



NOTICE OF MEETING OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a Regular Meeting of the Copperas Cove Economic Development Corporation will be held on March 26, at 12:00 p.m. at the Copperas Cove Economic Development Corporation's office at 207 S 3rd Street, Copperas Cove, Texas 76522 at which time the following agenda will be discussed.

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA

All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Regular Meeting held on February 26, 2025. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC**

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action on approving the Profit and Loss Report for December 2024 **Fred Welch, Executive Director, Copperas Cove EDC**
2. Consideration and action on approving Resolution #EDC 2025-02 accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2024, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**
3. Consideration and action on approving the Fiscal Year 2023-2024 Annual Financial Report (Audit). **Fred Welch, Executive Director, Copperas Cove EDC**

4. Regional Habitat Conservation Plan (HCP) presented by the Bell County Commissioners Court. **Fred Welch Executive Director, Copperas Cove EDC**

I. REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS

1. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC**
2. Senior Director, BRE's Report. **Sean Stevens, Senior Director BRE, Copperas Cove EDC**
3. Marketing Director's Report. **Sheena Tanner, Marketing Director, Copperas Cove EDC**
4. Workforce Development Specialist's Report. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC**
5. Small Business Support Director's Report. **Anne Seneca, Small Business Support Director Copperas Cove EDC**

J. ITEMS FOR FUTURE AGENDAS

K. EXECUTIVE SESSION

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. Pursuant to Section 551.072, Texas Government Code – Deliberation regarding real property – Patriot Circle Project.
2. Pursuant to Section 551.074 Local Government Code personnel matters – To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, regarding contracts of a public employee or office. **Fred Welch, Executive Director, Copperas Cove EDC**

L. RECONVENE INTO AN OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION.

M. ADJOURN

The Board of Directors reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **5 P.M. on March 21, 2025.**

Brittany Sanders, Workforce Development Specialist
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: March 26, 2025

Contact: Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on February 26, 2025.
Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Attachments:

Regular Meeting Minutes – February 26, 2025



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for February 26, 2025

A. CALL TO ORDER

Vice Chairman JC Stubbs called the Regular Meeting of the Copperas Cove Economic Development Corporation to order at 12:01 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chairman JC Stubbs led the Invocation and Pledge of Allegiance.

C. ROLL CALL

Roll call led by Brittany Sanders, Workforce Development Specialist

<i>Present: Bradi Diaz, Chairman</i>	<i>Fred Welch, Executive Director</i>
<i>JC Stubbs, Vice Chairman</i>	<i>Sheena Tanner, Marketing Director</i>
<i>Fred Chavez, Secretary</i>	<i>Brittany Sanders, Workforce Development Specialist</i>
<i>David McPhail, Treasurer</i>	<i>Isaac Almeida, Intern</i>
<i>Vonya Hart, Council Liaison</i>	<i>Barbara Boulware-Wells, Legal Counsel</i>
<i>Anthony Martinez, Director</i>	

Absent: Sean Stevens, Senior Director, BRE
Anne Seneca, Small Business
Support Director

D. ANNOUNCEMENTS

- *Executive Director Fred Welch announced that the Copperas Cove EDC has sponsored a table at the National Mounted Warfare Foundation's annual "Homecoming for Heroes" gala on April 26th at SC River Ranch Oakalla, Texas.*
- *Council Liaison Vonya Hart briefly discussed the February 21st City Council retreat and the Copperas Cove Capital Improvement Plan.*

E. CITIZENS FORUM

At this time, citizens will be allowed matters other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

None

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of this item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Meeting held on January 22, 2025. **Brittany Sanders, Workforce Development Specialist.**

Secretary Fred Chavez made a motion to approve Agenda Item F1. Vice Chairman JC Stubbs seconded the motion, and with a unanimous vote, the motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEMS

1. Consideration and action on approving the Profit and Loss report for November 2024. **Fred Welch, Executive Director, Copperas Cove EDC.**

Vice Chairman JC Stubbs made a motion to approve Agenda Item H1. Treasurer David McPhail seconded the motion, and with a unanimous vote, the motion carried.

2. Consideration and action on approving the strategic plan for the Copperas Cove EDC. **Fred Welch, Executive Director, Copperas Cove EDC.**

Secretary Fred Chavez made a motion to approve Agenda Item H2. Treasurer David McPhail seconded the motion, and with a unanimous vote, the motion carried.

3. Consideration and action on approving the plan of work for FY 2024-2025. **Fred Welch, Executive Director, Copperas Cove EDC.**

Vice Chairman JC Stubbs made a motion to table Agenda Item H3 for a later date. Secretary Fred Chavez seconded the motion, and with a unanimous vote, the motion carried.

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS

1. Executive Director Fred Welch gave an update on the following topics listed below:

- *ICSC Red River.*
- *Introductory meeting with Texas A&M-Central Texas President, Dr. Rhodes.*
- *Belton Water plant backup power plant ribbon cutting ceremony on February 20th.*
- *Nelson Brew Works soft opening event on February 20th.*
- *City Council Retreat.*
- *Military Relation Council Meeting at Central Texas College.*
- *Economic Development Administration (EDA) Grant final annexation and design.*
- *Upcoming Intermodal Study (R.A.I.L Project) Stakeholder meetings.*
- *DCIP Grant final annexation and final design.*
- *Hometown Heroes Project funding.*
- *Small Business Support Director Anne Seneca's completion of the Basic Texas Economic Development Council course.*
- *Future meeting with the new superintendent of Copperas Cove ISD.*
- *Texas Economic Development Council mid-year conference during this week.*
- *Senior Director Sean Stevens is currently attending Future Leaders Training (FLT) at the Texas Economic Development Council mid-year conference*
- *Upcoming Grand Central Texas Economic Development Partnership marketing trips to Dallas and Atlanta.*
- *Upcoming Jury Duty on March 14th.*

2. Executive Director Fred Welch gave a report on behalf of Senior Director, BRE Sean Stevens on the following topics listed below:

- *Senior Director Sean Stevens is currently attending Future Leaders Training (FLT) at the Texas Economic Development Council mid-year conference.*
- *Nelson Brew Work's successful opening and EDC investment.*
- *Second Quarter Restaurant Roundtable to be held on April 21st at Nelson Brew Works.*
- *The forming of a new F.I.R.M (Finance, Insurance, Real Estate and Mortgage).*
- *Ordinance to amend allowable uses within the Copperas Cove Primary Corridor Overlay has passed.*
- *Upcoming Grand Central Texas Economic Development Partnership marketing trip to Dallas on March 26th. Six EDC meetings have been scheduled for that day.*

3. Marketing Director Sheena Tanner gave an update on the following topics listed below:

- *Steady increase of EDC website traffic.*
- *Facebook audience growth maintained.*
- *Film Friendly Project update and work with a filmmaker.*
- *Top three most popular posts of the month were related to the Skilled trades Hiring event.*
- *Grand Central Texas Partnership marketing work.*
- *Upcoming audit of EDC weblinks.*
- *Future update of outdated EDC promotional content.*

4. Workforce Development Specialist Brittany Sanders gave an update on the following topics listed below:

- *Meet and greet with Central Texas College Career Technical Education Department to discuss possible partnerships.*
- *Discussed the Summer Earn-and-Learn program for youth with disabilities.*
- *Overview of Skilled Trades Hiring event and key takeaways.*

5. Executive Director Fred Welch gave a report on behalf of Small Business Support Director Anne Seneca on the following topics listed below:

- *Upcoming Oktoberfest planning.*
- *The development of an 8-week entrepreneurial academy.*

J. ITEM FOR FUTURE AGENDAS.

- *Regional Habitat Conservation Plan by Bell County Judge Blackburn.*
- *Executive Director's Annual Review*

K. EXECUTIVE SESSION CONVENED AT 12:51 P.M.

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. Pursuant to section 551.072, Texas Government Code - Deliberation Regarding Real Property, the Economic Development Corporation Board will go into executive session to discuss Item K.

L. RECONVENE INTO OPEN SESSION AT 1:33 P.M. FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION.

1. *No action taken*

M. ADJOURN

Chairman Bradi Diaz adjourned the meeting at 1:33 p.m.

ATTEST:

Brittany Sanders, Workforce Development Specialist

Fred Chavez, Secretary of the Board

Economic Development Corporation

H.1.

Meeting Date: March 26, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Profit and Loss report for the month of December 2024.

Fred Welch, Executive Director, Copperas Cove EDC

Description/Information:

The Profit and Loss report for December 2024, has been prepared by Donkbuilt Service Exchange "Donkbuilt" as per the agreement between the CCEDC and Donkbuilt. The report is attached for review by the Board.

Financial Impact:

See attached.

Action/Recommendation:

EDC staff recommends the Board of Directors approve the Profit and Loss report for December 2024 as presented by Fred Welch.

