



## REGULAR PORT COMMISSION MEETING

Tuesday, January 20, 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, JANUARY 20, 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/86582466505?pwd=IKCum0F0BLvb7jYMoVBhAxSlgNpBbN.1>

Meeting ID: 865 8246 6505

Passcode: 196695

+13462487799,,86582466505#,,,,\*196695# US (Houston)

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION**

**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 THE DECEMBER 16, 2025 - REGULAR PORT COMMISSION MEETING.
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR DECEMBER 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
  - 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 the Replacement of

culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline Protection.

- 4) GLO CEPR 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 HOR Boat Ramp
- 8) 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. REVIEW BIDS RECEIVED FOR THE CDBG-MIT LIVING SHORELINE PROJECT AND CONSIDER A RECOMMENDATION OF CONTRACT AWARD TO CITY COUNCIL
7. REVIEW AND DISCUSS QUOTE RECEIVED FROM PILOT ROOFING FOR NAUTICAL LANDING BUILDING

**ACTION ITEMS: LEASES**

8. REVIEW AND DISCUSS THE FEDERATION LEASE TO DETERMINE COST OF THE LEASE
9. REVIEW AND DISCUSS EQUALIZER LEASE AT HARBOR OF REFUGE TRACT 3
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

11. 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

**COMMENTS**

12. 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, January 20, 2026**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, January 14, 2026**.

**Oralia G. Munoz**

*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 - MINUTES OF THE DECEMBER 16, 2025 -  
REGULAR PORT COMMISSION MEETING.

---

## **INFORMATION:**



# REGULAR PORT COMMISSION MEETING

Tuesday, December 16, 2025, 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 16<sup>th</sup> day of December 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 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

### ROLL CALL:

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

And the following Commissioners absent:

Jamie O'Neil

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

### CALL TO ORDER

Chairman Butler called the meeting to order at 3:31 p.m.

### INVOCATION

Commissioner Ward gave the invocation.

**PLEDGE OF ALLEGIANCE**

Chairman Butler led the Pledge of Allegiance.

**1. APPROVAL OF MINUTES**

**A) MINUTES OF THE NOVEMBER 18, 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 November 18<sup>th</sup>, 2025, minutes of the Regular Port Commission meeting held on December 16<sup>th</sup>, 2025, are hereby approved.

Seconded by Commissioner Nichols.

Motion passed by the following votes:

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

Voting Nay: None

Motion carries.

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

Motion made by Commissioner Ward

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

THAT, the Harbor Master's November 2025 Inspection Reports of the Port Commission Regular meeting held on December 16, 2025, are hereby approved.

Seconded by Commissioner Smith

Motion passed by the following vote:

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

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 December 16<sup>th</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:

**1) CDBG-MIT Coastal Resilience Living Shoreline Project:**

We have begun advertising for bids and held a preconstruction conference on Tuesday, December 9<sup>th</sup>, with 4 potential bidders in attendance in person and a few online with Teams. Bids are due on January 6. We will bring the bids to the Port Commission on January 20 for a recommendation to Council at a special meeting on January 26. The general consensus from the contractors in attendance was that this was a pretty straightforward project.

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

We will begin advertising for bids for this project today, December 10, and will open bids on January 13<sup>th</sup>. This bid award will also be brought to the Port Commission in January and Council on January 26.

**3) CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline:**

We are still waiting for the approval of the Authority to use Grant Funds (AUGF) document.

**4) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection):**

No update. 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.

5) **MBMT Grant Downtown Waterfront Public Access Improvement:**

Matt has sent me draft bid drawings to review. He is showing several rain garden-type drainage basins, but there is no permeable pavement shown. I've told Matt that we want to include at least some permeable pavement as well... at least show it as an alternate in the bid. I sent the plans to Clean Coast Texas for their input and comments as well.

6) **TxDOT Truck Route signs:**

The posts for the large signs are still in fabrication.

7) **Parking Area on SBA Steel property at the HOR Boat Ramp:**

No update. I have not heard back from the SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.

8) **TxDOT Maritime Division:**

Jim, Oralia, and I met with several members of the TxDOT 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 have provided a list of documents/information that we need to gather and submit to them for the preparation of our Port Profile.

- Kmz file outlining port boundaries
- High-quality photos
- City Comprehensive Plan and Downtown Waterfront Master Plan

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

a) **City Harbor**

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 The Co-op. He asked if I could give him a couple of weeks. I spoke with him on 10 December 2025, are still working on it.

b) **Nautical Landings Building**

- 1) 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 G&W Engineering for review.

We have two bids: Barefoot Construction for \$44,898.00, Louger Companies for \$46,456.00, and two no-bids from Wade Wilson & BLS.

- 2) 3 November 2025 Barefoot Construction started inspecting the soft spot in the dayroom, men's bathroom floor. The floor decking & joists were rotted from an internal wall water leak.
  - 3) Staring bid process for roof & coating repair.
- c) **Nautical Landings Marina**
- 1) 9 December 2025 Pre-bid meeting with Living Shoreline Project
  - 2) Horizon Environmental has been on-site 12 times since the last Port Commission meeting.
- d) **Smith Harbor**
- e) **Harbor of Refuge**
- 1) 21 November 2025 meeting with TxDOT and their consultant team. They are going to help us with a Port Profile and Port Mission Plan, so we can hopefully receive federal funding.
  - 2) 7 August 2024 LCI 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.*

**ACTION ITEMS: LEASES**

**6. CONSIDER AND DISCUSS LEASE WITH LONNIE CARRILES FOR CITY HARBOR BOAT SLIP 2 - PRESENTER JODY WEAVER**

Motion made by Commissioner Nichols

THAT, the Port Commission accepts the lease proposal from Lonnie Carriles for \$290.00 a month, contingent upon his providing insurance.

Seconded by Commissioner Smith.

Motion passed by the following votes:

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

Voting Nay: None

Motion carries.

**7. CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3 - PRESENTER JODY WEAVER**

Motion made by Commissioner Ward

THAT, the Port Commission accepts what was presented this afternoon with the lease, with the exception that Anne Marie, the attorney, be consulted on specific items.

Seconded by Commissioner Nichols

Motion passed by the following votes:

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

Voting Nay: None

Motion carries.

**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**

Agenda item discussed.

No action taken.

**ADJOURNMENT**

Commissioner Ward made a motion to adjourn the meeting.

Commissioner Nichols seconded the motion.

Motion passed by the following votes:

Voting Aye: Raymond Butle, Jerry Smith, Larry Nichols, Jim Ward and Louis Rubio

Voting Nay: None

Motion carries.

The meeting adjourned at 4:23 p.m.

These minutes were approved on January 20<sup>th</sup>, 2026.

ATTEST:

\_\_\_\_\_  
Raymond Butler, Chairman

\_\_\_\_\_  
Oralia G. Munoz, Administrative Assistant

# **COMMUNICATION**

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

---

## **INFORMATION:**

# Port Lavaca Port Commission Monthly Inspection

Month: **DECEMBER 2025**    Location: **City Harbor**  
**20 JANUARY 2026**

**1. LEASES**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments: **13 January 2025 preparing new lease for the Federation one year with one year option old Evelyns building.**

**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: **DECEMBER 2025**    Location: **NLB**

**20 January 2026**

**1. Building Maintenance:**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments: **8 January 2025 Barefoot Construction repaired  
HVAC system in Suite 3 (broken control wire  
Thermostat)**

**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: **DECEMBER 2026** Location: **NLM / Smith Harbor**  
**20 JANUARY 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 Inspection

Month: **DECEMBER 2025** Location: **Harbor of Refuge**

**20 JANUARY 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: **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

---

## 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

Item #3	Received	Reference	Description	CRUDE OIL	Public Dock	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREVIOUS YEAR	% DIFF FROM PRE
	11/24/2025	1288072	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%
			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>DAILY DOCK RENTAL</b>										
	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			
		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				
<b>FY 2025-2026 - TOTAL</b>								\$6,693.30	\$56,265.57	-88.10%



**BARGE:** Florida Marine - FMT 3060  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00349  
**Client Ref#:** VG251101-B, FMT 3060 PORT LAVACA 11/10/25  
**Date:** 11/10/2025



