



Port Commission Regular Meeting

Thursday, December 18, 2025 at 2:00 PM

In Person & Videoconference - Administration Building - 1100 Cherry Street - Freeport

This meeting agenda with the agenda packet is posted online at www.portfreeport.com

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." A quorum of the Port Commission, including the presiding officer, will be present at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas. The public will be permitted to attend the meeting in person or by videoconference.

Join Zoom Meeting

<https://us02web.zoom.us/j/81014237614?pwd=hVWRPHIyPzlOhIzWoZxa2rx5YDmbJ4.1>

Meeting ID: 810 1423 7614

Passcode: 327344

1. **CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:**
2. **Invocation.**
3. **Pledge of Allegiance: U.S. Flag & Texas Flag**
4. **Roll Call.**
5. **Safety Briefing.**
6. **Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**
7. **Public Comment.**
Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference.
8. **Public Testimony.**
Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item per participant and can be completed in person or by videoconference.

- 9. Presentation from Freeport LNG in recognition of the 1000th LNG Export Cargo.**
- 10. Presentation of Government Finance Officers Association Award of Financial Reporting Achievement for the FY2024 Annual Comprehensive Financial Report.**
- 11. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE and other related port affairs.**
 - A. Executive Director/CEO
 - B. Director of Engineering
 - C. Director of Operations
 - D. Director of Business & Economic Development
 - E. Chief Financial Officer
- 12. Consent Agenda.**
 - A. Approval of Minutes from the Port Commission Workshop held November 17, 2025 and the Regular Meeting held November 20, 2025.
 - B. Approval of financial reports for the periods ending September 30, 2025 and October 31, 2025.
 - C. Approval to pay legal bills submitted for the month of November 2025.
 - D. Approval of Certified Tax Report 502C for the 2025 Tax Roll in compliance with Texas Property Tax Code 26.09(e).
- 13. Receive reports from Commissioners on matters related to Port Commission related meetings or conferences, Port presentations and other Port related matters.**
 - A. December 12 ESGS Committee Meeting
 - B. December 12 OSS Committee Meeting

- 14. Approval of a Professional Services Agreement with GHD, Inc. for EPA Clean Port Program Grant, for an amount not to exceed \$1,228,300.00.**
- 15. Approval of a Professional Services Agreement with Tetra Tech, Inc. for design of a Radiation Portal Monitor System at Gate 12, for an amount not to exceed \$565,531.00.**
- 16. Approval of an Electrical Easement to CenterPoint Energy Houston Electric, LLC to serve Cross Dock 1.**
- 17. Approval of a Professional Services Agreement with Locus, LLC for Container Vessel Simulation, for an amount not to exceed \$160,000.00.**
- 18. Approval of Trolley Rail Repairs for Cranes 1 and 2, for an amount not to exceed \$60,000.00.**
- 19. Approval of Drive Module Refurbishment for Crane 1, in an amount not to exceed \$202,849.56.**
- 20. Approval of Executive Director/CEO and Commissioners' travel for the months of January - April 2026.**
- 21. Discuss and consider setting the 2026 Port Commission meeting dates.**
- 22. Transportation Workers Identification Credential (TWIC) Escort Training.**
- 23. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:**
 - A. Under authority of Section 551.071 (Consultation with Attorney):**
 - 1. Consultation with attorney under Government Code Section 551.071(1) to seek or receive attorney's advice on pending or contemplated litigation.**
 - 2. Consultation with attorney under Government Code Section 551.071(2) to seek or receive attorney's advice**

on legal matters that are not related to litigation.

- B. Under authority of Section 551.076 (Deliberation of Security Matters):
 - 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
- C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - i. Business & Economic Development Report including potential offers of financial or other incentives to the business prospect.
 - 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- D. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
 - 2. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 - 3. The potential exchange, lease or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.
- E. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:
 - 1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO.

24. RECONVENE OPEN SESSION:

25. Adjourn.

The Port Commission does not anticipate going into a closed session under Chapter 551 of the Texas Government Code at this meeting for any other items on the agenda, however, if necessary, the Port Commission may go into a closed session as permitted by law regarding any item on the agenda.

With this posted notice, Port Commissioners have been provided certain background information on the above listed agenda items. Copies of this information can be obtained by the public at the Port Administrative offices at 1100 Cherry Street, Freeport, TX.



Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

Participation is welcomed without regard to race, color, religion, sex, age, national origin, disability or family status. In accordance with Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act, persons with disabilities needing reasonable accommodations to participate in this proceeding, or those requiring language assistance (free of charge) should contact the Executive Assistant no later than forty-eight (48) hours prior to the meeting, at (979) 233-2667, ext. 4326, email: bevers@portfreeport.com.

La participación es bienvenida sin distinción de raza, color, religión, sexo, edad, origen nacional, discapacidad o situación familiar. De acuerdo con el Título II de la Ley de Estadounidenses con Discapacidades y la Sección 504 de la Ley de Rehabilitación, las personas con discapacidades que necesiten adaptaciones razonables para participar en este procedimiento, o aquellas que requieran asistencia lingüística (sin cargo), deben comunicarse con el Asistente Ejecutivo a más tardar cuarenta -ocho (48) horas antes de la reunión, al (979) 233-2667, ext. 4326, correo electrónico: bevers@portfreeport.com.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Port Freeport
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO



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MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO
Port Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: December 18, 2025

SUBJECT: Public Affairs Departmental Report – December 2025

PUBLIC AFFAIRS

Communications and Media

Freeport Harbor Channel Marine Traffic – The website provides information on marine traffic related to the Freeport Harbor Channel Improvement Project (FHCIP) dredging, serving the local community. On May 30, the United States Army Corps of Engineers awarded the contract for Reaches 1, 2, and 4 to Great Lakes Dredge and Dock Company, LLC (GLDD). Currently, two mechanical dredges are working in Reach 1. The dredged material is being deposited in an EPA-approved area offshore in the Gulf of America. Updates will be posted as necessary.

Freeport Harbor Channel Improvement Project – Staff continues to respond to public inquiries regarding Port Freeport and the Freeport Harbor Channel Improvement Project and maintains updated information on www.portfreeport.com.

Print and Social Media Monitoring – Staff continues to monitor publications, newspapers, agendas, and social media for matters pertaining to Port Freeport, its partners, and the harbor community.

Press Releases and News Postings – In November, a press release announced the 14th Annual Port Freeport Golf Tournament, highlighting record proceeds for the Texas Port Ministry and showcasing both industry and community support. This release was republished by several outlets, including the American Journal of Transportation (AJOT), the Brazoria County Hispanic Chamber, NewsBreak, Texas Port Ministry, and WGMA.

On December 10, 2025, another press release was distributed to announce Port Freeport's Centennial Celebration and Community Port Tours through the port's official communication channels. Since this release was issued recently, data on media coverage and pickup is not yet available; however, we will continue to monitor and report on distribution and coverage as information becomes available.

In the coming weeks, additional press releases will be issued regarding our achievement of 36 consecutive years of earning the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) and the completion of Area 5.

Social Media Postings – Staff is actively posting important information on social media, including port facts, press releases, safety awareness tips, weather preparedness advice, and other relevant updates about our community. The following posts were made on Facebook/LinkedIn in late November and December. Additionally, we may share posts related to port activities and events.

November 19 – Reminder: Port Commission Meeting

November 19 – Employee Service Awards

*November 19 – Centennial Community Port Tours

*November 20 – Super Post Panamax Gantry Cranes Recap Video

November 21 – Recap: Port Commission Meeting

November 21 – Thanksgiving Safety Tips

November 25 – Centennial Community Port Tours

November 25 – Press Release: 14th Annual Port Freeport Golf Tournament

November 26 – Holiday: Office Closure Reminder: Thanksgiving

November 27 – Holiday: Thanksgiving Message

December 1 – Centennial Community Port Tours

December 4 – Centennial Documentary Announcement

December 5 – Centennial Community Port Tours

December 8 – Community Spotlight: Miss Rodeo Texas

December 11 – Centennial Celebration Recap Video

December 11 – Reminder: Committee Meetings (ESG&S and OSS)

December 12 – Holiday Decorating Safety Tips

December 15 – Centennial Community Port Tours Recap Video

December 16 – Christmas Light Safety Tips

December 17 – Reminder: Port Commission Meeting

December 18 – Press Release – 36th Consecutive Award for Financial Reporting

December 19 – Recap: Port Commission Meeting

December 22 – Holiday Travel Safety Tips

*Additional social media posts were created following the creation of the previous departmental monthly report.

Port/Community Events

100-Year Anniversary Celebration – Port Freeport’s Centennial Celebration was a well-organized series of events held over multiple days to honor the Port’s century of service, economic impact, and community partnerships. The main event, the Centennial Celebration Luncheon, took place on Thursday, December 4, 2025, at The Dow Academic Center in Lake Jackson, Texas. It attracted approximately 350 attendees, including community partners, elected officials, business representatives, industry representatives, tenants, port users, and other invited guests. The program offered a meaningful opportunity to reflect on the Port’s history, showcase significant infrastructure and capital investments, and recognize the leadership, workforce, and partners who have contributed to Port Freeport’s growth over the past 100 years.



Extensive planning and coordination were undertaken to ensure strong attendance and a seamless event experience. Save-the-Date notices were distributed on October 10, 2025, allowing guests to reserve the date well in advance. Formal electronic invitations were sent out on November 5, 2025, featuring official Centennial branding and a direct RSVP link.



Attendance was managed through a dedicated HubSpot RSVP system, enabling efficient tracking, follow-up communications, and accurate headcount planning for seating, catering, and program logistics. Reminder communications were also sent during the final RSVP period to maximize participation and finalize event preparations.



A central feature of the Centennial Celebration was the debut of Port Freeport's Centennial documentary, developed as a lasting tribute to the Port's history and regional impact. Primary interviews were completed during the week of November 10, 2025, and included port leadership, long-standing tenants, industry partners, employees, and community leaders. The documentary incorporated archival footage, photography, and historical materials to present a comprehensive 100-year retrospective. The film was featured during the luncheon program and was very well received, resonating strongly with attendees and reinforcing the Port's legacy, mission, and future vision. The documentary will continue to serve as a long-term educational and promotional resource.



To extend the Centennial celebration beyond the luncheon and engage the broader public, Port Freeport hosted Community Centennial Port Tours on Saturday, December 6, 2025. The tours welcomed approximately 130 community members and included guided bus tours of Port Freeport facilities and the Freeport Harbor Channel, along with educational commentary on port operations, economic influence, and ongoing capital projects. Multiple tour times were offered, an ADA-compliant bus option was provided, and online pre-registration was utilized to ensure safe, organized participation. The tours were well received and aligned with the Port's goals of transparency, public education, and community outreach.



Throughout the Centennial events, all materials and communications adhered to official Centennial branding, including the 100-year logo, color palette, and typography, ensuring consistency across invitations, signage, printed materials, and digital platforms. Professional photography and videography captured key moments and attendance, supporting post-event communications, archival documentation, and future marketing efforts. Event logistics, vendor coordination, and accessibility planning were

managed collaboratively across departments, with close coordination among Public Affairs, Business Development, Operations, Engineering, IT, Protective Services, and the Executive Office, contributing to a seamless and well-executed event experience.