Attachments:

December 2024 Financials:

Profit and Loss
Profit and Loss Budget Performance
Cadence Bank Reconciliation
Tex Pool Reconciliation

Copperas Cove Economic Development Corporation

Profit & Loss

December 2024

Dec 24

Ordinary Income/Expense

Income

Revenues

Sales Tax Income 100,187.95

Interest Income 26,267.97

Total Revenues 126,455.92

Total Income 126,455.92

Expense

EXPENDITURES

EDC ADMINISTRATION

PERSONNEL

00-1150 · Phone Reimbursement 400.00

00-1100 · Car Allowance 500.00

00-1000 · Staff Salary 34,928.53

00-1200 · Longevity 36.94

00-1500 · FICA Tax 2,243.04

00-1600 · Employee Insurance 2,726.62

00-1800 · Retirement 4,408.29

Total PERSONNEL 45,243.42

SUPPLIES AND MATERIALS

00-2030 · Office Supplies 353.04

00-2200 · Postage/Shipping 102.20

Total SUPPLIES AND MATERIALS 455.24

REPAIRS AND MAINTENANCE

00-4100 · Repairs & Maint. - Bldg 1,389.99

00-4200 · Repairs & Maint. - Facility 80.00

Total REPAIRS AND MAINTENANCE 1,469.99

CONTRACTUAL SERVICES

00-6012 · Consulting Fees (Legal) 140.00

00-6100 · Advertising 449.00

00-6200 · Communication 796.83

00-6300 · Rental of Equip / Copier Lease 289.99

00-6350 · Rental of Property 2,702.49

00-6400 · Dues and Subscriptions 10,568.00

00-6600 · Professional Development 851.68

00-6800 · Professional Services 700.00

00-6900 · Utilities 772.77

Total CONTRACTUAL SERVICES 17,270.76

DESIGNATED EXPENSES

00-7000 · Insurance Expense 675.92

00-1998 · Board Related Expenses 658.35

00-1999 · Public Relations 1,092.56

Total DESIGNATED EXPENSES 2,426.83

Total EDC ADMINISTRATION 66,866.24

DEBT SERVICES

Copperas Cove Economic Development Corporation

Profit & Loss

December 2024

	<u>Dec 24</u>
10-9326 · 2012 Sales Tax Bond Note Int	2,402.46
Total DEBT SERVICES	2,402.46
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	2,250.00
90-6610 · Business Attraction	2,993.20
90-6800 · Professional Services	16,666.67
Total CONTRACTUAL SERVICES	21,909.87
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	39.00
90-9104 · Travel	-795.81
90-9107 · Workforce Development Events	400.00
Total 90-9100 · BUSINESS RETENTION	-356.81
Total EDC NON-DEPARTMENTAL	21,553.06
OTHER EXPENDITURES	
90-8600 · CAPITAL OUTLAY	
90-8607 · Narrows Phase II Expansion	21,875.00
Total 90-8600 · CAPITAL OUTLAY	21,875.00
Total OTHER EXPENDITURES	21,875.00
Total EXPENDITURES	112,696.76
Total Expense	112,696.76
Net Ordinary Income	13,759.16
Net Income	13,759.16

Copperas Cove Economic Development Corporation

Balance Sheet

As of December 31, 2024

Dec 31, 24

ASSETS

Current Assets

Checking/Savings

Cash- Cadence Bank 639,681.38

TEXPOOL ACCOUNT 6,383,931.29

Total Checking/Savings 7,023,612.67

Other Current Assets

70-0501 · Deferred Outflows - Pension 158,915.00

80-0501 · Deferred Outflows - OPEB SDBF 3,374.00

81-0501 · Deferred Outflows - OPEB RHP 2,593.00

Sales Tax Receivable 208,616.00

Total Other Current Assets 373,498.00

Total Current Assets 7,397,110.67

Fixed Assets

Land

63.95 Acres 349,902.10

Total Land 349,902.10

Equipment 92,942.38

17000 · Accumulated Depreciation -70,560.00

Total Fixed Assets 372,284.48

TOTAL ASSETS 7,769,395.15

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Accrued Wages 20,498.61

05-0805 · Vacation Payable (Comp Abs) 12,828.66

Accrued Interest 7,809.87

A/P

TIB Card 0653 4,654.15

Other Accrued Expenses 2,400.27

Total A/P 7,054.42

SUTA Payable 4.93

Benefits Payable

Insurance 5,714.18

Total Benefits Payable 5,714.18

Total Other Current Liabilities 53,910.67

Total Current Liabilities 53,910.67

Long Term Liabilities

80-0502 · Deferred Inflows - OPEB SDBF 8,993.00

81-0502 · Deferred Inflows - OPEB RHP 8,442.00

05-0802 · Net OPEB Obligation - RHP 9,263.00

05-0803 · Net OPEB Liability - SDBF 21,474.00

05-0804 · Net Pension Liability 290,931.00

Bonds Payable 925,000.00

Copperas Cove Economic Development Corporation

Balance Sheet

As of December 31, 2024

	<u>Dec 31, 24</u>
Total Long Term Liabilities	<u>1,264,103.00</u>
Total Liabilities	<u>1,318,013.67</u>
Equity	
FUND BALANCE - Net Cap Aassets	2,507,629.12
FUND BALANCE - Unrestricted	6,715,032.62
Retained Earnings	-2,907,185.84
Net Income	<u>135,905.58</u>
Total Equity	<u>6,451,381.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,769,395.15</u></u>

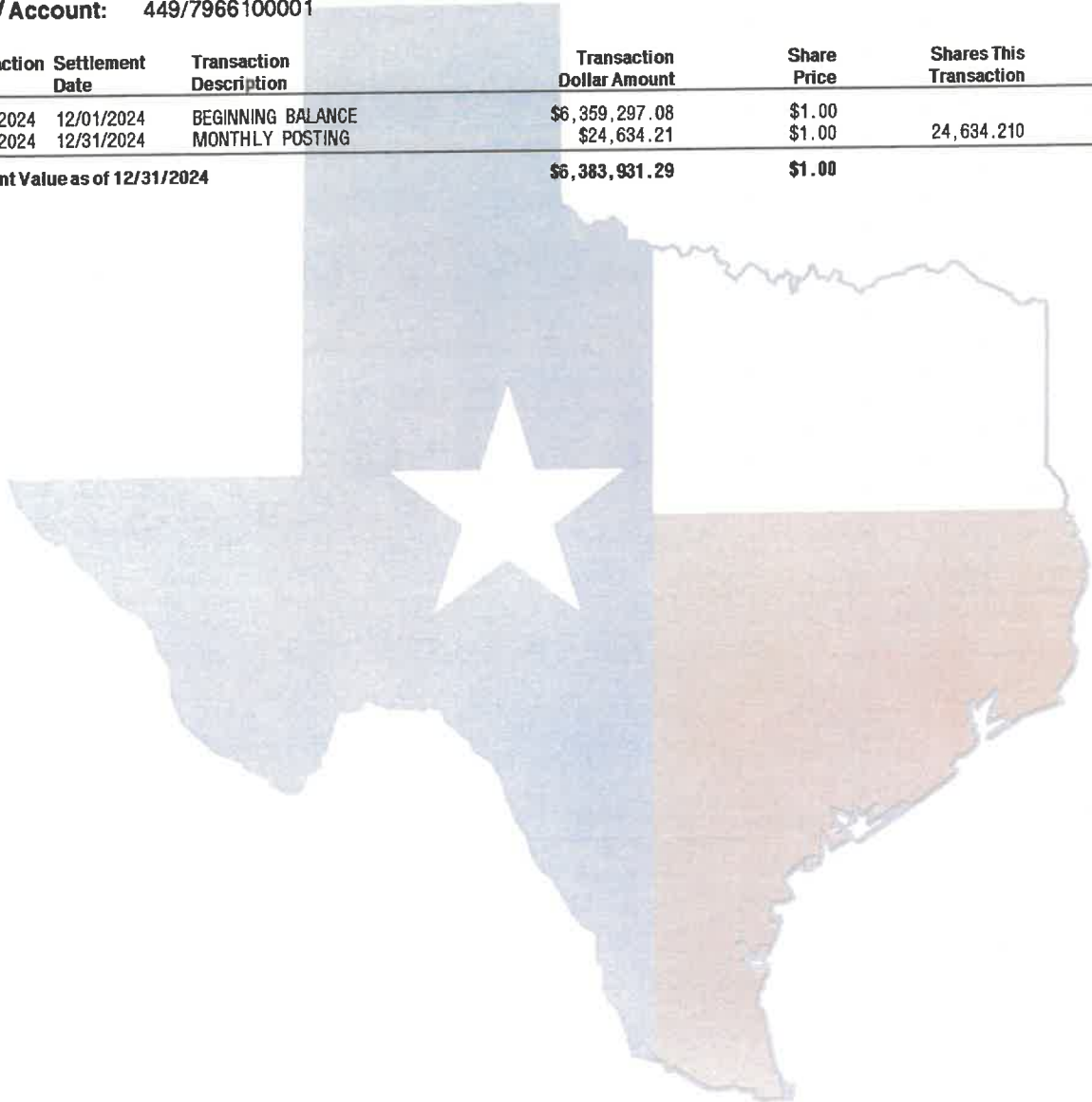
Transaction Detail

Texas Local Government Investment Pool

Participant: COPPERAS COVE EDC

Pool/Account: 449/7966100001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
12/01/2024	12/01/2024	BEGINNING BALANCE	\$6,359,297.08	\$1.00		6,359,297.080
12/31/2024	12/31/2024	MONTHLY POSTING	\$24,634.21	\$1.00	24,634.210	6,383,931.290
Account Value as of 12/31/2024			\$6,383,931.29	\$1.00		6,383,931.290



AAVF



Questions? Call 1-888-797-7711.



31/19

COPPERAS COVE ECONOMIC DEVELOPMENT CORP
207 S 3RD ST STE 200
COPPERAS COVE TX 76522-2178

STATEMENT DATE
12/31/24
ACCOUNT NUMBER
202-841-0

INFOLINE 1-888-797-7711

Table with 4 columns: Description, Amount, Average Balance, YTD Interest Paid. Rows include Previous Balance, Credits, Debits, Service Charges, Interest Paid, and Ending Balance.