## 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	6,984.46	6,984.46	6,982.71
US Gallons @ 60°F	293,347.32	293,347.32	293,273.82
Imperial Gallons @ 60°F	244,262.74	244,262.74	244,201.54
Pounds	2,227,202	2,227,202	2,226,644
Long Tons	994.287	994.287	994.037
Short Tons	1,113.601	1,113.601	1,113.322
Kilograms	1,010,242	1,010,242	1,009,989
Metric Tons (AIR)	1,010.242	1,010.242	1,009.989
Metric Tons (VAC)	1,011.422	1,011.422	1,011.169
Cubic Meters @ 15°C	1,109.985	1,109.985	1,109.707
Cubic Meters @ 20°C	1,114.106	1,114.106	1,113.827
Cubic Meters @ 60°F	1,110.440	1,110.440	1,110.162
Litres @ 15°C	1,109,985	1,109,985	1,109,707
Litres @ 20°C	1,114,106	1,114,106	1,113,827
Litres @ 60°F	1,110,440	1,110,440	1,110,162

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

Comments:

---

---

---

---

---

---

---

---

API Used	FW	S&W %	S&W Bbls
23.7	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:** Magnolia Marine - MM 96  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00375  
**Client Ref#:** ER251101, MM 96 12/1/25  
**Date:** 12/01/25



### 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	18,187.39	18,187.39	18,169.20
US Gallons @ 60°F	763,870.38	763,870.38	763,106.40
Imperial Gallons @ 60°F	636,055.15	636,055.15	635,419.00
Pounds	5,810,835	5,810,835	5,805,023
Long Tons	2,594.123	2,594.123	2,591.528
Short Tons	2,905.418	2,905.418	2,902.512
Kilograms	2,635,750	2,635,750	2,633,114
Metric Tons (AIR)	2,635.750	2,635.750	2,633.114
Metric Tons (VAC)	2,638.823	2,638.823	2,636.184
Cubic Meters @ 15°C	2,890.379	2,890.379	2,887.488
Cubic Meters @ 20°C	2,901.079	2,901.079	2,898.178
Cubic Meters @ 60°F	2,891.564	2,891.564	2,888.672
Litres @ 15°C	2,890,379	2,890,379	2,887,488
Litres @ 20°C	2,901,079	2,901,079	2,898,178
Litres @ 60°F	2,891,564	2,891,564	2,888,672

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

Item #3.

A CHEMICAL

TARIFF REPORT FY 2025-2026

0.79

Page 27

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	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	10/2025	17,421.851	\$13,763.26	\$0.00	\$13,763.26	\$7,460.90	84.47%
11/26/2025	ACH PMT	HELENA CHEMICAL	10199.207	0	11/2025	10,199.207	\$8,057.37	\$0.00	\$8,057.37	\$3,569.26	125.74%
	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					\$1,213.41	-100.00%
	<b>TOTAL</b>		<b>27621.058</b>	<b>0</b>			<b>\$21,820.63</b>	<b>\$0.00</b>	<b>\$21,820.63</b>	<b>\$66,039.34</b>	<b>-66.96%</b>

Receivables - 5008  
MONTHLY RAIL FEE

Date Received	Reference	Description	RAIL	REPORTING MONTH	PAID
	ACH	MONTHLY RAIL FEE		10/2025	
	ACH	MONTHLY RAIL FEE		11/2025	
	ACH	MONTHLY RAIL FEE		12/2025	
	ACH	MONTHLY RAIL FEE		01/2026	
	ACH	MONTHLY RAIL FEE		02/2026	
	ACH	MONTHLY RAIL FEE		03/2026	
	ACH	MONTHLY RAIL FEE		04/2026	
	ACH	MONTHLY RAIL FEE		05/2026	
	ACH	MONTHLY RAIL FEE		06/2026	
	ACH	MONTHLY RAIL FEE		07/2026	
	ACH	MONTHLY RAIL FEE		08/2026	
	ACH	MONTHLY RAIL FEE		09/2026	

\$0.00





### MONTHLY TARIFF REPORT

DATE: NOV 19, 2025

REPORTING PERIOD: NOV 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)

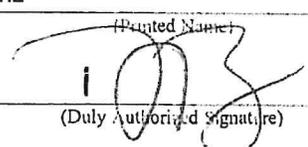
<u>10,199.207</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDENSATE</u> (Name of Product)	@ 0.125¢ per barrel

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 \$ 8,057.37 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 NOV, 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 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 30410, KIRBY 28021

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	12,046,801.00	Before	6,081.983
Long Tons	5,378.04	After	0.000
Metric Tons	5,464.344	Difference	6,081.983
<b>Short Tons</b>	<b>6,023.401</b>		

Details of shore figures and barge measurements are attached.

AmSpec Inc.



Larry C. Zeringue, Operations

11/6/2025  
Page 1

This document is issued by the company subject to the Terms and Conditions at <https://www.amspecgroup.com/terms-conditions>. Any holder of this document is advised that information contained herein reflects the Company's findings at the time and place of its intervention only and within the scope of the client's instructions. The Company's sole responsibility is to its client and the Company disclaims any liability to third parties. Any alteration, forgery or falsification of the content or appearance of this document is unlawful.

RRL202



MMI 3025

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	2,290,565.00	Before	3,398.869
Long Tons	1,022.57	After	2,251.803
Metric Tons	1,038.984	Difference	1,147.066
Short Tons	1,145.283		

Details of shore figures and barge measurements are attached.

AmSpec Inc.



Larry C. Zeringue, Operations

10/27/2025  
Page 1

This document is issued by the company subject to the Terms and Conditions at <https://www.amspecgroup.com/terms-conditions>. Any holder of this document is advised that information contained herein reflects the Company's findings at the time and place of its intervention only and within the scope of the client's instructions. The Company's sole responsibility is to its client and the Company disclaims any liability to third parties. Any alteration, forgery or falsification of the content or appearance of this document is unlawful.

RRL202

ACCOUNT AGING REPORT

Jan-26

1/14/2026

Item #3.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		12/16/2025	\$ 831.42	\$ -				\$	-
5001		12/1/2025	\$ 1,484.86	\$ -				\$	-
5002		10/24/2025	\$ 3,700.00	\$ -				\$	-
5003		12/31/2025	\$ 417.75	\$ -				\$	-
5004		12/29/2025	\$ 4,020.00	\$ -				\$	-
5005		1/2/2026	\$ 2,823.00	\$ -				\$	-
5006		1/8/2026	\$ 2,881.13	\$ -				\$	-
5007		12/1/2025	\$ 2,970.76	\$ -				\$	-
5007		12/1/2025	\$ 1,754.61	\$ -				\$	-
5007		12/1/2025	\$ 3,058.07	\$ -				\$	-
5008		1/2/2026	\$ 9,575.18	\$ -				\$	-
5009		12/30/2025	\$ 835.45	\$ 50.16				\$	50.16
5010		12/3/2025	\$ 1,455.17	\$ 1,600.69				\$	1,600.69
5011		1/9/2026	\$ 3,836.75	\$ 1,567.54				\$	1,567.54
5012		1/5/2026	\$ 1,862.49	\$ -				\$	-
5013		1/2/2026	\$ 787.22	\$ -				\$	-
5014		1/2/2026	\$ 2,351.04	\$ -				\$	-
5018				\$ 290.00				\$	290.00
99-1963-04		12/10/2025	\$ 133.35	\$ 291.00	185.66			\$	497.59
99-1973-08		1/6/2026	\$ 347.00	\$ -				\$	-
99-1983-09		1/2/2026	\$ 291.00	\$ -				\$	-
99-1993-05		1/2/2026	\$ 347.00	\$ -				\$	-
99-2003-04		1/12/2026	\$ 380.00	\$ 32.50				\$	32.50
99-2015-16		1/2/2026	\$ 375.00	\$ -				\$	-
99-2043-07		1/2/2026	\$ 375.00	\$ -				\$	-
99-2053-12		12/23/2025	\$ 294.00	\$ -				\$	-
99-2063-12		1/5/2026	\$ 403.00	\$ -				\$	-
99-2073-09		1/2/2026	\$ 319.00	\$ -				\$	-
99-2443-05		1/2/2026	\$ 319.00	\$ -				\$	-
99-2133-06		1/2/2026	\$ 319.00	\$ -				\$	-
99-2173-08		1/12/2026	\$ 381.70	\$ -				\$	-
99-2193-07		12/31/2025	\$ 196.00	\$ -				\$	-
99-2213-04		1/2/2026	\$ 196.00	\$ -				\$	-
99-2253-07		1/2/2026	\$ 249.00	\$ -				\$	-
99-2273-08		1/2/2026	\$ 196.00	\$ -				\$	-
99-2233-08		1/2/2026	\$ 196.00	\$ -				\$	-
99-2313-15		12/23/2025	\$ 196.00	\$ -				\$	-
99-2443-06		1/2/2026	\$ 305.00	\$ -				\$	-
99-2481-05		1/2/2026	\$ 319.00	\$ -				\$	-
99-2421-07		1/2/2026	\$ 266.00	\$ -				\$	-
99-2543-09		1/2/2026	\$ 343.00	\$ -				\$	-
99-2163-03		12/1/2025	\$ 630.00	\$ -				\$	-
=====									
**** BOOK #:00 99	TOTAL ACCOUNTS:	39	\$ 52,020.95	3,831.89	185.66	0	0	0	4,038.48

