



REGULAR PORT COMMISSION MEETING

Tuesday, March 17, 2026 at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca, TX 77979

PUBLIC NOTICE OF MEETING

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, MARCH 17, 2026 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:

<https://us02web.zoom.us/j/81991118058?pwd=saO64kO2c1m1HIjy0bbK2GwRw3e8Lw.1>

Meeting ID: 819 9111 8058

Passcode: 789705

+13462487799,,81991118058#,,,,*789705# US (Houston)

ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

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 the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES -
Minutes of the February 17, 2026, Regular Port Commission Meeting

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT
Receive Harbor Master's Inspection Report for February 2026.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
 - a) Tariff Report
 - b) Account Aging Report
 - c) Payment Report
 - d) Profit and Loss Cash Flow Report (Snapshot)
 - e) Revenue and Expenditures
 - f) Balance Report, Property Tax Distribution
 - g) Purchase Order Report

4. CITY MANAGER'S REPORT
 - 1) CDBG-MIT Coastal Resiliency Living Shoreline Project
 - 2) Restore (cleanup of old barge(s) in Smith Harbor
 - 3) CDBG- MIT Round 2 Application for use of Funds for Replacement of Culverts under the Rail at Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline
 - 4) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)

- 5) MBMT Grant Downtown Waterfront Public Access Improvement
- 6) TxDOT Truck Route Signs
- 7) Parking area on SBA Steel Property at the Harbor of Refuge Boat Ramp
- 8) Harbor of Refuge Public Boat Ramp
- 9) TxDot Maritime Division
- 10) Lease of Harbor of Refuge Tract 3

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

ACTION ITEMS: LEASES

COMMENTS

- 6. 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, March 17, 2026**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, March 11, 2026**.

Oralia G. Munoz, Executive Administrative Assistant

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.

COMMUNICATION

SUBJECT: APPROVAL OF MINUTES -

INFORMATION:

Minutes of the February 17, 2026, Regular Port Commission Meeting



REGULAR PORT COMMISSION MEETING

Tuesday, February 17, 2026, at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca, TX 77979

MINUTES

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

On this, the 17th day of February 2026, 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 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Raymond Butler	Commissioner/Chairman
Jerry Smith	Commissioner/Secretary
Larry Nichols	Commissioner
Louis Rubio	Commissioner
Jim Ward	Commissioner
Laurie Harvey	Commissioner

And the following Commissioner absent:

Jamie O’Neil	Commissioner
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Constituting a quorum for the transaction of business, at which time the following business was transacted.

CALL TO ORDER

Chairman Raymond Butler called the meeting to order at 3:30 p.m. and presided.

INVOCATION

Commissioner Jim Ward gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Raymond Butler led the Pledge of Allegiance.

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 the 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 THE JANUARY 20, 2026 - REGULAR PORT COMMISSION MEETING

Motion was made by Commissioner Larry Nichols.

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

THAT, the January 20th, 2026, minutes of the Regular Port Commission meeting held on February 17th, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Laurie Harvey, Larry Nichols, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carried.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR JANUARY 2026.

Motion made by Commissioner Larry Nichols

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

THAT, the Harbor Master's January 2026 Inspection Reports of the Port Commission Regular meeting held on February 17, 2026, are hereby approved.

Seconded by Commissioner Laurie Harvey

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jim Ward, Louis Rubio, Laurie Harvey and Larry Nichols

Voting Nay: None

Motion carried.

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 February 17th, 2026.

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:

1) **Community Development Block Grant-Mitigation (CDBG-MIT)**
Coastal Resilience Living Shoreline Project

This project was awarded to Maverick Constructors, LLC at the City Council meeting on January 26. The contract award was \$10,247,134.00, which included the Base Bid and all 3 alternatives. The engineer is currently working with the contractor and KSBR to get the contract documents ready for the Mayor's signature.

<https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-breakwater-glo-cdbg-mit-coastal-resiliency>

2) **ReStore (cleanup of old barge(s) in Smith Harbor)**

This project was awarded to Taylor Marine Construction, Inc. at the January 26 City Council meeting. The contract award was \$407,000, which included the Base Bid and Alternative Bid 1. The Notice of Award was signed last week. Once we fully execute the contract agreement, it will be submitted to the US Treasury for final approval prior to a Notice to Proceed being issued.

<https://cleargov.com/texas/calhoun/city/port-lavaca/projects/13837/restore-city-of-port-lavaca-shoreline-clean-up-tceq>

3) **Community Development Block Grant-Mitigation (CDBG-MIT)**
Round 2 Application for use of funds for Replacement of culverts
under rail at Corporation Ditch and Voluntary Restoration of Refuge
Shoreline

Field survey work has begun on the Corporation Ditch, but we are still waiting on completion of the environmental review before getting approval to commence engineering design work.

4) **General Land Office Coastal Erosion Planning & Response Act**
Grant (GLO CEPRA) (Harbor of Refuge Shoreline Protection)

No update. Mott McDonald submitted the full USACE permit application on November 5. The file 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.

5) Matagorda Bay Mitigation Trust (MBMT) Grant Downtown Waterfront Public Access Improvement

This project received bids on Thursday, February 12. A bid tabulation was sent out before the Port Commission meeting, and action was taken to recommend an award to Council under New Business. Council is scheduled to consider this at a Special Meeting on February 23rd.

6) Texas Department of Transportation (TxDOT) Truck Route signs

The posts for the large signs are in; however, it was discovered that the pole bases had not been included in the order, so we are waiting on those. Wayne has engaged Lester Contracting to install them once they are in.

7) Parking area on SBA Steel property at the Harbor of Refuge Boat Ramp

There is no update: I still have not heard back from the SBA legal team yet regarding a lease or purchase of the property in question at the Harbor of Refuge boat ramp.

8) Harbor of Refuge Public Boat Ramp

I asked Matt Glaze with Urban Engineering to provide a quote to perform an assessment of this boat ramp and provide recommendations for repair or reconstruction with cost estimates so we can either try to budget for the work or apply for Matagorda Bay Mitigation Trust funding in October.

9) Texas Department of Transportation (TxDOT) Maritime Division

As you recall, Jim Oralia and I met with several members of the Texas Department of Transportation Maritime Division team and their consultant, Burns & McDonnell, on November 21 to provide them with a tour of our facilities and begin work on drafting a port profile for The City of Port Lavaca Ports & Harbors. They provided a list of documents/information that we need to gather and submit to them for the preparation of our Port Profile. – With the weather getting warmer, we will jump back on getting nice photographs for this.

- Kmz file outlining port boundaries – WORKING ON THIS
- High-quality photos – WORKING ON THIS
- City Comprehensive Plan and Downtown Waterfront Master Plan – DONE

10) Lease of Harbor of Refuge Tract 3

This lease, along with a pipeline easement on the northeast side of Tract 3 and a crossing easement over Corporation Ditch, was approved by Council at their meeting on

February 9. The lease is effective February 10. We will prorate the February rent, and it will end on January 31, 2031, unless the option to extend is exercised.

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

a) City Harbor

1) 13 January 2026, a new lease was prepared under the name of The Federation for one year with a one-year option.

On 9 February 2026, the lease was ratified.

2) We have been keeping up with the 2025-2026 oyster harvest, and there has been no activity to report.

b) Nautical Landings Building

1) 22 January 2026 Barefoot Construction commenced the window replacement project. The low bid was \$44,898.00.

2) 3 November 2025 Barefoot Construction started inspecting the soft spot in the floor in the men's bathroom. The dayroom floor decking & joist were rotted from an internal wall water leak.

c) Nautical Landings Marina

1) 12 February 2026 was the bid opening at 2:00 for the Nautical Landings Building back parking lot.

2) Horizon Environmental has been on-site 8 times since the last Port Commission Meeting.

d) Smith Harbor

e) Harbor of Refuge

1) 7 August 2024, LCI has been delivering material from the Alamo Heights road project.

f) To Do List – Raymond Butler

ACTION ITEMS: NEW BUSINESS – *The Port Commission will consider/discuss the following items and take any action deemed necessary.*

6. REVIEW BIDS FOR THE MATAGORDA BAY MITIGATION TRUST GRANT DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT PHASE 2 RECOMMEND A CONSTRUCTION CONTRACT AWARD TO CITY COUNCIL

Motion made by Commissioner Larry Nichols

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

THAT, the Port Commission recommends to Council that the Council accept Lester Contracting, Inc.'s bid for the Downtown Waterfront Public Access Improvement Parking Lot and Sidewalk Improvements in the amount of \$238, 848.75.