DAYS IN PERIOD 31

CHECKING ACCOUNT TRANSACTIONS
DEPOSITS AND OTHER CREDITS

Table with 4 columns: Date, Amount, Transaction Description, Check No/ATM CD. Rows include City of Dublin AP checks and IOD interest paid.

Table with 6 columns: Date, Check No, Amount, Date, Check No, Amount. Rows list various checks from 12/16 to 12/17.

OTHER DEBITS

Table with 4 columns: Date, Amount, Transaction Description, Check No/ATM CD. Rows include APPFOLIO, INC. and BRIGHTSPEED CTL payments.

AAWF



Questions? Call 1-888-797-7711.

COPPERAS COVE ECONOMIC DEVELOPMENT CORP
207 S 3RD ST STE 200
COPPERAS COVE TX 76522-2178

31/19
PAGE 2
3-832

STATEMENT DATE
12/31/24
ACCOUNT NUMBER
202-841-0

***** CHECKING ACCOUNT TRANSACTIONS *****
OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION	CHK NO/ATM	CD
12/04	11,403.83	COPPERASCOVE EDC 1742622112 -SETT-CCACH DEP/PAY PPD		
12/09	3,354.90	IRS 3387702000 270474414299688 USATAXPYMT CCD		
12/12	448.43	TXU ENERGY 1001020329 900041684930 TXUE_ACH CTX		
12/17	254.03	SPECTRUM 0000358635 9809591 SPECTRUM PPD		
12/17	11,497.18	COPPERASCOVE EDC 1742622112 -SETT-CCACH DEP/PAY PPD		
12/23	218.24	IRON MOUNTAIN 9162510801 000000300974828 BT1220 CCD		
12/23	3,397.30	IRS 3387702000 270475864850674 USATAXPYMT CCD		
12/24	3,261.03	CARD SERVICE CTR 9044036596 043000098788974 ONLINE PMT WEB		
12/26	289.99	EQUIPMENT FINANC 0000408976 3201039 PAYMENTS CCD		
12/31	6,264.41	COPPERASCOVE EDC 1742622112 -SETT-CCACH DEP/PAY PPD		
12/31	11,287.10	COPPERASCOVE EDC 1742622112 -SETT-CCACH DEP/PAY PPD		

***** DAILY BALANCE SUMMARY *****

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11/30	645548.91	12/12	626753.67	12/23	707040.94
12/02	642846.42	12/16	625428.67	12/24	703305.91
12/03	642575.02	12/17	613240.47	12/26	696901.74
12/04	631171.19	12/18	612296.47	12/27	675026.74
12/06	630311.19	12/19	611346.47	12/30	672776.74
12/09	627752.10	12/20	610670.55	12/31	656858.99
12/11	627202.10				

***** INTEREST RATE SUMMARY *****

EFF-DATE RATE EFF-DATE RATE

11-30-24 0.03000000

BAXF



COPPERAS COVE ECONOMIC DEVELOPMENT CORP

Account # 2028410

Page: 3

DATE: 12-23-24
BRANCH: 4125
CHECK NO: 3541
AMOUNT: 98,772.09
LESS CASH RECEIVED: 1,415.86
NET DEPOSIT: 100,187.95

NAME: Copperas Cove PDC
CITY: 2028410
CHECKING ACCOUNT ID: 3004

MEMO: Invoice 15480 Nov 2024

12/23/2024 \$100187.95

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3545
12/2/2024

PAY TO THE ORDER OF: Texas Economic Development Council
Five Hundred Fifty and 00/100

MEMO: Invoice 25475

3545 12/11/2024 \$550.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3539
11/21/2024

PAY TO THE ORDER OF: Centex Technologies
Two Hundred and 00/100

MEMO: Invoice 15480 Nov 2024

3539 12/16/2024 \$200.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3546
12/3/2024

PAY TO THE ORDER OF: Kilean Pest Control
Seventy-Five and 00/100

MEMO: Invoice 7668403752

3546 12/23/2024 \$75.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3540
11/21/2024

PAY TO THE ORDER OF: Centex Technologies
Eighty and 00/100

MEMO: Invoice 15502 Nov 2024

3540 12/06/2024 \$80.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3548
12/3/2024

PAY TO THE ORDER OF: Jani-King of Austin
Three Hundred Ninety-Seven and 00/100

MEMO: Inv AST12241495

3548 12/17/2024 \$397.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3541
11/21/2024

PAY TO THE ORDER OF: DonkButt Service Exchange, LLC
Seven Hundred and 00/100

MEMO: Oct Invoice 1445

3541 12/06/2024 \$700.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3549
12/3/2024

PAY TO THE ORDER OF: Philadelphia Insurance Co
Six Hundred Seventy-Five and 02/100

MEMO: Invoice 12201-1281

3549 12/20/2024 \$675.92

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3543
11/21/2024

PAY TO THE ORDER OF: IEDC
One Thousand One Hundred Twenty-Five and 00/100

MEMO: NP2 Member ID 181194 Invoice 18136420241113

3543 12/16/2024 \$1125.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3550
12/3/2024

PAY TO THE ORDER OF: Inhouse Systems
Thirty-Nine and 89/100

MEMO: 12/01 - 12/81 Invoice 42552

3550 12/17/2024 \$39.99

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3544
11/21/2024

PAY TO THE ORDER OF: Jeremy Gonzales
Eighty and 00/100

MEMO: Invoice 420

3544 12/06/2024 \$80.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 2ND STREET, STE 200
COPPERAS COVE, TX 78622

CADENCE BANK
400 E BUSINESS 190
COPPERAS COVE, TEXAS 78622

3551
12/3/2024

PAY TO THE ORDER OF: Map Your Show, LLC
Four Hundred Ninety-Five and 00/100

MEMO: Invoice 1-385064

3551 12/18/2024 \$495.00



COPPERAS COVE ECONOMIC DEVELOPMENT CORP

Account # 2028410

Page: 4

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3552
12/9/2024
PAY TO THE ORDER OF International Council of Shopping Centers
\$ 950.00
Nine Hundred Fifty and 00/100
ICSC Lockbox
P.O. Box 418622
Boston, MA 02241-0822
MEMO Invoice 1144730
#003552# 0084201278# 2028410#

3552 12/19/2024 \$950.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3551
12/16/2024
PAY TO THE ORDER OF Grant Works
\$ 21,875.00
Twenty-One Thousand Eight Hundred Seventy-Five and 00/100
Grant Works
2201 Northland Dr
Austin, TX 78708
MEMO Invoice 1
#003551# 0084201278# 2028410#

3561 12/27/2024 \$21875.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3553
12/9/2024
PAY TO THE ORDER OF Killeen Daily Herald
\$ 449.00
Four Hundred Forty-Nine and 00/100
Killeen Daily Herald
PO BOX 1300
Killeen, TX 76840
MEMO Order 8068576
#003553# 0084201278# 2028410#

3553 12/18/2024 \$449.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3562
12/18/2024
PAY TO THE ORDER OF Divine Signs & Printing
\$ 474.00
Four Hundred Seventy-Four and 00/100
Divine Signs & Printing
210 W Avenue E
Copperas Cove, TX 78822
MEMO Invoice 1311
#003562# 0084201278# 2028410#

3562 12/24/2024 \$474.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3554
12/9/2024
PAY TO THE ORDER OF Copperas Cove Civic Center
\$ 400.00
Four Hundred and 00/100
Copperas Cove Civic Center
1208 West Avenue B
Copperas Cove, TX 78822
MEMO
#003554# 0084201278# 2028410#

3554 12/26/2024 \$400.00

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3555
12/9/2024
PAY TO THE ORDER OF City of Copperas Cove - Insurance
\$ 5,714.18
Five Thousand Seven Hundred Fourteen and 18/100
City of Copperas Cove - Insurance
PO Box 1449
Copperas Cove, TX 78822
MEMO
#003555# 0084201278# 2028410#

3555 12/26/2024 \$5714.18

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3557
12/18/2024
PAY TO THE ORDER OF City of Copperas Cove - Utilities Admin
\$ 127.02
One Hundred Twenty-Seven and 02/100
City of Copperas Cove - Utilities Admin
Utility Administration
PO Box 1418
Copperas Cove, TX 78822
MEMO Acol 21-483079-01
#003557# 0084201278# 2028410#

3557 12/23/2024 \$127.02

ECONOMIC DEVELOPMENT CORPORATION
207 S 3RD STREET STE 200
COPPERAS COVE, TX 78822
3559
12/16/2024
PAY TO THE ORDER OF Top Notch Lawn Care
\$ 2,250.00
Two Thousand Two Hundred Fifty and 00/100
Top Notch Lawn Care
Bryan Dornb
144 Ranger Blvd
Sulaco, TX 78671
MEMO Invoice 124
#003559# 0084201278# 2028410#

3559 12/30/2024 \$2250.00

Economic Development Corporation

H.2.

Meeting Date: March 26, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving Resolution #EDC 2025-02 accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2024, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**

Description/Information:

Consideration and action on approving Resolution #EDC 2025-02 accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2024, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**

Financial Impact:

See the attached Quarterly Investment Report for the month ending December 31, 2024.

Action/Recommendation:

EDC staff recommends the Board approve Resolution #EDC-2025-02, accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2024, per the Investment Policy.