PORT COMMISSION PAYMENT REPORT - DECEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICE	I-1W9Y-77WJ-CAY	504 51000521.01	OFFICE : FAN	123	\$59.98
			<b>VENDOR TOTALS</b>		<b>\$59.98</b>
01-103058 BAREFOOT, MARK E.	I-002257	504 50860542.03	R & M- BUILDING : LABOR TO NL LOCKERS	70039	\$1,478.00
			<b>VENDOR TOTALS</b>		<b>\$1,478.00</b>
01-104071 ENTERPRISE FLEET MANAG	I-FBN5502883	504 51000551.11	VEHICLE LEASE : MAINTENANCE MANAGEMENT	1285	\$724.65
			<b>VENDOR TOTALS</b>		<b>\$724.65</b>
01-104610 ESCOBEDO, ROCIO	I-202512031320	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES	69971	\$550.00
01-104610 ESCOBEDO, ROCIO	I-202512291336	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES	70112	\$550.00
			<b>VENDOR TOTALS</b>		<b>\$1,100.00</b>
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/112025	504 51000536.02	TELEPHONE : PHONE CHARGES NOVEMBER	69974	\$10.96
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/122025	504 51000536.02	TELEPHONE : PHONE CHARGES DECEMBER	70115	\$154.34
01-102882 FRONTIER SOUTHWEST INC.	I-2437-040725-5/1125	504 51000536.02	TELEPHONE : PHONE CHARGES NOVEMBER	69974	\$179.26
			<b>VENDOR TOTALS</b>		<b>\$344.56</b>
01-102645 GEXA ENERGY	I-34651509-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS NOVEMBER	69977	\$2,065.03
			NAUTICAL LANDING FLOOD LIGHT		\$66.28
			NL BOAT SLIPS		\$626.42
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$376.80
			CITY HARBOR		\$0.00
			106 S COMMERCE ST UNIT MAIN		\$995.53
			<b>VENDOR TOTALS</b>		<b>\$2,065.03</b>
01-102016 MARVELOUS GARDENS INC.	I-18660	504 51000541.02	LANDSCAPING : HERBICIDE	70123	\$95.00
			<b>VENDOR TOTALS</b>		<b>\$95.00</b>
01-100335 PORT LAVACA, CITY OF	I-11/2025	504 51000536.03	WATER : WATER / SEWER - NOVEMBER	70000	\$287.73
01-100335 PORT LAVACA, CITY OF	I-12/2025	504 51000536.03	WATER : WATER / SEWER - DECEMBER	70134	\$308.49

PORT COMMISSION PAYMENT REPORT - DECEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102309 REPUBLIC SERVICES #847	I-0847-001423800	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMM	1291	\$347.50
01-102309 REPUBLIC SERVICES #847	I-0847-001428541	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMM	1312	\$293.94
			<b>VENDOR TOTALS</b>		<b>\$641.44</b>
01-100840 ROBERTS, ODEFFEY, WITTE	I-1608-004M/5529	504 51000532.07	LEGAL-REGULAR : PORT COMMISSION - OCT	101	\$378.00
01-100840 ROBERTS, ODEFFEY, WITTE	I-1608-004M/5753	504 51000532.07	LEGAL-REGULAR : PORT COMMISSION - NOV	119	\$350.00
			<b>VENDOR TOTALS</b>		<b>\$728.00</b>
01-101259 SHIRLEY & SONS CONSTRUCTION	I-3647	504 51000561.02	CE- LAND & IMPROVEMENT : WATERFRONT PUBLIC ACCESS	70007	\$7,468.75
01-101259 SHIRLEY & SONS CONSTRUCTION	I-3647	504 51000561.02	CE- LAND & IMPROVEMENT : WATERFRONT PUBLIC ACCESS	70007	\$7,500.00
			<b>VENDOR TOTALS</b>		<b>\$14,968.75</b>
01-100093 SPARKLIGHT.	I-20031799/1225	504 50070536.504	CABLE & INTERNET : INTERNET SERVICES	70084	\$131.56
			<b>VENDOR TOTALS</b>		<b>\$131.56</b>
01-102621 UNIFIRST CORPORATION	I-2680116224	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES	70014	\$230.90
01-102621 UNIFIRST CORPORATION	I-2680119037	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES	70141	\$230.90
			<b>VENDOR TOTALS</b>		<b>\$461.80</b>
01-102014 VERIZON WIRELESS	I-6128665529	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	70018	\$37.22
01-102014 VERIZON WIRELESS	I-6131180763	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	70145	\$37.22
			<b>VENDOR TOTALS</b>		<b>\$74.44</b>
01-104681 MULTI SERVICE TECHNOLOGY	I-8FA54CD8	504 51000523.03	CLEANING & JANITORIAL : CLEANING & OFFICE SUPPLIES	126	\$41.24
01-104681 MULTI SERVICE TECHNOLOGY	I-8FA54CD8	504 51000521.01	OFFICE : CLEANING & OFFICE SUPPLIES	126	\$16.24
			<b>VENDOR TOTALS</b>		<b>\$57.48</b>
			<b>REPORT GRAND TOTAL</b>		<b>\$23,526.91</b>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: DECEMBER 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
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	792,072	792,072	0	63,396.17	209,292.23	0.00	582,779.77	26.42
FINES & FORFEITURES	500	500	0	837.44	1,717.97	0.00	1,217.97	343.59
OTHER REVENUE	35,500	35,500	0	2,733.43	8,478.54	0.00	27,021.46	23.88
GRANT AND CONTRIBUTION R	556,872	556,872	0	14,968.75	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
<b>TOTAL REVENUES</b>	<b>1,481,228</b>	<b>1,481,228</b>	<b>0</b>	<b>81,935.79</b>	<b>774,839.55</b>	<b>0.00</b>	<b>706,388.45</b>	<b>52.31</b>
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	6,424	6,424	0	131.56	3,911.47	0.00	2,512.53	60.89
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	2,500.00	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 OPERATIONS	18,000	18,000	0	1,478.00	3,635.12	0.00	14,364.88	20.20
NON DEPARTMENTAL	1,585,137	1,585,137	0	37,551.95	114,582.63	0.00	1,470,554.37	7.23
	0	0	0	37.00	37.00	0.00	37.00	0.00
<b>TOTAL EXPENDITURES</b>	<b>1,728,561</b>	<b>1,728,561</b>	<b>0</b>	<b>41,698.51</b>	<b>124,666.22</b>	<b>0.00</b>	<b>1,603,894.78</b>	<b>7.21</b>
<b>REVENUES OVER/ (UNDER) EXPENDITURES</b>	<b>( 247,333)</b>	<b>( 247,333)</b>	<b>0</b>	<b>40,237.28</b>	<b>650,173.33</b>	<b>0.00</b>	<b>( 897,506.33)</b>	<b>262.87-</b>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: DECEMBER 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 CITY HARBOR-DOCK LEASE	115,000	115,000	0	12,863.12	38,589.36	0.00	76,410.64	33.56
436.09 HOR - DAILY DOCK RENTA	50,000	50,000	0	8,400.00	25,000.00	0.00	25,000.00	50.00
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	22,476.55	67,409.91	0.00	219,882.09	23.46
436.12 TARIFFS	130,000	130,000	0	3,143.99	28,513.93	0.00	101,486.07	21.93
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	6,644.30	20,174.40	0.00	70,775.60	22.18
436.22 N L -BLDG LEASE	96,330	96,330	0	8,383.35	25,150.05	0.00	71,179.95	26.11
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	1,484.86	4,454.58	0.00	13,545.42	24.75
TOTAL USER & SERVICE CHARGES	792,072	792,072	0	63,396.17	209,292.23	0.00	582,779.77	26.42
<b>FINES &amp; FORFEITURES</b>								
442.01 LATE PAYMENT PENALTIES	500	500	0	837.44	1,717.97	0.00	1,217.97	343.59
TOTAL FINES & FORFEITURES	500	500	0	837.44	1,717.97	0.00	1,217.97	343.59
<b>OTHER REVENUE</b>								
451.01 INTEREST INCOME	35,000	35,000	0	2,703.43	8,154.54	0.00	26,845.46	23.30
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	30.00	60.00	0.00	60.00	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	2,733.43	8,478.54	0.00	27,021.46	23.88
<b>GRANT AND CONTRIBUTION R</b>								
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	14,968.75	459,066.81	0.00	97,805.19	82.44
TOTAL GRANT AND CONTRIBUTION R	556,872	556,872	0	14,968.75	459,066.81	0.00	97,805.19	82.44
<b>INTERGOVERNMENTAL REVENUE</b>								
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	81,935.79	774,839.55	0.00	706,388.45	52.31