Seconded by Commissioner Jim Ward

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Louis Rubio, Jim Ward, Larry Nichols, and Laurie Harvey.

Voting Nay: None

Motion carried.

7. COMMENTS FROM COMMISSIONERS

No action taken.

ADJOURNMENT

Chairman Raymond Butler asked for a motion to adjourn.

Motion made by Commissioner Larry Nichols to adjourn the meeting.

Seconded by Commissioner Jerry Smith.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Laurie Harvey, Larry Nichols, Jim Ward, and Louis Rubio.

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:31 p.m.

These minutes were approved on March 17th, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

Receive Harbor Master's Inspection Report for February 2026.

Port Lavaca Port Commission Monthly Inspection

Month: FEBRUARY 2026 Location: City Harbor
17 MARCH 2026

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 Inspection

Month: **FFEBRUARY 2026** Location: **NLM / Smith Harbor**
17 MARCH 2026

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:

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:

13. Bulkhead

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

Harbor Master: 

Port Lavaca Port Commission Monthly Building Inspection

Month: FEBRUARY 2026 Location: NLB

17 MARCH 2026

1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 2 March 2026 Barefoot Construction repaired and painted walls, doors & trim, replaced ceiling tiles, pulled up carpet, and put down new vinyl flooring in suite 1D. Replaced the rotten floor in the storage room. Completed

6 March 2026.

2. Decking:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Flooring:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Windows:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 22 January 2026 Barefoot Construction started Window replacement, south end of building, 6 big windows.

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
Comment:

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: FEBRUARY 2026 Location: Harbor of Refuge
17 MARCH 2026

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:

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

INFORMATION:

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Profit and Loss Cash Flow Report (Snapshot)
- e) Revenue and Expenditures
- f) Balance Report, Property Tax Distribution
- g) Purchase Order 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
11/24/2025	1285072	EQUALIZER, INC.	OIL	/	10/2025	28,394.510	\$3,549.31	\$4,551.05	-22.01%
12/18/2025	1288042	EQUALIZER, INC.	OIL	/	11/2025	25,151.910	\$3,143.99	\$6,237.70	-49.60%
2/2/2026	1292622	EQUALIZER, INC.	OIL	/	12/2025	26,692.840	\$3,336.61	\$5,989.50	-44.29%
2/25/2026	1295559	EQUALIZER, INC.	OIL	/	01/2026	25,793.880	\$3,224.24	\$5,842.64	-44.82%
		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!
FY 2025-2026 - TOTAL							\$13,254.15	\$56,265.57	-76.44%

DAILY DOCK RENTAL REPORTING

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/24/2025	OCTOBER	1258068	MONTHLY DOCK FEE	\$900.00	10/2025	PAID
12/18/2025	NOVEMBER	1288038 & 1288036	MONTHLY DOCK FEE	\$900.00	11/2025	PAID
2/2/2026	DECEMBER	1292620 & 1292619	MONTHLY DOCK FEE	\$900.00	12/2025	PAID
2/25/2026	JANUARY	1295560 & 1295561	MONTHLY DOCK FEE	\$900.00	01/2026	PAID
	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: Magnolia Marine Transport – MM 118
Product/Cargo: Crude / Heavy Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-26-00044
Client Ref#: ER260101, MM 118 PORT LAVACA 1/30/26
Date: 01/30/2026



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

1 ← POWER TUG

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	20,225.31	20,225.31	20,220.03
US Gallons @ 60°F	849,463.02	849,463.02	849,241.26
Imperial Gallons @ 60°F	707,325.93	707,325.93	707,141.27
Pounds	6,461,947	6,461,947	6,460,260
Long Tons	2,884.798	2,884.798	2,884.044
Short Tons	3,230.973	3,230.973	3,230.130
Kilograms	2,931,090	2,931,090	2,930,324
Metric Tons (AIR)	2,931.090	2,931.090	2,930.324
Metric Tons (VAC)	2,934.506	2,934.506	2,933.740
Cubic Meters @ 15°C	3,214.249	3,214.249	3,213.410
Cubic Meters @ 20°C	3,226.149	3,226.149	3,225.307
Cubic Meters @ 60°F	3,215.567	3,215.567	3,214.728
Litres @ 15°C	3,214,249	3,214,249	3,213,410
Litres @ 20°C	3,226,149	3,226,149	3,225,307
Litres @ 60°F	3,215,567	3,215,567	3,214,728



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

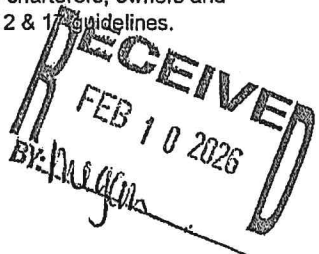
Comments:

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#: 162-26-00011
Client Ref#: VG260101-B, FMT 3060, PORT LAVACA 1/8/26
Date: 01/08/26



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

1 - POWER TUG

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	5,575.25	5,575.25	5,573.85
US Gallons @ 60°F	234,160.50	234,160.50	234,101.70
Imperial Gallons @ 60°F	194,979.40	194,979.40	194,930.44
Pounds	1,775,543	1,775,543	1,775,097
Long Tons	792.653	792.653	792.454
Short Tons	887.771	887.771	887.548
Kilograms	805,373	805,373	805,170
Metric Tons (AIR)	805.373	805.373	805.170
Metric Tons (VAC)	806.315	806.315	806.112
Cubic Meters @ 15°C	886.031	886.031	885.808
Cubic Meters @ 20°C	889.329	889.329	889.105
Cubic Meters @ 60°F	886.394	886.394	886.171
Litres @ 15°C	886,031	886,031	885,808
Litres @ 20°C	889,329	889,329	889,105
Litres @ 60°F	886,394	886,394	886,171



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

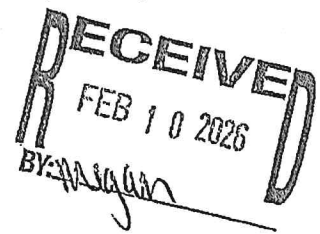
Comments:

API Used	FW	S&W %	S&W Bbls
23.9	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



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%	
11/26/2025	ACH PMT	HELENA CHEMICAL	10199.207	0	10,199.207	11/2025	\$8,057.37	\$0.00	\$8,057.37	\$3,569.26	125.74%	
1/14/2026	ACH PMT	HELENA CHEMICAL	4656.732	0	4656.732	12/2025	\$3,678.82	\$0.00	\$3,678.82	\$11,089.56	-66.83%	
2/25/2026	ACH PMT	HELENA CHEMICAL	21547.252	0	21547.252	01/2026	\$17,022.33	\$0.00	\$17,022.33	\$3,927.70	-100.00%	
	ACH PMT	HELENA CHEMICAL		0		02/2026		\$0.00		\$6,013.56	183.07%	
	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%	
TOTAL												
							53825.042					
FY 2025-2026 - TOTAL							\$42,521.78	\$0.00	\$42,521.78	\$66,039.34		-35.61%

Receivables - 5008

MONTHLY RAIL FEE

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



MONTHLY TARIFF REPORT

DATE: Feb 19, 2026

REPORTING PERIOD: FEB 2026
(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>21,547.252</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 CONSENSATE</u> (Name of Product)	@ 0.125¢ per barrel

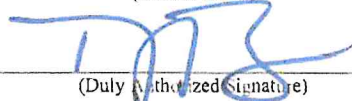
Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 17,022.33 is attached hereto representing tariff due in accordance with the above rate.

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 19th day of FEB, 2026

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 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

ACCOUNT AGING REPORT

Mar-26

Item #3.

