



## REGULAR PORT COMMISSION MEETING

Tuesday, November 18, 2025 at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### PUBLIC NOTICE OF MEETING

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**The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission and/or the City Attorney:**

*Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).*

**(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)**

### AGENDA

*Port Commission will consider/discuss the following items and take any action deemed necessary.*

#### MEETING PROCEDURE

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, NOVEMBER 18, 2025 beginning at 3:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:*

*The meeting will also be available via the video conferencing application "ZOOM".*

*Join Zoom Meeting:*

Passcode: 233258

One tap mobile

+13462487799,,81038895289#,,, \*233258# US (Houston)

#### CALL TO ORDER

**COMMENTS FROM THE PUBLIC** - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

**CONSENT AGENDA - THE PORT COMMISSION WILL CONSIDER / DISCUSS THE FOLLOWING ITEMS AND TAKE ANY ACTION DEEMED NECESSARY.**

1. APPROVAL OF MINUTES - MINUTES OF OCTOBER 21, 2025 - REGULAR PORT COMMISSION MEETING
  
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR OCTOBER 2025.

**REPORTS**

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet / Property Tax Distribution
  - f) Profit and Loss Cash Flow Report
  
4. CITY MANAGER'S REPORT
  - a) TPWL Boating Access Grant – Renovations to Nautical Landings Marina Breakwater
  - b) CDBG-MIT Coastal Resiliency Living Shoreline Project
  - c) Restore (cleanup of old barges)
  - d) CDBG- MIT Round 2 funding for replacement of culverts under the rail in Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline
  - e) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)
  - f) MBMT Grant Downtown Waterfront Public Access Improvement
  - g) TxDOT Truck Route signs
  - h) Texas Ports Association
  - i) TxDOT Maritime Division

- 5.** RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
  - a) City Harbor
  - b) Nautical Landings Building
  - c) Nautical Landings Marina
  - d) Smith Harbor
  - e) Harbor of Refuge

**ACTION ITEMS: NEW BUSINESS**

- 6.** CONSIDER APPROVAL CERTIFICATE OF CONSTRUCTION COMPLETION AND AUTHORIZE RETAINAGE AND FINAL PAYMENT FOR DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT - BULKHEAD AND DOCKS - PRESENTER JODY WEAVER

**ACTION ITEMS: LEASES**

- 7. CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3 - PRESENTER JODY WEAVER
  
- 8. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:
  - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE
  
- 9. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

**COMMENTS**

- 10. COMMENTS FROM COMMISSIONERS

**ADJOURNMENT**

**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, November 18, 2025**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, November 12, 2025**.

/s/ Oralia G. Munoz

*Administrative Assistant*

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**ADA NOTICE**

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

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# **COMMUNICATION**

**SUBJECT:** APPROVAL OF MINUTES - MINUTES OF OCTOBER 21, 2025 - REGULAR  
PORT COMMISSION MEETING

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## **INFORMATION:**



# REGULAR PORT COMMISSION MEETING

Tuesday, October 21, 2025, at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca, TX 77979

## MINUTES

*Port Commission will consider/discuss the following items and take any action deemed necessary.*

STATE OF TEXAS	§
COUNTY OF CALHOUN	§
CITY OF PORT LAVACA	§

On this the 21<sup>st</sup> day of October 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

**ROLL CALL:**

Raymond Butler	Commissioner/Chairman
Jerry Smith	Commissioner/Secretary
Larry Nichols	Commissioner
Jim Ward	Commissioner
Sue Traylor	Commissioner

And the following Commissioners absent:

Jamie O'Neil  
Louis Rubio

**CONSENT AGENDA –**

**1. APPROVAL OF MINUTES**

**A) MINUTES OF SEPTEMBER 16, 2025 - REGULAR PORT COMMISSION MEETING**

Motion made by Commissioner Ward

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the September 16<sup>th</sup>, 2025, minutes of the Regular Port Commission meeting held on October 21<sup>st</sup>, 2025, are hereby approved.

Seconded by Commissioner Nichols

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, and Jim Ward

Voting Nay: None

Motion carries.

**2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR SEPTEMBER 2025.**

Motion made by Commissioner Nichols

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Harbor Master's September 2025 Inspection Reports of the Port Commission Regular meeting held on October 21<sup>st</sup>, 2025, are hereby approved.

Seconded by Commissioner Ward

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, and Jim Ward

Voting Nay: None

Motion carries.

## REPORTS

### 3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet / Property Tax Distribution
  - f) Profit and Loss Cash Flow Report
- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated October 21<sup>st</sup>, 2025.

Agenda item discussed.

No action taken.

### 4. CITY MANAGER'S REPORT

- The following is a memo, in its entirety, from Jody Weaver Interim City Manager:
- a) **TPWL Grant – Renovations to Nautical Landings Marina Breakwater**  
The breakwater project is now complete, and we have received reimbursement from TPWL for all expenses except the retainage. TPWL will conduct a final inspection on October 24<sup>th</sup> at 11:30. Following the final inspection, they will release retainage and approve the final reimbursement.
  - b) **CDBG-MIT Coastal Resiliency Living Shoreline Project**  
We received the USCE permit on October 1<sup>st</sup>, and that same day I received an email from Tony Jurisih that they would agree to sign the Letter of No Objection to the project, which I received on October 7<sup>th</sup>. The Coastal Lease is scheduled to be presented to the School Land Board on October 21<sup>st</sup>. At present, we are targeting January 12<sup>th</sup> for Council to award a construction contract.
  - c) **ReStore (cleanup of old barge(s) in Smith Harbor)**  
We have submitted everything to the USACE, but with the shutdown, nothing is moving.
  - d) **CDBG-MIT Round 2 Application for use of funds for Replacement of Culverts under Rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline**  
We have executed contracts with Urban Engineering for the Harbor of Refuge shoreline restoration project and Mott McDonald for the

Culverts at the Harbor of Refuge (and Corporation Ditch drainage Improvements) and KSBR for grant administration. We are now just Waiting for the approval of the Authority to use the Grant Funds (AUGF) document.

**d) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)**

Mott McDonald plans to submit the full USACE permit application before the end of October.

**f) MBMT Grant Downtown Waterfront Public Access Improvement**

Phase 1 of this project is complete and already seeing a lot of use. Matt is still working on the plans for the parking lot and green infrastructure portion of the project.

**g) TxDOT Truck Route signs**

The posts for the large signs are still in fabrication.

**h) Parking Area on SBA Steel Property at the HOR Boat Ramp**

I heard back from SBA today. Their legal team is reviewing what we sent over, but they wanted to know whether we would have any interest in a purchase of the area where the parking lot is. I told them that a purchase was an option the City would consider. So, they may also submit an offer for the sale of the property.

**i) TxDOT Maritime Division**

TxDOT Maritime plans to start visiting ports in the fall/winter and begin discussing our port profile. The next Port Authority Advisory Committee Meeting is on October 21<sup>st</sup> at 1 p.m. on Teams.

**j) GLO CMP Cycle 31 Project of Special Merit**

We have been approved to move forward to the development stage of our submitted project, "Public Access Boardwalk at Smith Harbor". Matt and I will start working on the Workplan Template next week. This is due by November 12<sup>th</sup> at 5 p.m. GLO Staff will perform an environmental review and work with us to finalize the workplan and other documents required by March 31, 2026.

**5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT**

**a) City Harbor**

22 September 2025 Matagorda Bay Fishing Cooperative completed the purchase of Miller Seafood.

**b) Nautical Landings Building**

Working on a scope to replace six big windows south end front of the building, and identify the availability of windstorm regulations. The report has been sent to GW Engineering for review.

**c) Nautical Landings Marina**

Horizon Environmental has been on-site 16 times since the last PC meeting.

- d) **Smith Harbor**  
9 October 2025, Shirley & Sons completed phase 1 project.
- e) **Harbor of Refuge**  
7 August 2024 LCI delivering material from Alamo Heights road project.
- f) **To Do List – Raymond Butler**

**ACTION ITEMS: NEW BUSINESS****6. HEAR PRESENTATION FROM NEW OWNERS OF MILLER'S SEAFOOD, LLC. - THE COOP**

Agenda item discussed.

No action taken.

**7. REVIEW AND DISCUSS NL MARINA DOCK RATES WITH SURROUNDING AREA MARINAS - PRESENTER JIM RUDELLAT**

Motion made by Commissioner Nichols

THAT, the Port Commission approve all 3 elements of the recommended changes and rates that Jim Rudellat put together for us.

Seconded by Commissioner Smith

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, and Jim Ward

Voting Nay: None

Motion carries.

**8. REVIEW AND DISCUSS NL MARINA DOCK SPACE LEASE FORM - PRESENTER JIM RUDELLAT**

Agenda item discussed.

No action taken.

**ACTION ITEMS: LEASES****9. CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3**

Agenda item discussed.

No action taken.

- 10. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:**
- TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE
    - Chairman Butler announced that Port Commission would retire into closed session at 4:17 p.m.
- 11. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.**
- Chairman Butler announced that Port Commission was back in session at 5:04 p.m.

#### COMMENTS

**12. COMMENTS FROM COMMISSIONERS**

Agenda item discussed.

No action taken.

#### ADJOURNMENT

Commissioner Smith made a motion to adjourn the meeting.

Commissioner Traylor seconded the motion.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols and Jim Ward

Voting Nay: None

The meeting was adjourned at 5:07 p.m.

These minutes were approved on November 18, 2025.

ATTEST:

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Raymond Butler, Chairman

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Oralia G. Munoz, Administrative Assistant

# **COMMUNICATION**

**SUBJECT:** RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR OCTOBER 2025.

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## **INFORMATION:**

# Port Lavaca Port Commission Monthly Inspection

Month: **OCTOBER 2025**    Location: **City Harbor**  
**18 NOVEMBER 2025**

**1. LEASES**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**2. Decking**

Condition: **Satisfactory**    Unsatisfactory    **Not Applicable**  
Comments:

**3. Main Frame & Floats**

Condition: **Satisfactory**    Unsatisfactory    **Not Applicable**  
Comments:

**4. CLEAN UP**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**5. Water Lines, Valves, Etc.**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**6. Electrical & Lights**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**7. Pilings, Guides & Rollers**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**8. Rub Rails & Fenders**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**9. Cleats & Kevels**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**10. Fire Extinguishers**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**11. Railing**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**12. Cement Slab**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**13. Bulkhead**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**Harbor Master:** \_\_\_\_\_

# Port Lavaca Port Commission Monthly Building Inspection

Month: **OCTOBER 2025**    Location: **NLB**

**18 NOVEMBER 2025**

**1. Building Maintenance:**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments: **15 October 2025 Barefoot Construction painted the front and both ends of the building, repaired pipe columns, front and side painted, replaced the exhaust hose & wall fitting, replaced the exhaust discharge face for women's dayroom bathroom, repaired the dayroom front door threshold, repaired the rotted soffit front of the building, straightened and cleaned the rain gutter. Repaired Christmas lights. Completed 30 October.**

**2. Decking:**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**3. Flooring:**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**4. Windows:**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**5. Water Lines, Valves, Etc.**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**6. Electrical & Lights**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments:

**7. HVAC**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments :

**8. Roof:**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comment:

**9. Parking:**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments:

**10. Fire Extinguishers:**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments:

**11. Hand Railing:**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments:

**12. Stairs & Steps**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comments:

**Harbor Master:** \_\_\_\_\_

# Port Lavaca Port Commission Monthly Inspection

Month: **OCTOBER 2025** Location: **NLM / Smith Harbor**

**18 NOVEMBER 2025**

## 1. Fire extinguisher

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 2. Decking

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 3. Main Frame & Floats

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **3 October 2025 Barefoot Construction completed**

**Pulling up the deck boards on B dock, removing some ballast to level main pier walkway, replaced 90 % of the rusty carbon steel lag bolts**

**with stainless steel that holds the floats to the main walkway and finger piers.**

**13 October 2025 Barefoot Construction replaced two missing floats**

**at B dock slip 67.**

## 4. Dock Boxes

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**6. Electrical & Lights**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**7. Pilings, Guides & Rollers**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**8. Rub Rails & Fenders**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**9. Cleats & Kevels**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**10. Gates & Locks**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**11. Dredging**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
 Comments:

**12. shoreline**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **3 October 2025 Barefoot Construction cut down tree**

**southwest corner of the marina next to old bulkhead, cleaned up, reshaped the shoreline, picked up trash and debris.**

**13. Bulkhead**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **31 July 2025 pre-bid opening meeting, Smith Harbor improvements.  
7 AUGUST 2025 Shirley & Sons Construction low bid.**

19 August 2025, Shirley & Sons arrived at Smith Harbor. 9 October 2025

Shirley & Sons completed phase 1 project at Smith Harbor.