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

504-PORT & HARBORS FUND  
 TECHNOLOGY SERVICES  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDECT BALANCE	% OF BUDGET
<b>MATERIALS &amp; SUPPLIES</b>								
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
<b>SERVICES</b>								
50070536.504 CABLE & INTERNET- PORT	1,500	1,500	0	131.56	394.68	0.00	1,105.32	26.31
TOTAL SERVICES	1,500	1,500	0	131.56	394.68	0.00	1,105.32	26.31
<b>MAINTENANCE</b>								
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
<b>TOTAL TECHNOLOGY SERVICES</b>	<b>6,424</b>	<b>6,424</b>	<b>0</b>	<b>131.56</b>	<b>3,911.47</b>	<b>0.00</b>	<b>2,512.53</b>	<b>60.89</b>

REVENUE AND EXPENDITURES REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

504-PORT & HARBORS FUND  
CITY HARBOR  
DEPARTMENTAL EXPENDITURES

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

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

504-PORT & HARBORS FUND  
 SMITH HARBOR  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES								
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
MAINTENANCE								
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
<b>TOTAL SMITH HARBOR</b>	<b>11,000</b>	<b>11,000</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,000.00</b>	<b>0.00</b>

504-FORT & 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
<b>SERVICES</b>								
50860533.20 CONTRACTED SERV- NL MA	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
<b>MAINTENANCE</b>								
50860542.03 R & M- BUILDING- NL MA	5,000	5,000	0	1,478.00	1,478.00	0.00	3,522.00	29.56
50860542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	659.12	0.00	2,340.88	21.97
50860542.25 R & M- BULD (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	0.00	1,498.00	0.00	1,498.00	0.00
TOTAL MAINTENANCE	8,000	8,000	0	1,478.00	3,635.12	0.00	4,364.88	45.44
<b>TOTAL NAUTICAL LANDINGS MARINA</b>	<b>18,000</b>	<b>18,000</b>	<b>0</b>	<b>1,478.00</b>	<b>3,635.12</b>	<b>0.00</b>	<b>14,364.88</b>	<b>20.20</b>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: DECEMBER 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>PERSONNEL SERVICES</b>								
51000511.01 SALARIES & WAGES	125,350	125,350	0	9,014.16	24,193.54	0.00	101,156.46	19.30
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	72.27	172.10	0.00	327.90	34.42
51000512.05 EMPLOYER-SOCIAL SECURI	9,589	9,589	0	1,166.71	2,560.17	0.00	7,028.83	26.70
51000512.10 EMPLOYER-T.M.R.S.	10,348	10,348	0	568.26	1,759.78	0.00	8,588.22	17.01
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	839.60	4,308.74	0.00	16,488.26	20.72
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	496.32	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	169,451	169,451	0	11,164.68	35,051.70	0.00	134,399.30	20.69
<b>MATERIALS &amp; SUPPLIES</b>								
51000521.01 OFFICE	1,500	1,500	0	113.72	131.85	0.00	1,368.15	8.79
51000523.03 CLEANING & JANITORIAL	9,000	9,000	0	1,603.04	2,423.00	0.00	6,577.00	26.92
51000525.01 FUEL	500	500	0	0.00	0.87	0.00	500.87	0.17
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	0.00	0.00	150.00	0.00
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	1,716.76	2,553.98	0.00	21,596.02	10.58
<b>SERVICES</b>								
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	5,000.00	0.00	500.00	90.91
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	728.00	728.00	0.00	2,272.00	24.27
51000533.14 CONTRACTED SERVICES	29,000	29,000	0	641.44	5,166.82	0.00	23,833.18	17.82
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	2,065.03	4,526.95	0.00	27,026.05	14.35
51000536.02 TELEPHONE	2,100	2,100	0	419.00	640.90	0.00	1,459.10	30.52
51000536.03 WATER	6,200	6,200	0	596.22	978.35	0.00	5,221.65	15.78
TOTAL SERVICES	110,259	110,259	0	4,449.69	36,827.64	0.00	73,431.36	33.40
<b>MAINTENANCE</b>								
51000541.02 LANDSCAPING	5,000	5,000	0	95.00	95.00	0.00	4,905.00	1.90
51000542.25 R & M- BUILD (NAUTICAL	60,000	60,000	0	0.00	16,814.00	0.00	43,186.00	28.02
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	95.00	16,909.00	0.00	67,791.00	19.96

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	8,649	8,649	0	724.65	1,449.30	0.00	7,199.70	16.76
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- ADMT	53,189	53,189	0	4,432.42	13,297.26	0.00	39,891.74	25.00
51000553.02 XFER OUT- FD 310- '08	127,138	127,138	0	0.00	0.00	0.00	127,138.00	0.00
51000553.05 XFER OUT- FD 322 - 201	134,601	134,601	0	0.00	0.00	0.00	134,601.00	0.00
51000553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	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 BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SUNDRY</b>	<b>323,577</b>	<b>323,577</b>	<b>0</b>	<b>5,157.07</b>	<b>14,746.56</b>	<b>0.00</b>	<b>308,830.44</b>	<b>4.56</b>
<b>CAPITAL EXPENDITURES</b>								
51000561.02 CE- LAND & IMPROVEMENT	673,000	673,000	0	14,968.75	8,493.75	0.00	664,506.25	1.26
51000562.03 CE- BUILDING & IMPROV	0	0	0	0.00	0.00	0.00	0.00	0.00
51000563.05 CE- INFRASTRUCTURE	200,000	200,000	0	0.00	0.00	0.00	200,000.00	0.00
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>873,000</b>	<b>873,000</b>	<b>0</b>	<b>14,968.75</b>	<b>8,493.75</b>	<b>0.00</b>	<b>864,506.25</b>	<b>0.97</b>
<b>TOTAL OPERATIONS</b>	<b>1,585,137</b>	<b>1,585,137</b>	<b>0</b>	<b>37,551.95</b>	<b>114,582.63</b>	<b>0.00</b>	<b>1,470,554.37</b>	<b>7.23</b>

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

504-PORT & HARBORS FUND  
 NON DEPARTMENTAL  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES								
59800532.06 HEALTH & FITNESS	0	0	0	37.00	37.00	0.00	( 37.00)	0.00
TOTAL SERVICES	0	0	0	37.00	37.00	0.00	( 37.00)	0.00
TOTAL NON DEPARTMENTAL	0	0	0	37.00	37.00	0.00	( 37.00)	0.00
TOTAL EXPENDITURES	1,728,561	1,728,561	0	41,698.51	124,666.22	0.00	1,603,894.78	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 247,333)	( 247,333)	0	40,237.28	650,173.33	0.00	( 897,506.33)	262.87-

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

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

=====

111.21	CLAIM ON CONS CASH	436,329.82	
112.11.6001	INVESTMENTS-LOGIC	625,619.76	436,329.82+
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82	<u>625,619.76+</u>
113.24	UNAPPLIED CREDITS (	25,855.56)	1,061,949.58*
113.27	PTC ACCTS RECEIVABLE (UB	25,018.67	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00	
113.29.1000	ACCOUNTS RECEIVABLE-MISC	24,715.94	
116.01.0001	PREPAID INSURANCE	796.27	
151.01.1000	LAND	1,919,338.57	
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)	

10,331,427.36

TOTAL ASSETS

10,331,427.36

=====

LIABILITIES

=====

207.21	CUSTOMER DEPOSIT (	50.00)
211.10	AP PENDING (DUE TO CONS	4,531.89
211.67	SOCIAL SECURITY-PAYABLE(	602.20)
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
214.01.0701	DUE TO PAYROLL FUND (	3,899.11)
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	2,582.90
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00

2,650,081.87

TOTAL LIABILITIES

2,650,081.87



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	70,200.00

0.00

TOTAL ASSETS

0.00

=====

LIABILITIES

=====

0.00

TOTAL LIABILITIES

0.00

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

EXCESS REVENUES OVER EXPENDITURES

0.00

TOTAL LIABILITIES & FUND EQUITY/BALANCE

0.00

=====

310-08 PC DEBT SERVICE

ACCOUNT# TITLE

ASSETS

=====

111.21	CLAIM ON CONS CASH	91,281.87	
			91,281.87

TOTAL ASSETS			91,281.87
--------------	--	--	-----------

=====

LIABILITIES

=====

212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00

TOTAL LIABILITIES			3,824.00
-------------------	--	--	----------

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	64,385.49	
	TOTAL FUND EQUITY/BALANCE		87,309.20

TOTAL REVENUES	148.67
TOTAL EXPENSES	0.00

EXCESS REVENUES OVER EXPENDITURES	148.67
-----------------------------------	--------

TOTAL LIABILITIES & FUND EQUITY/BALANCE		91,281.87
---	--	-----------

=====

BALANCE SHEET - UNAUDITED  
AS OF: DECEMBER 31ST, 2025

Item #3.