ACCOUNT NO#	NAME	LAST PAY	LAST TRANS AMT	T--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		3/2/2026	\$ 801.43	\$ -				\$	-
5001		3/2/2026	\$ 1,500.00	\$ -				\$	-
5002		2/23/2026	\$ 11,100.00	\$ -	\$7,400.00 Credit			\$	-
5003		3/9/2026	\$ 417.75	\$ -				\$	-
5004		2/26/2026	\$ 4,020.00	\$ -				\$	-
5005		3/2/2026	\$ 2,823.00	\$ -				\$	-
5006		3/4/2026	\$ 2,934.43	\$ -				\$	-
5006		3/4/2026	\$7,474.27	\$ -	\$3,274.27 PRORATED + \$4,200.00 MARCH RENT			\$	-
5007		2/2/2026	\$ 2,970.76	\$ -				\$	-
5007		2/2/2026	\$ 1,754.61	\$ -				\$	-
5007		2/2/2026	\$ 3,058.07	\$ -				\$	-
5008		2/26/2026	\$ 9,575.18	\$ -				\$	-
5009		2/25/2026	\$ 835.45	\$ 50.16	\$50.16 LATE FEE			\$	50.16
5010		3/2/2026	\$ 1,455.17	\$ -				\$	-
5011		1/9/2026	\$ 3,836.75	\$3,911.15	INCLUDES A LATE FEE			\$	4,302.26
5012		2/23/2026	\$ 1,862.49	\$ -				\$	-
5013		3/2/2026	\$ 787.22	\$ -				\$	-
5014		3/2/2026	\$ 2,351.04	\$ -				\$	-
5018				\$ 319.00	INCLUDES A LATE FEE			\$	319.00
99-1963-04		3/9/2026	\$ 291.00	\$ -				\$	-
99-1973-08		3/5/2026	\$ 347.00	\$ -				\$	-
99-1983-09		3/2/2026	\$ 291.00	\$ -				\$	-
99-1993-05		3/2/2026	\$ 347.00	\$ -				\$	-
99-2003-05		3/5/2026	\$ 375.00	\$ -				\$	-
99-2015-16		3/2/2026	\$ 375.00	\$ -				\$	-
99-2043-07		3/2/2026	\$ 375.00	\$ -				\$	-
99-2053-12		2/27/2026	\$ 294.00	\$ -				\$	-
99-2063-12		3/5/2026	\$ 403.00	\$ -				\$	-
99-2073-09		3/2/2026	\$ 319.00	\$ -				\$	-
99-2443-05		3/2/2026	\$ 266.00	\$ -				\$	-
99-2133-07		2/9/2026	\$ 319.00	\$ 319.00				\$	319.00
99-2173-08		2/5/2026	\$ 347.00	\$ 381.70	INCLUDES A LATE FEE			\$	381.70
99-2193-07		2/25/2026	\$ 196.00	\$ -				\$	-
99-2213-04		3/2/2026	\$ 196.00	\$ -				\$	-
99-2253-07		3/2/2026	\$ 249.00	\$ -				\$	-
99-2273-08		3/2/2026	\$ 196.00	\$ -				\$	-
99-2233-08		3/2/2026	\$ 196.00	\$ -				\$	-
99-2313-15		2/27/2026	\$ 196.00	\$ -				\$	-
99-2443-06		3/2/2026	\$ 305.00	\$ -				\$	-
99-2481-05		3/2/2026	\$ 319.00	\$ -				\$	-
99-2421-07		3/2/2026	\$ 266.00	\$ -				\$	-
99-2543-09		3/2/2026	\$ 343.00	\$ -				\$	-
99-2163-03		3/2/2026	\$ 630.00	\$ -				\$	-

 **** BOOK #:00 99 TOTAL ACCOUNTS: 39 \$ 66,998.62 4,981.01 0 0 0 0 5,372.12

PORT COMMISSION PAYMENT REPORT - FEBRUARY 2026

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-101258 ACE HARDWARE	I-206526	504 50860542.03	R & M - BUILDING : DUCT TAPE & PIPE INSULATION	70347	\$31.16
VENDOR TOTALS					\$31.16
01-104500 AMAZON CAPITAL SERVICE	I-16P3-NP9M-9NRX	504 51000521.01	OFFICE : PHONE CASE	202	\$9.89
01-104500 AMAZON CAPITAL SERVICE	I-1VGG-C4D6-PJ4R	504 51000521.01	OFFICE : BINDER & SHEET PROTECTORS	213	\$23.66
VENDOR TOTALS					\$33.55
01-103058 BAREFOOT, MARK E.	I-002263	504 50860542.25	R & M - BUILDING : LABOR TO A & B DOCKS	70356	\$788.00
VENDOR TOTALS					\$788.00
01-104071 ENTERPRISE FLEET MANAGEMENT	I-FBN5542339	504 51000551.11	VEHICLE LEASE : MAINTENANCE MANAGEMENT	1422	\$724.65
VENDOR TOTALS					\$724.65
01-104610 ESCOBEDO, ROCIO	I-202602031372	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES	70372	\$550.00
VENDOR TOTALS					\$550.00
01-102882 FRONTIER SOUTHWEST, INC.	I-18830907065/022026	504 51000536.02	TELEPHONE : PHONE CHARGES FEBRUARY 2026	70459	\$156.65
VENDOR TOTALS					\$156.65
01-102645 GEXA ENERGY, LP.	I-34726195-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS JAN 2026	70376	\$2,334.28
VENDOR TOTALS					\$2,334.28
NAUTICAL LANDING FLOOD LIGHT					\$68.41
NL BOAT SLIPS					\$500.95
HARBOR OF REFUGE					\$0.00
HARBOR OF REFUGE FLOOD LIGHT					\$383.19
CITY HARBOR					\$0.00
106 S COMMERCE ST UNIT MAIN					\$1,381.73
VENDOR TOTALS					\$2,334.28
01-102309 REPUBLIC SERVICES #847	I-0847-001433347	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION	1400	\$293.94
VENDOR TOTALS					\$293.94

PORT COMMISSION PAYMENT REPORT - FEBRUARY 2026

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-100093 SPARKLIGHT	I-20031799/0226	504 50070536.50	CABLE & INTERNET : INTERNET SERVICES	70496	\$151.56
			VENDOR TOTALS		\$151.56
01-104691 U.S. BANK NATIONAL ASS.	I-7698/022026	504 51000526.01	GENERAL SAFETY : DONUT PALACE - SAFETY MEETING	1425	\$30.50
			VENDOR TOTALS		\$30.50
01-102621 UNIFIRST CORPORATION	I-2680124661	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES	70502	\$54.31
			VENDOR TOTALS		\$54.31
01-102134 VICTORIA ENGINEERING	I-17779	504 51000561.02	CE- LAND & IMPROVEMENTS : ENGINEERING SERVICE	70503	\$9,800.00
			VENDOR TOTALS		\$9,800.00
			REPORT GRAND TOTAL		\$14,948.60



CITY OF
PORT LAVACA

202 N. Virginia, Port Lavaca, Texas 77979-0105 www.portlavaca.org
Main Number: 361-552-9793 Main Facsimile: 361-552-6062

To: Members of the Port Commission
From: Brittney Hogan, Finance Director *BA*
Subject: FY 25-26 Financial Highlights through February 28, 2026
Date: March 9, 2026