Attachments:

Resolution #EDC-2025-02
Quarterly Investment Report

Economic Development Corporation

H.3

Meeting Date: March 26, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Fiscal Year 2023-2024 Annual Financial Report (Audit).
Fred Welch, Executive Director, Copperas Cove EDC

Description/Information:

Per Texas Local Government Code §103.001, a municipality shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. The accounting firm Pattillo, Brown, and Hill was selected on August 2, 2022, by the City Council to perform the annual audit in compliance with U.S. Generally Accepted Accounting Principles and in accordance with Government Auditing Standards for the City and Economic Development Corporation (EDC). This is the third year that Pattillo has performed the financial audit for the Corporation.

Financial Impact:

TBD

Action/Recommendation:

The CCEDC Staff recommends the Board of Directors approve the Fiscal Year 2023-2024 Annual Financial Report.

Attachments:

Annual Financial Report for Fiscal Year 2023-2024

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

(a component unit of the City of Copperas Cove, Texas)

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

YEAR ENDED SEPTEMBER 30, 2024

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

FOR THE YEAR ENDED SEPTEMBER 30, 2024

TABLE OF CONTENTS

	<u>Page Number</u>
FINANCIAL SECTION	
Independent Auditor's Report	1 – 3
Management's Discussion and Analysis	4 – 7
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements	
Balance Sheet	10
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balance	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities	13
Notes to the Financial Statements	14 – 29
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance Balance – Budget and Actual – General Fund	30
Schedule of the Corporation's Proportionate Share of the Net Pension Liability	31 – 32
Schedule of the Corporation's Pension Contributions	33 – 34
Schedule of the Corporation's Proportionate Share of the OPEB Liability – Retiree Health Plan	35 – 36
Schedule of the Corporation's Proportionate Share of the OPEB Liability – Supplementary Death Benefit Fund	37 – 38
Notes to Required Supplementary Information	39
COMPLIANCE SECTION	
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 <i>Government Auditing Standards</i>	40 - 41



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Copperas Cove Economic Development Corporation
Copperas Cove, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Copperas Cove Economic Development Corporation, Texas (the "Corporation"), a component unit of the City of Copperas Cove, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Corporation, as of September 30, 2024, and the respective changes in financial position 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 (GAAS) 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 Corporation 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

The Corporation's 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, which raise substantial doubt about the Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued.

OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

FINANCIAL SECTION

DRAFT

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 GAAS 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 GAAS 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 Corporation'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, which raise substantial doubt about the Corporation'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, budgetary comparison information, and pension and OPEB information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March [REDACTED], 2025, on our consideration of the Corporation'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 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 Corporation's internal control over financial reporting and compliance.

Waco, Texas
March [REDACTED], 2025

DRAFT

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

This section of the Copperas Cove Economic Development Corporation (the "Corporation") annual financial report presents our discussion and analysis of the Corporation's financial performance during the fiscal year ended September 30, 2024. Please read it in conjunction with the Corporation's financial statements, which follow this section.

Financial Highlights

- The assets and deferred outflows of the Corporation exceeded its liabilities and deferred inflows at September 30, 2024 by \$6,302,166 (net position), \$368,002 of which reflects its net investment in capital assets, and \$5,934,164 of which is restricted for economic development.
- The Corporation's net position decreased by \$2,761,562 due to an increase in expenses that coincided with a decrease in sales tax revenue.
- The Corporation had a favorable budget variance of \$989,034. Actual expenditures were \$513,606 less than budgeted, revenues were \$475,428 more than budgeted.

Overview of Financial Statements

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These provide information about the activities of the Corporation as a whole and present a longer-term view of the Corporation's property and debt obligations and other financial matters. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements report the Corporation's operations in more detail than the government-wide statements by providing information about the Corporation's most significant funds. For governmental activities, these statements tell how services were financed in the short term as well as what resources remain for future spending. They reflect the flow of current financial resources and supply the basis for the appropriations budget.

The notes to the financial statements provide narrative explanations or additional data needed for full disclosure in the government-wide statements or the fund financial statements.

Government-wide financial statements – The government-wide financial statements report information about the Corporation as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position includes all of the government's assets, deferred outflows, liabilities and deferred inflows. The Statement of Activities accounts for all of the current period's revenues and expenses.

The two government-wide financial statements report the Corporation's net position and how they have changed. Net position, the difference between the Corporation's assets, deferred outflows, liabilities and deferred inflows, is one way to measure the Corporation's financial health or position.

- Over time, increases or decreases in the Corporation's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the Corporation, consider additional non-financial factors such as changes in the Corporation's revenue base.

**COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION'S
NET POSITION**

	Governmental-Type Activities	
	2024	2023
Current and other assets	\$ 7,147,828	\$ 10,652,047
Capital assets	368,002	368,884
Total assets	<u>7,515,830</u>	<u>11,020,931</u>
Deferred outflows of resources	99,997	164,882
Current liabilities	92,754	730,154
Noncurrent liabilities	1,199,431	1,374,496
Total liabilities	<u>1,292,185</u>	<u>2,104,650</u>
Deferred inflows of resources	21,476	17,435
Net position:		
Net investment in capital assets	368,002	368,884
Restricted for economic development	5,934,164	8,694,844
Total net position	<u>\$ 6,302,166</u>	<u>\$ 9,063,728</u>

**COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION'S
CHANGES IN NET POSITION**

	Governmental Activities	
	2024	2023
Revenues:		
General revenues:		
Sales tax	\$ 1,251,449	\$ 1,426,739
Investment earnings	419,315	340,235
Gain on disposal of assets	4,664	1,113
Total revenues	<u>1,675,428</u>	<u>1,768,087</u>
Expenses:		
Economic development	4,405,022	1,731,858
Interest on long-term debt	31,968	35,449
Total expenses	<u>4,436,990</u>	<u>1,767,307</u>
Change in net position	(2,761,562)	780
Net position, beginning	9,063,728	9,062,948
Net position, ending	<u>\$ 6,302,166</u>	<u>\$ 9,063,728</u>

Land purchase 2.25m

Fund financial statements – The fund financial statements provide more detailed information about the Corporation’s most significant funds, not the Corporation as a whole. Funds are accounting devices that the Corporation uses to keep track of specific sources of funding and spending for particular purposes.

Governmental fund – All of the Corporation’s basic services are reported in one general governmental fund. This fund uses modified accrual accounting (a method that measures the receipt and disbursement of cash and all other financial assets that can be readily converted to cash) and reports balances at the end of the fiscal period. The governmental fund statements provide a detailed, short-term view of the Corporation’s general operations and the basic services it provides. The difference between the governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds are described in reconciliation narratives following each of the fund financial statements.

Budgetary Highlights

A budgetary comparison is required for the general fund. This schedule (page 30) compares the original adopted budget, the budget as amended throughout the fiscal year, and the actual expenditures. Amendments to the adopted budget may occur throughout the year in a legally permissible manner. There were some budget amendments made during fiscal year 2024, which were presented to both the City Council and the Board of Directors.

During the year, actual revenues exceeded budgeted revenues by \$475,428, and budgeted expenditures exceeded total amounts by \$513,606.

Capital Assets and Debt Administration

Capital Assets - As of September 30, 2024, the Corporation has \$368,002 invested in various capital assets, net of accumulated depreciation.

The following table provides a breakdown of the capital asset balances net of accumulated depreciation on September 30, 2024, and 2023. Additional information on the Corporation’s capital assets may be found in the notes to the financial statements.

There were no major capital asset events during the current fiscal year.

	Governmental Activities	
	2024	2023
Government-wide capital assets:		
Land	\$ 349,902	\$ 349,902
Equipment	<u>92,942</u>	<u>89,542</u>
Total capital assets	<u>442,844</u>	<u>439,444</u>
Less: accumulated depreciation	<u>(74,842)</u>	<u>(70,560)</u>
Government-wide capital assets, net	<u>\$ 368,002</u>	<u>\$ 368,884</u>

Long-Term Debt. On September 30, 2024, the Corporation has total bonds in Sales Tax Revenue Bonds. The outstanding amount of \$925,000 is a decrease of \$115,000 from last year due to the Corporation making regular payments on the only existing bond. Further details can be found in the notes to the financial statements.

Economic Factors

The vision of the Corporation is to remain aggressive and intentional in its efforts to retain and attract quality business and sustainable economic growth in the community. Creating an attractive quality of place for residents and prospects is a focus of the Corporation. By partnering with the community’s stakeholders, which include the City Staff, Council, the Corporation’s Board of Directors and voluntary organizations, the Corporation has established a strategy by which the vision may be achieved.

Copperas Cove is a city located in central Texas, at the southern corner of Coryell County, with small portions in both Lampasas and Bell counties. Founded in 1879 as a small ranching and farming community, it is the largest city in Coryell County, with 36,670 residents as of the 2020 census and an estimated 40,683 in 2025. The 2025 population estimate shows a growth of 10% since the 2020 census. The City’s economy is closely linked to nearby Fort Cavazos (formerly Fort Hood), making it a part of the Killeen-Temple-Fort Cavazos Metropolitan Statistical Area (MSA). Locals usually refer to the town as “Cove”.

The City has maintained steady tax base growth. Certified property valuations increased 16.90% for FY 2023-2024, from \$1,712,400,504 to \$2,001,837,175. Most of the City’s current values come from residential housing but Copperas Cove is experiencing new commercial and industrial growth expected to come online in the next three years.