**Harbor Master:** \_\_\_\_\_

# Port Lavaca Port Commission Monthly Inspection

Month: **OCTOBER 2025**    Location: **Harbor of Refuge**  
**18 NOVEMBER 2025**

**1. Road**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**2. Rail spur**

Condition:    Satisfactory    **Unsatisfactory**    Not Applicable  
Comments:

**3. Main Frame & Floats**

Condition:    Satisfactory    Unsatisfactory    **Not Applicable**  
Comments:

**4. Environmental**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**5. Water Lines, Valves, Etc.**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**6. Electrical & Lights**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**7. PERMIT**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**9. Cleats & Kevels**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Mulch**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **27 August 2024 LCI started delivering material from the Alamo Heights rod project.**

**12. Cement Cap**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**14. CLEAN UP**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**Harbor Master:** \_\_\_\_\_

# COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

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## INFORMATION:

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

Date Received	Reference	Description	CRUDE OIL	Public Dock	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
		EQUALIZER, INC.	OIL	/	10/2025			\$4,551.05	-100.00%
		EQUALIZER, INC.	OIL	/	11/2025			\$6,237.70	-100.00%
		EQUALIZER, INC.	OIL	/	12/2025			\$5,989.50	-100.00%
		EQUALIZER, INC.	OIL	/	01/2026			\$5,842.64	-100.00%
		EQUALIZER, INC.	OIL	/	02/2026			\$5,824.43	-100.00%
		EQUALIZER, INC.	OIL	/	03/2026			\$5,402.27	-100.00%
		EQUALIZER, INC.	OIL	/	04/2026			\$4,578.29	-100.00%
		EQUALIZER, INC.	OIL	/	05/2026			\$4,455.19	-100.00%
		EQUALIZER, INC.	OIL	/	06/2026			\$4,140.16	-100.00%
		EQUALIZER, INC.	OIL	/	07/2026			\$4,624.31	-100.00%
		EQUALIZER, INC.	OIL	/	08/2026			\$4,620.03	-100.00%
		EQUALIZER, INC.	OIL	/	09/2026				#DIV/0!
<b>FY 2025-2026 - TOTAL</b>								<b>\$56,265.57</b>	<b>-100.00%</b>

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
	OCTOBER		MONTHLY DOCK FEE		10/2025	
	NOVEMBER		MONTHLY DOCK FEE		11/2025	
	DECEMBER		MONTHLY DOCK FEE		12/2025	
	JANUARY		MONTHLY DOCK FEE		01/2026	
	FEBRUARY		MONTHLY DOCK FEE		02/2026	
	MARCH		MONTHLY DOCK FEE		03/2026	
	APRIL		MONTHLY DOCK FEE		04/2026	
	MAY		MONTHLY DOCK FEE		05/2026	
	JUNE		MONTHLY DOCK FEE		06/2026	
	JULY		MONTHLY DOCK FEE		07/2026	
	AUGUST		MONTHLY DOCK FEE		08/2026	
	SEPTEMBER		MONTHLY DOCK FEE		09/2026	



**BARGE:** Florida Marine - FMT 3060  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00267  
**Client Ref#:** VCG250907-B-FMT3060-PORT-LAVACA  
**Date:** 09/12/15



### Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	7,879.95	7,879.95	7,877.98
US Gallons @ 60°F	330,957.90	330,957.90	330,875.16
Imperial Gallons @ 60°F	275,580.10	275,580.10	275,511.20
Pounds	2,514,378	2,514,378	2,513,749
Long Tons	1,122.490	1,122.490	1,122.209
Short Tons	1,257.189	1,257.189	1,256.875
Kilograms	1,140,503	1,140,503	1,140,217
Metric Tons (AIR)	1,140.503	1,140.503	1,140.217
Metric Tons (VAC)	1,141.834	1,141.834	1,141.549
Cubic Meters @ 15°C	1,252.298	1,252.298	1,251.985
Cubic Meters @ 20°C	1,256.947	1,256.947	1,256.633
Cubic Meters @ 60°F	1,252.812	1,252.812	1,252.499
Litres @ 15°C	1,252,298	1,252,298	1,251,985
Litres @ 20°C	1,256,947	1,256,947	1,256,633
Litres @ 60°F	1,252,812	1,252,812	1,252,499

1-POWER  
BOAT

Quantity Based On: Shore Figure  
 NSV Based On: Shore Tank Free Water and S&W

Comments:

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API Used	FW	S&W%	S&W Bbls
25.3	See	Shore	Report

*Joshua Pargas*  
 AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

**AmSpec, LLC**

151 Alcoa Dr.  
 Port Lavaca, TX 77979  
 Email: portlavaca@amspecgroup.com



**BARGE:** MM 118  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00333  
**Client Ref#:** ER251001, MM 118 10/29/25  
**Date:** 10/29/25



### Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	19,838.49	19,838.49	19,833.52
US Gallons @ 60°F	833,216.58	833,216.58	833,007.84
Imperial Gallons @ 60°F	693,797.94	693,797.94	693,624.12
Pounds	6,338,358	6,338,358	6,336,770
Long Tons	2,829.624	2,829.624	2,828.915
Short Tons	3,169.179	3,169.179	3,168.385
Kilograms	2,875,031	2,875,031	2,874,311
Metric Tons (AIR)	2,875.031	2,875.031	2,874.311
Metric Tons (VAC)	2,878.382	2,878.382	2,877.661
Cubic Meters @ 15°C	3,152.775	3,152.775	3,151.985
Cubic Meters @ 20°C	3,164.447	3,164.447	3,163.654
Cubic Meters @ 60°F	3,154.068	3,154.068	3,153.278
Litres @ 15°C	3,152,775	3,152,775	3,151,985
Litres @ 20°C	3,164,447	3,164,447	3,163,654
Litres @ 60°F	3,154,068	3,154,068	3,153,278

1 POWER BOAT ←

Quantity Based On: Shore Figure  
 NSV Based On: Shore Tank Free Water and S&W

Comments:

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API Used	FW	S&W %	S&W Bbls
23.4	See	Shore	Report

*Joshua Pargas*  
 AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

**AmSpec, LLC**

151 Alcoa Dr.  
 Port Lavaca, TX 77979  
 Email: portlavaca@amspecgroup.com

**BARGE:** Florida Marine - FMT 3060  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00309  
**Client Ref#:** VG250901-B, FMT 3060 PORT LAVACA 10/11/25  
**Date:** 10/12/25



### Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	8,578.14	8,578.14	8,560.99
US Gallons @ 60°F	360,281.88	360,281.88	359,561.58
Imperial Gallons @ 60°F	299,997.42	299,997.42	299,397.65
Pounds	2,730,110	2,730,110	2,724,652
Long Tons	1,218.799	1,218.799	1,216.362
Short Tons	1,365.055	1,365.055	1,362.326
Kilograms	1,238,357	1,238,357	1,235,881
Metric Tons (AIR)	1,238.357	1,238.357	1,235.881
Metric Tons (VAC)	1,239.807	1,239.807	1,237.328
Cubic Meters @ 15°C	1,363.256	1,363.256	1,360.531
Cubic Meters @ 20°C	1,368.344	1,368.344	1,365.609
Cubic Meters @ 60°F	1,363.815	1,363.815	1,361.089
Litres @ 15°C	1,363,256	1,363,256	1,360,531
Litres @ 20°C	1,368,344	1,368,344	1,365,609
Litres @ 60°F	1,363,815	1,363,815	1,361,089

←  
1-POWER BOAT

Quantity Based On: Shore Figure

NSV Based On: Shore Tank Free Water and S&W

Comments:

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API Used	FW	S&W %	S&W Bbls
24.0	See	Shore	Report

*Joshua Pargas*  
AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

**AmSpec, LLC**

151 Alcoa Dr.  
 Port Lavaca, TX 77979  
 Email: portlavaca@amspecgroup.com





### MONTHLY TARIFF REPORT

DATE: Sept 23, 2025

REPORTING PERIOD: September 2025  
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

MAILING ADDRESS: 225 Schilling Blvd., Suite 300  
(P. O. Box Number or Street)

Collierville TN 38017  
(City) (State) (Zip Code)

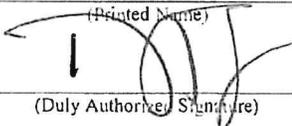
<u>1,535.965</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDSENSATE</u> (Name of Product)	@ 0.125¢ per barrel

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 1,213.41 is attached hereto representing tariff due in accordance with the above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 23rd day of September, 2025

Terminal Manager \_\_\_\_\_  
(Title)

Trey Franz  
(Printed Name)  
  
(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 221 [rgarza@portlavaca.org](mailto:rgarza@portlavaca.org) Fax No.: (361) 552-6062  
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979



Faustina July Barges  
MES10  
Report of Survey  
Mosaic Global Sales, LLC



July 18-21, 2025  
Mosaic  
Faustina, LA  
Ref. No. 25-4239

**DRAFT SURVEY BY DISPLACEMENT**

**MEM 2141**

Barge Type : RAKE

Depth =	13.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9950 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9950 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	2.250 in	Fwd Port =	3 ft	8.000 in
Fwd Stbd =	11 ft	1.750 in	Fwd Stbd =	3 ft	9.500 in
Mid Port =	11 ft	5.500 in	Mid Port =	3 ft	8.750 in
Mid Stbd =	11 ft	5.500 in	Mid Stbd =	3 ft	10.500 in
Aft Port =	11 ft	10.000 in	Aft Port =	4 ft	0.750 in
Aft Stbd =	11 ft	10.500 in	Aft Stbd =	4 ft	2.500 in

**Full Load:**

Mean Draft =	9 ft	1.333 in
Volume (Cu. Ft.) =	58,752.408	

**Light Barge:**

Mean Draft =	1 ft	6.083 in
Volume (Cu. Ft.) =	9,299.157	

**Cargo Deadweight:**

Pounds =	3,071,930
<b>Short Tons =</b>	<b>1,535.965</b>
Metric Tons =	1,393.406
Long Tons =	1,371.397

AmSpec Inc.



Larry C. Zeringue, Operations

7/23/2025  
Page 1

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HELENA CHEMICAL

0.79

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	TOTAL FERTILIZER BULK TONS	REPORTING MONTH	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.79 PER TON	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
10/27/2025	ACH PMT	HELENA CHEMICAL	17421.851	0	17,421.851	10/2025	\$13,763.26	\$0.00	\$13,763.26	\$7,460.90	84.47%
	ACH PMT	HELENA CHEMICAL		0		11/2025		\$0.00		\$3,569.26	-100.00%
	ACH PMT	HELENA CHEMICAL		0		12/2025		\$0.00		\$11,089.56	-100.00%
	ACH PMT	HELENA CHEMICAL		0		01/2026		\$0.00		\$3,927.70	-100.00%
	ACH PMT	HELENA CHEMICAL		0		02/2026		\$0.00		\$6,013.56	-100.00%
	ACH PMT	HELENA CHEMICAL		0		03/2026		\$0.00		\$11,825.85	-100.00%
	ACH PMT	HELENA CHEMICAL		0		04/2026		\$0.00		\$9,627.43	-100.00%
	ACH PMT	HELENA CHEMICAL		0		05/2026		\$0.00		\$2,569.13	-100.00%
	ACH PMT	HELENA CHEMICAL		0		06/2026		\$0.00		\$6,226.39	-100.00%
	ACH PMT	HELENA CHEMICAL		0		07/2026		\$0.00		\$2,516.15	-100.00%
	ACH PMT	HELENA CHEMICAL		0		08/2026		\$0.00		\$0.00	#DIV/0!
	ACH PMT	HELENA CHEMICAL		0		09/2026		\$0.00		\$1,213.41	-100.00%
<b>TOTAL</b>						<b>FY 2025-2026 - TOTAL</b>	<b>\$13,763.26</b>	<b>\$0.00</b>	<b>\$13,763.26</b>	<b>\$66,039.34</b>	<b>-79.16%</b>