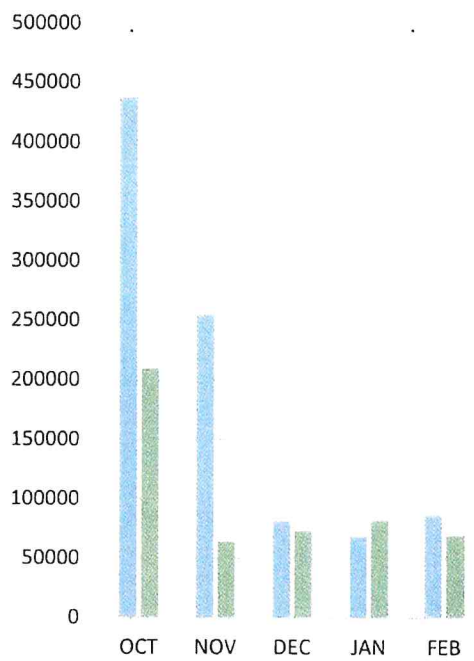
Port Commission Snapshot

	December	January	February	FYTD	
City Harbor					
Revenue	\$ 12,909.50	\$ 13,254.42	\$ 12,863.12	\$ 64,795.16	
Expenses	\$ 2,213.86	\$ 2,947.59	\$ 2,261.37	\$ 14,296.17	
Gain / (Loss)	<u>\$ 10,695.64</u>	<u>\$ 10,306.83</u>	<u>\$ 10,601.75</u>	<u>\$ 50,498.99</u>	
Harbor of Refuge					
Revenue	\$ 34,811.60	\$ 34,801.65	\$ 54,590.10	\$ 211,945.30	
Expenses	\$ 13,283.37	\$ 14,232.37	\$ 11,013.07	\$ 66,742.59	
Gain / (Loss)	<u>\$ 21,528.23</u>	<u>\$ 20,569.28</u>	<u>\$ 43,577.03</u>	<u>\$ 145,202.71</u>	
Nautical Landings					
Revenue	\$ 15,057.65	\$ 16,551.42	\$ 15,564.95	\$ 77,764.82	
Expenses	\$ 10,922.22	\$ 23,276.53	\$ 8,338.07	\$ 95,561.74	
Gain / (Loss)	<u>\$ 4,135.43</u>	<u>\$ (6,725.11)</u>	<u>\$ 7,226.88</u>	<u>\$ (17,796.92)</u>	
Smith Harbor					
Revenue	\$ 1,484.86	\$ 1,560.56	\$ 1,500.00	\$ 7,515.14	
Expenses	\$ 510.26	\$ 679.37	\$ 521.20	\$ 3,041.48	
Gain / (Loss)	<u>\$ 974.60</u>	<u>\$ 881.19</u>	<u>\$ 978.80</u>	<u>\$ 4,473.66</u>	
Interest Income	<u>\$ 2,703.43</u>	<u>\$ 2,806.33</u>	<u>\$ 2,455.32</u>	<u>\$ 13,416.19</u>	
Property Tax Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 96,284.00</u>	
Grant Revenue	<u>\$ 14,968.75</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 459,066.81</u>	
Total Gain / (Loss)	<u>\$ 55,006.08</u>	<u>\$ 27,838.52</u>	<u>\$ 64,839.78</u>	<u>\$ 751,145.43</u>	\$ 930,787.42

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

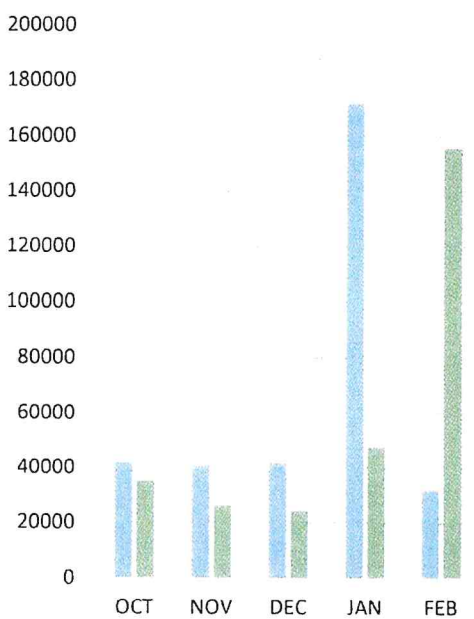
PORTS AND HARBORS REVENUE FUND

<u>MONTH</u>	<u>2026 REVENUE</u>	<u>2025 REVENUE</u>	<u>MONTHLY VARIANCE</u>
OCT	\$437,650.61	\$209,551.26	\$ 228,099.35
NOV	\$255,253.15	\$64,149.79	\$ 191,103.36
DEC	\$81,935.79	\$73,311.75	\$ 8,624.04
JAN	\$68,974.38	\$82,215.56	\$ (13,241.18)
FEB	\$86,973.49	\$69,478.78	\$17,494.71
MAR			\$ -
APR			\$ -
MAY			\$ -
JUN			\$ -
JUL			\$ -
AUG			\$ -
SEP			\$ -
TOTAL	<u>\$930,787.42</u>	<u>\$498,707.14</u>	<u>\$ 432,080.28</u>



PORTS AND HARBORS EXPENDITURE FUND

<u>MONTH</u>	<u>2026 EXPENSES</u>	<u>2025 EXPENSES</u>	<u>MONTHLY VARIANCE</u>
OCT	\$42,120.48	\$35,084.57	\$ 7,035.91
NOV	\$40,847.23	\$26,164.06	\$ 14,683.17
DEC	\$41,898.46	\$24,400.98	\$ 17,497.48
JAN	\$172,005.36	\$47,704.64	\$ 124,300.72
FEB	\$31,933.71	\$155,794.53	\$ (123,860.82)
MAR			\$ -
APR			\$ -
MAY			\$ -
JUN			\$ -
JUL			\$ -
AUG			\$ -
SEP			\$ -
TOTAL	<u>\$328,805.24</u>	<u>\$289,148.78</u>	<u>\$ 39,656.46</u>



Cash Profit and Loss Statement

	December	January	February	FYTD
City Harbor				
Dock Lease	\$ 12,863.12	\$ 13,153.12	\$ 12,863.12	\$ 64,605.60
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 46.38	\$ 101.30	\$ -	\$ 189.56
Total City Harbor	\$ 12,909.50	\$ 13,254.42	\$ 12,863.12	\$ 64,795.16
Harbor of Refuge				
Tarrifs				
Oil	\$ 3,143.99	\$ -	\$ 6,560.85	\$ 14,238.90
Fertilizer	\$ -	\$ 3,678.82	\$ 17,022.33	\$ 41,537.03
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 8,400.00	\$ 7,750.00	\$ 11,425.00	\$ 44,175.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 21,476.55	\$ 22,372.83	\$ 18,172.83	\$ 104,955.57
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
Late Payment Penalties	\$ 791.06	\$ -	\$ 409.09	\$ 2,038.80
Total Harbor of Refuge	\$ 34,811.60	\$ 34,801.65	\$ 54,590.10	\$ 211,945.30
Nautical Landings				
Dock Rent	\$ -	\$ -	\$ -	\$ -
Dock Lease	\$ 6,644.30	\$ 7,336.00	\$ 7,152.00	\$ 34,662.40
Building Lease	\$ 8,383.35	\$ 8,383.85	\$ 8,383.85	\$ 41,917.75
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ -	\$ 264.00
Miscellaneous	\$ 30.00	\$ 30.00	\$ -	\$ 90.00
Late Payment Penalties	\$ -	\$ 801.57	\$ 29.10	\$ 830.67
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 15,057.65	\$ 16,551.42	\$ 15,564.95	\$ 77,764.82
Smith Harbor				
Rent	\$ 1,484.86	\$ 1,560.56	\$ 1,500.00	\$ 7,515.14
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,484.86	\$ 1,560.56	\$ 1,500.00	\$ 7,515.14
Interest Income	\$ 2,703.43	\$ 2,806.33	\$ 2,455.32	\$ 13,416.19
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 96,284.00
Grant Revenue	\$ 14,968.75	\$ -	\$ -	\$ 459,066.81
Total Income	\$ 81,935.79	\$ 68,974.38	\$ 86,973.49	\$ 930,787.42

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

Cash Profit and Loss Statement

	December	January	February	FYTD	
City Harbor					
Overhead Allocation	\$ 2,213.86	\$ 2,947.59	\$ 2,261.37	\$ 13,196.17	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ 1,100.00	
Total City Harbor	\$ 2,213.86	\$ 2,947.59	\$ 2,261.37	\$ 14,296.17	
Harbor of Refuge					
Overhead Allocation	\$ 10,406.57	\$ 13,855.57	\$ 10,629.88	\$ 62,030.48	
Electricity	\$ 376.80	\$ 376.80	\$ 383.19	\$ 1,513.59	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 2,500.00	\$ -	\$ -	\$ 3,198.52	
Total Harbor of Refuge	\$ 13,283.37	\$ 14,232.37	\$ 11,013.07	\$ 66,742.59	
Nautical Landings					
Overhead Allocation	\$ 4,269.73	\$ 5,684.83	\$ 4,361.36	\$ 25,450.62	
Cable & Internet	\$ 131.56	\$ 151.56	\$ 151.56	\$ 697.80	
R&M Building	\$ 1,478.00	\$ 362.25	\$ 819.16	\$ 19,473.41	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ 659.12	
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ -	
Cleaning & Janitorial	\$ 1,603.04	\$ 230.90	\$ 604.31	\$ 3,258.21	
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 641.44	\$ -	\$ 293.94	\$ 5,460.76	
Windstorm Insurance	\$ -	\$ -	\$ -	\$ 14,621.49	
Flood Insurance	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 1,688.23	\$ 1,376.20	\$ 1,951.09	\$ 7,100.64	
Telephone	\$ 419.00	\$ 193.86	\$ 156.65	\$ 991.41	
Water	\$ 596.22	\$ 276.93	\$ -	\$ 1,255.28	
Landscaping	\$ 95.00	\$ -	\$ -	\$ 95.00	
R&M Improvement OTB	\$ -	\$ 15,000.00	\$ -	\$ 16,498.00	
Total Nautical Landings	\$ 10,922.22	\$ 23,276.53	\$ 8,338.07	\$ 95,561.74	
Smith Harbor					
Overhead Allocation	\$ 510.26	\$ 679.37	\$ 521.20	\$ 3,041.48	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
Total Smith Harbor	\$ 510.26	\$ 679.37	\$ 521.20	\$ 3,041.48	
Total Expenses	\$ 26,929.71	\$ 41,135.86	\$ 22,133.71	\$ 179,641.99	
Operating Cash Flow	\$ 55,006.08	\$ 27,838.52	\$ 64,839.78	\$ 751,145.43	
CE- Land & Improvements	\$ 14,968.75	\$ -	\$ 9,800.00	\$ 18,293.75	
CE - Buildings	\$ -	\$ -	\$ -	\$ -	
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ 63,569.00	\$ -	\$ 63,569.00	
Transfer Out Fund 322	\$ -	\$ 67,300.50	\$ -	\$ 67,300.50	
Net Cash Flow	\$ 40,037.33	\$ (103,030.98)	\$ 55,039.78	\$ 601,982.18	\$ 328,805.24

