2024	% Change
Operating revenues			
(Charges for services, leases, and other)	\$ 1,444,361	\$ 1,205,704	19.79%
Non-operating revenue			
(Government subsidies and interest income)	244,307	213,480	-24.56%
Total revenues	4,095,312	4,719,877	-13.23%
Operating expenses			
Depreciation	915,678	886,058	3.34%
Other	665,214	553,172	20.25%
Total expenses	1,580,892	1,439,230	9.84%
Capital contributions	2,406,644	3,300,693	27.09%
Change in net position	\$ 2,514,420	\$ 3,280,647	7.46%

Capital Assets

As of April 30, 2025, and 2024, the port had \$ 43,557,702 and \$ 40,446,835 respectively, invested in capital assets, including land and improvements, roads, port facilities, furniture, fixtures, and equipment. There were \$2,195,189 in additions and no deletions to capital assets during the year that ended April 30, 2025.

The 2024-2025 fiscal year reflected continued stability in Port operations. Lease and rent income remained strong as tenants operated without interruption, contributing to steady revenue growth. Military utilization of the Port for training and logistics remained consistent, reaffirming the Port's strategic importance as an inland support facility. The Port also advanced capital improvement efforts to expand its infrastructure, including facility upgrades and hardstand construction, which are expected to enhance future capacity and revenue potential. We added an additional tenant with the addition of Martin Marietta, by granting access to the City of Alexandria's Rail Spur which Martin Marietta has leased.

Central Louisiana Regional Port
April 30, 2025

Management's Discussion and Analysis

Other Currently Known Facts, Decision, or Conditions

The Port's profitability may vary annually due to throughput, river navigation conditions, and timing of capital grant reimbursements. Long-term lease agreements, conservative fiscal management, and ongoing infrastructure development continue to provide stability and position the Port for sustainable growth. The Port remains financially sound and continues to strengthen partnerships with the Red River Waterway Commission, Louisiana Department of Transportation and Development, and the U.S. Department of Defense.

Where appropriate, the tenants share the bulk of the maintenance except for replacement of the capital assets.

Contracting the Port's Financial Management

This financial report is designed to provide a general overview of the Port's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Central Louisiana Regional Port's office at 600 River Port Road, Alexandria, Louisiana.

BASIC FINANCIAL STATEMENTS

CENTRAL LOUISIANA REGIONAL PORT
 Alexandria, Louisiana

Statement of Net Position
 April 30, 2025

ASSETS

Current assets:

Cash and interest-bearing deposits	\$ 4,973,887
Grant receivables	637,026
Lease receivables	2,961,624
Deposits	1,283
Prepaid items	1,846
Total current assets	<u>8,575,666</u>

Noncurrent assets:

Land	4,312,848
Construction in progress	1,336,761
Capital assets, net	<u>25,933,340</u>
Total noncurrent assets	<u>31,582,949</u>
Total assets	<u>\$ 40,158,615</u>

LIABILITIES

Current liabilities:

Accounts payables	\$ 2,416
Construction payables	394,969
Retainage payable	<u>26,511</u>
Total liabilities	<u>423,896</u>

DEFERRED INFLOWS OF RESOURCES

Unearned grant revenue	338,521
Deferred inflow - lease revenue	2,961,624
Unearned lease revenue	<u>190,097</u>
Total deferred inflows of resources	<u>3,490,242</u>

NET POSITION

Net investment in capital assets	31,161,469
Unrestricted	<u>5,083,008</u>
Total net position	<u>\$ 36,244,477</u>

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

CENTRAL LOUISIANA REGIONAL PORT
 Alexandria, Louisiana

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

Operating revenues:

Lease income	\$ 1,012,519
Rent income	427,367
Miscellaneous income	4,475
Total operating revenues	<u>1,444,361</u>

Operating expenses:

Salaries	237,586
Retirement	23,397
Payroll taxes	18,670
Legal and professional fees	45,337
Membership and dues	11,059
Office expense	18,794
Depreciation	915,678
Insurance	92,361
Marketing and development	19,014
Accounting	29,962
Repairs and maintenance	152,243
Travel	16,791
Total operating expenses	<u>1,580,892</u>

Operating loss (136,531)

Nonoperating revenues:

Interest income	244,307
Capital contributions	<u>2,406,644</u>
Total nonoperating revenue	<u>2,650,951</u>

Change in net position 2,514,420

Net position, beginning 33,730,057

Net position, ending **\$ 36,244,477**

CENTRAL LOUISIANA REGIONAL PORT
 Alexandria, Louisiana

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

Cash flows from operating activities:

Receipts from customers	\$ 1,391,730
Payments to suppliers	(397,842)
Payments to employees	<u>(279,653)</u>
Net cash provided by operating activities	<u>714,235</u>