The City is carefully evolving from a bedroom community of 40,683 residents to a full-service community offering restaurants, retail, office and health care services. In the 2023-2024 FY, the City issued 65 Certificate of Occupancy permits for businesses, and during that same time frame, 366 new residential permits were issued. A steady increase in sales tax revenue will help diversify the City’s tax base and provide additional revenue sources. The revenue will lessen the City’s dependence on property taxes and provide dollars to address the opportunities of a growing community.

Request for Information

The financial report is designed to provide a general overview of the Corporation's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director at fwelch@coveedc.com or in writing at 113 West Avenue D, Copperas Cove, Texas 76522.

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Governmental Activities
	<u> </u>
ASSETS	
Cash and cash equivalents	\$ 6,936,380
Taxes receivable	211,448
Capital assets:	
Land	349,902
Equipment, net	<u>18,100</u>
Total assets	<u>7,515,830</u>
DEFERRED OUTFLOWS OF RESOURCES	
Related to - pensions	95,275
Related to - OPEB - RHP	2,010
Related to - OPEB - SDBF	<u>2,712</u>
Total deferred outflows of resources	<u>99,997</u>
LIABILITIES	
Accounts payable	\$ 66,562
Accrued liabilities	22,588
Accrued interest payable	3,604
Noncurrent liabilities:	
Due within one year	124,261
Due in more than one year	<u>1,075,170</u>
Total liabilities	<u>1,292,185</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows - pensions	8,110
Related to - OPEB - RHP	7,161
Related to - OPEB - SDBF	<u>6,205</u>
Total deferred inflows of resources	<u>21,476</u>
NET POSITION	
Net investment in capital assets	368,002
Restricted for:	
Economic development	<u>5,934,164</u>
Total net position	<u>\$ 6,302,166</u>

The notes to the financial statements are an integral part of this statement.

BASIC FINANCIAL STATEMENTS

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs:	Expenses	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Governmental activities:		
Economic development	\$ 4,405,022	\$ (4,405,022)
Interest on long-term debt	31,968	(31,968)
Total governmental activities	<u>\$ 4,436,990</u>	<u>\$ (4,436,990)</u>
General revenues:		
Sales and use taxes		1,251,449
Investment earnings		419,315
Miscellaneous		4,664
Total general revenues		<u>1,675,428</u>
Change in net position		(2,761,562)
Net position - beginning		<u>9,063,728</u>
Net position - ending		<u>\$ 6,302,166</u>

The notes to the financial statements are an integral part of this statement.

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

BALANCE SHEET
GOVERNMENTAL FUND

SEPTEMBER 30, 2024

	<u>General Fund</u>
ASSETS	
Cash and cash equivalents	\$ 6,936,380
Taxes receivable	211,448
Total assets	<u>7,147,828</u>
LIABILITIES	
Accounts payable	66,562
Accrued liabilities	22,588
Total liabilities	<u>89,150</u>
FUND BALANCE	
Restricted for economic development	<u>7,058,678</u>
Total fund balance	<u>7,058,678</u>
Total liabilities and fund balances	<u>\$ 7,147,828</u>

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

**RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

SEPTEMBER 30, 2024

Total fund balance - governmental fund \$ 7,058,678

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet.

Capital assets	442,844
Accumulated depreciation	(74,842)

Long-term debt is not due and payable in the current period, and therefore is not reported in the funds. These amounts include:

Long-term debt	(925,000)
Accrued interest	(3,604)

Long-term employee benefit related liabilities are not due and payable in the current period, and therefore are not reported in the funds. These amounts include:

Net pension liability	(227,932)
Deferred outflows related to pensions	95,275
Other postemployment benefits	(33,670)
Deferred outflows related to OPEB	4,722
Deferred inflows related to OPEB	(13,366)
Compensated absences	(12,829)

Net position of governmental activities \$ 6,302,166

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>General</u>
REVENUES	
Sales and use taxes	\$ 1,251,449
Investment earnings	419,315
Miscellaneous	4,664
Total revenues	<u>1,675,428</u>
EXPENDITURES	
Current:	
Economic Development	4,391,879
Capital outlay	3,400
Debt service:	
Principal	115,000
Interest and fiscal charges	28,768
Total expenditures	<u>4,539,047</u>
Excess (deficiency) of revenues over (under) expenditures	(2,863,619)
NET CHANGE IN FUND BALANCES	(2,863,619)
FUND BALANCE, BEGINNING OF YEAR	<u>9,922,297</u>
FUND BALANCE, END OF YEAR	<u>\$ 7,058,678</u>

*Constitution
Land*

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES**

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balance - governmental fund \$ (2,863,619)

Governmental funds report capital outlays as expenditures. However, in the statement of activities that cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The net effect of miscellaneous transactions involving capital assets (i.e., sales, trade-ins, or donations) to net position.

Depreciation expense (4,282)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of the governmental funds. Neither transaction, however, has an effect on net position. The impact of recording these items, and related activity includes:

Payments on debt 115,000
Change in accrued interest (3,200)

Compensated absences, pension liability, and other postemployment benefits are not recognized in the governmental fund financial statements as they will not be settled with current financial resources; however these obligations are recognized in the governmental activities statement of net position. The change in these items includes:

Compensated absences (1)
Net pension liability 62,999
Deferred outflow - pension (63,640)
Deferred inflow - pension (8,110)
Other postemployment benefits (2,933)
Deferred outflows - OPEB (1,245)
Deferred inflow - OPEB 4,069

Change in net position of governmental activities \$ (2,761,562)

**COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
A COMPONENT UNIT OF THE CITY OF COPPERAS COVE, TEXAS**

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Copperas Cove Economic Development Corporation (the "Corporation") was organized by the City of Copperas Cove, Texas (the "City") to account for a half-cent sales tax devoted to diversifying and strengthening the City's economy. The results of the City of Copperas Cove November 8, 2016, election to reduce the city sales and use tax for economic and industrial development 1/8% as permitted under the provisions of chapter 504, Type A Corporations of the Texas Local government Code and to adopt 1/8% city sales and use tax for Municipal Street Maintenance as permitted under chapter 327 of the Texas Tax Code. This reduction of sales taxes took effect on June 30, 2017.

The Corporation operates under the legislative authority of the State of Texas and is governed by the Development Corporation Act of 1979. The Corporation is a nonprofit corporation organized exclusively for the purpose of promoting, assisting and enhancing economic development activities of the City of Copperas Cove. The City Council appoints and can remove the Corporation's directors and approves its budget.

The financial statements of the Corporation have been prepared in conformity with generally accepted accounting principles (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.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the non-fiduciary activities of the Corporation.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses of a given function or segment are offset by program revenues. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from the goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program instead of general revenue.

Separate financial statements are provided for governmental funds.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities, and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liabilities are incurred, if measurable, except for unmatured interest and principal on long-term debt, which is recognized when due. The expenditures related to certain compensated absences, claims, and judgements are recognized when the obligations are expected to be liquidated with expendable available financial resources. The Corporation considers all revenues available if they are collectible within 60 days after year-end.

Sales tax and interest associated with the current fiscal period are recognized under the susceptible to accrual concept, that is, when they are both measurable and available. The Corporation considers them "available" if they will be collected within 60 days of the end of the fiscal year. Miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until received. Investment earnings are recorded as earned, since they are both measurable and available.

D. Fund Accounting

The Corporation reports the following major governmental fund:

The **General Fund** is the Corporation's only operating fund. It accounts for all financial resources of the general government.

E. Budgets

Budgets are adopted for the general fund on a basis consistent with accounting principles generally accepted in the United States of America (US GAAP). All annual appropriations lapse at fiscal year-end. No supplemental appropriations were made during the year.

F. Deposits and Investments

The Corporation's cash and cash equivalents are considered to be cash on hand and demand deposits. The Corporation's investment balances consist of money market accounts in the form of demand deposits. Investments are made in accordance with the Investment Policy as amended by the Corporation to comply with the Public Funds Investment Act. This policy, which is applicable to all the Corporation's funds, permits investments in collateralized certificates of deposit, obligations of the U.S. Government or its agencies, obligations of the State of Texas or its agencies, other obligation unconditionally insured or guaranteed by the State or investments, negotiable orders of withdrawal, banker's acceptances, mutual funds, and obligations of other states, agencies, counties, cities or other political subdivisions with a rating of A or better from a nationally recognized investment rating firm.

G. Sales Tax Receivable

Sales taxes collected by the State Comptroller are remitted to the City of Copperas Cove two months after the sales tax returns are filed with the Comptroller. The City of Copperas Cove then remits one-half cent of the sales tax to the Corporation. Tax collections are accrued in the year remitted to the State Comptroller.

H. Capital Assets

Capital assets, which include property, plant and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

The cost 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.

<u>Asset Type</u>	<u>Number of Years</u>
Buildings	25
Facilities/Infrastructure	25 - 40
Vehicles	7
Equipment	7
Furniture and fixtures	7

I. Compensated Absences

The Corporation’s vacation policy grants employees vacation depending on longevity. Accumulated vacation leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it, which typically is the General Fund. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

J. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Corporation has the following items that qualify for reporting in this category:

- Pension contributions after measurement date – recognized in the subsequent year.
- Difference in projected and actual earnings on pension assets – amortized on a closed basis over a 5-year period.
- Changes in actual assumptions used to determine pension liability and expected and actual experiences amortized over the weighted average remaining service life of all participants in the respective qualified pension plan.
- Changes in actuarial assumptions and expected and actual experiences used to determine OPEB liability – amortized over the weighted average remaining service life of all participants in the respective OPEB plan.