Receivables - 5008

MONTHLY RAIL FEE

REPORTING

Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
	OCT	ACH	MONTHLY RAIL FEE		10/2025	
	NOV	ACH	MONTHLY RAIL FEE		11/2025	
	DEC	ACH	MONTHLY RAIL FEE		12/2025	
	JAN	ACH	MONTHLY RAIL FEE		01/2026	
	FEB	ACH	MONTHLY RAIL FEE		02/2026	
	MAR	ACH	MONTHLY RAIL FEE		03/2026	
	APR	ACH	MONTHLY RAIL FEE		04/2026	
	MAY	ACH	MONTHLY RAIL FEE		05/2026	
	JUNE	ACH	MONTHLY RAIL FEE		06/2026	
	JULY	ACH	MONTHLY RAIL FEE		07/2026	
	AUG	ACH	MONTHLY RAIL FEE		08/2026	
	SEPT	ACH	MONTHLY RAIL FEE		09/2026	

\$0.00



Invoice # T102125F

### MONTHLY TARIFF REPORT

DATE: OCT 21, 2025

REPORTING PERIOD: OCT 2025  
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

MAILING ADDRESS: 225 Schilling Blvd., Suite 300  
(P. O. Box Number or Street)

Collierville TN 38017  
(City) (State) (Zip Code)

-----  
17,421.851 Tons of Fertilizer DRY OR LIQUID @ 0.79¢ per ton  
Tons BARGE / RAIL (Name of Product)

0 Barrels of Crude Oil CRUDE CONDENSATE @ 0.125¢ per barrel  
Tons (Name of Product)

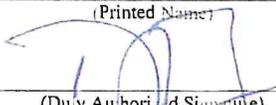
-----  
Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 13,763.26 is attached hereto representing tariff due in accordance with the above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 21st day of OCT, 2025

Terminal Manager \_\_\_\_\_  
(Title)

Trey Franz  
(Printed Name)

  
(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 221 r.franza@portlavaca.org Fax No.: (361) 552-6062  
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

01  
25182  
51634  
05





KIRBY 29014, KIRBY 30405

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	12,993,816.00	Before	6,676.902
Long Tons	5,800.81	After	0.000
Metric Tons	5,893.903	Difference	6,676.902
<b>Short Tons</b>	<b>6,496.908</b>		

Details of shore figures and barge measurements are attached.

AmSpec Inc.



Larry C. Zeringue, Operations

9/29/2025  
Page 1

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RRL202



**DRAFT SURVEY BY DISPLACEMENT**

**AGS 280 B**

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9950 (LIGHT Condition)		
Spec Grv =	0.9950 (LOADED Condition)		

**LIGHT FREEBOARDS**

**LOADED FREEBOARDS**

Fwd Port =	11 ft	7.250 in	Fwd Port =	4 ft	2.000 in
Fwd Stbd =	11 ft	6.750 in	Fwd Stbd =	3 ft	11.000 in
Mid Port =	11 ft	7.000 in	Mid Port =	3 ft	11.750 in
Mid Stbd =	11 ft	6.500 in	Mid Stbd =	3 ft	8.000 in
Aft Port =	11 ft	7.500 in	Aft Port =	4 ft	0.000 in
Aft Stbd =	11 ft	7.000 in	Aft Stbd =	3 ft	9.000 in

**Full Load:**

Mean Draft = 9 ft 1.042 in  
 Volume (Cu. Ft.) = 63,584.301

**Light Barge:**

Mean Draft = 1 ft 5.000 in  
 Volume (Cu. Ft.) = 9,893.329

**Cargo Deadweight:**

Pounds = 3,335,168  
**Short Tons = 1,667.584**  
 Metric Tons = 1,512.809  
 Long Tons = 1,488.914

AmSpec Inc.



*Larry C. Zeringue*

Larry C. Zeringue, Operations

9/19/2025  
 Page 1

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RSB009



**REPORT OF SHORE TANK QUANTITY  
OFFICIAL QUANTITY**

Shore Tank			Temp °F	Gross Gallons	Factor	Net Gallons	Lbs. / gallon	Pounds
	Innages							
1	Open	0' 00"	60.0	0.00	1.00000	0.00		
	Close	21' 03 3/8"	88.0	707,617.00	0.99188	701,871.00		
						701,871.00	11.0324	7,743,322.00

S/Ga60°F 1.3247

	Innages							
2	Open	16' 07"	86.0	554,669.00	0.99246	550,487.00		
	Close	29' 03 1/2"	87.0	984,634.00	0.99217	976,924.00		
						426,437.00	11.0324	4,704,624.00

S/Ga60°F 1.3247

**TOTAL QUANTITY**

Pounds	12,447,946.00
Long Tons	5,557.12
Metric Tons	5,646.300
<b>Short Tons</b>	<b>6,223.973</b>

AmSpec Inc.



*Larry C. Zeringue*

10/7/2025  
Page 1

Larry C. Zeringue, Operations

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RSL004B

**Loading Facility:** Pekin  
**Prepared By:** Gabby Reese  
Tabatha  
**Attn:** Bookmiller  
**Barge ID:** IN995442  
**Load Date:** 5/1/2025  
**Load Time:** 10:30

Railcar #	STN	Product
MOCX412436	100.55	MOP, 60% Red Granular
AOKX494436	99.925	MOP, 60% Red Granular
PTEX021996	101.7	MOP, 60% Red Granular
PNWX202946	102.3	MOP, 60% Red Granular
MOCX416067	102.95	MOP, 60% Red Granular
MOCX479044	100.625	MOP, 60% Red Granular
MOCX423661	102.05	MOP, 60% Red Granular
MOCX423612	102.025	MOP, 60% Red Granular
NDYX823751	100.75	MOP, 60% Red Granular
MOCX424164	101.55	MOP, 60% Red Granular
MOCX482260	100.5	MOP, 60% Red Granular
MOCX499233	101.925	MOP, 60% Red Granular
MOCX412194	101.15	MOP, 60% Red Granular
MOCX423375	101.4	MOP, 60% Red Granular

**Total** 1,419.400

<b>Customer</b>	<b>CP Date</b>	<b>AP Date</b>	<b>U/L Date</b>
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025
Mosaic	4/28/2025	4/29/2025	5/1/2025



**DRAFT SURVEY BY DISPLACEMENT**

**AGS 864 B**

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9950 (LIGHT Condition)		
Spec Grv =	0.9950 (LOADED Condition)		

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	7.250 in	Fwd Port =	4 ft	2.750 in
Fwd Stbd =	11 ft	6.750 in	Fwd Stbd =	4 ft	3.500 in
Mid Port =	11 ft	7.250 in	Mid Port =	4 ft	0.500 in
Mid Stbd =	11 ft	7.750 in	Mid Stbd =	4 ft	2.500 in
Aft Port =	11 ft	7.750 in	Aft Port =	4 ft	1.750 in
Aft Stbd =	11 ft	7.500 in	Aft Stbd =	4 ft	2.750 in

**Full Load:**

Mean Draft =	8 ft	9.708 in
Volume (Cu. Ft.) =	61,639.856	

**Light Barge:**

Mean Draft =	1 ft	4.625 in
Volume (Cu. Ft.) =	9,674.579	

**Cargo Deadweight:**

Pounds =	3,227,972
<b>Short Tons =</b>	<b>1,613.986</b>
Metric Tons =	1,464.185
Long Tons =	1,441.059

AmSpec Inc.



*Larry C. Zeringue*

Larry C. Zeringue, Operations

9/17/2025  
 Page 1

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RSB009

ACCOUNT AGING REPORT

Item #3.

ACCOUNT NO#	NAME	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		11/1/2025	\$ 758.57	\$ -				\$	-
5001		11/1/2025	\$ 1,484.86	\$ -				\$	-
5002		10/24/2025	\$ 3,700.00	\$ -	Have \$7,400.00 credit. Paid for 3 months			\$	-
5003		11/10/2025	\$ 417.75	\$ -				\$	-
5004		10/30/2025	\$ 4,020.00	\$ -				\$	-
5005		11/4/2025	\$ 2,626.72	\$ -				\$	-
5005		11/4/2025	\$ 3,500.00	\$ -				\$	-
5006		11/4/2025	\$ 2,881.13	\$ -				\$	-
5007		11/1/2025	\$ 2,970.76	\$ -				\$	-
5007		11/1/2025	\$ 1,754.61	\$ -				\$	-
5007		11/1/2025	\$ 3,058.07	\$ -				\$	-
5008		10/28/2025	\$ 9,575.18	\$ -				\$	-
5009		10/24/2025	\$ 815.71	\$ 21.71				\$	21.71
5010		11/4/2025	\$ 1,464.64	\$ -				\$	-
5011		9/10/2025	\$ 967.50	\$ 2,668.25	\$ 1,303.08	\$ 1,184.62	139.44	\$	5,295.39
5012		10/27/2025	\$ 1,862.49	\$ -				\$	-
5013		11/3/2025	\$ 747.49	\$ 43.70	\$ 48.07			\$	91.77
5014		11/1/2025	\$ 2,351.04	\$ -				\$	-
99-1963-04		11/7/2025	\$ 133.35	\$ 133.35				\$	133.35
99-1973-08		10/2/2025	\$ 483.00	\$ -	He paid for 2 months			\$	-
99-1983-09		11/3/2025	\$ 216.30	\$ -				\$	-
99-1913-03		11/3/2025	\$ 317.10	\$ -				\$	-
99-2003-04		11/5/2025	\$ 342.30	\$ -				\$	-
99-2015-16		10/31/2025	\$ 342.30	\$ -				\$	-
99-2043-07		11/3/2025	\$ 342.30	\$ -				\$	-
99-2053-12		10/20/2025	\$ 264.60	\$ -				\$	-
99-2063-12		11/3/2025	\$ 367.50	\$ -				\$	-
99-2073-09		11/3/2025	\$ 291.90	\$ -				\$	-
99-2443-05		11/3/2025	\$ 279.30	\$ -				\$	-
99-2133-06		11/3/2025	\$ 291.80	\$ -				\$	-
99-2173-08		10/10/2025	\$ 317.10	\$ 313.92				\$	313.92
99-2193-07		10/29/2025	\$ 176.40	\$ -				\$	-
99-2213-04		11/3/2025	\$ 176.40	\$ -				\$	-
99-2243-13		10/13/2025	\$ 265.65	\$ -	Moved out of the marina on 10/17			\$	-
99-2253-07		10/1/2025	\$ 228.90	\$ -				\$	-
99-2273-08		10/1/2025	\$ 176.40	\$ -				\$	-
99-2233-08		10/1/2025	\$ 176.40	\$ -				\$	-
99-2313-15		10/20/2025	\$ 176.40	\$ -				\$	-
99-2443-06		11/3/2025	\$ 279.30	\$ -				\$	-
99-2481-05		11/3/2025	\$ 291.90	\$ -				\$	-
99-2421-07		11/3/2025	\$ 239.40	\$ -				\$	-
99-2543-09		11/3/2025	\$ 319.20	\$ -				\$	-
99-2163-03		11/3/2025	\$ 630.00	\$ -				\$	-

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 \*\*\*\* BOOK #:00 99 TOTAL ACCOUNTS: 39 \$ 52,081.72 3,180.93 1351.15 1184.62 0 0 5,856.14