Cash flows from capital and related financing activities:

Purchases and construction of capital assets	<u>(3,317,358)</u>
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Cash flows from investing activities

Capital contributions	2,332,821
Interest received	<u>244,307</u>
Net cash provided by investing activities	<u>2,577,128</u>

Net decrease in cash and interest-bearing deposits	(25,995)
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Cash and interest-bearing deposits, beginning of period	<u>4,999,882</u>
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Cash and interest-bearing deposits, end of period	<u>\$ 4,973,887</u>
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Reconciliation of operating loss to net cash provided by operating activities:

Operating loss	\$ (136,531)
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Adjustments to reconcile operating income to net cash provided by operating activities -	
Depreciation	915,678
Unearned revenue	(52,631)

Changes in assets and liabilities:

Increase in prepaid expenses	(1,846)
Decrease in accounts payables	(10,435)
Decrease in accounts receivable from lease payments	(1,042,093)
Decrease in deferred revenue from lease payments	<u>1,042,093</u>
Net cash provided by operating activities	<u>\$ 714,235</u>

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

(1) Summary of Significant Accounting Policies

The accompanying financial statements of the Central Louisiana Regional Port (the Port) 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. Financial Reporting Entity

The Central Louisiana Regional Port (the Port), was created by Act 1987, No. 440 of the Legislature of the State of Louisiana, and is a political subdivision of the State. Effective July 1, 2015, the State of Louisiana has changed the name of the Alexandria Regional Port Authority to the Central Louisiana Regional Port. Its territorial limits are concurrent with that of the municipal limits of the Parish of Rapides. The Port is governed by a board of commissioners, composed of ten members, who serve without compensation. The City of Alexandria appoints four commissioners, Rapides Parish Police Jury appoints three commissioners, City of Pineville appoints two commissioners and Town of Boyce appoints one commissioner to the board.

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:

- 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.
- Whether the primary government's governing authority (Board Members) appoints a majority of board members of the potential component unit and is able to impose its will on the potential component unit or whether the potential component unit is fiscally dependent on the primary government.
- Financial benefit/burden relationship between the primary government and the potential component unit.
- The nature and significance of the relationship between the potential component units with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading.

The Port is a primary government and has no component units. The accompanying financial statements present information only on the funds maintained by the Port and do not present information on any other governmental unit.

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

B. Basis of Accounting

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

The Port maintains its books and records on the full accrual basis of accounting and on the flow of economic resources measurement focus. The Port 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 of the Port are derived from leasing out facilities owned by the Port. 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.

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. For the year ended April 30, 2025, the Port recognized a deferred inflow of resources of \$3,151,721, related to future lease revenue, and \$338,521 related to grant revenues.

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The Port 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. 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 Port.

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

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

C. Assets and Liabilities

Cash and interest-bearing deposits

For the purpose of the statement of cash flows, “cash and interest-bearing deposits” include all demand and savings accounts, certificates of deposit and short-term investments with an original maturity of three months or less when purchased.

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Enterprise fund activities consist of lease income collected throughout the year in accordance to the Port’s lease agreements. There were no receivables related to the lease income at year end.

Prepaid expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets. They are reported at historical cost or estimated cost if historical is not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation. The Port maintains a threshold level of \$2,500 for capitalizing assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. No interest expense was incurred during the current construction projects of the Port.

Depreciation of all exhaustible capital assets is charged as an expense against its operations. The estimated useful lives are as follows:

Infrastructure-roads	50 years
Port facilities	40 years
Furniture and fixtures	7 years
Equipment	5-40 years

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

Compensated Absences

The Port allows its employees to accrue between seven to thirty-five days of vacation based on the numbers of years served by the employee. The employees are not allowed to carryover unused vacation earned during the period. Each employee is also allowed to accumulate up to ten days of sick pay per employment year with an accumulation of up to 30 days, however, no accumulated sick pay will be paid out upon separation of employment. No amounts were accrued for vacation payable due to the amounts being immaterial to the financial statements.

Unearned Revenue

Unearned revenue was derived from an agreement with a tenant for improvements to be made to a Port's asset. In exchange for the improvements being made, the Port agreed to reduce the tenants monthly rent income for the duration of the lease term. Revenue will be recognized in subsequent periods when the lease term is satisfied.

Advances in Lease Income

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

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 Port may deposit funds within 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 Port may invest certificates and time deposits of state banks organized under Louisiana law and national banks having principal offices in Louisiana.

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, the Port's deposits may not be recovered, or the Port will not be able to recover the collateral securities that are in the possession of an outside party. These deposits are stated at costs, which approximates market. Under state law, 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 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. The Port does not have a policy for custodial credit risk. Deposit balances (bank balances) are secured as follows.