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS  
=====

111.21	CLAIM ON CONS CASH	100.73	
		<u>100.73</u>	100.73
	TOTAL ASSETS		<u>100.73</u> =====

LIABILITIES  
=====

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

FUND EQUITY/BALANCE  
=====

320.98	FUND BALANCE	( 6,967.43)	
	TOTAL FUND EQUITY/BALANCE	<u>( 6,967.43)</u>	

TOTAL REVENUES	0.16
TOTAL EXPENSES	0.00
	<u>0.16</u>
EXCESS REVENUES OVER EXPENDITURES	0.16

TOTAL LIABILITIES & FUND EQUITY/BALANCE	<u>100.73</u> =====
---	------------------------

## Port Commission Snapshot

	October	November	December	FYTD	
<b>City Harbor</b>					
Revenue	\$ 12,863.12	\$ 12,905.00	\$ 12,909.50	\$ 38,677.62	
Expenses	\$ 3,380.60	\$ 3,492.76	\$ 2,188.42	\$ 9,061.78	
<b>Gain / (Loss)</b>	<u>\$ 9,482.52</u>	<u>\$ 9,412.24</u>	<u>\$ 10,721.08</u>	<u>\$ 29,615.84</u>	
<b>Harbor of Refuge</b>					
Revenue	\$ 43,082.26	\$ 44,659.69	\$ 34,811.60	\$ 122,553.55	
Expenses	\$ 16,589.49	\$ 11,624.29	\$ 13,163.79	\$ 41,377.57	
<b>Gain / (Loss)</b>	<u>\$ 26,492.77</u>	<u>\$ 33,035.40</u>	<u>\$ 21,647.81</u>	<u>\$ 81,175.98</u>	
<b>Nautical Landings</b>					
Revenue	\$ 15,057.65	\$ 15,533.15	\$ 15,057.65	\$ 45,648.45	
Expenses	\$ 27,846.23	\$ 25,178.69	\$ 10,873.16	\$ 63,898.08	
<b>Gain / (Loss)</b>	<u>\$ (12,788.58)</u>	<u>\$ (9,645.54)</u>	<u>\$ 4,184.49</u>	<u>\$ (18,249.63)</u>	
<b>Smith Harbor</b>					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 4,454.58	
Expenses	\$ 779.17	\$ 551.49	\$ 504.39	\$ 1,835.05	
<b>Gain / (Loss)</b>	<u>\$ 705.69</u>	<u>\$ 933.37</u>	<u>\$ 980.47</u>	<u>\$ 2,619.53</u>	
<b>Interest Income</b>	<u>\$ 2,790.72</u>	<u>\$ 2,660.39</u>	<u>\$ 2,703.43</u>	<u>\$ 8,154.54</u>	
<b>Property Tax Revenue</b>	<u>\$ 96,284.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 96,284.00</u>	
<b>Grant Revenue</b>	<u>\$ 266,088.00</u>	<u>\$ 178,010.06</u>	<u>\$ 14,968.75</u>	<u>\$ 459,066.81</u>	
<b>Total Gain / (Loss)</b>	<u>\$ 389,055.13</u>	<u>\$ 214,405.92</u>	<u>\$ 55,206.03</u>	<u>\$ 658,667.08</u>	\$ 774,839.55

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

BA

# Cash Profit and Loss Statement

	October	November	December	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 12,863.12	\$ 12,863.12	\$ 12,863.12	\$ 38,589.36
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ 41.88	\$ 46.38	\$ 88.26
<b>Total City Harbor</b>	<b>\$ 12,863.12</b>	<b>\$ 12,905.00</b>	<b>\$ 12,909.50</b>	<b>\$ 38,677.62</b>
<b>Harbor of Refuge</b>				
<b>Tarrifs</b>				
Oil	\$ -	\$ 4,534.06	\$ 3,143.99	\$ 7,678.05
Fertilizer	\$ 12,778.51	\$ 8,057.37	\$ -	\$ 20,835.88
Oyster	\$ -	\$ -	\$ -	\$ -
<b>Rentals</b>				
Daily Dock Rental	\$ 7,500.00	\$ 9,100.00	\$ 8,400.00	\$ 25,000.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 21,456.81	\$ 21,476.55	\$ 21,476.55	\$ 64,409.91
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00
Late Payment Penalties	\$ 346.94	\$ 491.71	\$ 791.06	\$ 1,629.71
<b>Total Harbor of Refuge</b>	<b>\$ 43,082.26</b>	<b>\$ 44,659.69</b>	<b>\$ 34,811.60</b>	<b>\$ 122,553.55</b>
<b>Nautical Landings</b>				
Dock Rent	\$ -	\$ -	\$ -	\$ -
Dock Lease	\$ 6,644.30	\$ 6,885.80	\$ 6,644.30	\$ 20,174.40
Building Lease	\$ 8,383.35	\$ 8,383.35	\$ 8,383.35	\$ 25,150.05
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ 264.00	\$ -	\$ 264.00
Miscellaneous	\$ 30.00	\$ -	\$ 30.00	\$ 60.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 15,057.65</b>	<b>\$ 15,533.15</b>	<b>\$ 15,057.65</b>	<b>\$ 45,648.45</b>
<b>Smith Harbor</b>				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 4,454.58
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 4,454.58</b>
<b>Interest Income</b>	<b>\$ 2,790.72</b>	<b>\$ 2,660.39</b>	<b>\$ 2,703.43</b>	<b>\$ 8,154.54</b>
<b>Property Tax Revenue</b>	<b>\$ 96,284.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,284.00</b>
<b>Grant Revenue</b>	<b>\$ 266,088.00</b>	<b>\$ 178,010.06</b>	<b>\$ 14,968.75</b>	<b>\$ 459,066.81</b>
<b>Total Income</b>	<b>\$ 437,650.61</b>	<b>\$ 255,253.15</b>	<b>\$ 81,935.79</b>	<b>\$ 774,839.55</b>

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

# Cash Profit and Loss Statement

	October	November	December	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 3,380.60	\$ 2,392.76	\$ 2,188.42	\$ 7,961.78
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Building	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ -	\$ 1,100.00	\$ -	\$ 1,100.00
<b>Total City Harbor</b>	<b>\$ 3,380.60</b>	<b>\$ 3,492.76</b>	<b>\$ 2,188.42</b>	<b>\$ 9,061.78</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 15,890.97	\$ 11,247.49	\$ 10,286.99	\$ 37,425.45
Electricity	\$ -	\$ 376.80	\$ 376.80	\$ 753.60
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 698.52	\$ -	\$ 2,500.00	\$ 3,198.52
<b>Total Harbor of Refuge</b>	<b>\$ 16,589.49</b>	<b>\$ 11,624.29</b>	<b>\$ 13,163.79</b>	<b>\$ 41,377.57</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 6,519.94	\$ 4,614.76	\$ 4,220.67	\$ 15,355.37
Cable & Internet	\$ 131.56	\$ 131.56	\$ 131.56	\$ 394.68
R&M Building	\$ -	\$ 16,814.00	\$ 1,478.00	\$ 18,292.00
R&M Infrastructure	\$ 659.12	\$ -	\$ -	\$ 659.12
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ -
Cleaning & Janitorial	\$ -	\$ 819.96	\$ 1,603.04	\$ 2,423.00
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 4,231.44	\$ 293.94	\$ 641.44	\$ 5,166.82
Windstorm Insurance	\$ 14,621.49	\$ -	\$ -	\$ 14,621.49
Flood Insurance	\$ -	\$ -	\$ -	\$ -
Electricity	\$ -	\$ 2,085.12	\$ 1,688.23	\$ 3,773.35
Telephone	\$ 184.68	\$ 37.22	\$ 419.00	\$ 640.90
Water	\$ -	\$ 382.13	\$ 596.22	\$ 978.35
Landscaping	\$ -	\$ -	\$ 95.00	\$ 95.00
R&M Improvement OTB	\$ 1,498.00	\$ -	\$ -	\$ 1,498.00
<b>Total Nautical Landings</b>	<b>\$ 27,846.23</b>	<b>\$ 25,178.69</b>	<b>\$ 10,873.16</b>	<b>\$ 63,898.08</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 779.17	\$ 551.49	\$ 504.39	\$ 1,835.05
Contracted Services	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 779.17</b>	<b>\$ 551.49</b>	<b>\$ 504.39</b>	<b>\$ 1,835.05</b>
<b>Total Expenses</b>	<b>\$ 48,595.48</b>	<b>\$ 40,847.23</b>	<b>\$ 26,729.76</b>	<b>\$ 116,172.47</b>
<b>Operating Cash Flow</b>	<b>\$ 389,055.13</b>	<b>\$ 214,405.92</b>	<b>\$ 55,206.03</b>	<b>\$ 658,667.08</b>
CE- Land & Improvements	\$ (6,475.00)	\$ -	\$ 14,968.75	\$ 8,493.75
CE - Buildings	\$ -	\$ -	\$ -	\$ -
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -
Dredging	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ -
<b>Net Cash Flow</b>	<b>\$ 395,530.13</b>	<b>\$ 214,405.92</b>	<b>\$ 40,237.28</b>	<b>\$ 650,173.33</b>
				\$ 124,666.22