Overall, the Centennial Celebration and Community Port Tours were highly successful, demonstrated strong stakeholder and public engagement, and effectively honored Port Freeport's 100-year legacy while reinforcing its continued commitment to economic development, transparency, and community partnership.



Community Advisory Panel (C.A.P.) – Proposed meeting dates for 2026 will be provided in early January. In the meantime, please email Tricia Vela at vela@portfreeport.com to report any new member appointments or changes.

Port Freeport Take-A-Child Fishing Tournament (TACFT) – Please save the following dates:

- Captain's Dinner: Thursday, May 7, 2026, from 5:30 PM to 7:30 PM
- 26th Annual Take-A-Child Fishing Tournament: Saturday, May 9, 2026, at Freeport Municipal Park, from 8:00 AM to 12:00 PM

Port Freeport Golf Tournament – The tentative date for the 15th Annual Golf Tournament at The Wilderness is Monday, October 26, 2026.

Employee United Way of Brazoria County Campaign (UWBC)

Port Freeport employees pledged a total of \$3,420, which will be donated to UWBC.

First Responder Agencies Appreciation

Staff members assembled and delivered cookie platters to various agencies in the navigation district during the week of December 8th to show their appreciation.

Port Presentations, Tours, and Meetings

December 6 – Centennial Community Port Tours

Community Events and Meetings - (Informational purpose only)

November 29 – Freeport Historical Museum " A Merry Museum Christmas"

December 2 – ABC Texas Gulf Coast Christmas Open House

December 5 – City of Clute Christmas in the Park

December 5 – City of Freeport Holiday on the Brazos

December 6 – West Columbia Chamber of Commerce Light up the First Capitol

December 6 – City of Freeport Main Street Christmas on Main

December 6 – City of Angleton Heart of Christmas

December 7 – Brazosport Chamber of Commerce Holiday Tour of Homes

December 13 – Brazoria Chamber of Commerce Christmas in Brazoria

Upcoming Community Events and Meetings - (Informational purpose only)

January 8 – Angleton Chamber of Commerce - 16th Annual Awards Luncheon & Chairman's Address

January 15 – Brazosport Chamber of Commerce - Luncheon

*Additional community events and meetings were added following the creation of the previous departmental monthly report

Strategic Initiatives Overview

This section of the report provides a high-level overview of our upcoming initiatives. As plans are further developed, detailed proposals and timelines will be shared and presented for review.

Crisis Management Communication Plans – We will develop proactive communication strategies for potential crises, such as severe storms, power outages, and work stoppages. The goal is to ensure swift, clear communication and effective outreach, improving our preparedness and response capabilities.

Community Engagement Plan – To strengthen relationships with the community, we are expanding outreach programs and increasing local government advocacy efforts. These initiatives will focus on transparency, enhancing public trust, and fostering greater engagement between the port and the community.

Efficiency & Innovation – We are exploring innovative tools and software to improve the department's efficiency, automate processes, and reduce costs. These efforts will focus on saving time in project management, streamlining communications, and providing data-driven insights to support our public affairs strategy.



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. *JH*
Director of Engineering

DATE: December 8, 2025

SUBJECT: Departmental Report

PROJECTS

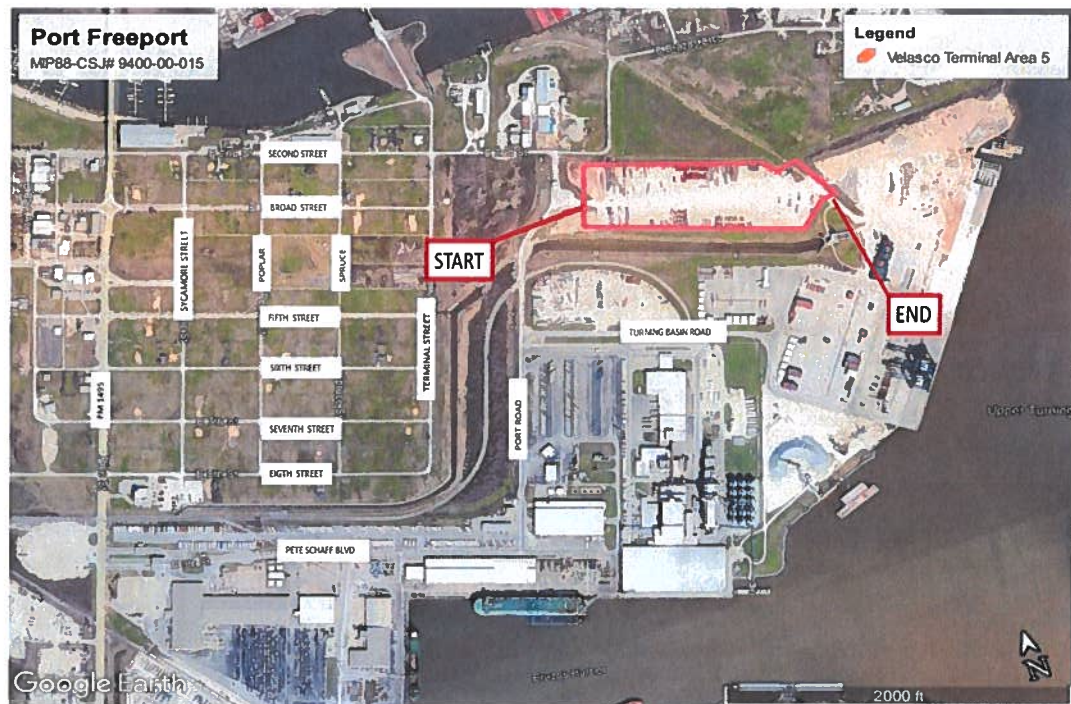
1. **FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated contract modification will extend the completion. The current completion date was extended to June 30, 2026. Dredge 58 is working near shore and inside the jetties. The Ellis Island has gone into dry dock for scheduled work. It will be back after the first of the year to finish strong. The Dodge Island will come mid-December to work in the meantime.



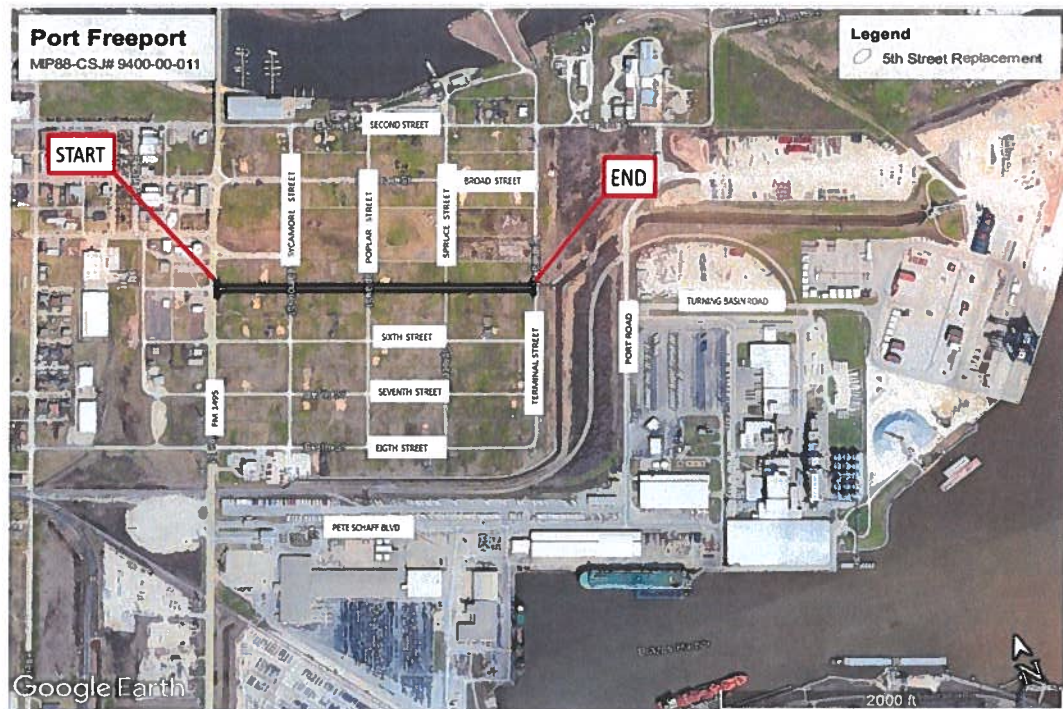
2. **Velasco Terminal Rider 37** – This project involves reconstructing portions of 8th Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5th Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This is partially funded through a RIDER 37 program that will pay up to \$6,228,128. The Port will pay the remaining \$2,771,872. This project is closing out now.



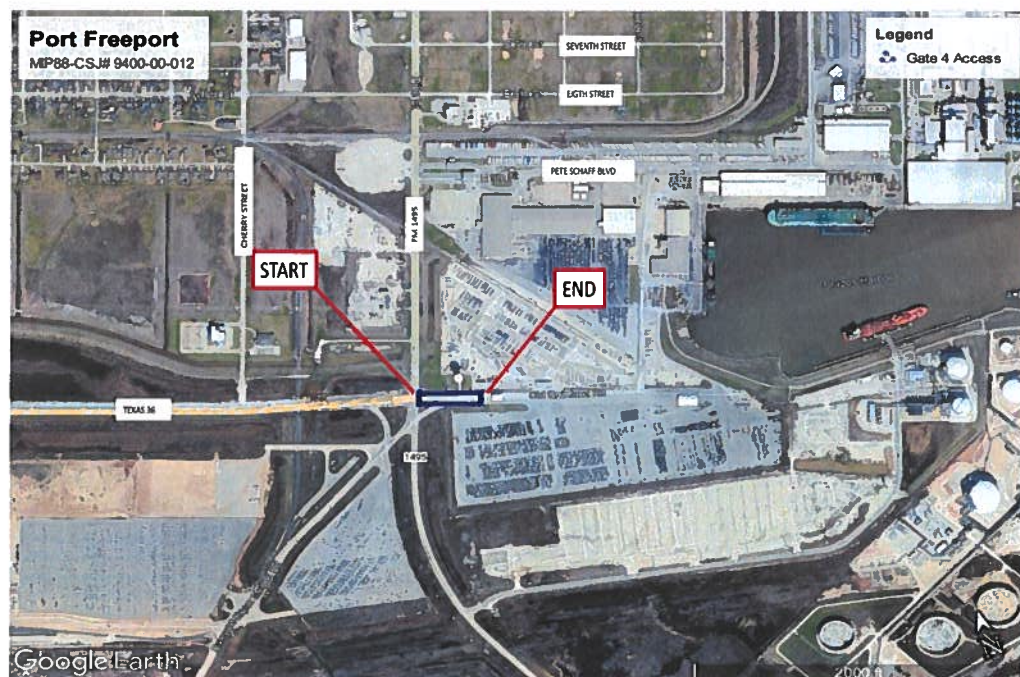
3. **Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. Construction has begun. All that is remaining is for CenterPoint to energize the electrical service.