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

PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	12,514.21
Techonology Equipment		
Office	\$	35.03
Travel & Training	\$	-
Fuel	\$	-
General safety and tools	\$	30.50
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Audit Fees	\$	-
Health & Fitness	\$	37.00
Legal - Regular	\$	-
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	724.65
Administrative costs	\$	4,432.42
Total	\$	<u>17,773.81</u>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,261.37
Harbor of Refuge	59.81%	\$ 10,629.88
Nautical Landings	24.54%	\$ 4,361.36
Smith Harbor	2.93%	\$ 521.20
	100.00%	\$ 17,773.81

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets				As of 12/31/25	As of 1/31/26	As of 2/28/26
Ending Cash				\$ 436,329.82	\$ 355,954.46	\$ 408,281.38
Inventments Logic				\$ 625,619.76	\$ 625,619.76	\$ 630,167.65
Fund 210 Port Projects				\$ (72,700.00)	\$ (72,700.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)				\$ 91,382.60	\$ 100,178.18	\$ (15,657.79)
Total Ending Cash Assets				\$ 1,080,632.18	\$ 1,009,052.40	\$ 950,091.24

Current Encumbrances				Ordered	Received	Outstanding
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>			
26-00005		Victoria Engineering	Smith Harbor Bulkhead - Engineering	\$ 24,775.00	\$ -	\$ 24,775.00
26-00033		Victoria Engineering	Downtown WaterFront Public Access	\$ 75,000.00	\$ 66,432.00	\$ 8,568.00
26-00055		Barefoot, Mark E.	NL Window Replacement (6)	\$ 44,898.00	\$ 15,000.00	\$ 29,898.00
					Total	\$ 10,295.00

Budgeted Capital Improvement Projects			
1	Nautical Landing Parking Lot		\$ 150,000.00
2	Bulkhead Smith Harbor		\$ 200,000.00
		Total	\$ 350,000.00

Remaining Bond Payments			
1	FY 25/26 Remaining Bond Payments		\$ 261,238.00
		Total	\$ 261,238.00

*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.

FUND : 504-PORT & HARBORS FUND

PERIOD TO USE: Feb-2026 THRU Feb-2026

DEPT : N/A

SUPPRESS ZEROS

ACCOUNTS: 111.21 THRU 112.11.6001

POST DATE TRAN # REFERENCE PACKET-----DESCRIPTION----- VEND INV/PO/JE # NOTE -----AMOUNT----- BALANCE-----

111.21 CLAIM ON CONS CASH BEGINNING BALANCE 356,099.98

Table with columns: DATE, TRAN #, REFERENCE, PACKET, DESCRIPTION, VEND, INV/PO/JE #, NOTE, AMOUNT, BALANCE. Rows include transactions from 2/02/26 to 2/28/26, such as 'M-UTILITY SYS', 'DEPOSIT', 'DRAFT POSTING', 'PAYMENT', 'DAILY CASH POSTING', 'DAILY RECEIPT POSTING', 'ACH PAYMENT', 'TRANSFER', 'REIMBURSEMENT', 'HELENA TARIFF - FEB', 'ADMINISTRATIVE FEES', 'INTEREST EARNED', and 'POSTAGE EXPENSE - FEB 2026'. Includes JE# and CR: codes.

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	792,072	792,072	0	84,079.98	358,607.39	0.00	433,464.61	45.27
FINES & FORFEITURES	500	500	0	438.19	3,059.03	0.00	2,559.03	611.81
OTHER REVENUE	35,500	35,500	0	2,455.32	13,770.19	0.00	21,729.81	38.79
GRANT AND CONTRIBUTION R	556,872	556,872	0	0.00	459,066.81	0.00	97,805.19	82.44
INTERGOVERNMENTAL REVENUE	96,284	96,284	0	0.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,481,228	1,481,228	0	86,973.49	930,787.42	0.00	550,440.58	62.84
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	6,424	6,424	0	151.56	4,214.59	0.00	2,209.41	65.61
CITY HARBOR	8,000	8,000	0	0.00	0.00	0.00	8,000.00	0.00
HARBOR OF REFUGE	100,000	100,000	0	0.00	2,500.00	0.00	97,500.00	2.50
SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
NAUTICAL LANDINGS MARINA	18,000	18,000	0	819.16	4,816.53	0.00	13,183.47	26.76
OPERATIONS	1,585,137	1,585,137	0	30,925.99	317,163.12	63,241.00	1,204,732.88	24.00
NON DEPARTMENTAL	0	0	0	37.00	111.00	0.00	111.00	0.00
TOTAL EXPENDITURES	1,728,561	1,728,561	0	31,933.71	328,805.24	63,241.00	1,336,514.76	22.68
REVENUES OVER/(UNDER) EXPENDITURES	(247,333)	(247,333)	0	55,039.78	601,982.18	(63,241.00)	(786,074.18)	217.82-

CITY OF FORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
USER & SERVICE CHARGES								
436.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	12,863.12	64,605.60	0.00	50,394.40	56.18
436.09 HOR - DAILY DOCK RENTA	50,000	50,000	0	11,425.00	44,175.00	0.00	5,825.00	88.35
436.10 HOR - RENTAL	4,000	4,000	0	0.00	0.00	0.00	4,000.00	0.00
436.11 HOR - DOCK LEASES	287,292	287,292	0	19,172.83	109,955.57	0.00	177,336.43	38.27
436.12 TARIFFS	130,000	130,000	0	23,583.18	55,775.93	0.00	74,224.07	42.90
436.20 N L DOCK RENT- TRANSIE	500	500	0	0.00	0.00	0.00	500.00	0.00
436.21 N L-DOCK LEASE	90,950	90,950	0	7,152.00	34,662.40	0.00	56,287.60	38.11
436.22 N L -BLDG LEASE	96,330	96,330	0	8,383.85	41,917.75	0.00	54,412.25	43.51
436.23 N L - BLDG RENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
436.24 SMITH HARBOR RENT	18,000	18,000	0	1,500.00	7,515.14	0.00	10,484.86	41.75
TOTAL USER & SERVICE CHARGES	792,072	792,072	0	84,079.96	358,607.39	0.00	433,464.61	45.27
FINES & FORFEITURES								
442.01 LATE PAYMENT PENALTIES	500	500	0	438.19	3,059.03	0.00	(2,559.03)	611.81
TOTAL FINES & FORFEITURES	500	500	0	438.19	3,059.03	0.00	(2,559.03)	611.81
OTHER REVENUE								
451.01 INTEREST INCOME	35,000	35,000	0	2,455.32	13,416.19	0.00	21,583.81	38.33
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.03 RETURNED CHECK FEE	0	0	0	0.00	90.00	0.00	(90.00)	0.00
459.11 AUCTION/SALE PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71 WASHER-DRYER INCOME	500	500	0	0.00	264.00	0.00	236.00	52.80
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	35,500	35,500	0	2,455.32	13,770.19	0.00	21,729.81	38.79
GRANT AND CONTRIBUTION R								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02 GRANT REVENUE	556,872	556,872	0	0.00	459,066.81	0.00	97,805.19	82.44
TOTAL GRANT AND CONTRIBUTION R	556,872	556,872	0	0.00	459,066.81	0.00	97,805.19	82.44
INTERGOVERNMENTAL REVENUE								
493.00.1 XFER IN- FUND 001	96,284	96,284	0	0.00	96,284.00	0.00	0.00	100.00
493.88 XFER IN- 206 FARE FUND	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	96,284	96,284	0	0.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,481,228	1,481,228	0	86,973.49	930,787.42	0.00	550,440.58	62.84