PORT COMMISSION PAYMENT REPORT - OCTOBER 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICE	I-1DGH-9CPI-79HW	504 51000521.01	OFFICE : FOLDERS & LABELS	69595	\$56.59
<b>VENDOR TOTALS</b>					<b>\$56.59</b>
01-103058 BAREFOOT, MARK E.	I-002244	504 50860542.21	R & M- INFRASTRUCTURE: REPAIR "B" DOCK	69597	\$4,498.00
01-103058 BAREFOOT, MARK E.	I-002245	504 50860542.21	R & M- INFRASTRUCTURE: REPLACE MISSING FLOATING DOCKS	69597	\$4,150.00
01-103058 BAREFOOT, MARK E.	I-002246	504 50860542.21	R & M- INFRASTRUCTURE: REPAIR "B" DOCK	69597	\$3,150.00
01-103058 BAREFOOT, MARK E.	I-002247	504 50860543.27	R & M- IMPROVEMENTS: REPAIR "B" DOCK	69691	\$1,498.00
<b>VENDOR TOTALS</b>					<b>\$13,296.00</b>
01-102565 CARD SERVICE CENTER	I-0305/092025	504 51000531.01	TRAVEL & TRAINING: MEAL - TRAINING	1191	\$28.01
01-102565 CARD SERVICE CENTER	I-0305/092025	504 50860542.21	R & M- INFRASTRUCTURE: HOME DEPOT - FLOATING DOCKS	1191	\$659.12
<b>VENDOR TOTALS</b>					<b>\$687.13</b>
01-104109 CIVICPLUS, LLC	I-352960	504 50070542.504	CONTRACTED SERVICES: WEBSITE REDESIGN	63	\$1,798.52
<b>VENDOR TOTALS</b>					<b>\$1,798.52</b>
01-104071 ENTERPRISE FLEET MANAG	I-FBN5439919	504 51000551.11	VEHICLE LEASE: MAINTENANCE MANAGEMENT	1163	\$724.65
<b>VENDOR TOTALS</b>					<b>\$724.65</b>
01-104610 ESCOBEDO, ROCIO	I-202510031257	504 51000523.03	CLEANING & JANITORIAL: CLEANING SERVICES	69614	\$550.00
<b>VENDOR TOTALS</b>					<b>\$550.00</b>
01-102882 FRONTIER SOUTHWEST INC	I-18830907065/102025	504 51000536.02	TELEPHONE : PHONE CHARGES OCTOBER 2025	69703	\$184.68
<b>VENDOR TOTALS</b>					<b>\$184.68</b>
01-102490 U.S. BANK NATIONAL ASS	I-09/2025	504 51000525.01	FUEL : FUEL SEPTEMBER 2025	69616	\$51.19
01-102490 U.S. BANK NATIONAL ASS	I-09/2025	504 51000525.01	FUEL : FUEL SEPTEMBER 2025	69616	-\$0.14
<b>VENDOR TOTALS</b>					<b>\$51.05</b>

PORT COMMISSION PAYMENT REPORT - OCTOBER 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102645 GEXA ENERGY, LP	I-34583169-4	504 51000536.01	ELECTRICITY - ELECTRICITY SERVICES SEPTEMBER 2025	69619	\$2,562.41
			NAUTICAL LANDING FLOOD LIGHT		\$65.59
			NL BOAT SLIPS		\$776.76
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$374.72
			CITY HARBOR		\$0.00
			106 S COMMERCE ST UNIT MAIN		\$1,345.34
			<b>VENDOR TOTALS</b>		<b>\$2,562.41</b>
01-102016 MARVELOUS GARDENS INC.	I-18001	504 51000533.14	CONTRACTED SERVICES : HERBICIDE	69712	\$95.00
			<b>VENDOR TOTALS</b>		<b>\$95.00</b>
01-100335 PORT LAVACA, CITY OF	I-09/2025	504 51000536.03	WATER : WATER / SEWER SEPTEMBER 2025	69639	\$272.43
			<b>VENDOR TOTALS</b>		<b>\$272.43</b>
01-102309 REPUBLIC SERVICES #847	I-0847-001414194	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	1172	\$293.94
			<b>VENDOR TOTALS</b>		<b>\$293.94</b>
01-100840 ROBERTS, ODEFEY, WITTE	I-10736/5105	504 51000532.07	LEGAL - REGULAR: CHANNEL & DOCK TITLE OPINION	56	\$1,287.50
01-100840 ROBERTS, ODEFEY, WITTE	I-1608-004M/5022	504 51000532.07	LEGAL - REGULAR: PORT COMMISSION - SEPT 2025	47	\$297.50
			<b>VENDOR TOTALS</b>		<b>\$1,585.00</b>
01-101259 SHIRLEY & SONS CONSTRUCTION	I-3643	504 51000561.02	CE - LAND & IMPROVEMENTS: WATERFRONT PUBLIC ACCESS	69732	\$61,381.25
			<b>VENDOR TOTALS</b>		<b>\$61,381.25</b>
01-100093 SPARKLIGHT	I-20031799/1025	504 50070536.504	CABLE & INTERNET: INTERNET SERVICES	69734	\$131.56
			<b>VENDOR TOTALS</b>		<b>\$131.56</b>
01-104134 TEXAS PORTS ASSOCIATION	I-2025-19	504 51000531.04	DUES, SUBSCRIPTIONS : MEMBERSHIP DUES 2025	69668	\$5,000.00
			<b>VENDOR TOTALS</b>		<b>\$5,000.00</b>
01-100418 TML INTERGOVERNMENTAL RISK	I-9059/1025	504 51000535.01	GENERAL LIABILITY: INSURANCE	69737	\$5,137.12
01-100418 TML INTERGOVERNMENTAL RISK	I-9059/1025	504 51000512.30	WORKERS COMPENSATION: INSURANCE	69737	\$2,057.37

PORT COMMISSION PAYMENT REPORT - OCTOBER 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102621 UNIFIRST CORPORATION	I-2680110783	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	69645	\$230.90
			<b>VENDOR TOTALS</b>		<b>\$230.90</b>
01-104238 VCS, INC.	I-INV356421VCS	504 50070542.504	CONTRACTED SERVICES : WORKSTATION DEPLOYMENT	69669	\$600.00
			<b>VENDOR TOTALS</b>		<b>\$600.00</b>
			<b>REPORT GRAND TOTAL</b>		<b>\$96,695.60</b>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>REVENUE SUMMARY</b>								
USER & SERVICE CHARGES	818,955	792,072	26,883	74,309.11	74,309.11	0.00	717,762.89	9.38
FINES & FORFEITURES	500	500	0	346.94	346.94	0.00	153.06	69.39
OTHER REVENUE	35,600	35,500	100	2,820.72	2,820.72	0.00	32,679.28	7.95
GRANT AND CONTRIBUTION R	550,000	556,872	( 6,872)	266,088.00	266,088.00	0.00	290,784.00	47.78
INTERGOVERNMENTAL REVENUE	116,184	96,284	19,900	96,284.00	96,284.00	0.00	0.00	100.00
<b>TOTAL REVENUES</b>	<b>1,521,239</b>	<b>1,481,228</b>	<b>40,011</b>	<b>439,848.77</b>	<b>439,848.77</b>	<b>0.00</b>	<b>1,041,379.23</b>	<b>29.69</b>
<b>EXPENDITURE SUMMARY</b>								
TECHNOLOGY SERVICES	1,422	6,424	( 5,002)	2,530.08	2,530.08	0.00	3,893.92	39.38
CITY HARBOR	7,000	8,000	( 1,000)	0.00	0.00	0.00	8,000.00	0.00
HARBOR OF REFUGE	200,000	100,000	100,000	0.00	0.00	0.00	100,000.00	0.00
SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
NAUTICAL LANDINGS MARINA OPERATIONS	35,000	18,000	17,000	2,157.12	2,157.12	0.00	15,842.88	11.98
	1,390,148	1,585,137	( 194,989)	43,890.01	43,890.01	25,836.75	1,515,410.24	4.40
<b>TOTAL EXPENDITURES</b>	<b>1,644,570</b>	<b>1,728,561</b>	<b>( 83,991)</b>	<b>48,577.21</b>	<b>48,577.21</b>	<b>25,836.75</b>	<b>1,654,147.04</b>	<b>4.30</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 123,331)</b>	<b>( 247,333)</b>	<b>124,002</b>	<b>391,271.56</b>	<b>391,271.56</b>	<b>( 25,836.75)</b>	<b>612,767.81</b>	<b>147.75-</b>

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Revenue

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>USER &amp; SERVICE CHARGES</b>								
436.01	115,000	115,000	0	12,863.12	12,863.12	0.00	102,136.88	11.19
436.09	100,000	50,000	50,000	7,500.00	7,500.00	0.00	42,500.00	15.00
436.10	4,000	4,000	0	0.00	0.00	0.00	4,000.00	0.00
436.11	268,497	287,292	( 18,795)	22,456.81	22,456.81	0.00	264,835.19	7.82
436.12	130,000	130,000	0	14,976.67	14,976.67	0.00	115,023.33	11.52
436.20	500	500	0	0.00	0.00	0.00	500.00	0.00
436.21	90,950	90,950	0	6,644.30	6,644.30	0.00	84,305.70	7.31
436.22	90,028	96,330	( 6,302)	8,383.35	8,383.35	0.00	87,946.65	8.70
436.23	0	0	0	0.00	0.00	0.00	0.00	0.00
436.24	19,980	18,000	1,980	1,484.86	1,484.86	0.00	16,515.14	8.25
TOTAL USER & SERVICE CHARGES	818,955	792,072	26,883	74,309.11	74,309.11	0.00	717,762.89	9.38
<b>FINES &amp; FORFEITURES</b>								
442.01	500	500	0	346.94	346.94	0.00	153.06	69.39
TOTAL FINES & FORFEITURES	500	500	0	346.94	346.94	0.00	153.06	69.39
<b>OTHER REVENUE</b>								
451.01	35,000	35,000	0	2,790.72	2,790.72	0.00	32,209.28	7.97
455.01	0	0	0	0.00	0.00	0.00	0.00	0.00
459.03	0	0	0	30.00	30.00	0.00	30.00	0.00
459.11	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71	600	500	100	0.00	0.00	0.00	500.00	0.00
459.90	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	35,600	35,500	100	2,820.72	2,820.72	0.00	32,679.28	7.95
<b>GRANT AND CONTRIBUTION R</b>								
481.00	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02	550,000	556,872	( 6,872)	266,088.00	266,088.00	0.00	290,784.00	47.78
TOTAL GRANT AND CONTRIBUTION R	550,000	556,872	( 6,872)	266,088.00	266,088.00	0.00	290,784.00	47.78
<b>INTERGOVERNMENTAL REVENUE</b>								
493.00.1	116,184	96,284	19,900	96,284.00	96,284.00	0.00	0.00	100.00
493.88	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	116,184	96,284	19,900	96,284.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	1,481,228	40,011	439,848.77	439,848.77	0.00	1,041,379.23	29.69

CITY OF FORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
 TECHNOLOGY SERVICES  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>MATERIALS &amp; SUPPLIES</b>								
50070526.1000 EQUIPMENT - OPERATIONS	0	3,000 (	3,000)	0.00	0.00	0.00	3,000.00	0.00
TOTAL MATERIALS & SUPPLIES	0	3,000 (	3,000)	0.00	0.00	0.00	3,000.00	0.00
<b>SERVICES</b>								
50070536.504 CABLE & INTERNET- PORT	1,422	1,500 (	78)	131.56	131.56	0.00	1,368.44	8.77
TOTAL SERVICES	1,422	1,500 (	78)	131.56	131.56	0.00	1,368.44	8.77
<b>MAINTENANCE</b>								
50070542.504 CONTRACTED SERVICES	0	1,924 (	1,924)	2,398.52	2,398.52	0.00 (	474.52)	124.66
TOTAL MAINTENANCE	0	1,924 (	1,924)	2,398.52	2,398.52	0.00 (	474.52)	124.66
<b>TOTAL TECHNOLOGY SERVICES</b>	<u>1,422</u>	<u>6,424 (</u>	<u>5,002)</u>	<u>2,530.08</u>	<u>2,530.08</u>	<u>0.00</u>	<u>3,893.92</u>	<u>39.38</u>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
 CITY HARBOR  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>SERVICES</u>								
50800533.20 CONTRACTED SERV-CITY H	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
TOTAL SERVICES	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
<u>MAINTENANCE</u>								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.22 R & M- BLDG.- CITY HAR	1,000	2,000	( 1,000)	0.00	0.00	0.00	2,000.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	2,000	3,000	( 1,000)	0.00	0.00	0.00	3,000.00	0.00
<u>TOTAL CITY HARBOR</u>	<u>7,000</u>	<u>8,000</u>	<u>( 1,000)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,000.00</u>	<u>0.00</u>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
 HARBOR OF REFUGE  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	& OF BUDGET
<u>SERVICES</u>								
50820533.20 CONTRACTED SERV- HOR	150,000	50,000	100,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL SERVICES	150,000	50,000	100,000	0.00	0.00	0.00	50,000.00	0.00
<u>MAINTENANCE</u>								
50820542.21 R & M- INFRASTRUCTURE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
TOTAL MAINTENANCE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
<u>TOTAL HARBOR OF REFUGE</u>	<u>200,000</u>	<u>100,000</u>	<u>100,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2025