4. **East 5th Street** – This project involves rebuilding E. 5th Street in the expansion area to be suitable for truck traffic from FM 1495 to Terminal Street. TxDOT will fund up to \$3,802,189 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$1,267,396. Bids were opened on February 4, 2025. This project was awarded on February 27, 2025. Project will be completed in close coordination with the Rider 37 project so as to provide continuous access to the crossdock facility on Terminal. Work to be finished at this point is adding the concrete curbing and traffic striping.

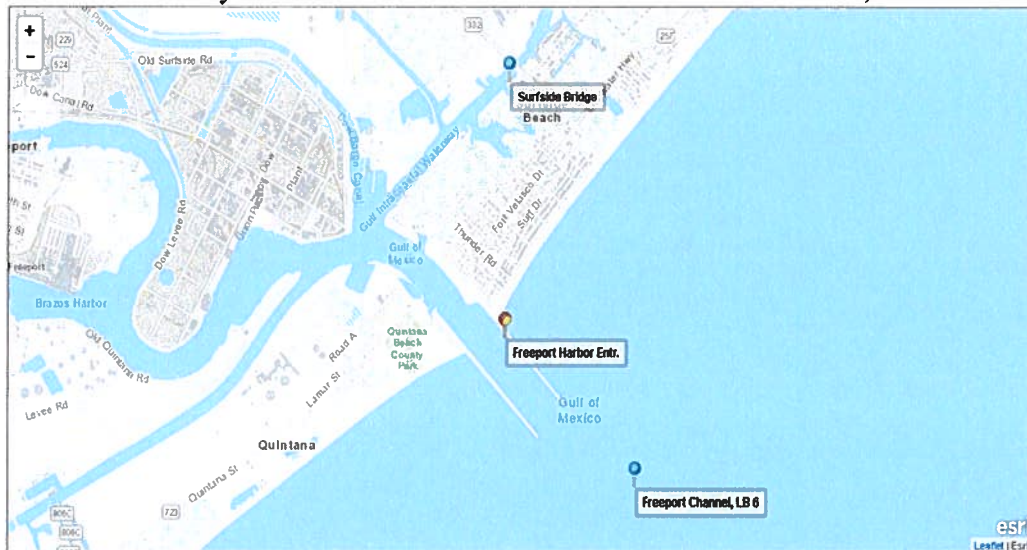


5. **Gate 4 Access** – This project involves widening the access road to Gate 4 from FM 1495 to Gate 4. TxDOT will fund up to \$950,547 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$316,849. Harper Brothers was awarded the contract for \$1,148,987.20. The Project will be finished before March 1, 2026.

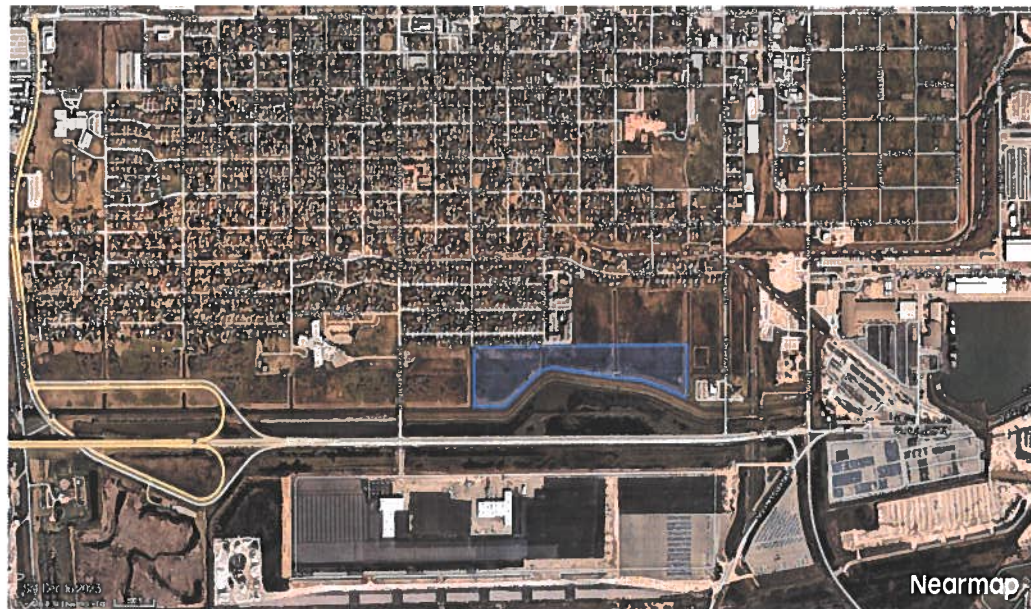


6. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC Texas A&M Corpus Christi** is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and the sensors cleaned of marine growth (repaired if necessary) and bench tested, then placed on the shelf for re-deployment. Periodically, unscheduled service is needed, and that work is performed and invoiced to the port on a time & materials rate. Below is a summary of all work and cost for maintenance to date:

Description	Date	Cost
LB6 R&R battery	12/4/25	\$2,923.69



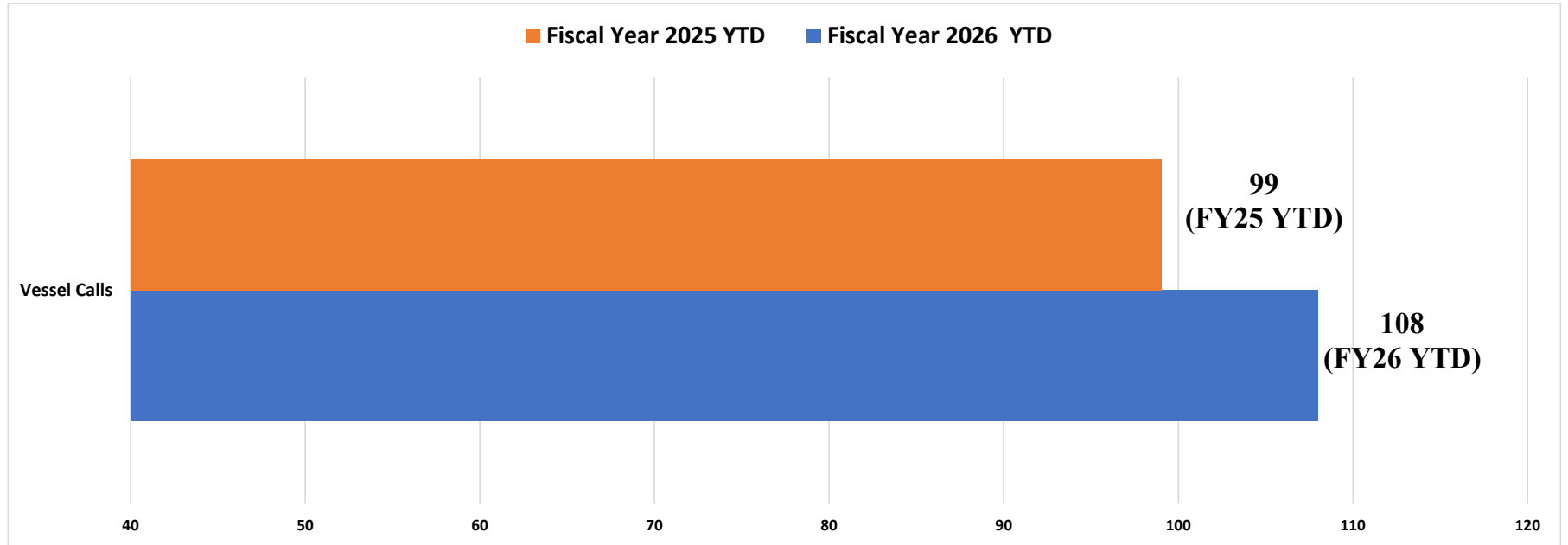
7. **Parcel 17 Offsite Detention** – The surveyor has completed the boundary and topographic survey. The engineering department is currently working on the plan set. The plans have been submitted to VDD for approval. An Inetrlocal agreement was signed and VDD will begin work in April 2026.





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2026 YTD Vessel Calls

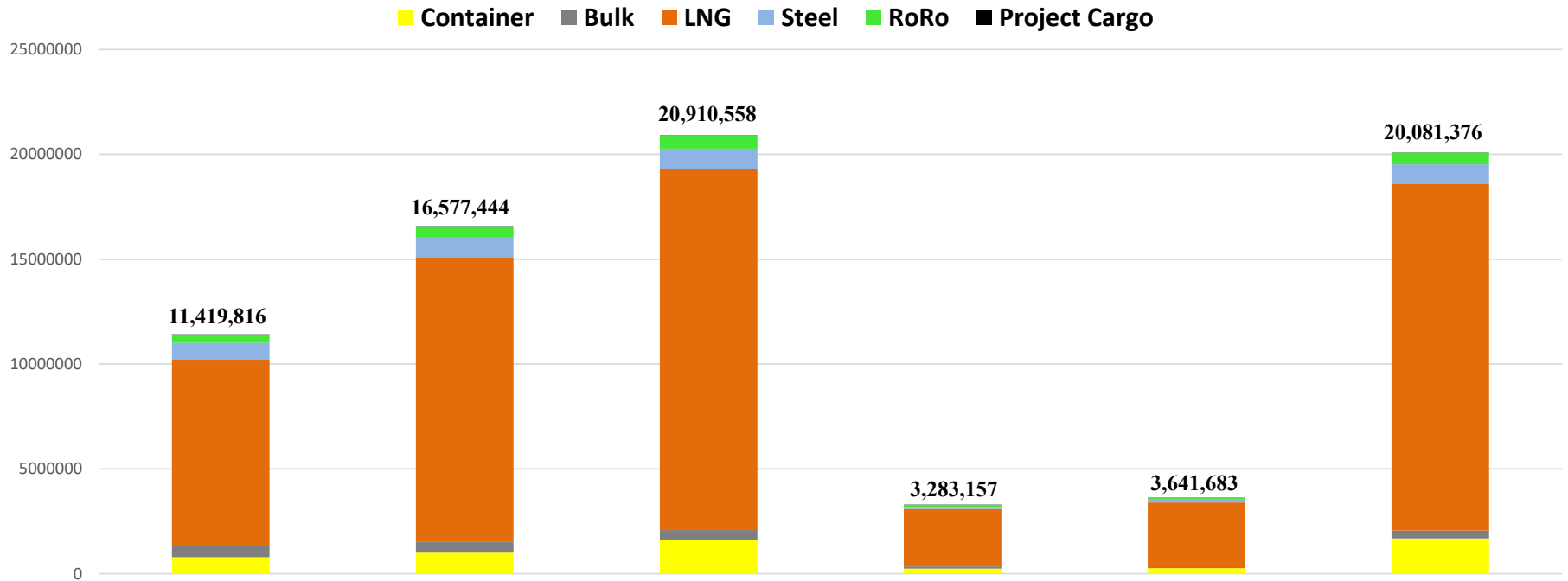


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	99	722	108	56	52										
Lay Days	1086	1458	1820	261	0	209	98	111										

November 2025: 52 Total Vessel Calls
There were 112 Total Vessel Calls Portwide.