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

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
MATERIALS & SUPPLIES								
50070526.1000 EQUIPMENT - OPERATIONS	3,000	3,000	0	0.00	1,718.27	0.00	1,281.73	57.28
TOTAL MATERIALS & SUPPLIES	3,000	3,000	0	0.00	1,718.27	0.00	1,281.73	57.28
SERVICES								
50070536.504 CABLE & INTERNET- PORT	1,500	1,500	0	151.56	697.80	0.00	802.20	46.52
TOTAL SERVICES	1,500	1,500	0	151.56	697.80	0.00	802.20	46.52
MAINTENANCE								
50070542.504 CONTRACTED SERVICES	1,924	1,924	0	0.00	1,798.52	0.00	125.48	93.48
TOTAL MAINTENANCE	1,924	1,924	0	0.00	1,798.52	0.00	125.48	93.48
TOTAL TECHNOLOGY SERVICES	6,424	6,424	0	151.56	4,214.59	0.00	2,209.41	65.61

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

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
SERVICES								
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
MAINTENANCE								
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	2,000	2,000	0	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	3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
TOTAL CITY HARBOR	8,000	8,000	0	0.00	0.00	0.00	8,000.00	0.00

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
 HARBOR OF REFUGE
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50820533.20 CONTRACTED SERV- HOR	50,000	50,000	0	0.00	2,500.00	0.00	47,500.00	5.00
TOTAL SERVICES	50,000	50,000	0	0.00	2,500.00	0.00	47,500.00	5.00
MAINTENANCE								
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
TOTAL HARBOR OF REFUGE	100,000	100,000	0	0.00	2,500.00	0.00	97,500.00	2.50

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
 SMITH HARBOR
 DEPARTMENTAL EXPENDITURES

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

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
 NAUTICAL LANDINGS MARINA
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50860533.20	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
TOTAL SERVICES	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
MAINTENANCE								
50860542.03	5,000	5,000	0	31.16	1,871.41	0.00	3,128.59	37.43
50860542.21	3,000	3,000	0	0.00	659.12	0.00	2,340.88	21.97
50860542.25	0	0	0	788.00	788.00	0.00	788.00	0.00
50860543.26	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27	0	0	0	0.00	1,498.00	0.00	1,498.00	0.00
TOTAL MAINTENANCE	8,000	8,000	0	819.16	4,816.53	0.00	3,183.47	60.21
TOTAL NAUTICAL LANDINGS MARINA	18,000	18,000	0	819.16	4,816.53	0.00	13,183.47	26.76

CITY OF FORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

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
PERSONNEL SERVICES								
51000511.01 SALARIES & WAGES	125,350	125,350	0	9,623.41	48,238.62	0.00	77,111.38	38.48
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	500	500	0	15.83	354.28	0.00	145.72	70.86
51000512.05 EMPLOYER-SOCIAL SECURI	9,589	9,589	0	717.50	4,010.12	0.00	5,578.88	41.82
51000512.10 EMPLOYER-T.M.R.S.	10,348	10,348	0	870.42	3,947.50	0.00	6,400.50	38.15
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,287.05	6,882.86	0.00	13,914.14	33.10
51000512.30 WORKER'S COMPENSATION	2,367	2,367	0	0.00	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	169,451	169,451	0	12,514.21	65,490.75	0.00	103,960.25	38.65
MATERIALS & SUPPLIES								
51000521.01 OFFICE	1,500	1,500	0	35.03	215.33	0.00	1,284.67	14.36
51000523.03 CLEANING & JANITORIAL	9,000	9,000	0	604.31	3,258.21	0.00	5,741.79	36.20
51000525.01 FUEL	500	500	0	0.00	0.87	0.00	500.87	0.17
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	30.50	30.50	0.00	119.50	20.33
51000528.03 NON-CAPITALIZED ASSETS	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	24,150	24,150	0	669.84	3,503.17	0.00	20,646.83	14.51
SERVICES								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	28.01	0.00	471.99	5.60
51000531.04 DUES, SUBSCR. & PUBLI	5,500	5,500	0	0.00	5,199.95	0.00	300.05	94.54
51000531.05 ADVERTISING & LEGAL NO	500	500	0	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	5,500	5,500	0	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	728.00	0.00	2,272.00	24.27
51000533.14 CONTRACTED SERVICES	29,000	29,000	0	293.94	5,460.76	0.00	23,539.24	18.83
51000535.01 GENERAL LIABILITY INSU	3,906	3,906	0	0.00	5,137.12	0.00	1,231.12	131.52
51000535.10 WINDSTORM INS	20,000	20,000	0	0.00	14,621.49	0.00	5,378.51	73.11
51000535.11 FLOOD INS	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000536.01 ELECTRICITY	31,553	31,553	0	2,334.28	8,614.23	0.00	22,938.77	27.30
51000536.02 TELEPHONE	2,100	2,100	0	156.65	991.41	0.00	1,108.59	47.21
51000536.03 WATER	6,200	6,200	0	0.00	1,255.28	0.00	4,944.72	20.25
TOTAL SERVICES	110,259	110,259	0	2,784.87	42,036.25	0.00	68,222.75	38.13
MAINTENANCE								
51000541.02 LANDSCAPING	5,000	5,000	0	0.00	95.00	0.00	4,905.00	1.90
51000542.25 R & M- BUILD (NAUTICAL	60,000	60,000	0	0.00	31,814.00	29,898.00	1,712.00	102.85
51000543.04 R & M IMPROVEMENT OTB	16,000	16,000	0	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	3,000	3,000	0	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 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	84,700	84,700	0	0.00	31,909.00	29,898.00	22,893.00	72.97

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

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
SUNDRY								
51000551.11	8,649	8,649	0	724.65	2,898.60	0.00	5,750.40	33.51
51000552.02	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01	53,189	53,189	0	4,432.42	22,162.10	0.00	31,026.90	41.67
51000553.02	127,138	127,138	0	0.00	63,569.00	0.00	63,569.00	50.00
51000553.05	134,601	134,601	0	0.00	67,300.50	0.00	67,300.50	50.00
51000553.60	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	323,577	323,577	0	5,157.07	155,930.20	0.00	167,646.80	48.19
CAPITAL EXPENDITURES								
51000561.02	673,000	673,000	0	9,800.00	18,293.75	8,568.00	646,138.25	3.99
51000562.03	0	0	0	0.00	0.00	0.00	0.00	0.00
51000563.05	200,000	200,000	0	0.00	0.00	24,775.00	175,225.00	12.39
TOTAL CAPITAL EXPENDITURES	873,000	873,000	0	9,800.00	18,293.75	33,343.00	821,363.25	5.91
TOTAL OPERATIONS	1,585,137	1,585,137	0	30,925.99	317,163.12	63,241.00	1,204,732.88	24.00

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2026

504-PORT & HARBORS FUND
 NON DEPARTMENTAL
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
59800532.06 HEALTH & FITNESS	0	0	0	37.00	111.00	0.00	(111.00)	0.00
TOTAL SERVICES	0	0	0	37.00	111.00	0.00	(111.00)	0.00
TOTAL NON DEPARTMENTAL	0	0	0	37.00	111.00	0.00	(111.00)	0.00
TOTAL EXPENDITURES	1,728,561	1,728,561	0	31,933.71	328,805.24	63,241.00	1,336,514.76	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(247,333)	(247,333)	0	55,039.78	601,982.18	(63,241.00)	(786,074.18)	217.82-