504-FORT & HARBORS FUND  
 SMITH HARBOR  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>SERVICES</b>								
50840533.20 CONTRACTED SERV- SMITH	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
<b>TOTAL SERVICES</b>	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
<b>MAINTENANCE</b>								
50840542.21 R & M- INFRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
<b>TOTAL MAINTENANCE</b>	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
<b>TOTAL SMITH HARBOR</b>	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00

CITY OF FORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
 NAUTICAL LANDINGS MARINA  
 DEPARTMENTAL EXPENDITURES

SERVICES	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
50860533.20 CONTRACTED SERV- NL MA	30,000	10,000	20,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL SERVICES	30,000	10,000	20,000	0.00	0.00	0.00	10,000.00	0.00
<b>MAINTENANCE</b>								
50860542.03 R & M- BUILDING- NL MA	2,000	5,000 (	3,000)	0.00	0.00	0.00	5,000.00	0.00
50860542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	659.12	659.12	0.00	2,340.88	21.97
50860543.25 R & M- BUIID (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27 R & M- IMPROV OTB- NL	0	0	0	1,498.00	1,498.00	0.00 (	1,498.00)	0.00
TOTAL MAINTENANCE	5,000	8,000 (	3,000)	2,157.12	2,157.12	0.00	5,842.88	26.96
TOTAL NAUTICAL LANDINGS MARINA	35,000	18,000	17,000	2,157.12	2,157.12	0.00	15,842.88	11.98

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
51000511.01 SALARIES & WAGES	119,672	125,350 (	5,678)	5,103.30	5,103.30	0.00	120,246.70	4.07
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	500 (	500)	99.83	99.83	0.00	400.17	19.97
51000512.05 EMPLOYER-SOCIAL SECURI	9,155	9,589 (	434)	694.47	694.47	0.00	8,894.53	7.24
51000512.10 EMPLOYER-T.M.R.S.	7,276	10,348 (	3,072)	564.57	564.57	0.00	9,783.43	5.46
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,734.57	1,734.57	0.00	19,062.43	8.34
51000512.30 WORKER'S COMPENSATION	255	2,367 (	2,112)	2,057.37	2,057.37	0.00	309.63	86.92
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	157,655	169,451 (	11,796)	10,254.11	10,254.11	0.00	159,196.89	6.05
<b>MATERIALS &amp; SUPPLIES</b>								
51000521.01 OFFICE	1,000	1,500 (	500)	0.74	0.74	0.00	1,499.26	0.05
51000523.03 CLEANING & JANITORIAL	11,000	9,000	2,000	0.00	0.00	0.00	9,000.00	0.00
51000525.01 FUEL	500	500	0	0.00	0.00	0.00	500.00	0.00
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	0.00	0.00	150.00	0.00
51000526.1000 EQUIPMENT - OPERATIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000528.03 NON-CAPITALIZED ASSETS	1,500	11,000 (	9,500)	0.00	0.00	0.00	0.00	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	11,000.00	0.00
TOTAL MATERIALS & SUPPLIES	16,150	24,150 (	8,000)	0.74	0.74	0.00	2,000.00	0.00
<b>SERVICES</b>								
51000531.01 TRAVEL & TRAINING	500	500	0	28.01	28.01	0.00	471.99	5.60
51000531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	5,000.00	5,000.00	0.00	500.00	90.91
51000531.05 ADVERTISING & LEGAL NO	0	500 (	500)	0.00	0.00	0.00	500.00	0.00
51000531.07 PUBLIC & EMPLOYEE RELA	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.01 AUDIT FEES	6,000	5,500	500	0.00	0.00	0.00	5,500.00	0.00
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	3,000	3,000	0	0.00	0.00	0.00	0.00	0.00
51000533.14 CONTRACTED SERVICES	31,960	29,000	2,960	4,231.44	4,231.44	0.00	3,000.00	0.00
51000535.01 GENERAL LIABILITY INSU	3,849	3,906 (	57)	5,137.12	5,137.12	0.00	24,768.56	14.59
51000535.10 WINDSTORM INS	20,000	20,000	0	14,621.49	14,621.49	0.00	1,231.12	131.52
51000535.11 FLOOD INS	2,250	2,500 (	250)	0.00	0.00	0.00	5,378.51	73.11
51000536.01 ELECTRICITY	31,627	31,553	74	0.00	0.00	0.00	2,500.00	0.00
51000536.02 TELEPHONE	2,100	2,100	0	184.68	184.68	0.00	31,553.00	0.00
51000536.03 WATER	6,200	6,200	0	0.00	0.00	0.00	1,915.32	8.79
TOTAL SERVICES	112,986	110,259	2,727	29,202.74	29,202.74	0.00	81,056.26	26.49
<b>MAINTENANCE</b>								
51000541.02 LANDSCAPING	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	80,000	60,000	20,000	0.00	0.00	0.00	60,000.00	0.00
51000543.04 R & M IMPROVEMENT OTB	2,500	16,000 (	13,500)	0.00	0.00	0.00	16,000.00	0.00
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	4,000	3,000	1,000	0.00	0.00	0.00	3,000.00	0.00
51000544.55 R & M- VEHICLES & TRAI	500	500	0	0.00	0.00	0.00	500.00	0.00
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	92,200	84,700	7,500	0.00	0.00	0.00	84,700.00	0.00

CITY OF FORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>SUNDRY</b>								
51000551.11 VEHICLE LEASES	11,500	8,649	2,851	0.00	0.00	0.00	8,649.00	0.00
51000552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01 XFER OUT- FD 001- ADMI	22,321	53,189	( 30,868)	4,432.42	4,432.42	0.00	0.00	0.00
51000553.02 XFER OUT- FD 310- '08	126,560	127,138	( 578)	0.00	0.00	0.00	48,756.58	8.33
51000553.05 XFER OUT- FD 322 - 201	133,776	134,601	( 825)	0.00	0.00	0.00	127,138.00	0.00
51000553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	134,601.00	0.00
51000553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80 XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81 DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84 RAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SUNDRY</b>	<b>294,157</b>	<b>323,577</b>	<b>( 29,420)</b>	<b>4,432.42</b>	<b>4,432.42</b>	<b>0.00</b>	<b>319,144.58</b>	<b>1.37</b>
<b>CAPITAL EXPENDITURES</b>								
51000561.02 CE- LAND & IMPROVEMENT	50,000	673,000	( 623,000)	0.00	0.00	25,836.75	647,163.25	3.84
51000562.03 CE- BUILDING & IMPROV	0	0	0	0.00	0.00	0.00	0.00	0.00
51000563.05 CE- INFRASTRUCTURE	667,000	200,000	467,000	0.00	0.00	0.00	200,000.00	0.00
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>717,000</b>	<b>873,000</b>	<b>( 156,000)</b>	<b>0.00</b>	<b>0.00</b>	<b>25,836.75</b>	<b>847,163.25</b>	<b>2.96</b>
<b>TOTAL OPERATIONS</b>	<b>1,390,148</b>	<b>1,585,137</b>	<b>( 194,989)</b>	<b>43,890.01</b>	<b>43,890.01</b>	<b>25,836.75</b>	<b>1,515,410.24</b>	<b>4.40</b>
<b>TOTAL EXPENDITURES</b>	<b>1,644,570</b>	<b>1,728,561</b>	<b>( 83,991)</b>	<b>48,577.21</b>	<b>48,577.21</b>	<b>25,836.75</b>	<b>1,654,147.04</b>	<b>0.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 123,331)</b>	<b>( 247,333)</b>	<b>124,002</b>	<b>391,271.56</b>	<b>391,271.56</b>	<b>( 25,836.75)</b>	<b>( 612,767.81)</b>	<b>147.75-</b>

\*\*\* END OF REPORT \*\*\*

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets		As of 8/31/25	As of 9/30/25	As of 10/31/25
Ending Cash		\$ 97,499.67	\$ (24,868.88)	\$ 218,383.01
Inventments Logic		\$ 615,513.07	\$ 618,048.51	\$ 620,725.39
Fund 210 Port Projects		\$ (65,404.00)	\$ (72,700.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)		\$ 91,204.68	\$ 91,233.77	\$ 91,282.10
<b>Total Ending Cash Assets</b>		<b>\$ 738,813.42</b>	<b>\$ 611,713.40</b>	<b>\$ 857,690.50</b>
Current Encumbrances		Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description	
25-00042		Victoria Engineering	Downtown WaterFront Public Access	\$ 75,000.00
25-00141		Shirley & Son Construction Co.	Downtown WaterFront Public Access	\$ 291,875.00
			<b>Total</b>	<b>\$ 25,836.75</b>
Budgeted Capital Improvement Projects				
1	Nautical Landing Parking Lot			\$ 150,000.00
2	Bulkhead Smith Harbor			\$ 200,000.00
			<b>Total</b>	<b>\$ 350,000.00</b>
Remaining Bond Payments				
1	FY 25/26 Remaining Bond Payments			\$ 261,238.00
			<b>Total</b>	<b>\$ 261,238.00</b>

\*1 This amount represents the negative fund balance in Fund 210 to be reimbursed by Fund 504. This amount includes Engineering for Breakwater for \$40,000, and CDBG- MIT application of \$30,400 that has been fully paid. We received reimbursement of \$120,000 for the EDA Grant on 04/25/2023 which reduced the negative fund balance in Fund 210.

\* This report does not conform to GAAP and is unaudited.

CITY OF PORT LAVACA  
BALANCE SHEET - UNAUDITED  
AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

=====

111.21	CLAIM ON CONS CASH	218,383.01	✓
112.11.6001	INVESTMENTS-LOGIC	620,725.39	✓
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82	
113.24	UNAPPLIED CREDITS (	18,201.47)	
113.27	PTC ACCTS RECEIVABLE (UB	23,976.01	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00	
113.29.1000	ACCOUNTS RECEIVABLE-MIS(	9,258.03)	
116.01.0001	PREPAID INSURANCE	796.27	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,462,446.39	
152.02.2000	ACCUM DEPRECIATION-BUIL(	924,215.47)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,796,040.80)	
154.01.1000	MACHINERY & EQUIPMENT	24,707.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	14,570.52)	
155.01.1000	CONSTRUCTION IN PROGRESS	100,951.67	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	3,168,908.42)	
		<u>9,535,260.89</u>	

0.\*

218,383.01+  
620,725.39+  
839,108.40\*+

TOTAL ASSETS

9,535,260.89

LIABILITIES

=====

207.21	CUSTOMER DEPOSIT (	50.00)
211.10	AP PENDING (DUE TO CONS	3,217.65
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	5,382.72
213.01	BOND PREMIUM (SERIES '18	68,969.89
215.90.1004	DEFERRED REV-HARBOR OF R	1,013,928.00
216.20.3006	BONDS PAYABLE-CURRENT	200,000.00
217.11	NL MARINA DEPOSITS	2,824.40
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00
		<u>2,649,268.31</u>

TOTAL LIABILITIES

2,649,268.31

FUND EQUITY/BALANCE

=====

CITY OF PORT LAVACA  
 BALANCE SHEET - UNAUDITED  
 AS OF: OCTOBER 31ST, 2025

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
320.07	ENCUMBRANCES	( 220,887.05)	
320.08	RESERVE FOR ENCUMBRANCES	220,887.05	
320.09	PRIOR YEAR ENCUMBRANCE	188,424.23	
320.10	PRIOR YEAR RESERV/ENC	( 188,424.23)	
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	3,225,726.98	
	TOTAL FUND EQUITY/BALANCE		<u>6,709,814.98</u>
	TOTAL REVENUES	439,848.77	
	TOTAL EXPENSES	48,577.21	
	UNPOSTED PRIOR YEAR	( 215,093.96)	
	EXCESS REVENUES OVER EXPENDITURES		<u>176,177.60</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u><u>9,535,260.89</u></u>

210-PORT COMMISSION PROJECTS

ACCOUNT#            TITLE

ASSETS

111.21	CLAIM ON CONS CASH	( 72,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			( 30,000.00)
TOTAL ASSETS			<u>( 30,000.00)</u>