Bank balances	<u>\$ 1,740,411</u>
Insured	\$ 250,000
Uninsured and collateral held by pledging bank not in the Port's name	<u>1,490,411</u>
Total	<u>\$ 1,740,411</u>

(3) Louisiana Asset Management Pool

The Port 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.lampool.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.

CENTRAL LOUISIANA REGIONAL PORT
 Alexandria, Louisiana

Notes to Basic Financial Statements

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 April 30, 2025, the Port had \$3,237,545 invested in LAMP, which is included in cash and interest-bearing deposits on the Statement of Net Position.

(4) Capital Assets

Capital asset activity was as follows:

	Balance Beginning	Additions	Deletions	Balance Ending
Capital assets not being depreciated:				
Land	\$ 4,127,443	\$ 185,405	\$ -	\$ 4,312,848
Construction in progress	<u>3,019,709</u>	<u>2,925,462</u>	<u>4,608,410</u>	<u>1,336,761</u>
Total capital assets, not being depreciated	<u>7,147,152</u>	<u>3,110,867</u>	<u>4,608,410</u>	<u>5,649,609</u>
Other capital assets				
Infrastructure - roads	1,015,360	-	-	1,015,360
Port facilities	30,805,916	4,608,410	-	35,414,326
Port office facility	465,133	-	-	465,133
Furniture and fixtures	448	-	-	448
Equipment	<u>1,012,826</u>	<u>-</u>	<u>-</u>	<u>1,012,826</u>
Total capital assets being depreciated	<u>33,299,683</u>	<u>4,608,410</u>	<u>-</u>	<u>37,908,093</u>
Less accumulated depreciation				
Infrastructure - roads	(353,037)	(19,046)	-	(372,083)
Port facilities	(10,102,476)	(836,076)	-	(10,938,552)
Port office facility	(185,589)	(11,278)	-	(196,867)
Furniture and fixtures	(448)	-	-	(448)
Equipment	<u>(417,525)</u>	<u>(49,278)</u>	<u>-</u>	<u>(466,803)</u>
Total accumulated depreciation	<u>(11,059,075)</u>	<u>(915,678)</u>	<u>-</u>	<u>(11,974,753)</u>
Total capital assets being depreciated, net	<u>22,240,608</u>	<u>3,692,732</u>	<u>-</u>	<u>25,933,340</u>
Total capital assets, net	<u>\$ 29,387,760</u>	<u>\$ 6,803,599</u>	<u>\$ 4,608,410</u>	<u>\$ 31,582,949</u>

Depreciation expense was charged in the amount of \$915,678.

CENTRAL LOUISIANA REGIONAL PORT
 Alexandria, Louisiana

Notes to Basic Financial Statements

(5) Leases

The Port owns numerous commercial properties and has entered into several leases with private businesses and government entities. Each property is rented out at fair market value based upon the square footage of the property and other unique attributes the properties offered. Leases entered into with the Port range from 5 years to 10 years. With implementations of GASB 87 the Port recognized a lease receivable and a deferred inflow of resources for applicable leases. Measurement of the receivable was based upon the fixed terms of applicable leases and was discounted to a net present value using an interest rate of 2.58%. Activity of the lease receivables are as follows:

Description	Lease Receivable	Lease Revenue	Lease Interest
Commercial Leases	\$ 2,796,519	\$ 692,693	\$ 83,270
Minimum Throughput Payments	165,105	64,002	5,242
Total	<u>\$ 2,961,624</u>	<u>\$ 756,695</u>	<u>\$ 88,512</u>

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

Year Ended April 30	Principal	Interest	Total
2026	\$ 788,296	\$ 68,745	\$ 857,041
2027	796,560	46,438	842,998
2028	666,848	26,812	693,660
2029	573,340	10,438	583,778
2030	136,580	2,878	139,458
	<u>\$ 2,961,624</u>	<u>\$ 155,311</u>	<u>\$ 3,116,935</u>

(6) Schedule of Compensation, Benefits, and Other Payments to Chief Executive Officer

The detail of compensation, benefits, and other payments paid to Executive Director Ben Russo for the year ended April 30, 2025 are as follows:

Purpose	Ben Russo
Salary	\$ 162,233
Benefits - retirement	16,223
Travel expense	23,912
Meals	317
	<u>\$ 202,685</u>

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Notes to Basic Financial Statements

(7) Pension Plan

On January 1, 2018 the Port established the Central Louisiana Regional Port 457(b) Plan. All employees are eligible to participate in the plan on the first day of the calendar month after they have completed 90 days of service. The plan offers different types of contributions that could be made by employees to the plan. The Port will make matching contribution up to a maximum of 10% of the employee's contribution to the plan. Matching contributions made by the Port for the year were \$23,397.