*** END OF REPORT ***

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	408,281.38	
112.11.6001	INVESTMENTS-LOGIC	630,167.65	
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82	
113.24	UNAPPLIED CREDITS (	30,621.08)	
113.27	PTC ACCTS RECEIVABLE (UB	24,050.21	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00	408,281.38 +
113.29.1000	ACCOUNTS RECEIVABLE-MISC	8,764.53	630,167.65 +
116.01.0001	PREPAID INSURANCE	796.27	
151.01.1000	LAND	1,919,338.57	1,038,449.03 * +
152.01.1000	BUILDINGS	1,492,186.39	
152.02.2000	ACCUM DEPRECIATION-BUIL(	960,378.63)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,839,410.84)	
154.01.1000	MACHINERY & EQUIPMENT	24,707.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	16,150.20)	
155.01.1000	CONSTRUCTION IN PROGRESS	866,699.92	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	3,337,321.04)	
		10,286,241.42	
TOTAL ASSETS			10,286,241.42

LIABILITIES

207.21	CUSTOMER DEPOSIT (	50.00)	
211.10	AP PENDING (DUE TO CONS	2,952.59	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	3,270.01	
212.35	ACCRUED SICK	6,354.84	
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	2,666.10	
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00	
		2,653,087.08	
TOTAL LIABILITIES			2,653,087.08

FUND EQUITY/BALANCE

BALANCE SHEET - UNAUDITED

AS OF: FEBRUARY 28TH, 2026

210-PORT COMMISSION PROJECTS

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	(72,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	70,200.00	
			0.00
			0.00
TOTAL ASSETS			0.00
 <u>LIABILITIES</u>			
			0.00
TOTAL LIABILITIES			0.00
 <u>FUND EQUITY/BALANCE</u>			
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	
EXCESS REVENUES OVER EXPENDITURES			0.00
TOTAL LIABILITIES & FUND EQUITY/BALANCE			0.00

BALANCE SHEET - UNAUDITED
AS OF: FEBRUARY 28TH, 2026

310-08 FC DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	32,803.40	
		<u>32,803.40</u>	
	TOTAL ASSETS		<u>32,803.40</u>
 <u>LIABILITIES</u>			
212.60	ACCRUED BOND INTEREST	3,824.00	
		<u>3,824.00</u>	
	TOTAL LIABILITIES		<u>3,824.00</u>
 <u>FUND EQUITY/BALANCE</u>			
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	64,385.49	
	TOTAL FUND EQUITY/BALANCE		<u>87,309.20</u>
	TOTAL REVENUES	63,744.20	
	TOTAL EXPENSES	<u>122,074.00</u>	
	EXCESS REVENUES OVER EXPENDITURES	(58,329.80)	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u>32,803.40</u>

BALANCE SHEET - UNAUDITED
AS OF: FEBRUARY 28TH, 2026

322-SERIES 2018 DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	(48,461.19)	
			(48,461.19)
	TOTAL ASSETS		(48,461.19)
 <u>LIABILITIES</u>			
212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
	TOTAL LIABILITIES		7,068.00
 <u>FUND EQUITY/BALANCE</u>			
320.98	FUND BALANCE	(6,967.43)	
	TOTAL FUND EQUITY/BALANCE		(6,967.43)
	TOTAL REVENUES	67,300.74	
	TOTAL EXPENSES	115,862.50	
	EXCESS REVENUES OVER EXPENDITURES		(48,561.76)
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		(48,461.19)

PURCHASE ORDER STATUS REPORT
 = SUMMARY REPORT =

VENDOR SET: 01 CITY OF PORT LAVACA
 VENDORS : ALL

* = Sales Tax Include

PO #	REQ #	VENDOR #	VENDOR NAME	STAT	DEPT	DATE ORDERED	DATE LAST RECEIVED	ORDERED	RECEIVED	VARIANCE	OUTSTANDING
26-00005	26-00005	01-102134	VICTORIA ENGINEER	O	504-1000	12/17/25		24,775.00			24,775.00
26-00033	26-00033	01-102134	VICTORIA ENGINEER	P	504-1000	1/02/26	2/25/26	18,368.00	9,800.00		8,568.00
26-00055	26-00055	01-103058	BAREFOOT, MARK E.	P	504-1000	1/16/26	1/28/26	44,898.00	15,000.00		29,898.00

REPORT TOTALS:	PO'S	ORDERED	RECEIVED	VOIDED	VARIANCE	BALANCE
OUTSTANDING	1	24,775.00	0.00	0.00	0.00	24,775.00
PARTIAL	2	63,266.00	24,800.00	0.00	0.00	38,466.00
RECEIVED	0	0.00	0.00	0.00	0.00	0.00
COMPLETED	0	0.00	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00	0.00
** TOTALS **	3	88,041.00	24,800.00	0.00	0.00	63,241.00

SELECTION CRITERIA

VENDOR SET: 01 CITY OF PORT LAVACA

RANGE OPTIONS

VENDORS : ALL
PO NUMBERS: ALL
ISSUE DATE: 0/00/0000 THRU 99/99/9999
G/L ACCT #: 504- THRU 504-ZZZZZZZZZZZZZZ

REPORT OPTIONS

DEPT: All
REPORT TYPE: SUMMARY
REPORT SEQUENCE: PO NO#

STATUS: OUTSTANDING
PARTIAL
RECEIVED

*** END OF REPORT ***

3/09/2026 1:15 PM
 VENDOR SET: 01 CITY OF PORT LAVACA
 VENDORS : ALL

PURCHASE ORDER STATUS REPORT
 == DETAIL REPORT ==

PAGE: 1

Item #3.

* = Sales Tax Include

P.O. NUMBER: 26-00005
 REQ. NUMBER: 26-00005

VENDOR: 01-102134 VICTORIA ENGINEERING

STATUS: OUTSTANDING
 DEPT: 504-1000

APPROVED BY: BRITNEY HOGAN
 ORDERED BY: JAMES RUDELLAT

ISSUED: 12/17/2025
 EST DEL: 12/17/2025

LAST RECEIPT:
 COMPLETION:

DESCRIPTION:
 ENGINEERING SMITH HARBOR BULKHEAD

INTERNAL NOTES:

G/L ACCOUNT	DESCRIPTION	ORDERED			RECEIVED			VARIANCE	STAT	INVOICE #
		UNITS	PRICE	AMOUNT	UNITS	PRICE	AMOUNT			
504 51000563.05	SMITH HARBOR			24,775.00						OUT

COMMENTS:

TOTALS:	LINES	ORDERED	RECEIVED	VARIANCE	BALANCE
OUTSTANDING	1	24,775.00	0.00	0.00	24,775.00
RECEIVED	0	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00
COMPLETED	0	0.00	0.00	0.00	0.00
COMPLETED VOID	0	0.00	0.00	0.00	0.00
** TOTALS **	1	24,775.00	0.00	0.00	24,775.00

INVOICE # DATE DESCRIPTION DUE DATE BANK 1099

3/09/2026 1:15 PM
 VENDOR SET: 01 CITY OF PORT LAVACA
 VENDORS : ALL

PURCHASE ORDER STATUS REPORT
 == DETAIL REPORT ==

PAGE: 2

Item #3.

* = Sales Tax Include

P.O. NUMBER: 26-00033
 REQ. NUMBER: 26-00033

VENDOR: 01-102134 VICTORIA ENGINEERING

STATUS: PARTIAL APPROVED BY: BRITNEY HOGAN ISSUED: 1/02/2026 LAST RECEIPT: 2/25/2026
 DEPT: 504-1000 ORDERED BY: JODY WEAVER EST DEL: 1/02/2026 COMPLETION:

DESCRIPTION:
 DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT

INTERNAL NOTES:

G/L ACCOUNT	DESCRIPTION	ORDERED			RECEIVED			VARIANCE	STAT INVOICE #
		UNITS	PRICE	AMOUNT	UNITS	PRICE	AMOUNT		
504 51000561.02	ENGINEERING S			9,800.00			9,800.00	0.00	COMP 17779
504 51000561.02	ENGINEERING S			8,568.00					OUT

COMMENTS:

TOTALS:	LINES	ORDERED	RECEIVED	VARIANCE	BALANCE
OUTSTANDING	1	8,568.00	0.00	0.00	8,568.00
RECEIVED	0	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00
COMPLETED	1	9,800.00	9,800.00	0.00	0.00
COMPLETED VOID	0	0.00	0.00	0.00	0.00
** TOTALS **	2	18,368.00	9,800.00	0.00	8,568.00

INVOICE #	DATE	DESCRIPTION	DUE DATE	BANK	1099
17779	2/16/2026	ENGINEERING SERVICE	3/16/2026	7003	N

P.O. NUMBER: 26-00055
 REQ. NUMBER: 26-00055

VENDOR: 01-103058 BAREFOOT, MARK E.