LIABILITIES

			0.00
TOTAL LIABILITIES			<u>0.00</u>

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES	( 1,124,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36	
TOTAL FUND EQUITY/BALANCE			0.00
TOTAL REVENUES			0.00
TOTAL EXPENSES			0.00
UNPOSTED PRIOR YEAR			( 30,000.00)
EXCESS REVENUES OVER EXPENDITURES			( 30,000.00)
TOTAL LIABILITIES & FUND EQUITY/BALANCE			<u>( 30,000.00)</u>

CITY OF PORT LAVACA  
 BALANCE SHEET - UNAUDITED  
 AS OF: OCTOBER 31ST, 2025

310-08 FC DEBT SERVICE

ACCOUNT# TITLE

ASSETS

=====

111.21	CLAIM ON CONS CASH	91,181.48	
			91,181.48

TOTAL ASSETS			91,181.48
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LIABILITIES

=====

212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00

TOTAL LIABILITIES			3,824.00
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FUND EQUITY/BALANCE

=====

320.01	FUND BAL-RSRV'D/DEBT SER	24,244.46	
320.10	PRIOR YEAR RESERV/ENC (	1,320.75)	
320.98	FUND BALANCE UNRESV	63,710.17	
			86,633.88

TOTAL REVENUES		48.28	
TOTAL EXPENSES		0.00	
UNPOSTED PRIOR YEAR		675.32	

EXCESS REVENUES OVER EXPENDITURES			723.60
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TOTAL LIABILITIES & FUND EQUITY/BALANCE			91,181.48
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CITY OF PORT LAVACA  
 BALANCE SHEET - UNAUDITED  
 AS OF: OCTOBER 31ST, 2025

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	100.62	
			100.62
	TOTAL ASSETS		<u>100.62</u>

LIABILITIES

212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
	TOTAL LIABILITIES		<u>7,068.00</u>

FUND EQUITY/BALANCE

320.98	FUND BALANCE	( 6,818.99)	
	TOTAL FUND EQUITY/BALANCE		( 6,818.99)

TOTAL REVENUES	0.05
TOTAL EXPENSES	0.00
UNPOSTED PRIOR YEAR	( 148.44)
EXCESS REVENUES OVER EXPENDITURES	( 148.39)

TOTAL LIABILITIES & FUND EQUITY/BALANCE	<u>100.62</u>
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## Port Commission Snapshot

	August	September	October	FYTD	
<b>City Harbor</b>					
Revenue	\$ 13,914.40	\$ 12,821.16	\$ 12,863.12	\$ 12,863.12	
Expenses	\$ 2,282.50	\$ 3,417.46	\$ 3,161.98	\$ 3,161.98	
<b>Gain / (Loss)</b>	<b><u>\$ 11,631.90</u></b>	<b><u>\$ 9,403.70</u></b>	<b><u>\$ 9,701.14</u></b>	<b><u>\$ 9,701.14</u></b>	
<b>Harbor of Refuge</b>					
Revenue	\$ 36,227.73	\$ 36,331.14	\$ 45,280.42	\$ 45,280.42	
Expenses	\$ 11,103.07	\$ 16,815.29	\$ 14,863.33	\$ 14,863.33	
<b>Gain / (Loss)</b>	<b><u>\$ 25,124.66</u></b>	<b><u>\$ 19,515.85</u></b>	<b><u>\$ 30,417.09</u></b>	<b><u>\$ 30,417.09</u></b>	
<b>Nautical Landings</b>					
Revenue	\$ 14,598.44	\$ 14,857.10	\$ 15,057.65	\$ 15,057.65	
Expenses	\$ 8,619.94	\$ 26,649.14	\$ 29,823.12	\$ 29,823.12	
<b>Gain / (Loss)</b>	<b><u>\$ 5,978.50</u></b>	<b><u>\$ (11,792.04)</u></b>	<b><u>\$ (14,765.47)</u></b>	<b><u>\$ (14,765.47)</u></b>	
<b>Smith Harbor</b>					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	
Expenses	\$ 526.07	\$ 787.66	\$ 728.78	\$ 728.78	
<b>Gain / (Loss)</b>	<b><u>\$ 958.79</u></b>	<b><u>\$ 697.20</u></b>	<b><u>\$ 756.08</u></b>	<b><u>\$ 756.08</u></b>	
<b>Interest Income</b>	<b><u>\$ 2,684.07</u></b>	<b><u>\$ 2,535.44</u></b>	<b><u>\$ 2,790.72</u></b>	<b><u>\$ 2,790.72</u></b>	
<b>Property Tax Revenue</b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 96,284.00</u></b>	<b><u>\$ 96,284.00</u></b>	
<b>Grant Revenue</b>	<b><u>\$ 11,200.00</u></b>	<b><u>\$ 191,036.25</u></b>	<b><u>\$ 266,088.00</u></b>	<b><u>\$ 266,088.00</u></b>	
<b>Total Gain / (Loss)</b>	<b><u><u>\$ 57,577.92</u></u></b>	<b><u><u>\$ 211,396.39</u></u></b>	<b><u><u>\$ 391,271.56</u></u></b>	<b><u><u>\$ 391,271.56</u></u></b>	\$ 439,848.75

\* This report does not conform to GAAP and is unaudited.

# Cash Profit and Loss Statement

	August	September	October	FYTD	
<b>City Harbor</b>					
Overhead Allocation	\$ 2,282.50	\$ 3,417.46	\$ 3,161.98	\$ 3,161.98	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
<b>Total City Harbor</b>	<b>\$ 2,282.50</b>	<b>\$ 3,417.46</b>	<b>\$ 3,161.98</b>	<b>\$ 3,161.98</b>	
<b>Harbor of Refuge</b>					
Overhead Allocation	\$ 10,729.19	\$ 16,064.26	\$ 14,863.33	\$ 14,863.33	
Electricity	\$ 373.88	\$ 751.03	\$ -	\$ -	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
<b>Total Harbor of Refuge</b>	<b>\$ 11,103.07</b>	<b>\$ 16,815.29</b>	<b>\$ 14,863.33</b>	<b>\$ 14,863.33</b>	
<b>Nautical Landings</b>					
Overhead Allocation	\$ 4,402.11	\$ 6,591.04	\$ 6,098.31	\$ 6,098.31	
Cable & Internet	\$ 131.56	\$ 131.56	\$ 131.56	\$ 131.56	
R&M Building	\$ 975.00	\$ 970.00	\$ -	\$ -	
R&M Infrastructure	\$ -	\$ 11,798.00	\$ 659.12	\$ 659.12	
R&M Furniture & Equip	\$ -	\$ 199.98	\$ -	\$ -	
Cleaning & Janitorial	\$ 639.60	\$ 1,548.90	\$ -	\$ -	
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 293.94	\$ 293.94	\$ 6,629.96	\$ 6,629.96	
Windstorm Insurance	\$ -	\$ -	\$ 14,621.49	\$ 14,621.49	
Flood Insurance	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 1,949.46	\$ 4,382.44	\$ -	\$ -	
Telephone	\$ 228.27	\$ 225.26	\$ 184.68	\$ 184.68	
Water	\$ -	\$ 508.02	\$ -	\$ -	
Landscaping	\$ -	\$ -	\$ -	\$ -	
R&M Improvement OTB	\$ -	\$ -	\$ 1,498.00	\$ 1,498.00	
<b>Total Nautical Landings</b>	<b>\$ 8,619.94</b>	<b>\$ 26,649.14</b>	<b>\$ 29,823.12</b>	<b>\$ 29,823.12</b>	
<b>Smith Harbor</b>					
Overhead Allocation	\$ 526.07	\$ 787.66	\$ 728.78	\$ 728.78	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
<b>Total Smith Harbor</b>	<b>\$ 526.07</b>	<b>\$ 787.66</b>	<b>\$ 728.78</b>	<b>\$ 728.78</b>	
<b>Total Expenses</b>	<b>\$ 22,531.58</b>	<b>\$ 47,669.56</b>	<b>\$ 48,577.21</b>	<b>\$ 48,577.21</b>	
<b>Operating Cash Flow</b>	<b>\$ (22,531.58)</b>	<b>\$ (47,669.56)</b>	<b>\$ 391,271.56</b>	<b>\$ 391,271.56</b>	
CE- Land & Improvements	\$ 9,800.00	\$ 128,457.00	\$ -	\$ -	
CE - Buildings	\$ -	\$ 19,990.00	\$ -	\$ -	
CE - Infrastructure	\$ 241,979.25	\$ 201,455.75	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ -	
<b>Net Cash Flow</b>	<b>\$ (274,310.83)</b>	<b>\$ (397,572.31)</b>	<b>\$ 391,271.56</b>	<b>\$ 391,271.56</b>	\$ 48,577.21

\* This report does not conform to GAAP and is unaudited.

# PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	10,254.11
Office	\$	0.74
Travel & Training	\$	28.01
Fuel	\$	-
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	5,000.00
Audit Fees	\$	-
Health & Fitness	\$	-
Legal - Regular	\$	-
General Liability Ins.	\$	5,137.12
R & M Vehicles	\$	-
Vehicle Leases	\$	-
Administrative costs	\$	4,432.42
<b>Total</b>	<b>\$</b>	<b>24,852.40</b>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 3,161.98
Harbor of Refuge	59.81%	\$ 14,863.33
Nautical Landings	24.54%	\$ 6,098.31
Smith Harbor	2.93%	\$ 728.78
	100.00%	\$ 24,852.40

# COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

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## INFORMATION:

- 1) TPWL Grant – Renovations to Nautical Landings Marina Breakwater
- 2) CDBG-MIT Coastal Resilience Living Shoreline Project
- 3) Restore (cleanup of old barge(s) in Smith Harbor)
- 4) CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline
- 5) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)
- 6) MBMT Grant Downtown Waterfront Public Access Improvement
- 7) TxDOT Truck Route signs
- 8) Parking area on SBA Steel property at the HOR Boat ramp
- 9) TxDOT Maritime Division
- 10) GLO CMP Cycle 31 Project of Special Merit

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**CITY OF PORT LAVACA**

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**MEETING:** November 18, 2025 **AGENDA ITEM 4**

**DATE:** 11.10.2025

**TO:** PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** CITY MANAGER'S MONTHLY REPORT

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1. **TPWL Grant - Renovations to the Nautical Landings Marina Breakwater:**  
TPWL conducted a final inspection on October 24<sup>th</sup> and has approved the project, and the final reimbursement has been received.
2. **CDBG-MIT Coastal Resilience Living Shoreline Project:** We received the 95% plans for review on November 7<sup>th</sup>. I forwarded them to KSBR as well as Raymond Butler for review. The tentative bid schedule is:
  - Advertisement 1: November 19
  - Advertisement 2: November 26
  - Pre-Bid: December 4 or Dec 7
  - Bid Due Date: December 18
  - Special Port Commission Meeting on Jan. 6 to review bids and make recommendation to Council
  - Contract award by Council: Jan.12, 2026.
3. **ReStore (cleanup of old barge(s) in Smith Harbor):**  
We did in fact receive a verification letter from USACE on October 29, stating that the proposed project does fall under Nationwide Permit 22. We are waiting for final clearance to bid from TCEQ.
4. **CDBG-MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline.**  
We are waiting for the approval of the Authority to use Grant Funds (AUGF) document.
5. **GLO CEPR GRANT (Harbor of Refuge Shoreline Protection):** Mott McDonald submitted the full USACE permit application on November 5. The file number is SWG-2025-00420, and the project manager assigned is Kory Barone, who was the manager on the Living Shoreline and the Smith Harbor projects.
6. **MBMT Grant Downtown Waterfront Public Access Improvement:**  
Matt is still working on the plans for the parking lot and green infrastructure portion of the project.
7. **TxDOT Truck Route signs:** The posts for the large signs are still in fabrication.
8. **Parking area on SBA Steel property at the HOR Boat ramp:** I have not heard back from SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.

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**CITY OF PORT LAVACA**

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9. **TxDOT Maritime Division:** Jim, Oralia and I will be meeting with the TxDOT Maritime team at 8:30 am on November 21 to provide them a tour of our facilities and begin work on drafting a port profile for The City of Port Lavaca Ports & Harbors.
10. **GLO CMP Cycle 31 Project of Special Merit:** We have been approved to move forward to the development stage of our submitted project "**Public Access Boardwalk at Smith Harbor**". Matt prepared a Workplan for us, and I did the budget - both of which will be uploaded by the deadline on November 12. I've already uploaded the Attorney's Title Opinion and Certificate of Consistence signed by the mayor. I must also submit a USGS map, which I am working on today. GLO staff will then perform an environmental review and work with us to finalize the workplan and other documents required by March 31, 2026.

# COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S OPERATIONS,  
PROMOTION/DEVELOPMENT ACTIVITY REPORT

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## INFORMATION:

- a) City Harbor
- b) Nautical Landings Building
- c) Nautical Landings Marina
- d) Smith Harbor
- e) Harbor of Refuge

**A) City Harbor**

- 1) 27 October 2025 Spoke with Terence Courtney with the federation about their lease at City Harbor (old Evelyn's building). They have been on a month-to-month for about a year, awaiting the completion of the purchase of Miller Seafood. They do want to sign a new lease but are trying to decide whose name it will be under The Federation or Coop and asked if I could give him a couple of weeks.

**B) Nautical Landings Building**

- 1) Working on a scope to replace six big windows south end front of the building, identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review. Awaiting bids. We have two bids: Barefoot Construction & Wade Wilson.
- 2) 3 November 2025 Barefoot Construction started inspecting a soft spot in the floor in the men's bathroom in the dayroom floor decking & joist were rotted from an internal wall water leak.
- 3) Starting bid process for roof & coating repair.

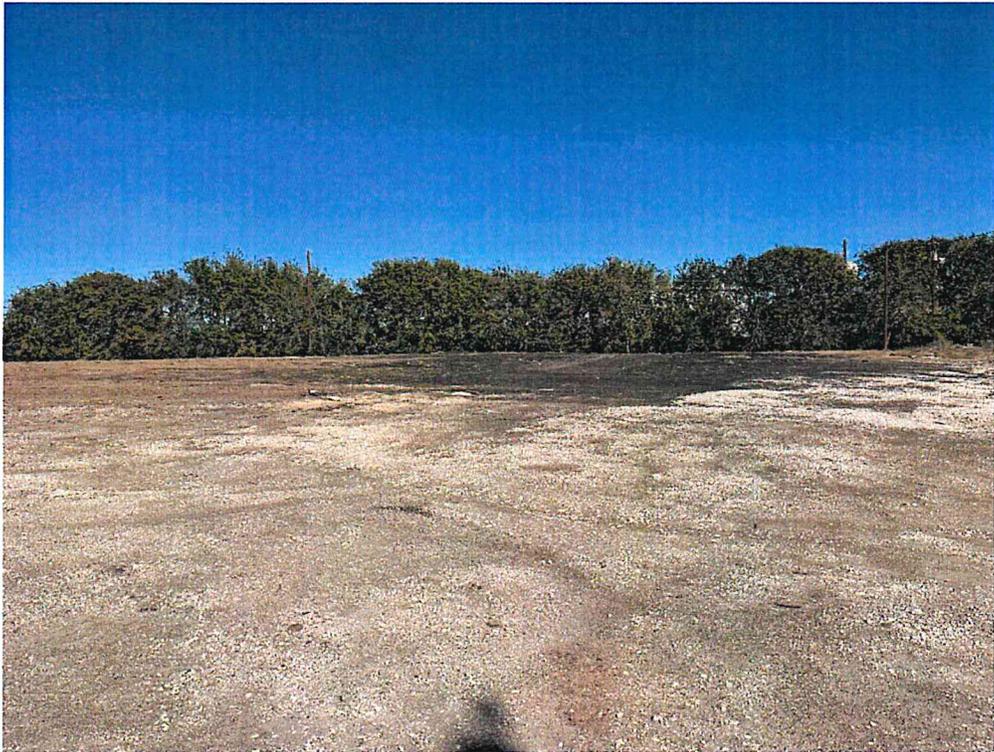
**C) Nautical Landings Marina**

- 1) Horizon Environmental has been on-site 10 times since the last PC meeting.

**D) Smith Harbor****E) Harbor of Refuge**

- 1) 7 August 2024 LCI delivering material from Alamo Heights road project.
- 2) 10 November 2025 – Encore has been cleaning up Tract 3. Photos taken November 10, 2025.

**F) To Do List - Raymond Butler**







# COMMUNICATION

**SUBJECT:** CONSIDER APPROVAL CERTIFICATE OF CONSTRUCTION  
COMPLETION AND AUTHORIZE RETAINAGE AND FINAL PAYMENT FOR  
DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT - BULKHEAD AND  
DOCKS - PRESENTER JODY WEAVER

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## INFORMATION:

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**CITY OF PORT LAVACA**

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**COUNCIL MEETING:** NOVEMBER 4, 2025

**DATE:** 11.04.2025

**TO:** JODY WEAVER, INTERIM CITY MANAGER

**FROM:** KATERYNA THOMAS, GRANTS & CIP COORDINATOR

**SUBJECT:** CONSIDER APPROVAL CERTIFICATE OF CONSTRUCTION COMPLETION AND AUTHORIZE RETAINAGE AND FINAL PAYMENT FOR DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT- BULKHEAD AND DOCKS.

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**Background:**

The City received a grant from the Matagorda Bay Mitigation Trust to improve waterfront public access. The construction was completed by Shirley & Sons Construction Co., Inc., and the contractor has submitted the Certificate of Construction Completion.

**Saff Recommendation:**

City staff recommends that the Port Commission consider approval of the Certificate of Construction Completion and authorize the release of retainage and final payment for the Downtown Waterfront Public Access Improvement- Bulkhead and Docks project.

**Request Action:**

Port Commission consideration and approval of the Certificate of Construction Completion and authorization of retainage and final payment.

**Attachments:**

1. Pay Estimate # 3 Final 7 Retainage for approval & payment.
2. Certificate of Final Completion for acceptance.
3. Consent of Surety Company to Final Payment.
4. Affidavit of All Bills Paid.
5. Final Waiver of Lien Rights.
6. Guarantee



October 27, 2025

Ms. Jody Weaver  
City of Port Lavaca  
202 N. Virginia Street  
Port Lavaca, TX 77979

RE: City of Port Lavaca Downtown Waterfront Public Access Improvements Project 1 –  
Bulkhead and Docks

Dear Ms. Weaver:

Attached is pay estimate request #3 Final & Retainage for work completed on the City of Port Lavaca Downtown Waterfront Public Access Improvements Project 1 – Bulkhead and Docks by Shirley & Sons Construction Co., Inc. The construction of the physical improvements on the project has been completed. I recommend that payment be made in the amount of \$14,968.75.

If you have any questions, please do not hesitate to contact me at (361) 578-9836 or by email at [mglaze@urbanvictoria.com](mailto:mglaze@urbanvictoria.com). Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt A. Glaze", is written over a light blue horizontal line.

Matt A. Glaze, P.E.  
Vice President

MAG/hmm

Attachments

cc: Ron Shirley, Shirley & Sons Construction Co., Inc.  
Connie Novosad, Urban Engineering

Pay Estimate No. 4 final Invoice #3647

<b>Project Name:</b>	Downtown Waterfront Public access improvements project 1	<b>Owner:</b>	City of Port Lavaca	<b>Contract Amount:</b>	\$277,800.00
		<b>Contractor:</b>	Shirley & Sons Construction Co., Inc. P.O. Box 429 Cleveland, Texas 77328-0429	<b>Contract Change Orders:</b>	\$21,575.00
				<b>Total Contract Amount:</b>	\$299,375.00
				<b>Covering Period:</b>	10/1/25-10/9/25
				<b>Total Done To Date:</b>	\$299,375.00
				<b>Amount Retained:</b>	\$0.00
				<b>Previous Payments:</b>	\$284,406.25
				<b>Total Deductions:</b>	\$284,406.25
				<b>Amount Due For Payment:</b>	\$14,968.75

Certificate of the Contractor or His Duly Authorized Representative

To the best of my knowledge, I certify that all items, quantities and prices of work and materials shown on the face of this estimate are correct; that all work has been performed and materials supplied in full accordance with the terms and the conditions of the corresponding construction contractual documents between the Owner and the Contractor, all changes authorized thereto; that the foregoing is a true and correct statement and of the contract account up to and including the last day of the period covered by this estimate and that no part of the "AMOUNT DUE FOR PAYMENT" has been received. I further certify that all just and lawful bills against the below named Contractor for labor, material and expendable equipment employed in the performance of said contract have been paid in full accordance with the contract documents.

Date: 10/9/25  
 Shirley & Sons Construction Co., Inc.  
 By: [Signature]  
 Ronald R. Shirley, President

Certificate of Owners Construction Supervisor  
 By: [Signature]



Owner: City of Port Lavaca  
 Contractor: Shirley & Sons Construction Co., Inc.  
 Date: 10/9/25  
 Page: 2 of 2

Item	Description	Unit	Contract Quantity	Total Work Done This Estimate	Total Work Done Previous Estimate	Total Work To Date Quantity	Contract Unit Price	Amount
1	Mob and insurance	LS	1	0	1	1	\$25,000.00	\$25,000.00
2	Traffic control	LS	1	0	1	1	\$2,000.00	\$2,000.00
3	Staking	LS	1	0	1	1	\$3,000.00	\$3,000.00
4	Remove Existing concrete	LS	1	0	1	1	\$10,000.00	\$10,000.00
5	Vinyl Bulkhead	LF	125	0	125	125	\$728.00	\$91,000.00
6	Timber deck	LS	1	0	1	1	\$73,000.00	\$73,000.00
7	Timber pier	LS	1	0	1	1	\$27,000.00	\$27,000.00
8	Mooring Piles	EA	6	0	6	6	\$1,500.00	\$9,000.00
9	Pier Cleat	EA	12	0	12	12	\$200.00	\$2,400.00
10	Limestone base	ton	50	0	50	50	\$40.00	\$2,000.00
11	Sidewalk	SF	1150	0	1,150	1,150	\$16.00	\$18,400.00
12	change order 1	LS	1	0	1	1	\$14,075.00	\$14,075.00
13	Change order 2	LS	1	0	1	1	\$7,500.00	\$7,500.00
A1	thru flow decking deck	LS	1	0	1	1	\$12,000.00	\$12,000.00
A2	thru flow decking pier	LS	1	0	1	1	\$3,000.00	\$3,000.00
14	Total Project							\$299,375.00

**SHIRLEY & SONS CONSTRUCTION CO., INC.**  
**CITY OF PORT LAVACA**  
**DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENTS PROJECT 1 - BULKHEAD & DOCKS**  
**PORT LAVACA, TEXAS**