Total Tonnage by Fiscal Year



	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal Year 2025 Total	Fiscal 2025 YTD	Fiscal 2026 YTD	Fiscal 2026 Budget
Container	784,513	1,004,603	1,601,315	237,410	261,422	1,685,716
Bulk	546,017	504,548	484,153	104,223	48,244	369,632
LNG	8,879,936	13,565,951	17,218,133	2,743,485	3,088,977	16,524,000
Steel	797,447	951,608	971,730	93,216	132,499	950,000
RoRo	400,811	546,014	630,853	100,606	110,543	547,528
Project Cargo	11,092	4,720	4,374	4,218	-	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	3,283,157	3,641,683	20,081,376

****YTD Tonnage is up 11% from this time last year.****

Total Vehicles Handled YTD (33,989)

Total Containers Handled (14,895), TEU (29,781)

Rail Car Count FY 26

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	-	182	309	2	326	41	860
November		247	333	118	261	40	999
December							-
January							-
February							-
March							-
April							-
May							-
June							-
July							-
August							-
September							-
Total	-	429	642	120	587	81	1,859

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	3,090	2,777											5,867
Outgated Vehicles	3,312	2,688											6,000

Railcars has increased due to New OEM customer



Operations Insight for December 2025

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
18	1	22	2	13	1	0	57

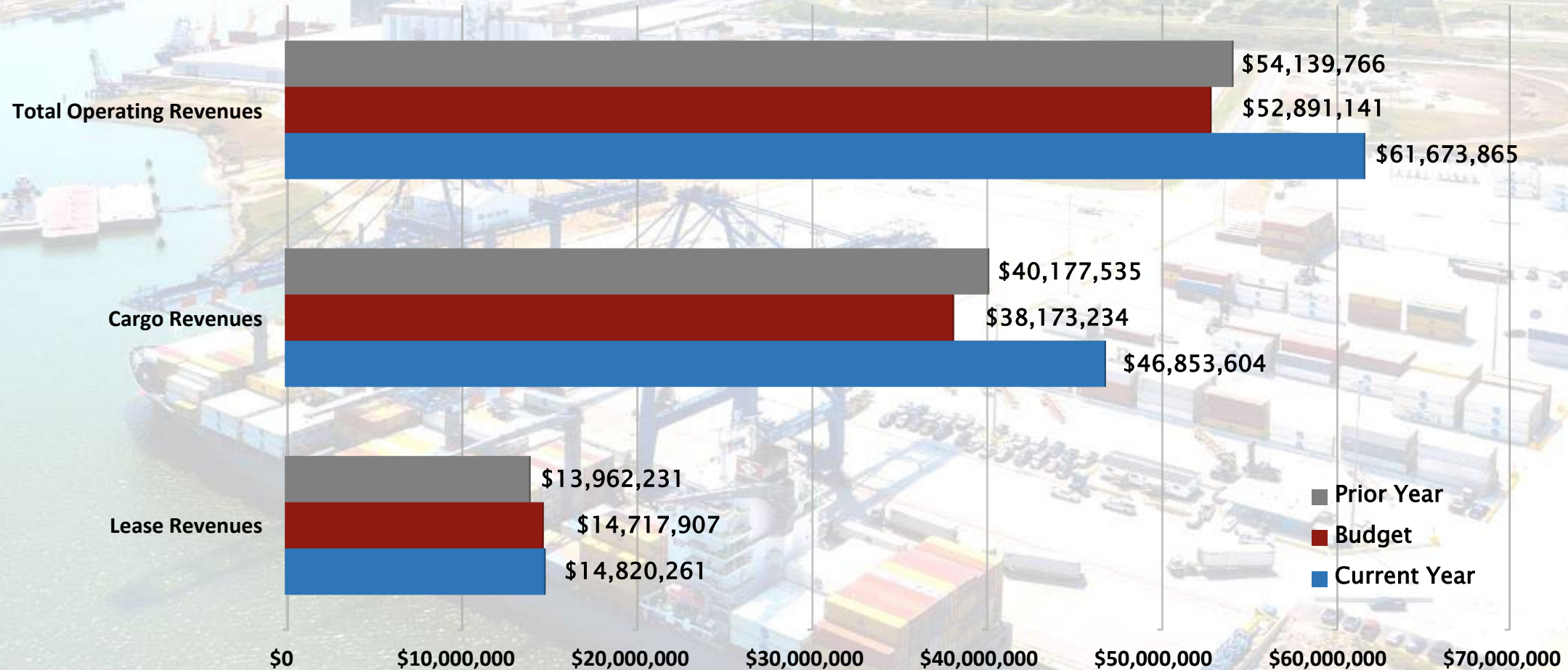


Financial Report for September 2025 (Unaudited)

Dec 18, 2025

Rob Lowe | Chief Financial Officer

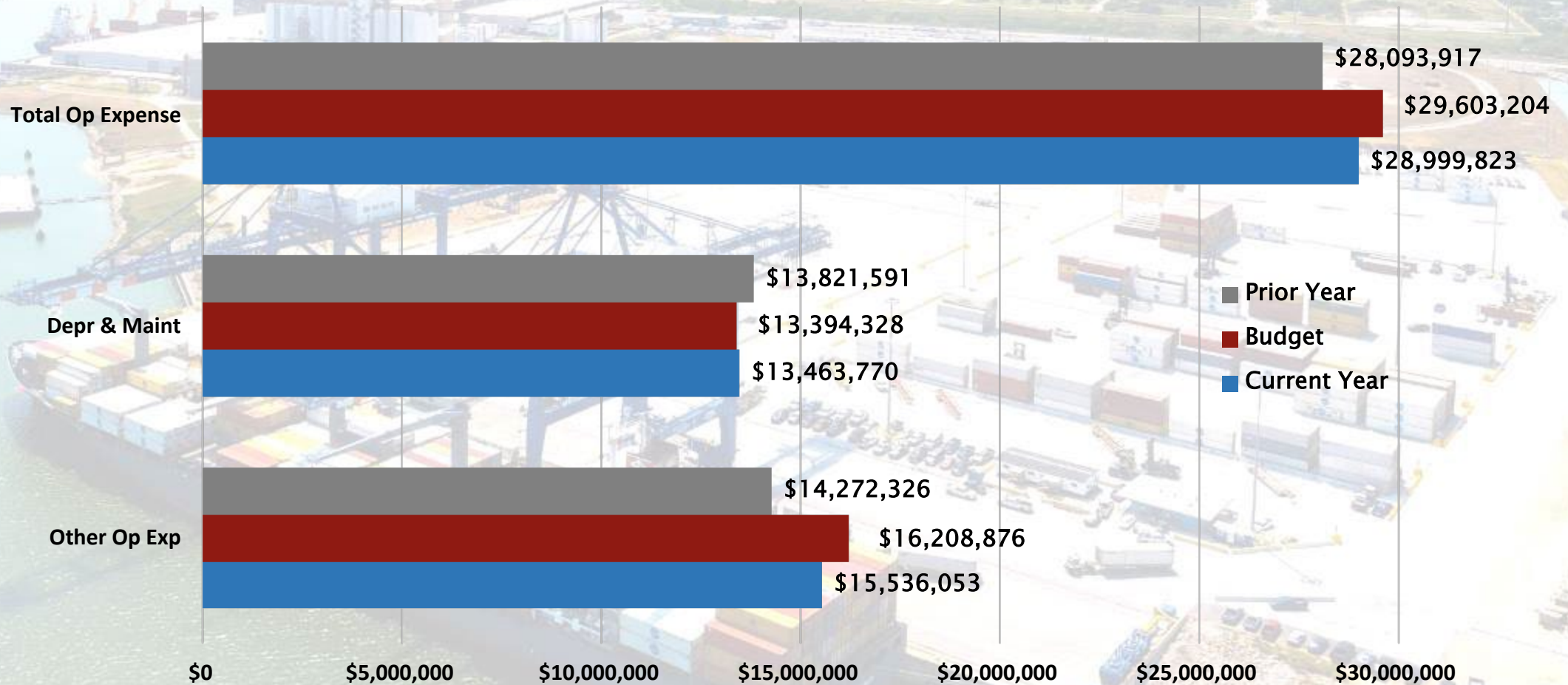
FY 2025 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 14% and above budget 17%
- Cargo revenues are above PY by 17% and budget by 23%
- Lease revenues are at 6% above PY and are at budget

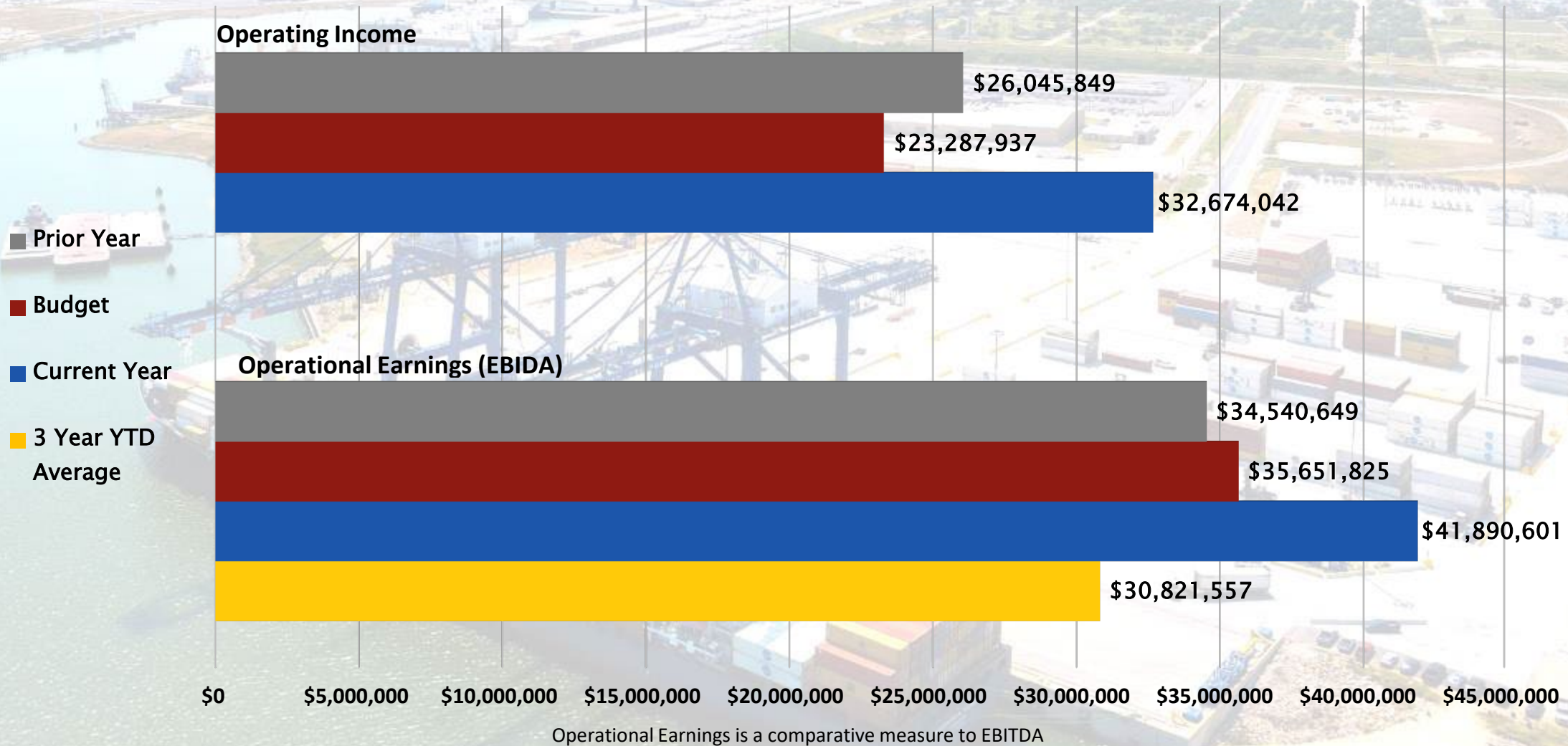
FY 2025 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 3%, below budget 2%
- Depr & maint are 3% below the PY and at budget
- Other expenses are 9% above PY and below budget by 4%

FY 2025 YTD OPERATING INCOME



COMPARISON:

- Operating income is 35% above PY and above budget 30%
- Operational earnings are 24% above PY and above 3 Year YTD Average by 19%

FY 2025 YTD CHANGE IN NET POSITION

Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorem Taxes, Investment Income, Debt Service and Gain (Loss) on Sale of Assets
- Other consists of expenses related to hurricane Beryl.
- Drivers for comparison to budget are primarily timing of grant revenue reimbursements.