STATUS: PARTIAL APPROVED BY: BRITNEY HOGAN ISSUED: 1/16/2026 LAST RECEIPT: 1/28/2026
 DEPT: 504-1000 ORDERED BY: DERRICK SMITH EST DEL: 1/16/2026 COMPLETION:

DESCRIPTION:
 REPLACING 6 WINDOWS ON THE SOUTHWEST SIDE OF
 NAUTICAL LANDING.

INTERNAL NOTES:

G/L ACCOUNT	DESCRIPTION	ORDERED			RECEIVED			VARIANCE	STAT INVOICE #
		UNITS	PRICE	AMOUNT	UNITS	PRICE	AMOUNT		
504 51000542.25	WINDOW REPLAC			15,000.00			15,000.00	0.00	COMP 002260
504 51000542.25	WINDOW REPLAC			29,898.00					OUT

COMMENTS:

TOTALS:	LINES	ORDERED	RECEIVED	VARIANCE	BALANCE
OUTSTANDING	1	29,898.00	0.00	0.00	29,898.00
RECEIVED	0	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00
COMPLETED	1	15,000.00	15,000.00	0.00	0.00
COMPLETED VOID	0	0.00	0.00	0.00	0.00
** TOTALS **	2	44,898.00	15,000.00	0.00	29,898.00

INVOICE #	DATE	DESCRIPTION	DUE DATE	BANK	1099
002260	1/23/2026	WINDOW REPLACEMENT - NL	2/23/2026	7003	Y

REPORT TOTALS:	PO'S	ORDERED	RECEIVED	VOIDED	VARIANCE	BALANCE
OUTSTANDING	1	24,775.00	0.00	0.00	0.00	24,775.00
PARTIAL	2	63,266.00	24,800.00	0.00	0.00	38,466.00
RECEIVED	0	0.00	0.00	0.00	0.00	0.00
COMPLETED	0	0.00	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00	0.00
** TOTALS **	3	88,041.00	24,800.00	0.00	0.00	63,241.00

SELECTION CRITERIA

VENDOR SET: 01 CITY OF PORT LAVACA

RANGE OPTIONS

VENDORS : ALL
PO NUMBERS: ALL
ISSUE DATE: 0/00/0000 THRU 99/99/9999
G/L ACCT #: 504- THRU 504-ZZZZZZZZZZZZZZ

REPORT OPTIONS

DEPT: All
REPORT TYPE: DETAIL
REPORT SEQUENCE: PO NO#

STATUS: OUTSTANDING
PARTIAL
RECEIVED

*** END OF REPORT ***

COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

INFORMATION:

- 1) CDBG-MIT Coastal Resiliency Living Shoreline Project
- 2) Restore (cleanup of old barge(s) in Smith Harbor
- 3) CDBG- MIT Round 2 Application for use of Funds for Replacement of Culverts under the Rail at Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline
- 4) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)
- 5) MBMT Grant Downtown Waterfront Public Access Improvement
- 6) TxDOT Truck Route Signs
- 7) Parking area on SBA Steel Property at the Harbor of Refuge Boat Ramp
- 8) Harbor of Refuge Public Boat Ramp
- 9) TxDot Maritime Division
- 10) Lease of Harbor of Refuge Tract 3

CITY OF PORT LAVACA

MEETING: March 17, 2026 AGENDA ITEM _____

DATE: 3.12.2026

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

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CITY MANAGER'S MONTHLY REPORT

1. **Community Development Block Grant-Mitigation (CDBG-MIT) Coastal Resilience Living Shoreline Project:** Jim, Larry Nichols, and I attended the pre-construction conference held by Mott McDonald with Maverick Constructors, LLC in the City Council chambers on March 10. The contractor is waiting for delivery of the NATRX oyster reef breakwater components and should mobilize to begin work on this oyster reef breakwater on the north side of the fishing pier sometime in May. Construction of the rock breakwater is anticipated to begin in July, with substantial completion by October 26 and ready for final payment by November 30. The engineer and contractor will have weekly progress meetings at 9:30 am each Tuesday once on-site work begins, as well as pre-construction meetings before beginning key elements of construction. The link to the project page is as follows: <https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-breakwater-glo-cdbg-mit-coastal-resiliency>
2. **ReStore (cleanup of old barge(s) in Smith Harbor):**
Hallelujah! We engaged in a lot of back and forth with Texas Community Environmental Quality (TCEQ) on establishing the applicable parts of the Texas Community Environmental Quality Tier 1 Checklist form. Due to the nature of this project, we could not see how Sections I and II were applicable. It took a few weeks, and I even solicited some input from the environmental team on the Living Shoreline project for assistance, but Texas Community Environmental Quality finally submitted the construction contract, permit, and environmental review to the U.S. Treasury for their approval, which may take up to 45 days.
<https://cleargov.com/texas/calhoun/city/port-lavaca/projects/13837/restore-city-of-port-lavaca-shoreline-clean-up-tceq>
3. **Community Development Block Grant-Mitigation (CDBG-MIT) Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline.**
The engineer is in conversation with the environmental team and the U.S. Army Corps of Engineers (USACE) regarding what level of permitting may be required for the culvert replacement project.
4. **GENERAL LAND OFFICE COASTAL EROSION PLANNING & RESPONSE ACT GRANT (Harbor of Refuge Shoreline Protection):** Public Notice No. SWG-2025-00420, the applicant requests authorization to construct a living shoreline consisting of six rock breakwater units, a reef breakwater, a concrete block mattress (ACBM) slope protection, and two beneficial use creation areas, located along the Harbor of Refuge peninsula and southern shoreline; at Latitude 28.5918092 and Longitude -96.6144723; in Port Lavaca, Calhoun County, Texas, has been published by the Galveston District of the U.S. Army Corps of Engineers on our website at <https://rrs.usace.army.mil/rrs/public-notices>. Comments are due in this office

CITY OF PORT LAVACA

no later than April 4, 2026, **through the RRS system:** <https://rrs.usace.army.mil/rrs/public-notices>. You can find the Project information at the following link: <https://www.swg.usace.army.mil/Media/Public-Notices/Article/4423128/swg-2025-00420-jody-weaver-city-of-port-lavaca-lavaca-bay-calhoun-county-texas/>

5. Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public Access Improvement:

This project was awarded to Lester Contracting on Feb 23 and is currently awaiting the contract for signature. Lester plans on mobilizing very soon after the contract execution and will be complete within 6-8 weeks. At the pre-construction conference with Maverick Construction, we made it clear that they would not be able to cross the parking lot when hauling the stockpiled material from Smith Harbor to the Clement Cove area.

6. TxDOT Truck Route signs: No update.

7. Parking area on SBA Steel property at the Harbor Of Refuge Boat ramp: No update.

8. Harbor of Refuge Public Boat Ramp: Matt Glaze and Jim Rudellat inspected the boat ramp, and the recommendation is to completely reconstruct the boat ramp and make some improvements while we are at it. Matt will provide us with a cost estimate, and we can consider a few grant funding opportunities.

9. Texas Department of Transportation Maritime Division: TxDOT has begun working on our Port Profile. I submitted to TxDOT a KMZ file for City Harbor, Nautical Landings, and the Harbor of Refuge. They asked for any photos that include a “human element” in these areas. I’ve asked Helena if they have any such promotional type photos or if they would provide permission for say Bill Harvey to take some “action shots” at their dock. Jim Rudellat is talking to Prestige and Millers about the same thing. We have not begun working on the Project submission survey, but we will in the coming week. It is due on June 15.

10. Lease of Harbor of Refuge Tract 3: This lease is fully executed.

COMMUNICATION

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

INFORMATION:

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

A) City Harbor

- 1) We have been keeping up with the 2025-2026 oyster harvest, and there has been no activity to report.

B) Nautical Landings Building

- 1) 3 November 2025 Barefoot Construction started inspecting the soft spot in the floor in the men's bathroom in the dayroom floor. The decking & joist were rotted from an internal wall water leak.

C) Nautical Landings Marina

- 1) 10 March 2026, we had a pre-construction meeting for the Living Shoreline project
- 2) Horizon Environmental has been on-site 10 times since the last PC meeting.

D) Smith Harbor

E) Harbor of Refuge

- 1) Matt Glaze with Urban Engineering is working on the cost of repairs for the HOR boat ramp.

F) To Do List - Raymond Butler