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

## PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	11,164.68
Office	\$	113.72
Travel & Training	\$	-
Fuel	\$	-
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Audit Fees	\$	-
Health & Fitness	\$	37.00
Legal - Regular	\$	728.00
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	724.65
Administrative costs	\$	4,432.42
<b>Total</b>	<b>\$</b>	<b><u>17,200.47</u></b>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,188.42
Harbor of Refuge	59.81%	\$ 10,286.99
Nautical Landings	24.54%	\$ 4,220.67
Smith Harbor	2.93%	\$ 504.39
	<b>100.00%</b>	<b>\$ 17,200.47</b>

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets	As of 10/31/25	As of 11/30/25	As of 12/31/25
Ending Cash	\$ 218,383.01	\$ 419,524.54	\$ 436,329.82
Inventments Logic	\$ 620,725.39	\$ 623,170.28	\$ 625,619.76
Fund 210 Port Projects	\$ (72,700.00)	\$ (72,700.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)	\$ 91,282.10	\$ 91,329.42	\$ 91,382.60
<b>Total Ending Cash Assets</b>	<b>\$ 857,690.50</b>	<b>\$ 1,061,324.24</b>	<b>\$ 1,080,632.18</b>
<b>Current Encumbrances</b>	<b>Ordered</b>	<b>Received</b>	<b>Outstanding</b>
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>
26-00033	Victoria Engineering		Downtown WaterFront Public Access
		\$ 75,000.00	\$ 56,632.00
		<b>Total</b>	<b>\$ 18,368.00</b>
<b>Budgeted Capital Improvement Projects</b>			
1 Nautical Landing Parking Lot			\$ 150,000.00
2 Bulkhead Smith Harbor			\$ 200,000.00
		<b>Total</b>	<b>\$ 350,000.00</b>
<b>Remaining Bond Payments</b>			
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.

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/PO/JE #	NOTE	AMOUNT	BALANCE
111.21			CLAIM ON CONS CASH							
			BEGINNING BALANCE							419,524.54
12/01/25	11/20	U36813	DEPOSIT	38079	DRAFT POSTING				4,307.00	423,831.54
12/01/25	12/02	U36866	DEPOSIT	14865	DAILY RECEIPT POSTING				684.60	424,516.14
12/01/25	12/04	U36877	DEPOSIT	38153	DAILY RECEIPT POSTING				317.10CR	424,199.04
12/01/25	12/05	R00883	DEPOSIT-DRAFTS	00297	PAYMENT				12,347.91	436,546.95
12/01/25	12/10	R00887	DEPOSIT	00300	ACH PAYMENT				747.49	437,294.44
12/01/25	12/11	R00889	DEPOSIT	00302	ACH PAYMENT				2,823.00	440,117.44
12/01/25	12/01	A55590	TRANSFER	11940	504-703 A/P REIMBURSEMEN				1,018.94CR	439,098.50
12/02/25	12/03	R00880	DEPOSIT	14872	PAYMENT				815.71	439,914.21
12/02/25	12/03	U36871	DEPOSIT	14872	DAILY RECEIPT POSTING				133.35	440,047.56
12/02/25	12/02	A55608	TRANSFER	11946	504-703 A/P REIMBURSEMEN				4,587.03CR	435,460.53
12/03/25	12/04	R00881	DEPOSIT	14877	PAYMENT				4,336.30	439,796.83
12/04/25	12/05	U36883	DEPOSIT	14882	DAILY RECEIPT POSTING				367.50	440,164.33
12/04/25	12/04	A55983	TRANSFER	11955	504-703 A/P REIMBURSEMEN				18,329.85CR	421,834.48
12/04/25	12/04	A55997	TRANSFER	11958	504-703 A/P REIMBURSEMEN				3,332.66CR	418,501.82
12/05/25	12/08	U36885	DEPOSIT	14891	DAILY RECEIPT POSTING				241.50	418,743.32
12/08/25	12/09	R00884	DEPOSIT	14895	PAYMENT				417.75	419,161.07
12/08/25	12/04	A55859	TRANSFER	11956	504-703 A/P REIMBURSEMEN				378.00CR	418,783.07
12/09/25	12/10	R00885	DEPOSIT	14902	PAYMENT				7,750.00	426,533.07
12/09/25	12/09	A56003	TRANSFER	11962	504-703 A/P REIMBURSEMEN				0.00	426,533.07
12/11/25	12/11	R00897	M-REVERSE PMT	00305	REVERSE PAYMENT				728.57CR	425,804.50
12/11/25	12/12	U36938	DEPOSIT	14913	DAILY RECEIPT POSTING				133.35	425,937.85
12/11/25	12/11	R00991	M-ITEM POSTING	00310	CREDIT MEMO - LATE FEE		PC12-25CM		330.37	426,268.22
					AR CUSTOMER 02-5005		ENCORE DREDGING PARTNERS LLC			
12/11/25	12/11	R00992	M-ITEM POSTING	00310	CREDIT MEMO - LEASE		PC12-25CM-1		3,303.72	429,571.94
					AR CUSTOMER 02-5005		ENCORE DREDGING PARTNERS LLC			
12/16/25	12/17	R00902	DEPOSIT	14938	PAYMENT				831.43	430,403.37
12/16/25	12/17	R00904	DEPOSIT	00308	ACH PAYMENT				131.50	430,534.87
12/16/25	12/16	A56033	TRANSFER	11970	504-703 A/P REIMBURSEMEN				5,149.92CR	425,384.95
12/17/25	12/17	A56284	TRANSFER	11977	504-703 A/P REIMBURSEMEN				2,681.71CR	422,703.24
12/18/25	12/19	C52330	DEPOSIT	14947	DAILY CASH POSTING 12/18/2025				4,043.99	426,747.23
12/18/25	12/19	U36979	DEPOSIT	14947	DAILY RECEIPT POSTING				348.81	427,096.04
12/22/25	12/17	A56208	TRANSFER	11978	504-703 A/P REIMBURSEMEN				467.46CR	426,628.58
12/29/25	12/30	R00968	DEPOSIT-UNAPPL	14990	PAYMENT				4,020.00	430,648.58
12/30/25	12/31	R01005	DEPOSIT	14994	PAYMENT				835.45	431,484.03
12/30/25	12/31	C52430	DEPOSIT	14994	DAILY CASH POSTING 12/30/2025				14,968.75	446,452.78
12/30/25	12/31	A56475	TRANSFER	11982	504-703 A/P REIMBURSEMEN				4,864.95CR	441,587.83
12/31/25	1/02	U37056	DEPOSIT	14992	DAILY RECEIPT POSTING				196.00	441,783.83
12/31/25	1/02	R01006	DEPOSIT	15005	PAYMENT				417.75	442,201.58
12/31/25	1/02	B52460		21726	ADMINISTRATIVE FEES		JE# 030606		30,433.75	472,635.33
12/31/25	1/02	B52460		21726	ADMINISTRATIVE FEES		JE# 030606		795.50	473,430.83
12/31/25	1/02	B52460		21726	ADMINISTRATIVE FEES		JE# 030606		24,105.08	497,535.91
12/31/25	1/02	B52460		21726	ADMINISTRATIVE FEES		JE# 030606		59,766.75CR	437,769.16
12/31/25	1/05	B52499	Misc 000000	21730	INTEREST EARNED		JE# 030628		253.95	438,023.11
12/31/25	1/05	B52504		21733	POSTAGE EXPENSE - DEC 2025		JE# 030634		23.40CR	437,999.71
12/31/25	12/31	A56552	TRANSFER	11990	504-703 A/P REIMBURSEMEN				1,669.89CR	436,329.82
			=====		DECEMBER ACTIVITY DB:	120,121.51	CR:	103,316.23CR		16,805.28