	Year To Date	YTD Budget	Total 2025 Budget
Operating Income	\$ 32,674,042	\$ 23,287,937	\$ 23,287,937
Non-Operating Revenue (Expenses)	\$ (6,423,558)	\$ (7,334,724)	\$ (7,334,724)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ -	\$ (2,600,000)	\$ (2,600,000)
Other	\$ (4,385,365)	\$ -	\$ -
Grants	\$ 14,729,626	\$ 28,942,035	\$ 28,942,035
Change In Net Position	\$ 36,594,745	\$ 44,895,248	\$ 44,895,248

FY 2025 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	<i>\$ 45,195,181</i>	<i>\$33,380,745</i>
<i>Cash Provided by Non-Cap Financing</i>	<i>(4,361,543)</i>	<i>3,341,863</i>
<i>Cash Used by Cap Financing</i>	<i>(57,125,662)</i>	<i>(6,912,416)</i>
<i>Cash Provided by Investing Activities</i>	<i>7,008,352</i>	<i>6,204,925</i>
<i>Net Increase (Decrease) in Cash</i>	<i>(\$ 9,283,672)</i>	<i>\$36,465,117</i>

COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections and hurricane recovery efforts
- Capital Financing funds are used for capital improvements.

FY 2025 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>53%</i>	<i>48%</i>	<i>44%</i>
<i>Current Ratio (unrestricted)</i>	<i>3.77 to 1</i>	<i>4.6 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.133 to 1</i>	<i>1.298 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>September 30, 2025 FY 2025</i>	90% \$6,029,472	8% \$522,184	2% \$ 149,862	0% \$3,920
<i>September 30, 2024 FY 2024</i>	96% \$6,696,645	2% \$149,163	0% \$ 75	2% \$116,894
<i>September 30, 2023 FY 2023</i>	90% \$4,840,525	4% \$210,402	5% \$293,273	1% \$35,568



Questions and Comments?

An aerial photograph of a busy port facility. A large container ship is docked at a pier, with several colorful shipping containers stacked on its deck. Two large blue gantry cranes are positioned over the ship, ready for loading or unloading. The pier is paved and has various pieces of equipment, including trucks and smaller cranes. In the background, there are industrial buildings, storage tanks, and a baseball field. The water is calm, and the sky is clear.

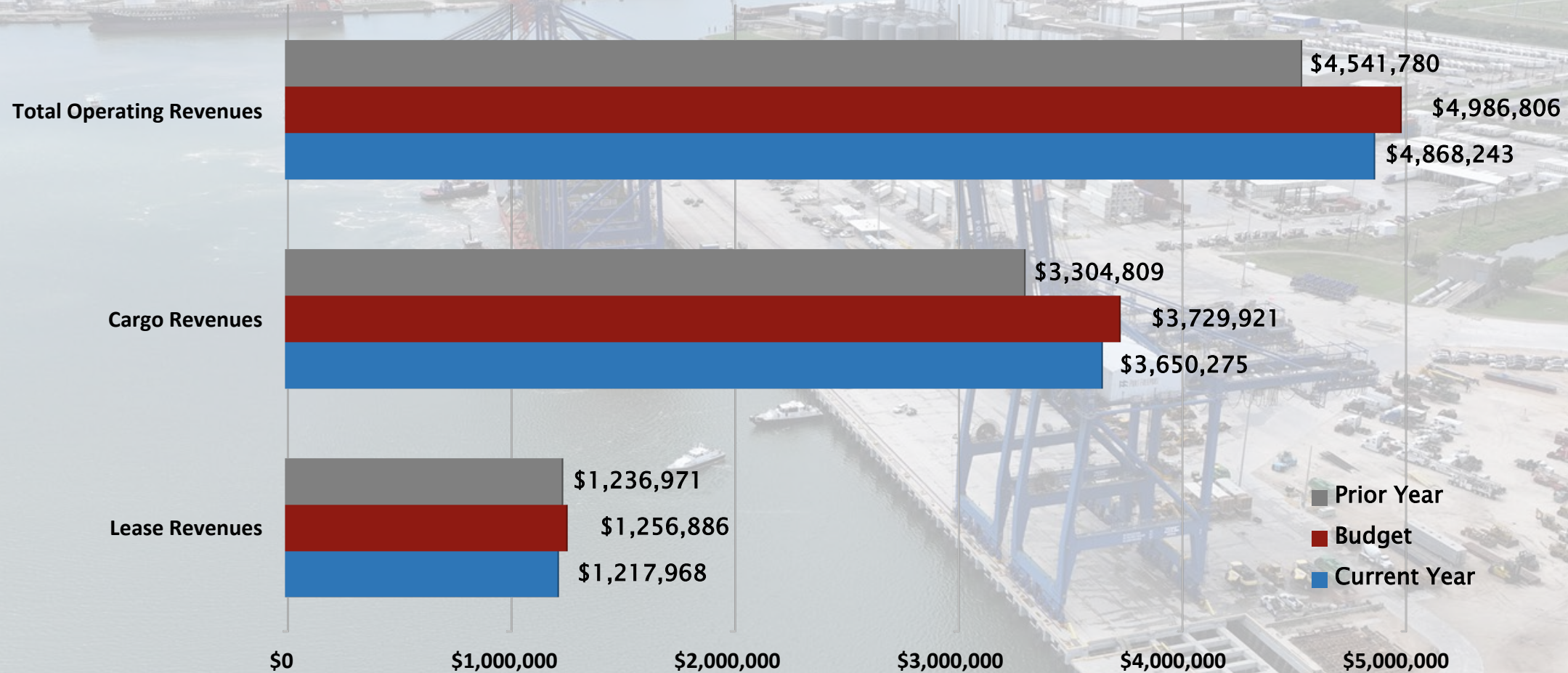
Financial Report for October 2025 (Unaudited)



Dec 18, 2025

Rob Lowe | Chief Financial Officer

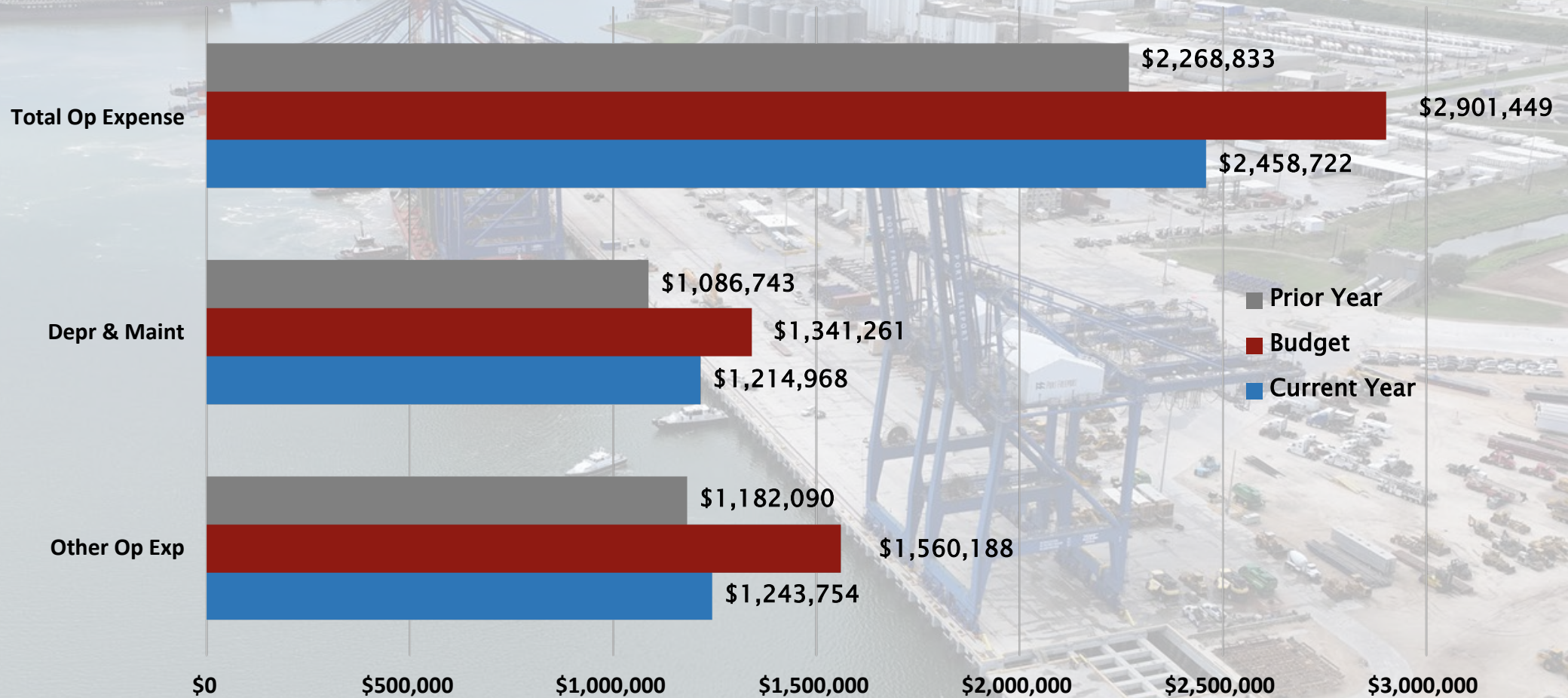
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 7% and below budget 2%
- Cargo revenues are above PY by 10% and below budget by 2%
- Lease revenues are 2% below PY and 3% below budget