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. The separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until that time. The Corporation has the following items that qualify for reporting in this category:

- Difference in expected and actual economic experience for the Corporation’s pension – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions – These changes are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.

K. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employees, which is when the contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit's terms. Investments are reported at fair value.

L. OPEB

The Corporation's OPEB plan has been determined using the flow of economic resources measurement focus and the full accrual basis of accounting. This includes for purposes of measuring the OPEB liability, deferred outflows, OPEB expense. Benefit payments are recognized when due and payable in accordance with the benefit terms. There are no assets as this is a pay-as-you-go plan.

M. Fund Balance

In the fund financial statements, governmental funds report restrictions of fund balance for amounts that are not available for appropriations or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The Corporation uses restricted amounts first when both restricted and unrestricted fund balances are available. Additionally, the Corporation would use committed, then assigned and lastly unassigned amounts of fund balance when expenditures are made.

N. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates included in the financial statements relate to net pension liability, which is based on various actuarial assumptions.

II. DEPOSITS AND INVESTMENTS

A. Deposits

On September 30, 2024, the Corporation's deposits were fully covered by federal depository insurance or collateral held by the pledging financial institution's trust department or agent in the Corporation's name and/or irrevocable standby letters of credit.

Under the Texas Local Government Investment Pool ("TexPool") Participations Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool. The reported value of the pool is the same as the fair value of the pool's shares. TexPool is subject to an annual review by an independent auditor consistent with the Public Funds Investment Act. Audited financial statements of the Pool are available at First Public, 12008 Research Blvd., Austin, Texas 78759. In addition, TexPool is subject to review by the State Auditor's Office and by the Internal Auditor of the Comptroller's Office. Due to its short-term, highly liquid nature, TexPool investments have been reported as cash equivalents. TexPool is rated AAAM by Standard and Poor's and carries a weighted average maturity of 25 days.

Custodial Credit Risk – Deposits – In the case of deposits, this is the risk that, in the event of a bank failure, the Corporation’s deposits may not be returned to it. The Corporation’s policy regarding types of deposits allowed and collateral requirements: the depository may be a state bank authorized and regulated by federal law; or a savings and loan association or savings bank organized under Texas law; but shall not be any bank the deposits of which are insured by the Federal Deposit Insurance Corporation (FDIC). The Corporation is not exposed to custodial credit risk for its deposits, as all are covered by general depository insurance and pledged securities.

TexPool has a redemption notice period of one day and may redeem daily. The investment pool’s authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency.

B. Investments

The Corporation is authorized to invest in the following: U.S. Government obligations and its agencies or instrumentalities; direct obligations of the State of Texas or its agencies and instrumentalities; other obligations, the principle and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the State of Texas or United States or their respective agencies and instrumentalities; obligations of states, agencies, counties, cities and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent rating; insurance or collateralized certificates of deposit, no-load SEC registered money market funds consisting of any of these securities listed with a dollar-weighted average stated maturity of 60 days or less and with an investment objective of a stable net asset value of \$1 for each share; eligible investment pools organized and operating in compliance with PFIA; fully collateralized repurchase agreements and reserve repurchase agreements; prime domestic commercial paper; prime domestic bankers’ acceptances; guaranteed investment contracts. For additional information see the City of Copperas Cove’s Investment Policy, for which the Corporation also abides by, at www.copperascovetx.gov.

The Corporation categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant observable inputs other than quoted market prices for similar assets; Level 3 inputs are significant unobservable inputs. The investments below are level 2 investments and were valued using the present value of future cash flow model.

The Corporation’s investment carried at fair value as of September 30, 2024, were:

Investment type:	Fair Value	Weighted Average Maturity (days)
TexPool	\$ 6,976,815	28
	<u>\$ 6,976,815</u>	

In compliance with the Public Funds Investment Act, the Corporation has adopted a deposit and investment policy. That policy addressed the following risks:

Custodial Credit Risk – Investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

Credit Risk: This is the risk that an issuer of an investment will be unable to fulfill its obligations. The rating of securities by nationally recognized rating agencies is designed to give an indication of credit risk. It is the Corporation’s policy to limit its investments to those investments rated at least AAAM. The Corporation is not exposed to any credit risk.

Interest Rate Risk: This is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than four years from the time of purchase; structuring the investment portfolio so that securities matured to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the second market prior to maturity; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the Public Funds Investment Act; and investing operating funds primarily in short-term securities, money market mutual funds, or similar government investment pools.

Foreign Currency Risk: This is the risk that exchange rates will adversely affect the fair value of an investment. The Corporation is not exposed to foreign currency risk.

Concentration of Credit Risk: This is the risk of loss attributed to the magnitude of the Corporation's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent (5%) or more in the securities of a single issuer. Investments that individually represent 5% or more include the certificates of deposits, which comprise 100% of the Corporation's total portfolio.

III. RECEIVABLES

On September 30, 2024, the Corporation had sales taxes receivable of \$211,448. Management considers all balances to be 100% collectible based on prior experience; therefore, no allowance for uncollectible accounts has been made.

IV. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Retirements/ Transfers	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 349,902	\$ -	\$ -	\$ 349,902
Total capital assets, not being depreciated	349,902	-	-	349,902
Capital assets being depreciated:				
Equipment	89,542	3,400	-	92,942
Total assets being depreciated	89,542	3,400	-	92,942
Less accumulated depreciation for:				
Equipment	(70,560)	(4,282)	-	(74,842)
Total accumulated depreciation	(70,560)	(4,282)	-	(74,842)
Total capital assets being depreciated, net	18,982	(882)	-	18,100
Governmental activities capital assets, net	\$ 368,884	\$ (882)	\$ -	\$ 368,002

V. LONG-TERM LIABILITIES

The following is a summary of long-term liabilities for the year ended September 30, 2024:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
Compensated absences	\$ 12,828	\$ 3,212	\$ (3,211)	\$ 12,829	\$ 3,207
Bonds	1,040,000	-	(115,000)	925,000	120,000
Net pension liability	290,931	166,818	(229,817)	227,932	-
Total OPEB liability - RHP	9,263	1,388	(525)	10,126	335
Total OPEB liability - SDBF	<u>21,474</u>	<u>2,939</u>	<u>(869)</u>	<u>23,544</u>	<u>719</u>
Total governmental activities	<u>\$ 1,374,496</u>	<u>\$ 174,357</u>	<u>\$ (349,422)</u>	<u>\$ 1,199,431</u>	<u>\$ 124,261</u>

The Corporation’s outstanding bonded debt is as follows:

	Interest Rate %	Issue Date	Maturity Date	Original Issue	Outstanding
Governmental activities:					
2012 sales tax revenue bonds	3.12	11/10/12	08/15/31	<u>\$ 1,500,000</u>	<u>\$ 925,000</u>
Total governmental activities bonds				<u>\$ 1,500,000</u>	<u>\$ 925,000</u>

The annual requirements for the Corporation’s outstanding bonds are as follows:

Year Ended September 30,	Sales Tax Revenue Bonds	
	Component Unit	
	Principal	Interest
2025	\$ 120,000	\$ 28,829
2026	125,000	25,089
2027	130,000	21,194
2028	130,000	17,142
2029	135,000	13,090
2030-2031	<u>285,000</u>	<u>13,402</u>
Total	<u>\$ 925,000</u>	<u>\$ 118,746</u>

VI. DEFINED BENEFIT PENSION PLAN

Plan Description. The City participates as one of 934 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS’s defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmr.org.

All eligible employees of the Corporation are required to participate in TMRS.

Benefits Provided. TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City and the Corporation, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee’s contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member’s deposits and interest.

The City grants monetary credits for service rendered of a theoretical amount equal to two times what would have been contributed by the employee, with interest. Monetary credits, also known as the matching ratio, are 200% of the employee's accumulated contributions and are only payable in the form of an annuity.

A summary of plan provisions is as follows:

Employee deposit rate	6%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% repeating transfers
Annual increase to retirees	70% of CIP, repeating

Contributions. The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the government matching percentages are 100%, 150%, or 200%, both as adopted by the governing body of the City and the Corporation. Under the state law governing TMRS, the contributions rate for each municipality is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the government were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the government were 13.07% and 14.17% in calendar years 2023 and 2024, respectively. The Corporation's contributions to TMRS for the year ended September 30, 2024, were \$49,289 and were equal to the required contributions.

Actuarial assumptions. The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018, to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class in fiscal year 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35%	6.7%
Core fixed income	6%	4.7%
Non-core fixed income	20%	8.0%
Other Public and Private Markets	12%	8.0%
Real estate	12%	7.6%
Hedge Funds	5%	6.4%
Private Equity	10%	11.6%
Total	100%	

Discount Rate. The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

On September 30, 2024, the Corporation reported the following changes in Net Pension Liability:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2022	\$ 1,631,012	\$ 1,342,100	\$ 288,912
Changes for the year:			
Service cost	46,800	-	46,800
Interest	109,182	-	109,182
Difference between expected and actual experience	11,860	-	11,860
Contributions - employer	-	42,450	(42,450)
Contributions - employee	-	19,623	(19,623)
Net investment income	-	155,203	(155,203)
Benefit payments, including refunds of employee contributions	(73,800)	(73,800)	-
Administrative expense	-	(988)	988
Other changes	-	(7)	7
Net changes	81,501	142,481	(60,980)
Balance at 12/31/2023	\$ 1,712,513	\$ 1,484,581	\$ 227,932

The following presents the Corporation's proportionate share of the net pension liability, calculated using the discount rate of 6.75%, as well as what the Corporation's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) and 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Single Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability	\$ 473,092	\$ 227,932	\$ 28,102
Total	<u>\$ 473,092</u>	<u>\$ 227,932</u>	<u>\$ 28,102</u>

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in a separately issued TMRS financial report. That report may be obtained electronically at www.TMRS.org.

Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended September 30, 2024, the Corporation recognized pension expense of \$57,530. On September 30, 2024, the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 20,798	\$ -
Changes of assumptions	-	8,110
Difference between projected and actual investment earnings	36,673	-
Contributions subsequent to the measurement date	37,804	-
Total	<u>\$ 95,275</u>	<u>\$ 8,110</u>

The \$37,804 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

For the Year Ended September 30,	
2025	\$ 22,639
2026	11,588
2027	28,056
2028	(12,922)

VII. OTHER POST-EMPLOYMENT BENEFITS

The City provides for two other post-employment benefit (OPEB) plans: the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF), and its own single-employer Retiree Benefits Plan. Both are described in detail below. Neither OPEB plan has fiduciary net position and thus all future benefit payments will be paid with City funds. As such, management has estimated the amount due within one year that is reported as a current liability in the statement of net position.

For the fiscal year 2024, the Corporation had OPEB expense of \$930 for TMRS SDBF, and OPEB expense of \$497 for Retiree Benefit Plan for an aggregate OPEB expense of \$1,427. Aggregate amounts for the two plans are as follows:

	Deferred outflows of resources	Deferred inflows of resources	Total OPEB Liability	Due within one year
TMRS SDBF	\$ 2,712	\$ 6,205	\$ 23,544	\$ 719
Retiree Benefit Plan	2,010	7,161	10,126	335
Total	<u>\$ 4,722</u>	<u>\$ 13,366</u>	<u>\$ 33,670</u>	<u>\$ 1,054</u>

TMRS Supplemental Death Benefits Fund

Plan Description. The City voluntarily participates in a single-employer other post-employment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

Benefits Provided. The SDBF provides group-term life insurance to Corporation employees who are active members in TMRS, including or not including retirees. The Corporation opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500.

Contributions. The Corporation contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.43% for 2024 and 0.41% for 2023, of which 0.23% and 0.22%, respectively, represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The Corporation's contributions to the SDBF for the year ended September 30, 2024, were \$799, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

Actuarial Assumptions. The Corporation's total OPEB liability of \$23,544, was measured as of December 31, 2023, and was determined by an actuarial valuation as of that date.

The total OPEB liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Discount rate	3.77% per year
Actuarial cost method	Entry Age Normal Method
Overall payroll growth	3.6% to 11.85% per year

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females.

In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who became disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor. Administrative expenses for the SDBF are paid through the TMRS Pension Trust Fund and are wholly accounted for under the provisions of GASB Statement No. 68.

The actuarial assumptions used in the December 31, 2023 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022. Changes in assumptions reflect the annual change in the municipal bond rate and changes in the actuarial assumptions.

Discount Rate. A single discount rate of 3.77% was used to measure the total OPEB liability. Because the plan is essentially a “pay-as-you-go” plan, the single discount rate is equal to the prevailing municipal bond rate. The projection of cash flows used to determine the discount rate assumed that contributions from the City is made at the statutorily required rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, the municipal bond rate was applied to all periods of projected benefit payments to determine the total OPEB liability. The source of the municipal bond rate was Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index’s “20-year Municipal GO AA Index” as of December 31, 2023.

Discount Rate Sensitivity Analysis. The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (3.77%) in measuring the total OPEB Liability.

	1% Decrease in Discount Rate (2.77%)	Current Single Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Total OPEB liability	\$ 28,270	\$ 23,544	\$ 19,880
Total	\$ 28,270	\$ 23,544	\$ 19,880

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs. On September 30, 2024, the Corporation reported a total OPEB liability of \$23,544. The total OPEB Liability was determined by an actuarial valuation as of December 31, 2022. For the year ended September 30, 2023, the Corporation recognized OPEB expense of \$930. There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Changes in the Total OPEB Liability. As of September 30, 2024, the City reported the following changes in the total OPEB liability:

	Increase (Decrease) Total OPEB Liability
Balance at 12/31/2022	\$ 21,324
Changes for the year:	
Service cost	818
Interest	866
Difference between expected and actual experience	21
Change in assumptions	1,234
Benefit payments, including refunds of employee contributions	(719)
Net changes	2,220
Balance at 12/31/2023	\$ 23,544

Changes in assumptions and other inputs reflect a change in the discount rate from 4.05% to 3.77%.

On September 30, 2024, the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 278	\$ 34
Changes in actuarial assumptions	1,814	6,171
Contributions subsequent to the measurement date	620	-
Total	<u>\$ 2,712</u>	<u>\$ 6,205</u>

The Corporation reported \$620, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	Component Unit
2025	\$ (1,338)
2026	(1,960)
2027	(904)
2028	89

Post-employment Benefits Other Than Pensions (OPEB) – Retiree Health Plan

Plan Description. The City provides healthcare benefits through a single employer defined benefit healthcare plan for all full-time employees and retirees that meet the minimum retirement age of 60 and are vested in the retirement plan prior to retirement or have twenty years or more of service at any age. Currently, the retiree contributes 100% of the blended healthcare premium for coverage and is also responsible for payment of premiums for any dependent coverage. Retiree contribution rates for fiscal year 2023-2024 ranged from \$526 to \$1,631 per month depending on the coverage level selected. This plan is administered by the City, and it has the authority to establish and amend the benefit terms and financing arrangements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Benefits and Contributions. Survivors of employees who die while actively employed are not eligible for retiree healthcare benefits. Employees who become disabled are not eligible for retiree healthcare benefits unless they meet the City's retirement requirements, and they elect to retire from the City. The dependent of a current employee can receive coverage when the employee retires if the retiree elects dependent coverage at the time of retirement, the only exception would be in the event of a family status change which will allow dependents to be added at a later date. The retiring employee must continue to elect (and pay for) coverage for the dependents at all future open enrollments or the dependent coverage will cease. The dependents of all future retirees can continue to receive coverage under these circumstances, assuming the current policy remains unchanged. Retirees who decide to opt out of the healthcare plan are not eligible to opt back in at a later date.

Retirees are responsible for payment of premiums for any dependent coverage, and the Corporation pays the retirees premiums. The Corporation's contributions to the OPEB for the year ended September 30, 2024, were \$227, which equal benefit payments for retirees.

Actuarial Methods and Assumptions. Significant methods and assumptions were as follows:

Actuarial Valuation Date	December 31, 2022
Actuarial Cost Method	Individual Entry-Age, Normal
Inflation Rate	2.50%
Salary Increases	3.60% to 11.85%, including inflation
Demographic Assumptions	Based on the experience study covering the four-year period ending December 31, 2022 as conducted for the Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used, with male rates multiplied 103% and female rates multiplied by 105%. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP-2021 table to account for future mortality improvements.
Health care cost trend rates	Initial rate of 7.00% declining to an ultimate rate of 4.25% after 15 years.
Participation rates	It was assumed that 15% of retirees would choose to receive retiree health care benefits through the City. No employees retiring through normal retirement (not disability related) prior to the age of 50 were assumed to maintain their health coverage.
Discount rate	The discount rate changed from 4.05% as of December 31, 2022 to 3.77% as of December 31, 2023.

Projections of health benefits are based on the plan as understood by the Corporation and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the Corporation and its employees to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

A Single Discount Rate of 3.77% was used to measure the total OPEB liability. This Single Discount Rate was based on the municipal bond rates as of the measurement date. The source of the municipal bond rate was Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2023.

Discount Rate Sensitivity Analysis. The following schedule shows the impact of the total OPEB liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (3.77%) in measuring the total OPEB liability.

	1% Decrease in Discount Rate (2.77%)	Current Single Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Total OPEB liability	\$ 11,122	\$ 10,126	\$ 9,229
Total	\$ 11,122	\$ 10,126	\$ 9,229

Healthcare Cost Trend Rate Sensitivity Analysis. The following schedule shows the impact of the total OPEB liability if the Healthcare Cost Trend Rate used was 1% less than and 1% greater than what was used in measuring the total OPEB liability.

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB liability	\$ 8,843	\$ 10,126	\$ 11,655
Total	\$ 8,843	\$ 10,126	\$ 11,655

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs. On September 30, 2024, the Corporation reported a total OPEB liability of \$10,126. The total OPEB Liability was determined by an actuarial valuation as of December 31, 2023. For the year ended September 30, 2024, the Corporation recognized OPEB expense of \$497. There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Changes in the Total OPEB Liability. As of September 30, 2024, the City reported the following changes in the total OPEB liability:

	<u>Increase (Decrease)</u>	
	Total OPEB	
	Liability	
	<u>(a)</u>	
Balance at 12/31/2021	\$	9,199
Changes for the year:		
Service cost		1,002
Interest		386
Difference between expected and actual experience		(65)
Change in assumptions		(61)
Benefit payments, including refunds of employee contributions		<u>(335)</u>
Net changes		<u>927</u>
Balance at 12/31/2022	\$	<u>10,126</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 4.05% to 3.77%.