Pay Estimate #3 Final & Retainage Date: 10/27/2025

Item No.	Description	Approved Contract		Quantities		Amounts		% Complete Amount		
		Estimated Quantity	Unit	Unit Price	Total Price	This Period	To Date		This Period	To Date
<b>BASE BID</b>										
<b>GENERAL</b>										
1.	Mobilization, Insurance and Bonds (Maximum 10% of Base Bid)	1	LS	\$ 25,000.00	\$ 25,000.00	0	1	\$ -	\$ 25,000.00	100.00%
2.	Barricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices) (Includes Flagmen, Traffic Handling, Traffic Control Plan & Temporary Striping)	1	LS	\$ 2,000.00	\$ 2,000.00	0	1	\$ -	\$ 2,000.00	100.00%
3.	Construction Staking	1	LS	\$ 3,000.00	\$ 3,000.00	0	1	\$ -	\$ 3,000.00	100.00%
<b>TOTAL GENERAL</b>				<b>\$ 30,000.00</b>	<b>\$ 30,000.00</b>			<b>\$ -</b>	<b>\$ 30,000.00</b>	<b>100.00%</b>
<b>IMPROVEMENTS</b>										
4.	Remove & Dispose of Existing Concrete, Piling, Etc., required for construction	1	LS	\$ 10,000.00	\$ 10,000.00	0	1	\$ -	\$ 10,000.00	100.00%
5.	Construct Vinyl Bulkhead	125	LF	\$ 728.00	\$ 91,000.00	0	125	\$ -	\$ 91,000.00	100.00%
6.	Construct Timber Deck (30' x 56')	1	LS	\$ 73,000.00	\$ 73,000.00	0	1	\$ -	\$ 73,000.00	100.00%
7.	Construct Timber Pier (30' x 5')	1	LS	\$ 27,000.00	\$ 27,000.00	0	1	\$ -	\$ 27,000.00	100.00%
8.	Construct Mooring Piling	6	EA	\$ 1,500.00	\$ 9,000.00	0	6	\$ -	\$ 9,000.00	100.00%
9.	Install Pier Cleat	12	EA	\$ 200.00	\$ 2,400.00	0	12	\$ -	\$ 2,400.00	100.00%
10.	Limestone Base	50	TON	\$ 40.00	\$ 2,000.00	0	50	\$ -	\$ 2,000.00	100.00%
11.	Concrete Sidewalk (6")	1,150	SF	\$ 16.00	\$ 18,400.00	0	1,150	\$ -	\$ 18,400.00	100.00%
<b>TOTAL IMPROVEMENTS</b>				<b>\$ 232,800.00</b>	<b>\$ 232,800.00</b>			<b>\$ -</b>	<b>\$ 232,800.00</b>	<b>100.00%</b>
<b>TOTAL BASE BID</b>				<b>\$ 262,800.00</b>	<b>\$ 262,800.00</b>			<b>\$ -</b>	<b>\$ 262,800.00</b>	<b>100.00%</b>
<b>ALTERNATE NO. 1</b>										
<b>IMPROVEMENTS</b>										
A1.	Replace Timber Decking with ThruFlow Decking on Deck	1	LS	\$ 12,000.00	\$ 12,000.00	0	1	\$ -	\$ 12,000.00	100.00%
A2.	Replace Timber Decking with ThruFlow Decking on Pier	1	LS	\$ 3,000.00	\$ 3,000.00	0	1	\$ -	\$ 3,000.00	100.00%
<b>TOTAL IMPROVEMENTS</b>				<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>			<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>100.00%</b>
<b>TOTAL ALTERNATE BID NO. 1</b>				<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>			<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>100.00%</b>
<b>CHANGE ORDER NO. 1</b>										
12.	Demolition & Disposal of Existing Bulkhead	1	LS	\$ 14,075.00	\$ 14,075.00	0	1	\$ -	\$ 14,075.00	100.00%
<b>TOTAL CHANGE ORDER NO. 1</b>				<b>\$ 14,075.00</b>	<b>\$ 14,075.00</b>			<b>\$ -</b>	<b>\$ 14,075.00</b>	<b>100.00%</b>
<b>CHANGE ORDER NO. 2</b>										
13.	Furnish & install a Handrail Around the Deck	1	LS	\$ 7,500.00	\$ 7,500.00	0.0	1.0	\$ -	\$ 7,500.00	100.00%
<b>TOTAL CHANGE ORDER NO. 2</b>				<b>\$ 7,500.00</b>	<b>\$ 7,500.00</b>			<b>\$ -</b>	<b>\$ 7,500.00</b>	<b>100.00%</b>
<b>TOTALS (BASE BID + ALTERNATE BID NO. 1 + CHANGE ORDER NO. 1 + CHANGE ORDER NO. 2)</b>				<b>\$ 299,375.00</b>	<b>\$ 299,375.00</b>			<b>\$ -</b>	<b>\$ 299,375.00</b>	<b>100.00%</b>

Total Work Completed	\$ -	\$ 299,375.00	Retainage %
Less Retainage	\$ -	\$ -	5.00%
Less Previous Invoices	\$ -	\$ (284,406.25)	
Final Payment Due	\$ -	\$ 14,968.75	



I, Matt A. Glaze, hereby certify that improvements for the City of Port Lavaca - Downtown Waterfront Public Access Project 1 have been fully completed in accordance with the Contract Documents.

*[Signature]*  
 Matt A. Glaze, P.E.  
 Urban Engineering

CERTIFICATE OF FINAL COMPLETION

DATE OF ISSUANCE: October 23, 2025

OWNER: City of Port Lavaca  
 CONTRACTOR: Shirley & Sons Construction Co., Inc  
 CONTRACT DATE: August 18, 2025  
 CONTRACT AMOUNT: \$299,375.00  
 CONTRACT: The construction of a vinyl bulkhead, timber docks, and a concrete sidewalk at Smith Harbor in Port Lavaca, Texas.  
 PROJECT: City of Port Lavaca Downtown Waterfront Public Access Improvements Project 1 Bulkhead & Docks  
 OWNER's CONTRACT NO.: N/A ENGINEER's PROJECT NO: E23799.01

This Certificate of Final Completion applies to all Work under the Contract Documents.

The Work to which this certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR and ENGINEER, and that the Work is hereby declared to be complete in accordance with the Contract Documents on:

October 21, 2025  
(Date of Final Completion)

Executed by ENGINEER on 10/23, 2025  
(Date)

Urban Engineering  
(ENGINEER)

By: [Signature]  
(Authorized Signature)



CONTRACTOR accepts this Certificate of Final Completion on 10/24, 2025  
(Date)

Shirley & Sons Construction Co., Inc  
(CONTRACTOR)

By: [Signature]  
(Authorized Signature)

OWNER accepts this Certificate of Final Completion on \_\_\_\_\_, \_\_\_\_\_  
(Date)

City of Port Lavaca  
(OWNER)

By: \_\_\_\_\_  
(Authorized Signature)



**AFFIDAVIT OF ALL BILLS PAID**

THE STATE OF Texas

COUNTY OF Liberty

Ronald Shirley personally appeared before the undersigned authority on this day and, having been duly sworn, states under oath that he is a duly authorized representative of the Contractor, Shirley & Sons Construction Co., Inc., and that the Contract for the **City of Port Lavaca Downtown Waterfront Public Access Improvements Project 1 - Bulkhead & Docks** has been fully completed and that all bills of the subcontractors for labor, materials and equipment, and supplies furnished in connection with this Project have been fully paid.

*Ronald Shirley*

Signature

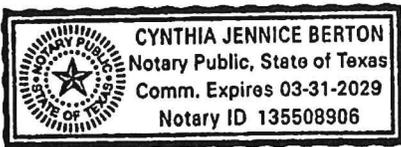
Ronald Shirley

Typed Name

President

Title

Sworn to and subscribed before me this 24<sup>th</sup> day of October, 2025.



*Cynthia Jennice Berton*

Notary Signature

Cynthia Jennice Berton

Printed Name

In and for the State of Texas

3-31-2029

Commission Expires

## FINAL WAIVER OF LIEN RIGHTS

FROM: Shirley & Sons Construction Co., Inc. (Contractor)

TO: City of Port Lavaca (Owner)

PROJECT: City of Port Lavaca Downtown Waterfront Public Access Improvements  
Project 1 - Bulkhead & Docks

1. The undersigned does hereby waive, release, and surrender any claim, lien, or right of lien resulting from labor, skill, and/or materials, subcontract work, equipment, or other work, rent services, or supplies, heretobefore furnished in and for the construction improvement, alteration or additions to the above-described project prior to the date hereof.
2. The undersigned further states that "Pay Estimate No. 3" attached hereto, as it relates to construction costs payable pursuant to its construction contract with the City of Port Lavaca is accurate as of the date hereof and that there are no mechanics' or materialmen's liens outstanding at the date of this Waiver. All due and payable bills with respect to the work performed by CONTRACTOR have been paid to date or are included in the amount requested in the attached Final Pay Estimate and there is no known basis for the filing of any mechanics' or materialmen's liens against the land or improvements of the OWNER; and waivers from all subcontractors and materialmen of subcontractor for work done and materials furnished have been obtained in such form as to constitute an effective waiver of all such liens under the laws of the State of Texas.
3. This Waiver of Lien Rights:
  - a. is given to secure payment for the work under the CONTRACTOR'S construction contract in the amount of \$299,375.00 as indicated in the attached Pay Estimate No. 3 Final;
  - b. will be fully effective upon receipt of said payment in full.
4. In further consideration of the payment as above set forth, and to induce the OWNER to make said payment, the undersigned agrees to defend and hold harmless the OWNER, City of Port Lavaca, OWNER'S lender, and/or any principal or surety from any claims hereinafter made by the undersigned and/or its employees, agents, servants, or assigns of such parties against the project.
5. The undersigned further states that upon receipt of the amount specified in Section 3(a) above, CONTRACTOR will have been fully paid for all sums due from OWNER under the construction contract and due from and after such receipt CONTRACTOR shall have no right or claim to any further payment from OWNER for any materials furnished or work performed by CONTRACTOR or by any person or entity claiming by, through, or under CONTRACTOR.

6. It is acknowledged that the designation of the above project constitutes an adequate description of the property and improvements for the purposes of this instrument.

Dated this 24<sup>th</sup> day of October 2025.

CONTRACTOR

Ronald Shirley  
(Signature)

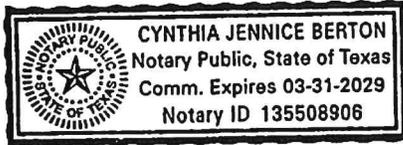
By: Ronald Shirley

Title: President

STATE OF Texas §  
COUNTY OF Liberty §  
§

The foregoing Final Waiver of Lien Rights was subscribed and sworn to me this 24<sup>th</sup> day of October, 2025, by Ronald Shirley, as President of Shirley & Sons Construction Co, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.



Cynthia Jennice Berton  
Notary Public Signature

Cynthia Jennice Berton  
Printed Name

3-31-29  
Commission Expires



Bond No. 2300120

**POWER OF ATTORNEY**

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

James N. Berry

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1<sup>st</sup> day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1<sup>st</sup> day of January 2024.

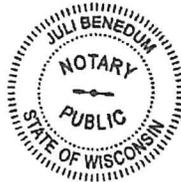
Attest Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary



Robert J. Jacques  
Robert J. Jacques  
President

State of Wisconsin  
County of Washington

On the 1<sup>st</sup> day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum  
Lead Corporate Attorney  
Notary Public, Washington Co., WI  
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 24<sup>th</sup> day of October, 2025



Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary

## GUARANTEE

KNOW ALL MEN BY THESE PRESENTS: That we, Shirley & Sons Construction Co., Inc. ("CONTRACTOR"), of the City of Cleveland , County of Liberty , and State of Texas, as CONTRACTOR for the City of Port Lavaca Downtown Waterfront Public Access Improvements Project 1 - Bulkhead & Docks, jointly and severally represent, warrant, and guarantee as follows:

1. That all of the work ("Work") contemplated by that certain Contract dated August 18, 2025 between the City of Port Lavaca ("OWNER") and Shirley & Sons Construction Co., Inc. (the undersigned CONTRACTOR) has been completed in accordance with the plans, specifications, and change orders referred to therein.
2. That all Work is free from faulty material in every particular throughout.
3. That all Work is free from improper workmanship throughout.
4. That all Work is guaranteed against unusual damage from proper and usual wear.
5. That CONTRACTOR will replace and/or re-execute, without cost to the OWNER such work as may be found to be defective or not completed in accordance with Contract Documents and Modifications, and will make good all damages caused to other work or materials as a result of such defective work or its required replacement or re-execution.
6. That CONTRACTOR agrees to replace and/or re-execute defective or improperly completed work for maintenance and all other purposes found within one (1) year after the date of final and unconditional acceptance of the Work by OWNER as evidenced by OWNER's Certificate of Acceptance of Work and/or the date of OWNER's written acceptance of Work.
7. That CONTRACTOR agrees in the event that CONTRACTOR attempts to replace and/or re-execute defective or improperly completed work during the initial one (1) year period of this Guarantee, but CONTRACTOR does not properly replace and/or re-execute such defective or improperly completed work, then the Guarantee period may be extended by OWNER at its sole option for an additional period necessary for proper replacement and/or re-execution of the Work by the CONTRACTOR within the terms of this Guarantee.
8. That CONTRACTOR agrees the one (1) year period of this Guarantee will not limit OWNER's other rights under common law to have defects remedied when discovered after one (1) year.

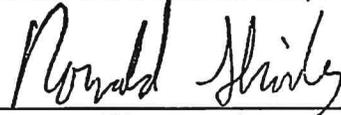
9. That notice of defective or improperly completed work shall be made in writing by certified or registered mail, return receipt requested, and addressed as follows:

OWNER: City of Port Lavaca  
202 N. Virginia Street  
Port Lavaca, Texas 77979

CONTRACTOR: Shirley & Sons Construction Co., Inc.  
P.O. Box 429  
Cleveland, Texas 77328

EXECUTED on this the 24<sup>th</sup> day of October, 2025.

Shirley & Sons Construction Co., Inc.



(Signature)

By: Ronald R. Shirley II

Title: President