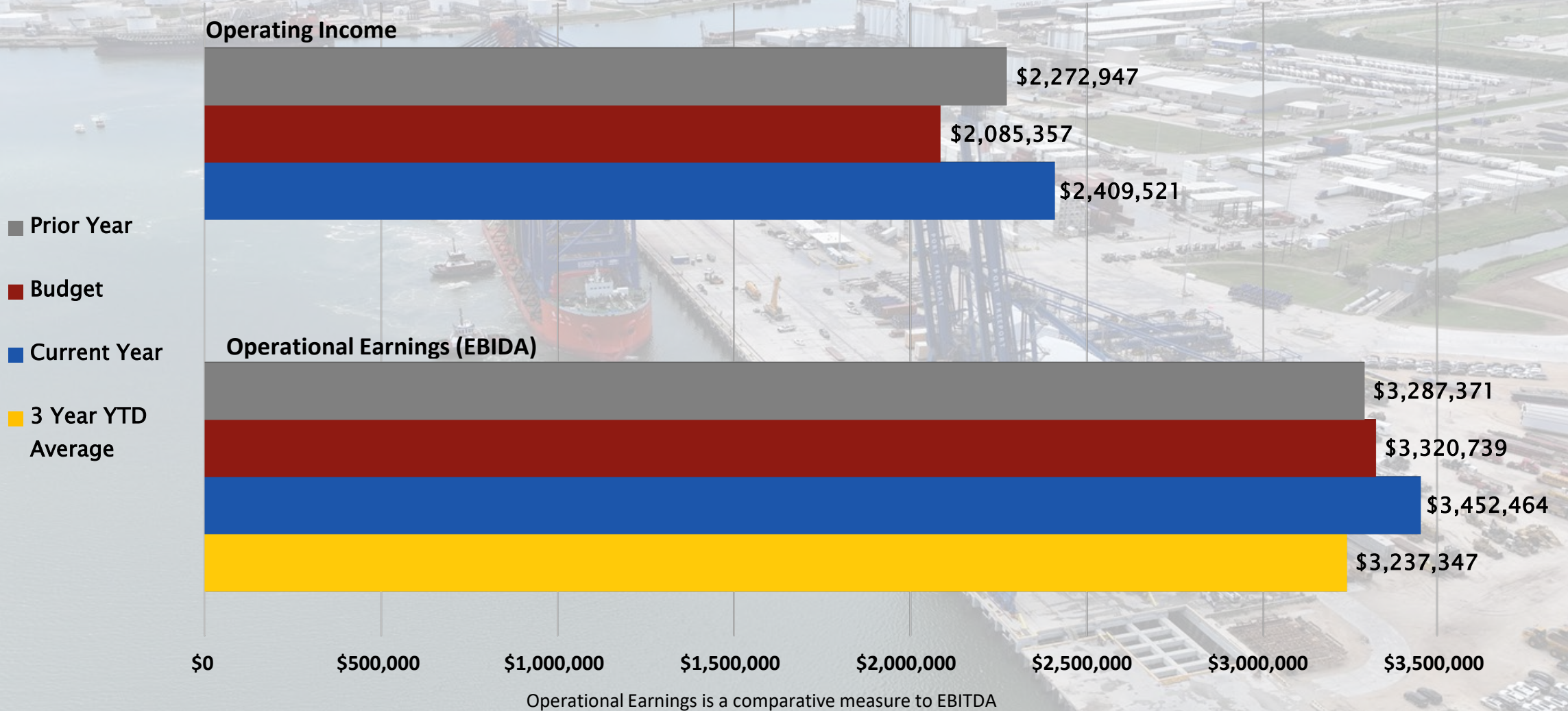
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 8%, below budget 15%
- Depr & maint are 12% above the PY and 9% below budget
- Other expenses are 5% above PY and below budget by 20%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 6% above PY and above budget 16%
- Operational earnings are 5% above PY and above 3 Year YTD Average by 4%

FY 2026 YTD CHANGE IN NET POSITION

Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorem Taxes, Investment Income, Debt Service and Gain (Loss) on Sale of Assets
- Other consists of expenses related to hurricane Beryl.
- Drivers for comparison to budget are primarily timing of grant revenue reimbursements.

	Year To Date	YTD Budget	Total 2025 Budget
Operating Income	\$ 2,409,522	\$ 2,085,357	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (691,166)	\$ (608,757)	\$ (7,306,187)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ -	\$ -	\$ -
Other	\$ (22,420)	\$ -	\$ -
Grants	\$ 7,181	\$ 868,401	\$ 10,420,831
Change In Net Position	\$ 1,703,117	\$ 2,345,001	\$ 29,002,715

FY 2026 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 3,501,866	\$3,269,668
<i>Cash Provided by Non-Cap Financing</i>	(15,260)	7,390
<i>Cash Used by Cap Financing</i>	(6,680,886)	(6,505,764)
<i>Cash Provided by Investing Activities</i>	275,468	442,639
<i>Net Increase (Decrease) in Cash</i>	(\$ 2,918,812)	(\$ 2,786,067)

COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections and hurricane recovery efforts
- Capital Financing funds are used for capital improvements.

FY 2026 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>49%</i>	<i>50%</i>	<i>42%</i>
<i>Current Ratio (unrestricted)</i>	<i>4.05 to 1</i>	<i>5.1 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.126 to 1</i>	<i>1.298 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>October 31, 2025 FY 2026</i>	94% \$5,265,694	3% \$173,958	2% \$ 135,626	1% \$69,913
<i>October 31, 2024 FY 2025</i>	95% \$6,232,220	5% \$344,151	0% \$ 806	0% \$4,095
<i>October 31, 2023 FY 2024</i>	97% \$4,888,157	2% \$106,036	0% \$0	1% \$35,568

An aerial photograph of a large port facility. In the foreground, a large red and white ship is docked at a pier, with a large blue gantry crane positioned over it. The pier is filled with stacks of shipping containers and various port equipment. In the background, there are several large white storage tanks and industrial buildings. The water is calm, and a few smaller boats are visible in the distance.

Questions and Comments?

Port Commission Special Meeting
November 17, 2025
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held November 17, 2025, beginning at 10:02 AM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

Mr. Rob Giesecke, Chairman
Mr. Rudy Santos, Vice Chairman
Mr. Kim Kincannon, Secretary
Mr. Dan Croft, Asst. Secretary
Ms. Barbara Fratila, Commissioner
Mr. Ravi Singhania, Commissioner

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Jason Miura, Director of Business & Economic Development
Mr. Chris Hogan, Director of Protective Services
Mr. Jesse Hibbetts, Director of Operations
Mr. Brandon Robertson, Director of IT
Ms. Missy Bevers, Executive Assistant
Mr. Clinton Woodson, Sales Manager

Also, present:

Mr. Geoff Bowman, Van Scoyoc Associates (virtual)
Capt. Billy Burns, Brazos Pilots Association
Capt. Matt Krohn, Brazos Pilots Association
Capt. Sean Kelly, Brazos Pilots Association
Mr. Michael Schmidt, BCS (virtual)
Mr. Will Bohlen, GHD (virtual)

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Rob Lowe, CFO
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call - Commissioner Giesecke noted that all Commissioners were present in the Board Room.
5. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

There were no conflicts noted by Commissioners.

6. Public Comment – There was no public comment.
7. Public Testimony – There was no public testimony.
8. Conduct a Planning Workshop for Port Freeport regarding the following:
 - A. Introductory Remarks.
 - B. Federal Affairs Update.
 - C. Local and Economic Update.
 - D. Operations Update.
 - E. Capital Projects Update.

Introductory Remarks

Ms. Saathoff began the workshop by announcing that the conditional acceptance of the cranes was signed November 14, a few days ahead of schedule, and the cranes are already working. She then stated the workshop will begin with Geoff Bowman giving an update on everything happening in Washington including where Congress stands with the continuing resolution, everyone going back to work, what it means for the rest of the budget and what to expect moving into the new year. In addition, an update will be given on the legislative efforts underway with the two associations the port works with in DC, followed by a local and regional economic update. Staff will then provide updates on port operations and capital projects, assessing where the projects stand, discuss the channel and the need to do simulations to evaluate whether there are other modifications needed in the channel to get it to a state that gives the port the maximum return on the investment in the system. Executive session will follow with discussion regarding competitive business matters and strategies going forward.

Federal Affairs Update

Mr. Geoff Bowman with Van Scoyoc Associates joined the workshop via Zoom to give an update on federal matters. Mr. Bowman stated that not much has changed since his last update in August with the shutdown which is now a record at more than 40 days. He stated the conditions on Capitol Hill are challenging with 219 Republican and 214 Democrats in the House. From a party line vote standpoint, there's a member from New Jersey that will have to resign because she'll be the new governor coming up here in a few weeks, so it will bring it back to about 2:19 to 2:13. The conditions are also challenging in the Senate with 53 Republicans and 45 Democrats and two independents that tend to caucus with the Democrat Party. As of last week, Congress has enacted a grand total of 37 laws but is still ahead of the previous congresses clip, and only four big legislative initiatives have been enacted. The government operated on a full year continuing resolution for fiscal year 2025 that was enacted back in March. There was a rescissions package enacted in July, rescinding funds to National Public Radio, the public broadcasting system and an agency within the State Department called USAID. Congress also enacted the One Big Beautiful Bill Act that addressed two of the president's three priorities related to tax reform and border security. So again, we had the longest government shutdown in history; it ended Wednesday night. The

president did sign that quickly into law. There's a big issue over insurance and the tax credits related to premium insurance plans under the Affordable Care Act. It looks like the Senate was able to strike a deal where they may separately vote on extending those subsidies sometime before the end of the year. In addition to passing the CR, they passed 3 appropriations bills for FY2026. They passed the agriculture spending bill, the military Construction Veterans Affairs bill, and the Legislative branch appropriations bill. So that means they have nine appropriation bills to go that need to be completed before the continuing resolution expires on January the 3rd. We learned a lot during the shutdown. For one, the Affordable Care Act is sort of a tricky law. We also learned that there are 41 million Americans that are dependent upon supplemental Nutrition Assistance. In terms of what's coming next. They have to complete the FY2026 appropriation bills. It looks like the Senate's going to try to tee up a bill package, maybe later this week, to include funding for FY2026 for the Defense Department, The Labor Department, Health and Human Services Department, and the Commerce Department and Justice Department. Of particular importance to Port Freeport is the Department of Transportation funding which may be included in that bill package. The Port typically gets some surface transportation money out of DOT Port Infrastructure Development Program funds through administered by MARAD.

Also in August, I alluded to Congress getting down to brass tacks on some sort of permitting reform legislation reforming some of the Clean Water Act provisions and Endangered Species Act provisions, as well as the National Environmental Policy Act. With NEPA provisions, the focus is encouraging with transparency, certainty, clarity, and acceleration in permit decisions expected. It doesn't mean that they're going to fast track permits themselves. It's just that they want to get the decisions more quickly. The highway bill that I mentioned back in August has been sidetracked with all that is happening at the moment. I expect that it will move sometime in the first quarter of 2026.

The next few weeks are going to look like the spillway of a dam opening. There's a lot of pent up legislation and a lot of pent up rule makings that are going to occur. You also have some nominations that have lagged. We're also hearing that there may be a Waters of the United States rulemaking that may be issued as early as today. Last week that the vessel and cargo handling equipment fees that were proposed on Chinese manufactured vessels and Chinese manufactured equipment will be postponed until on or about November the 10th, 2026.