# 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 the Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline Protection.
- 4) GLO CEPR 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 HOR Boat Ramp
- 8) TxDOT Maritime Division

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

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

---

ATTACHMENT TO FOLLOW

---



---

**CITY OF PORT LAVACA**

---



---

**MEETING:** January 20, 2026 **AGENDA ITEM** \_\_\_\_

**DATE:** 1.13.2026

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

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

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

---

1. **CDBG-MIT Coastal Resilience Living Shoreline Project** : There have been 5 Addendums for this Bid. The Bid opening was moved to Friday, January 16, to give bidders more time to get good bids from their subcontractors after the holidays. I will have the bid tabulation at the Port Commission meeting on Tuesday for the Port Commission's review and recommendation to Council for a contract award at the special meeting on January 26. The plans are available at [www.civcastusa.com](http://www.civcastusa.com). The Scope is described as follows:  
  
The Work to be performed under these Drawings and Specifications consists of furnishing all labor, materials, and equipment for performing all work required for conducting surveys; protection of the environment, excavation, construction of approximately 2,100 linear feet of rock breakwater and 920 linear feet of reef breakwater, mechanical excavation two upland borrow sources, installing approximately 9,810 cubic yards of fill material for marsh creation, and planting approximately 2.0 acres of low marsh species. The anticipated substantial completion deadline for all work is 230 days from Notice to Proceed.
2. **ReStore (cleanup of old barge(s) in Smith Harbor):**  
We issued one addendum for this bid to answer questions from the Pre-Bid conference and moved the bid date to Thursday, January 15. I will have the bid tabulation for the Port Commission review and recommendation for award at the meeting on Tuesday. Council will consider an award at their Special Meeting on January 26.
3. **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 still waiting for the approval of the Authority to use Grant Funds (AUGF) document. We have been told to expect this sometime in February. Field Surveying has begun on the Corporation Ditch. They are beginning at the north end, so it will take some time before they make it down to the railroad crossing at the Harbor of Refuge.
4. **GLO CEPRA GRANT (Harbor of Refuge Shoreline Protection):** No update. 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.

---

---

**CITY OF PORT LAVACA**

---

---

**5. MBMT Grant Downtown Waterfront Public Access Improvement:**

Matt has sent me the final plans for review, and I have attached those to this report. The tentative bid schedule is as follows:

Advertisement 1: Jan 21

Advertisement 2: Jan 28

Pre-Bid: Jan 29

Bid Date: either Feb 10 or 12

Port Commission Review/Recommendation: Feb 17

Council award: either Feb 23 or March 9

Estimated start of construction: April 2026

- 6. TxDOT Truck Route signs:** The posts for the large signs are in, and Wayne is working with Lester Contracting to get a price for them to install the posts and signs for us.
- 7. Parking area on SBA Steel property at the HOR Boat ramp:** No update: I still have not heard back from SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.
- 8. TxDOT Maritime Division:** As you recall Jim, Oralia and I met with several members of the TxDOT Maritime Division team and their consultant Burns & McDonnell 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. They provided a list of documents/information that we need to gather and submit to them for the preparation of our Port Profile.
- Kmz file outlining port boundaries – WORKING ON THIS
  - High quality photos – WORKING ON THIS
  - City Comprehensive Plan and Downtown Waterfront Master Plan - DONE

---

---

**CITY OF PORT LAVACA**

---

---

**PORT COMMISSION MEETING: JANUARY 20<sup>TH</sup> 2026****DATE:** 01/15/2026**TO:** JODY WEAVER, INTERIM CITY MANAGER**FROM:** KATERYNA THOMAS, GRANTS & CIP COORDINATOR**SUBJECT:** REVIEW BID TABULATION AND RECOMMEND A CONSTRUCTION AWARD TO THE CITY COUNCIL FOR THE RESTORE-BUCKET 1 MITIGATION-CITY OF PORT LAVACA SHORELINE CLEAN-UP PROJECT, CONTRACT NO. 582-23-42179

---

**Background:**

The City of Port Lavaca received a grant from the U.S. Treasury, administered through the Texas Commission on Environmental Quality (TCEQ) Restore Grant, to remove, transport, and properly dispose of derelict vessel remnants at two locations within Lavaca Bay in Port Lavaca.

**Site A** ( Base Bid A) includes three (3) derelict vessels (Vessels #989, #990, and #992), consisting of steel barge remnants located on submerged lands near the shoreline, as shown on the attached site plan.

**Site B** ( Additive Alternative) includes one (1) derelict vessel, consisting of steel barge remnants located on submerged lands near the shoreline, as shown on the attached site plan.

The City received two (2) bids from responsive bidders for the Restore Bucket 1 Mitigation – Shoreline Cleanup project: **Taylor Marine Construction, Inc.** and **Derrick Construction Co., Inc.**

**Requested Action:**

The Port Commission to review the bid tabulation for the Restore Bucket 1 Mitigation – Shoreline Cleanup project and recommend a construction award to the City Council.

**Attachments:**

Bid Tabulation  
Project Site



**CITY OF PORT LAVACA**  
TEXAS



BRADDOCK  
A Certified Green City

**Bid Tabulation**

City of Port Lavaca

Restore Bucket 1 Mitigation – Shoreline Cleanup Contract No. 582-23-42179

**Project:** Restore Bucket 1 Mitigation – Shoreline Cleanup Contract No. 582-23-42179

**Bid Type:** Base Bid A and Additive Alternative

**Bid Opening Date:** 01.15.2026 at 2 pm **City Council Chamber 202 N. Virginia St. Port Lavaca, TX, 77979**

Bidder Name	Base Bid A (\$)	Additive Alternative (\$)	Total Bid (\$)	Notes
Taylor Marine Construction, Inc	\$363,000.00	\$44,000.00	\$407,000.00	n/a
Derrick Construction Co, Inc	\$295,500.00	\$136,200.00	\$431,700.00	n/a

Lowest Responsive Bidder: **Taylor Marine Construction, Inc** Recommendation: \_\_\_\_\_



# 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

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jim Rudellat

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

---

ATTACHMENT TO FOLLOW

**A) City Harbor**

- 1) 27 October 2025 Spoke with Terence Courtney from 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 The Coop. Mr. Courtney asked if I could give him a couple of weeks. I spoke with them on 10 December 2025. We are still working on it.

13 January 2026, preparing a new lease under The Federation name for one year with a one-year option.

- 2) Lonnie Carriles' lease commenced 1 January 2026 at CH2 slip, but he has not been able to purchase insurance for his shrimp boat.

**B) Nautical Landings Building**

- 1) We are working on a scope to replace six big windows on the south end front of the building, and identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review.

We have two bids: Barefoot Construction \$44,898.00, Louger Companies \$46,456.00, and two no-bids from Wade Wilson & BLS.

- 2) 3 November 2025 Barefoot Construction started inspecting the 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) 16 January 2026 at 2.00 pm bid opening for Living Shoreline project.
- 2) Horizon Environmental has been on-site 19 times since the last PC meeting.
- 3) 10 are 12 February 2026, possible pre-bid meeting for the back parking lot.

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

- 1) 7 August 2024 LCI delivering material from the Alamo Heights road project.