On September 30, 2024, the Corporation reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows</u>	<u>Deferred Inflows</u>
	of Resources	of Resources
Differences between expected and actual economic experience	\$ 1,129	\$ 4,229
Changes in actuarial assumptions	689	2,932
Contributions subsequent to the measurement date	<u>192</u>	<u>-</u>
Total	<u>\$ 2,010</u>	<u>\$ 7,161</u>

The Corporation reported \$192, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>For the Year Ended</u>	<u>Component</u>
September 30,	Unit
2025	\$ (892)
2026	(892)
2027	(848)
2028	(760)
2029	(766)
Thereafter	(1,185)

VIII. RELATED PARTY TRANSACTIONS

One member of the City of Copperas Cove City Council owns property that is leased to the Corporation. During the year ended September 30, 2024, the Corporation paid \$31,330 for the rental of office space. The council member filed the appropriate conflict of interest forms, and did not participate in the approval of this agreement or payments.

IX. NEW ACCOUNTING PRONOUNCEMENTS

Significant new accounting standards issued by the GASB but not yet implemented by the City include the following:

GASB Statement No. 101, *Compensated Absences* - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

GASB Statement No. 102, *Certain Risk Disclosures* - This Statement requires governments to disclose essential information about risks related to vulnerabilities due to certain concentrations or constraints. Concentrations and constraints may limit a government's ability to acquire resources or control spending. The requirements of Statement No. 102 are effective for fiscal years beginning after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, *Financial Reporting Model Improvements* - The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* - The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

**REQUIRED SUPPLEMENTARY
INFORMATION**

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual Amounts	Variance Positive (Negative)
	Original	Final		
REVENUES				
Sales and use taxes	\$ 1,100,000	\$ 1,100,000	\$ 1,251,449	\$ 151,449
Investment income	100,000	100,000	419,315	319,315
Miscellaneous	-	-	4,664	4,664
Total revenues	<u>1,200,000</u>	<u>1,200,000</u>	<u>1,675,428</u>	<u>475,428</u>
EXPENDITURES				
Current:				
Economic Development	4,319,257	4,901,839	4,391,879	509,960
Capital outlay	3,400	3,400	3,400	-
Debt service:				
Principal	115,000	115,000	115,000	-
Interest and fiscal charges	32,414	32,414	28,768	3,646
Total expenditures	<u>4,470,071</u>	<u>5,052,653</u>	<u>4,539,047</u>	<u>513,606</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,270,071)</u>	<u>(3,852,653)</u>	<u>(2,863,619)</u>	<u>989,034</u>
NET CHANGE IN FUND BALANCES	<u>(3,270,071)</u>	<u>(3,852,653)</u>	<u>(2,863,619)</u>	<u>989,034</u>
FUND BALANCE, BEGINNING OF YEAR	<u>9,922,297</u>	<u>9,922,297</u>	<u>9,922,297</u>	<u>-</u>
FUND BALANCE, END OF YEAR	<u>\$ 6,652,226</u>	<u>\$ 6,069,644</u>	<u>\$ 7,058,678</u>	<u>\$ 989,034</u>

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

**SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY**

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement year December 31,	2023	2022	2021	2020
Corporation's proportion of the net pension liability	2.01%	2.02%	1.48%	1.48%
Corporation's proportionate share of the net pension liability	\$ 227,932	\$ 290,931	\$ 44,263	\$ 87,260
Corporation's covered payroll	327,217	298,935	221,509	196,681
Corporation's proportionate share of the net pension liability as a percentage of covered payroll	69.66%	97.32%	19.98%	44.37%
Plan fiduciary net position as a percentage of the total pension liability	86.69%	82.29%	96.03%	91.60%

DRAFT

2019	2018	2017	2016	2015	2014
2.94%	1.83%	3.17%	3.17%	3.17%	2.46%
\$ 187,067	\$ 187,067	\$ 187,067	\$ 187,067	\$ 187,067	\$ 145,268
362,984	211,192	362,388	362,005	339,361	262,452
51.54%	88.58%	51.62%	51.68%	55.12%	55.35%
90.48%	83.85%	91.30%	84.29%	85.98%	61.86%

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

SCHEDULE OF EMPLOYER PENSION CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Fiscal Year ended September 30,	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Actuarially determined contribution	\$ 49,289	\$ 42,808	\$ 27,705	\$ 23,720
Contributions in relation to the actuarially determined contribution	<u>(49,289)</u>	<u>(42,808)</u>	<u>(27,705)</u>	<u>(23,720)</u>
Contribution deficiency (excess)	-	-	-	-
Covered payroll	352,484	321,131	220,320	205,816
Contributions as a percentage of covered payroll	13.98%	13.33%	12.58%	11.52%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry Age Normal
Amortization method	Level Percentage of Payroll, Closed
Remaining amortization period	22 years
Asset valuation method	10 year smoothed fair value; 12% soft corridor
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Investment rate of return	
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes There were no benefit changes during the year.

2020	2019	2018	2017	2016	2015
\$ 45,881	\$ 26,841	\$ 45,638	\$ 44,763	\$ 43,067	\$ 32,121
<u>(45,881)</u>	<u>(26,841)</u>	<u>(45,638)</u>	<u>(44,763)</u>	<u>(43,067)</u>	<u>(32,121)</u>
-	-	-	-	-	-
409,437	255,047	441,226	441,226	441,226	342,636
11.21%	10.52%	10.34%	10.15%	9.76%	9.37%

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE
OF THE TOTAL OPEB LIABILITY
RETIREE HEALTH PLAN

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement year December 31,	2023	2022	2021	2020
Corporation's proportion of the total OPEB liability	2.01%	2.02%	1.48%	1.48%
Corporation's proportionate share of the OPEB liability	\$ 10,126	\$ 9,263	\$ 10,379	\$ 9,844
Corporation's covered payroll	327,217	298,935	221,509	196,681
Corporation's proportionate share of the total OPEB liability as a percentage of covered payroll	3.09%	3.10%	4.69%	5.01%

Notes to Schedule:

No assets are accumulated in a trust for the Retiree Health Plan to pay related benefits that meets the criteria of paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

2019	2018	2017
0.12%	0.13%	0.11%
\$ 859	\$ 859	\$ 859
362,984	211,192	362,388
22.06%	0.41%	0.24%

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE
OF THE TOTAL OPEB LIABILITY
SUPPLEMENTARY DEATH BENEFIT FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

<u>Measurement year December 31,</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Corporation's proportion of the total OPEB liability	2.01%	2.02%	1.48%	1.48%
Corporation's proportionate share of the OPEB liability	\$ 23,544	\$ 21,474	\$ 22,586	\$ 21,029
Corporation's covered payroll	327,217	298,935	221,509	196,681
Corporation's proportionate share of the total OPEB liability as a percentage of covered payroll	7.20%	7.18%	10.20%	10.69%

Notes to Schedule:

No assets are accumulated in a trust for the Supplementary Death Benefit Fund to pay related benefits that meets the criteria of paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

<u>2019</u>	<u>2018</u>	<u>2017</u>
0.17%	0.19%	0.18%
\$ 1,869	\$ 1,869	\$ 1,869
362,984	211,192	362,388
22.06%	0.88%	0.52%

DRAFT

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Budgetary Information – The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The Corporation maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the Board of Directors.

Budgetary preparation and control is exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level.

DRAFT

DRAFT

COMPLIANCE SECTION

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

To the Board of Directors
Copperas Cove Economic Development Corporation
Copperas Cove, Texas

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 governmental activities and the major fund of the Copperas Cove Economic Development Corporation, a component unit of the City of Copperas Cove, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Copperas Cove Economic Development Corporation’s basic financial statements, and have issued our report thereon dated March 11, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Copperas Cove Economic Development Corporation’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 Copperas Cove Economic Development Corporation’s internal control. Accordingly, we do not express an opinion on the effectiveness of Copperas Cove Economic Development Corporation’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.

OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Copperas Cove Economic Development Corporation’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.

Waco, Texas
March , 2025

DRAFT

Economic Development Corporation

H.4.

Meeting Date: March 26, 2025

Contact: Fred Welch Executive Director, Copperas Cove EDC

Subject:

Regional Habitat Conservation Plan (HCP) presented by the Bell County Commissioners' Court. **Fred Welch Executive Director, Copperas Cove EDC**

1. Presentation given by the Bell County Commissioners' Court regarding a regional Habitat Conservation Plan (HCP).

Financial Impact:

TBD

Action/Recommendation:

No action taken.

Attachments:

Regional Habitat Conservation Plan (HCP) presentation

Economic Development Corporation

I.1.

Meeting Date: March 26, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

UPDATE

1. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC**
-

Economic Development Corporation

I.2.

Meeting Date: March 26, 2025

Contact: Sean Stevens, Senior Director, BRE, Copperas Cove EDC

UPDATE

2. Senior Director, BRE's Report. Sean Stevens, Copperas Cove EDC

Economic Development Corporation

I.3.

Meeting Date: March 26, 2025

Contact: Sheena Tanner, Marketing Director, Copperas Cove EDC

UPDATE

3. Marketing Director's Report. Sheena Tanner, Copperas Cove EDC

Economic Development Corporation

I.4.

Meeting Date: March 26, 2025

Contact: Brittany Sanders, Workforce Specialist, Copperas Cove EDC

UPDATE

4. Workforce Development Specialist's Report. Brittany Sanders, Copperas Cove EDC

Economic Development Corporation

I.5.

Meeting Date: March 26, 2025

Contact: Anne Seneca, Small Business Support Director, Copperas Cove EDC

UPDATE

5. Small Business Support Director's Report. Anne Seneca, Copperas Cove EDC