Working through some of the slides that staff produced, the election results of mid-term elections are always a little tricky to parse through. On the existing administration, three big states, New York, New Jersey, Virginia, everybody paid attention to those. It was a clean sweep for the mayoral election in New York. We also have two Democrats winning the gubernatorial elections in New Jersey and Virginia, those are three pretty blue states.

In terms of the Water Resources Development Act, I think with the sliding of the highway reauthorization bill, that's probably going to push WRDA 2026 a little deeper into calendar year 2026. Member portals will probably not open in January. That process may get pushed into February, and that's going to hit at the exact same time that we'll be teeing up FY2027 appropriations request. In terms of the \$11 billion list of projects that was proposed to be paused by the administration, that occurred by tweet early in the month of October, we have seen no list of projects. In terms of what's on this list, I think folks have really been reading into this maybe more so than they should be. There were four cities that were mentioned in

that in that tweet, it was Baltimore, Boston, San Francisco, and New York. There are some projects in those states that drew some attention. We don't have any more information other than what was in the tweet. As soon as we see a list, we'll share it with you. I'd be surprised if there were navigation and flood control projects that were on that list. On the constitutionality question of the tariffs, there was a Supreme Court hearing within the last couple of weeks. The justices didn't seem too enthusiastic about the president's authority issued tariffs, but it is unclear where they're going to go with that rule. That ruling will take a couple of months before it gets developed. The President does have two separate laws under which he can issue tariffs. Should the Supreme Court rule against the ability of the President to issue tariffs, the obvious question is what would that mean for the funds that have been collected? So, with that I'll pause and answer any questions that you have for me.

Commissioner Singhania asked about the amount of Harbor Maintenance Trust Fund, noting the AAPA slide showed a request of \$3.48 billion and in President's budget \$1.7 billion. His recollection was that it's almost \$3 billion and asked about the annual amount of harbor maintenance tax collection. Mr. Bowman did not recall the specific number but would find it. Commissioner Singhania noted that even with all the work that AAPA and others have done, this shows that the money is still not going straight into the HMTF in the budget. He also asked if the pause on \$11 billion worth of projects mentioned impacted any projects in progress already. Mr. Bowman said he does expect that if this list comes out it will be impacting projects that are underway. The administration refers to the projects that are paused as low priority, and so because they are prioritizing navigation projects, it would be surprising if our project was on that list.

Commissioner Singhania asked when the SCOTUS verdict would come on the constitutionality of the tariffs. Mr. Bowman said we could be months away from getting a decision. He also reported that HMT collections are anywhere from 1.6 to 2 billion annually.

Commissioner Santos asked Mr. Bowman if he could give a quick update on who is actually off and on the Federal Maritime Commission. Geoff stated that he has lost track on the two nominees for the FMC positions vacated by Commissioners Benzel and Sola. They have not been before the committee for vote yet. The FMC also does not have a chair.

Ms. Saathoff noted the two FMC commissioner nominees are from the State of Florida. She noted on the summary page on the tariffs that the Biden 25% is not shown and wants to note that for the record. Earlier this Trump reached a tentative agreement with China and agreed to reduce the fentanyl portion of the tariff by 10%. So, the current Trump implemented tariffs is at 20%, but you still have the Biden imposed 25% making the total for China is 45%. We have been focused on the tariff's on our ship-to-shore cranes which are exempt from the Biden imposed 25% tariff. The tariffs on the

Mr. Bowman recapped that prior to November 10th, the Trump imposed tariffs had been a combined 30% on China, plus the previously imposed 25% by former President Biden. Trump agreed to reduce the fentanyl portion of it by 10%, so the total tariff right now on China is 45%.

Ms. Saathoff again noted the Port paid 30% on the new cranes because they were exempted from the Biden imposed tariff. She also noted there was additional information in their packet for reference and for the public, highlighting some of the Chinese commitments as a

result of the recent negotiations, and what the US had agreed to. The President lowered the Chinese import tariffs by 10% and then extended the certain section 301 tariff exclusions that were going to expire this month until November. 10th, 2026 and then also as he mentioned the fees imposed on Chinese connected vessels that were implemented in October, those have been paused as until till November 2026, but it still leaves uncertainty because nothing is final yet, and that's really what is needed in the market for importers, consumers, and others to gain confidence. The president's working aggressively to complete all of the tariff negotiations. As we move further into our workshop discussions and we're talking about our recent successes and about business development going forward, keep that in mind the uncertainty surrounding the tariffs and ship fees. That uncertainty does have an impact on decisions about where to deploy vessels and where is it most cost effective to bring vessels into the U.S. if those fees were to be reinstated. There would have been a lot of added cost if the ship fees had been left in place.

At the American Association of Port Authorities annual convention, we received updates on AAPA legislative priorities and efforts. Just to review them so all commissioners are aware of what they're focus has been and will continue to be. , they'll continue to weigh in and monitor USTR301 actions and the tariffs and advocating on behalf of ports with regard to port equipment and unintended consequences. The Port Crane Tax Incentive act was filed by Representative Azelle; the AAPA played a part in the crafting of that act. AAPA is advocating for donor and energy ports related to the Harbor Maintenance Trust fund. There was a long collaborative effort and agreement between the ports on the West Coast, the Great Lakes ports and then the east and the Gulf ports on the use of HMTF dollars. When Congress passed a full year continuing resolution in 2025 that allowed the US Army Corps of Engineers the ability to direct those funds where they wanted those funds to go because it wasn't under a full appropriation. So, the USACE reallocated those funds and didn't follow the agreement that was enacted. So, the AAPA is taking the position they want to see that the Act honored going forward. AAPA will be again pushing to make sure that a Water Resources Development Act gets passed 2026 keeping the consistent cycle of WRDA bills. AAPA is also supporting the highway reauthorization bill and continues to pursue legislative changes to make it the responsibility of the federal government to fund the facility needs of U.S. Customs and Border protection operations at ports including office space. A bill has been drafted, The Space Act, but has not been filed yet. They're looking for a bill sponsor. Commissioner Singhania noted that on the CBP space that you can have that requirement, but if they don't have funding for it and we need them at our port, it goes back to the same cycle again. Saathoff agreed. She then covered the National Waterways Conference legislative priorities and noted the conference was also held this fall and Jason Hall and Commissioner Singhania and Commissioner Kincannon attended that. The NWC focuses a lot on the on the WRDA bill and the Waters of the United States. Currently they are now focused on reinstatement of a water sub cabinet created during Presidents Trump's first term, which brings a lot of agencies to the table together to work on matters collectively instead of everybody sort of working independently. The subcabinet worked very effectively and NWC members would like to see that reinstated. Ms. Saathoff noted she currently sits on the board of the AAPA and will bring a resolution to the Port Commission that specifies the area she is authorized to represent the port.

Commissioner Croft commented that in his mind thinking through all of this, there are things that we can take from this information and consider it both either way, positive or negative. And what of this legislation gives us the most potential and what is the most damning and

what makes the most sense for us moving forward? Ms. Saathoff responded saying some of this conversation will occur as we talk about business opportunities and negotiations that have been ongoing. The most frustrating part about all of it right is the uncertainty that's created in the marketplace because of the tariffs and the ship fees. Bringing more manufacturing back to the United States and especially in the maritime sector and shipbuilding will take a lot of time and there will consequences and sometimes unintended consequences. And we're trying to navigate that and trying to mitigate that for the port, but we're not the ones that are actually importing the cargos. That's why everyone was asked to keep in mind the fact that we are in a one year holding pattern on some tariffs and fees. Until there's certainty in those areas, I think it's going to be challenging. Commissioner Croft agreed, stating that he thinks we're moving towards a port point in our history where uncertainty is the norm and the more unknowns that we have is going to be something that we have to deal with. And the more that it occurs, the more it's going to be routine, the more we'll be able to adapt to it, and that's where we really rely on staff to give us the insight on what's going. We appreciate the good work that staff's been doing and you as well.

Commissioner Giesecke commented that he was at a conference not too long ago and there was a discussion on the effects of uncertainty, and the speaker showed a picture of a stop sign. So unfortunately, that's where we are.

Local and Economic Update

Ms. Saathoff shared a few slides from recent slides presented by Dr. Payne at the Economic Alliance meeting along with forecasts from HGAC (Houston-Galveston Area Council) that shows where Brazoria County is at and in what direction the County is headed. The first slide is an index of leading economic indicators through September 2025 and is designed to forecast the performance of the next 3-6 months. The forecast shows a .66% increase over the past month, however, over the past year, there's been a .24% decrease. She noted that you have to have a sustained period in which the leading index consistently exceeds the moving average before it signals that the local economy is growing or beginning a period of growth, adding that it looks favorable and heading in the right direction, but will need to be sustained. Looking at Brazoria County employment, almost 2100 jobs were added this year, which is a slower pace of growth compared to last year's over 4000 jobs gained. While construction and sales are up, the labor market has softened. The current economic index remained below the 6 month moving average since late 2024 and sits just under the threshold which signals the county is experiencing a slow or modest economic growth. Ms. Saathoff stated that Dr. Payne started monitoring the Brazoria County Stock Index some time ago, and it has declined 19.54% over the past year with 4 of the 5 companies (that are tracked), posting decreases in stock price. Ms. Saathoff noted it's reflected in the activity of the markets of some of the chemical companies, so it's not surprising to see the downward movement in the stock price. The next slide shows growth forecast from the Houston Galveston Area Council(HGAC), which indicates that Brazoria County's economy is expected to grow significantly between 2020 and 2050 with an increase in job employment by more than 124,000 and a rise in population by nearly 398,000 which is a 107% increase for both based on their forecast. Additionally, between 2020 and 2050, HGAC is forecasting about 47,000 new residential units and 1800 multi-family units. Overall, for the region, it's over 800,000 total new residential units and 161,000 multi-family units. The population growth in Brazoria County will occur down the 288 corridor and in the north end of the county with Angleton and areas in between also experiencing growth. Employment increases are forecasted for Lake Jackson, Angleton, and the northern end of the county. Ms. Saathoff stated that

sometimes Brazoria County doesn't react the same way as other parts of Texas, tending to be a little insulated and have more consistent trends, it's just in a window where area producers are being impacted, largely because of China tariffs and China undercutting pricing on some of the produced goods and flooding the market. She also noted the forecast for container containerized volumes of imported consumer goods primarily is not favorable for the next several months.