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

# **COMMUNICATION**

**SUBJECT:** REVIEW BIDS RECEIVED FOR THE CDBG-MIT LIVING SHORELINE PROJECT AND CONSIDER A RECOMMENDATION OF CONTRACT AWARD TO CITY COUNCIL

---

## **INFORMATION:**

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT:** REVIEW BIDS RECEIVED FOR THE CDBG-MIT LIVING SHORELINE  
PROJECT AND CONSIDER A RECOMMENDATION OF CONTRACT  
AWARD TO CITY COUNCIL

---

ATTACHMENT TO FOLLOW



**City of Port Lavaca**  
**Living Shoreline Project**  
**Bid Tabulation**  
 Bid Opening Date: 1/16/2026 AT 2 P. M



1.0 BASE ROCK BREAKWATER - CONTINUOUS ROCK BREAKWATER @ +4'	Contractor: Mawerick Construction LLC	7,752,327.00	Contractor: TKTMJ	10,300,000.00	Contractor: Russel Marine LLC	12,273,000.00	Contractor: Rigid Construction LLC	8,159,179.00	Contractor: McMillen, Inc	8,832,670.00
TOTAL COST		\$		\$		\$		\$		\$
2.0 ADDITIVE 1 BID - CONTINUOUS ROCK BREAKWATER @ +5'	Contractor:	752,478.00	Contractor:	1,067,520.00	Contractor:	1,165,880.00	Contractor:	891,062.00	Contractor:	829,276.00
TOTAL COST		\$		\$		\$		\$		\$
3.0 ADDITIVE 2 BID - CONTINUOUS ROCK BREAKWATER @ +6'	Contractor:	826,925.00	Contractor:	1,174,729.00	Contractor:	1,280,225.00	Contractor:	980,127.00	Contractor:	799,814.00
TOTAL COST		\$		\$		\$		\$		\$
4.0 ADDITIVE 3 BID - CONTINUOUS ROCK BREAKWATER @ +7'	Contractor:	915,404.00	Contractor:	1,299,988.00	Contractor:	1,417,480.00	Contractor:	1,084,751.00	Contractor:	813,284.00
TOTAL COST		\$		\$		\$		\$		\$
Total Base Bid	Contractor:	7,752,327.00	Contractor:	10,300,000.00	Contractor:	12,273,000.00	Contractor:	8,159,179.00	Contractor:	8,832,670.00
Total Base Bid + Additive 1 Bid		\$ 8,504,805.00		\$ 11,367,520.00		\$ 13,438,880.00		\$ 9,050,241.00		\$ 9,661,946.00
Total Base Bid + Additive 2 Bid		\$ 9,331,730.00		\$ 12,542,249.00		\$ 14,719,105.00		\$ 10,030,368.00		\$ 10,461,760.00
Total Base Bid + Additive 3 Bid		\$ 10,247,134.00		\$ 13,842,237.00		\$ 16,136,565.00		\$ 11,115,119.00		\$ 11,275,044.00

1.0 BASE ROCK BREAKWATER - CONTINUOUS ROCK BREAKWATER @ +4'	Contractor: Viking Dredging LLC	8,447,379.20	Contractor: Brizo Construction, LLC	10,709,666.00	Contractor: Callan Marine	10,089,983.00	Contractor: Five S Marine LLC	7,880,269.00	Contractor: Texas Dewatering	8,056,074.75
TOTAL COST		\$		\$		\$		\$		\$
2.0 ADDITIVE 1 BID - CONTINUOUS ROCK BREAKWATER @ +5'	Contractor:	998,480.80	Contractor:	1,073,142.00	Contractor:	1,033,815.00	Contractor:	875,585.00	Contractor:	869,761.50
TOTAL COST		\$		\$		\$		\$		\$
3.0 ADDITIVE 2 BID - CONTINUOUS ROCK BREAKWATER @ +6'	Contractor:	1,098,047.40	Contractor:	1,179,329.00	Contractor:	1,075,436.00	Contractor:	962,937.00	Contractor:	955,203.50
TOTAL COST		\$		\$		\$		\$		\$
4.0 ADDITIVE 3 BID - CONTINUOUS ROCK BREAKWATER @ +7'	Contractor:	1,215,333.40	Contractor:	1,305,494.00	Contractor:	1,121,016.00	Contractor:	1,065,764.00	Contractor:	1,057,550.00
TOTAL COST		\$		\$		\$		\$		\$

Total Base Bid	Contractor:	8,447,379.20	Contractor:	10,709,666.00	Contractor:	10,089,983.00	Contractor:	7,880,269.00	Contractor:	8,056,074.75
Total Base Bid + Additive 1 Bid		\$ 9,445,860.00		\$ 11,782,828.00		\$ 11,123,798.00		\$ 8,755,854.00		\$ 8,925,836.25
Total Base Bid + Additive 2 Bid		\$ 10,543,907.40		\$ 12,962,157.00		\$ 12,199,234.00		\$ 9,718,791.00		\$ 9,881,039.75
Total Base Bid + Additive 3 Bid		\$ 11,759,240.80		\$ 14,267,651.00		\$ 13,320,250.00		\$ 10,784,555.00		\$ 10,938,589.75

Mawerick Construction LLC  
 TKTMJ  
 Russel Marine LLC  
 Rigid Construction LLC  
 McMillen, Inc  
 Viking Dredging LLC  
 Brizo Construction, LLC  
 Callan Marine  
 Five S Marine LLC  
 Texas Dewatering

\$ 10,247,134.00 lowest bidder  
 \$ 13,842,237.00  
 \$ 16,136,585.00  
 \$ 11,115,119.00  
 \$ 11,275,044.00  
 \$ 14,759,240.00  
 \$ 14,267,651.00  
 \$ 13,320,250.00  
 \$ 10,784,555.00  
 \$ 10,938,589.75

# **COMMUNICATION**

**SUBJECT:** REVIEW AND DISCUSS QUOTE RECEIVED FROM PILOT ROOFING FOR NAUTICAL LANDING BUILDING

---

**INFORMATION:**

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT:** REVIEW AND DISCUSS QUOTE RECEIVED FROM PILOT ROOFING  
FOR NAUTCAL LANDING BUILDING

---

ATTACHMENT TO FOLLOW

ESTIMATE

Pilot Roofing - Gulf Area  
 3005 E. Mockingbird Lane  
 Victoria, TX 77904  
 (361) 237-6765

Sales Representative  
 Zach Meiers  
 (361) 250-0967  
 zach@pilotroof.com



Jim ?  
**Job #GA-3241 - Commerce building**  
**106 s commerce street**  
**Port lavaca, TX 77979**

Estimate #	2933
Date	12/15/2025

Description	Qty	Price
TEAR OFF: - Remove existing roof down to bare decking. - Re-nail any loose decking, if bad or rotten decking is revealed it will be replaced for an additional cost of \$65 per 32sqft.  STANDING SEAM METAL ROOF: Blue color(customer selection)  INSTALL: - RoofNado AnchorDeck™ (Class A Fire Rating ASTM E108) synthetic underlayment in place of standard grade felt paper on all slopes with a pitch of more than 3/12. - RoofNado LapLock™ (Class A Fire Rating ASTM E108) high-temp self adhering underlayment in all valleys and on all slopes with a pitch of 3/12 and below. - Custom bent flashing and trim. - 24 gauge metal coils and galvanized Z clips. - Ridge vent where applicable. - Pipe boots and vents. - Mechanically seal all seams. - Clean up all job related debris. - Crews will maintain safety requirement at all times. - Provide 7 year workmanship warranty once job is complete.  *Present this warranty to your insurance carrier for a possible deduction on your insurance premium.	1.00	\$155,450.00
-Engineer windcode inspection	1.00	\$450.00
-WPI8 Certification		
-City of Port lavaca contractors permit		

Sub Total	\$155,900.00
Total	\$155,900.00

Thank you for allowing PILOT ROOFING the opportunity to serve you!  
 We Look forward to *Going Above & Beyond* your expectations!

SPECIAL INSTRUCTIONS

With customer's approval a service agreement will be sent via email from PilotRoofing@JobNimbusMail.com



# **COMMUNICATION**

**SUBJECT:** REVIEW AND DISCUSS THE FEDERATION LEASE TO DETERMINE  
COST OF THE LEASE

---

**INFORMATION:**

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT:** REVIEW AND DISCUSS THE FEDERATION LEASE TO DETERMINE  
THE COST OF THE LEASE.

---

ATTACHMENT TO FOLLOW

# **COMMUNICATION**

**SUBJECT:** REVIEW AND DISCUSS EQUALIZER LEASE AT HARBOR OF REFUGE  
TRACT 3

---

**INFORMATION:**

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT:** REVIEW AND DISCUSS EQUALIZER LEASE – HOR TRACT 3

---

ATTACHMENT TO FOLLOW

# COMMUNICATION

**SUBJECT:** ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

---

## **INFORMATION:**

- 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

---

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT: ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL  
RETIRE INTO CLOSED SESSION.**

---

---

# COMMUNICATION

**SUBJECT:** ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

---

## **INFORMATION:**

- 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

---

**REGULAR PORT COMMISSION MEETING:**

**DATE:** 1/20/2026

**TO:** PORT COMMISSION

**FROM:** Jody Weaver

**SUBJECT: RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED  
NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION**

---