(8) Risk Management

The Port is exposed to risks of loss in the areas of damage to and destruction of assets, injuries to employees and natural disasters. These risks of loss are handled by purchasing commercial insurance coverage. There have been no significant reductions in the insurance coverage during the year, nor have settlements exceeded coverage for the past three years.

(9) Concentrations - Revenue

For the year ending April 30, 2025, the Port received 70% of its total operating revenue from four customers. Of those four customers, two accounted for 42% and 31%, respectively, of the total lease income received and one customer accounted for 30% of the total rent income received.

(10) Litigation

The Port is subject to various lawsuits and claims, many of which arise in the normal course of business. Although their outcome is not presently determinable, it is the opinion of management that resolution of these matters will not have a material adverse effect on the financial condition of the Port.

**INTERNAL CONTROL, COMPLIANCE
AND OTHER MATTERS**

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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
Central Louisiana Regional Port
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-type activities of the Central Louisiana Regional Port ("Port"), as of and for the year ended April 30, 2025, and the related notes to the financial statements, which collectively comprise the Port's basic financial statements, and have issued our report thereon dated October 22, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Port'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Port's internal control. Accordingly, we do not express an opinion on the effectiveness of the Port'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 Port'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 Port'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. 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
October 22, 2025

KOLDER, SLAVEN & COMPANY, LLC

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

The Board of Commissioners
Central Louisiana Regional Port
Alexandria, Louisiana

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Central Louisiana Regional Port's (Port) 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 each of the Port's major federal programs for the year ended April 30, 2025. The Port's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Central Louisiana Regional Port complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended April 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 Port 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 Port'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 Port'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 Port'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 Port'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 Port'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 Port'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 Port'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 Louisiana Legislative Auditor as a public document.

Kolder, Slaven & Company, LLC

Certified Public Accountants

Alexandria, Louisiana
October 22, 2025

Central Louisiana Regional Port
 Schedule of Expenditures of Federal Awards
 Year Ended April 30, 2025

Federal Grantor/Pass-Through Grantor/Program Name	Assistance Listing Number(s)	Pass-Through Identifying No.	Federal Expenditures(\$)	Amounts Passed Through to Subrecipients
Delta Regional Authority				
Delta Regional Authority				
States Economic Development Assistance Program	90.200	LA-54529	\$ 38,220	\$ -
States Economic Development Assistance Program	90.200	LA-54890	870,777	-
Total Expenditures of Federal Awards			<u><u>\$ 908,997</u></u>	<u><u>\$ -</u></u>

The accompanying notes are an integral part of this schedule

CENTRAL LOUISIANA REGIONAL PORT
Alexandria Louisiana

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

(1) General

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the federal award activity of the Central Louisiana Regional Port (Port) under programs of the federal government for the year ended April 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 Guidance). Because the Schedule presents only a selected portion of the operations of the Port, it is not intended to and does not present the financial position or changes in net assets of the Port.

(2) Basis of Accounting

Expenditures reported on the accompanying Schedule of Expenditures of Federal Awards are presented using the modified accrual basis of accounting, which is described in Note 1 to the Port’s financial statements. Such expenditures are recognized following the principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

(3) Indirect Cost Rate

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

(4) DRA CFDA 90.200

The Delta Regional Authority (DRA) awarded funds to the Port under CFDA 90.200 to support economic development and infrastructure projects within the Port. These funds were provided to reimburse eligible expenditures incurred by the Port related to approved DRA projects.

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Schedule of Findings and Questioned Costs
Year Ended April 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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Significant deficiencies identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None reported
Noncompliance material to financial statements noted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Federal Awards

Internal control over major programs:

Material weakness(es) identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Significant deficiencies identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None reported

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

Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)? Yes No

Major programs:

Assistance Listing Number Name of Federal Program or Cluster

90.200 States' Economic Development Assistance Program

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

Auditee qualified as low risk auditee. Yes No

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

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

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

A. Internal Control Over Financial Reporting

None reported.

B. Compliance

None reported.

Part III. Findings and questioned costs – Federal Award Programs

A. Internal Control Over Financial Reporting

None reported.

B. Compliance

None reported.

CENTRAL LOUISIANA REGIONAL PORT
Alexandria, Louisiana

Schedule of Current and Prior Year Findings
Year Ended April 30, 2025

Part I: Current Year Findings

A. Internal Control Over Financial Reporting

None reported.

B. Compliance

None reported.

Part II: Prior Year Findings

A. Internal Control Over Financial Reporting

None reported.

B. Compliance

None reported.