Operations Update

Mr. Hibbetts presented the update from operations beginning with the LNG sector stating the port handled 225 LNG vessels in 2025 and looking to do the same with LNG expecting a turnaround in the second quarter, which would be a difference of 6 to 8 vessels annually. Moving forward, LNG plans to have a turnaround scheduled every year for the one of the 3 liquefaction trains while the 4th year will be an off year and then they'll repeat the cycle. The steel sector has been very strong for the port over the last couple of years. All indications from Tenaris point to another strong year, moving more tonnage, more bars, by both vessel and barges. As previously reported, the container sector also had a good year. Mr. Hibbetts stated the port handled 152 container vessels with almost 93,000 containers moving through Velasco Terminal and just over 1,000 containers moved through the terminal from Ro/Ro carriers. He stated the port is expecting another great year in the container sector sharing a photo of the area behind Berth 8 on Velasco Terminal that will be utilized for future container business in addition to Area 5, if needed. The port's new Super Post Panamax cranes commissioning is wrapping up. The endurance testing started for both cranes on November 4 with the handover taking place November 14. The cranes are currently in production working the Del Monte vessel. Ms. Saathoff noted that the crane operators appeared to be well prepared because they were getting good productivity from what she could see when she drove through earlier. Mr. Hibbetts also noted that staff requested two of the best crane operators for the first vessel. Ms. Saathoff gave kudos to Mr. Hibbetts, Don Mullett, and others for supporting the team from ZPMC USA in getting the commissioning done and cranes delivered ahead of schedule. Mr. Hibbetts stated the ZPMC and ABB groups were phenomenal to work with, noting that after losing 20 days at sea coming around Africa to getting everything done and completed on time is well worth noting. Commissioner Santos echoed his thanks to Mr. Hibbetts and team, Al Durel, Paul Bridges, and everyone else involved. Mr. Hibbetts stated that the roll-on/roll-off sector saw 187 vessels in 2025 with nearly the same budgeted for 2026 and almost broke the 200,000 vehicle mark. The increased tonnage also includes the high and heavy cargo, and he noted that AMPORTS, APS, Ports America and Red Hook are all stevedore companies that handle the Ro/Ro sector. Mr. Hibbetts then shared a photo of Velasco Terminal Ro/Ro areas Area 5 is utilized for the high and heavy and rolling stock while Area 4 is where the track vehicles and the POV's (personally operated vehicles) are kept. He also noted the truck queuing area on Parcel 1 (outside of new Gate 12) that will be utilized as the Parcel 1 roadways are completed. Mr. Hibbetts shared a slide that includes the different sectors (Ro/Ro, containers, steel, rice) and shows the carriers, stevedores, and terminal operator for each. He then shared a slide with the current traffic flow coming from Velasco Terminal to either the cross dock or exiting the gate. He also shared slide showing the future traffic flow at Gate 12 with the new remote radiation portal monitor (RPM). Having another new remote RPM at Gate 12 will not only enhance efficiencies and safety on the terminal but will reduce the number of entries and exit out of Gate 8. Staff has not received the approval letter on the PRUA, but does have kick-off meeting set with CBP to lay out the timeline on the project and is completing as much work as possible so there will be no hold-ups once the approval comes in. Mr. Hibbetts stated that

staff hopes to have the RPM in by the second quarter of 2026 noting there is a lengthy review process with about 6 different groups, all within CBP. Fiscal year 2025 results for container volumes, TEU's, container tonnage, steel tonnage and railroad tonnage were all up making it a phenomenal fiscal year. Looking at 2026 outlook, staff is budgeting more ships at 722 vessels and kicking off several projects including fenders for the inner harbor at Docks 1, 2 and 3, Gate 12 remote RPM and new traffic flows to/from Velasco Terminal and Area 5 project. The handover of the new ship-to-shore cranes will hopefully lead the port to more container business in the near future and as the roadways wrap up in Parcel 1, the truck queuing will be utilized and release some of the congestion Gate 8 and Gate 4. Finally, Mr. Hibbetts did note the FM 1495 project contractor has been pouring concrete and moving again. Captain Kelly with the Brazos Pilots noted that with the two docks and four cranes, weekends being heavy congested with the container vessels and quickly approaching fog season, wondering if the port sees working two container ships at the same time or will it still be two berths but only using one set of cranes. Mr. Hibbetts indicated that it almost happened earlier stating that the cranes are there to be utilized, and if need be, all four cranes adding that coming into fog season if there are delays in the schedule and have the opportunity, we'll put the cranes to work. Capt. Kelly then confirmed the 616 vessels was for fiscal year 2025 and 106 additional vessels was budgeted for 2026. Commissioner Fratila inquired about the projection for next year's 100+ railcars, noting that it's down. Mr. Hibbetts stated that when barges can be utilized the barges to move the steel, it's more efficient and a better way of moving it adding they handled a lot more barges than ever before this year so the actual vessels handled was down from previous year, but the barges went up, which is also due to the domestic sites in Pennsylvania and Tennessee area where a lot of the product is shipped here by barge. Mr. Hibbetts stated that cars are the port's largest commodity due to the newest customer, Volkswagen, but the port does still get unit trains of rock once a month.

Capital Projects Update

Mr. Hull began his presentation with a look at the capital projects beginning with Berths 1, 2 and 3 fenders. He stated that advertisement is anticipated in January 2026 and talked about the logistics of the project stating that the contractor will remove an existing fender (every 44 feet), build a template, mark new mounting holes and core drill them. The fenders will come in on truck and occupy the area on Dock 2 for a time while they assemble the fenders. Then, in an approved period of time Mr. Hull is given, the contractor will come in with a crew to install the new fenders within the window. No excuses. The streets on Parcel 1 are all but done. The only remaining item is for CenterPoint to hook up the electric streetlights and turn on the power and the project will be complete. Velasco Terminal Area 5 container yard is also all but done with the only remaining item being the high mass light poles and electric service. Staff anticipates that by mid-December, the poles will be turned on. The first half of 5th Street will be paved tomorrow (November 18), starting at Pine Street moving all the way to Terminal. They'll then tie the steel on the north half of the road and while other crews pour out an intersection with staff anticipating both halves of the street to be poured by this time next week. This will be followed by extruding the curb on the street and striping signage. Gate 4 Access demolition is expected to start very soon. Staff has coordinated with operations, security and tenants on the project and anticipate being finished early next year. Mr. Hull noted the FM 1495 TxDOT project is expected to be finished by Q3 and also pointed out TxDOT has not started on the areas near either railroad tracks, adding that traffic will have to be detoured when they do this. Ms. Saathoff mentioned that when she went to Transportation Commission, she was able to update them on the port's Seaport Connectivity project that was approved by the legislature and highlight how much difference it's made in

the port's ability to accelerate projects to gain those efficiencies. Ms. Saathoff also stated that it would be good for staff to go back after the first of the year to show them the completed projects and again after Gate 4 is complete so they can hear that it makes a difference and continue to advocate for the port and include funding in the biannual appropriations request. With regard to Cross Dock 2, the survey is complete and geotechnical drilling has started. Next steps will be to give the design engineer all the particulars on the building, i.e., square feet, doors, etc. Ms. Saathoff noted the port has a good team assisting the port to achieve a maximum size building to deliver what is needed to give the port more opportunity to grow fresh fruit business through the port as well as other frozen commodities. Mr. Hull stated the off-site detention mitigation for Parcel 1 is in motion with the signing of an Interlocal Agreement with the Velasco Drainage District to build the necessary detention on Parcel 17. He noted the beneficial side effect is that it will help improve the existing drainage in the metropolis of Freeport. Mr. Hull then shared a photo of the wetlands delineation performed on Parcels 27 and 34 which was submitted to the Corps. He noted that roughly 25% of the highlighted area (blue on the drawing) is jurisdictional wetlands. The Corps has performed their site visit, and staff is waiting to hear whether or not they agree and approve of the port's jurisdictional determination. If they do agree with the areas being wet and jurisdictional under Waters of the U.S., the ruling will be good for five years. Mr. Hull explained that it is the preference of the Corps to avoid the areas for development. If the areas cannot be avoided, the port will have to mitigate for the losses, buy credits, and get a permit to fill in the area because they are Waters of the U.S. If you stay outside the area, you do not need a permit. He further clarified the areas highlighted in white are non-jurisdictional and can be built on without any permitting required. Mr. Hull briefly explained the process to obtain a permit, noting the timeframe for such depends on the amount of discussion (disagreement) that takes place with the Corps. He further explained that the Corps will want to see a plan/drawing for the area adding that if the plan changes during the process and the port decides to do something else, the process starts all over. Mitigation cost is determined on how the wetlands are classified and that determination will dictate the mitigation ratio. For example, a 15 to 1 ratio means if one acre is disturbed, the port will have to mitigate 15 credits somewhere else to create or enhance 15 acres. Commissioner Fratila commented that it also depends on what you choose as your mitigation adding that you can choose a specific area and what you're going to do with it, but you are still required to keep it preserved, a conservation easement or something along those lines. Mr. Hull was asked to look at Parcels 8 and 7 as well as Parcels 6 and 5 and shared the slides with the highlighted jurisdictional wetlands area. Commissioner Giesecke commented that the benefit to the port with these areas is knowing what we're faced with, especially in Parcels 5 and 6 but if something were to be done across the diversion channel, Parcel 8 would be looked at first. Mr. Hull noted that the field work has been complete and submitted to the Corps for all the parcels discussed. Staff is just waiting for the findings to be signed off. The Freeport Harbor Channel Improvement Project substantial completion is still slated for the end of the year with final acceptance soon after. The Ellis Island, the Liberty Island and Dredge 58 are currently working to finish it up. Ms. Saathoff commented that the pilots have been very cooperative and meeting with the dredgers to coordinate the work at the intersection of the Intercoastal and the entrance channel, which is a busy intersection, adding that she appreciates the advance coordination efforts and keeping safety at the forefront. Mr. Hull stated that staff has discussed doing some additional simulations. Mr. Hull reminded everyone that the Panamax vessel in the diagram was modeled in Florida and is the design vessel for the Freeport Harbor Channel Improvement Project that's being built. There's been discussion about doing additional simulations for two other vessels (Post Panamax I & II) that are longer, slightly

deeper and wider. Mr. Hull believes the biggest vessel that will be modeled is the Post Panamax II. Ms. Saathoff stated that this is something that's been discussed recently and wanted to get some consensus on the Post Panamax or the next vessels to be simulated and come to an agreement to get cost estimates and start putting it in motion. The pilots agreed, however Mr. Hull stated the simulation really should wait until the final surveys come back when the channel project is complete in order to get more value from the final surveys by modeling what is really in the channel. In the meantime, Commissioner Giesecke noted that staff should proceed with any preparatory work or approvals that can be done ahead of time to keep things moving so we aren't waiting on approvals once the final surveys are completed. Mr. Hull recommends that part of the scope should also include updating the graphics to remove the mobile harbor crane, add the two new cranes as well as the harbor lights that have been added since the last update. When asked about the timeframe for this to happen, Mr. Hull again suggested waiting until the actual survey data is available as it will be the best data to use and not, "this is what it's supposed to be" data. The channel will be surveyed as part of the closeout of the dredging project and NOAA will also update their ENC (Electronic Navigational Chart) chart which will match. Captain Matthew Krohn with the Brazos Pilots Association commented stating the simulations will take about four days (for both vessels), which is not the hard part, rather the issue will be collecting and processing the data, then coming to a final conclusion of what the result will be which can take a month to two months to get a final answer after simulations. Mr. Hull explained the live simulation will start offshore and work its way to Dock 8 noting that if it's an hour and a half transit, it will be an hour and a half transit in the simulator. Captain Krohn noted they have ways to speed the process up by establishing a section they are not concerned about. For example, if a pilot can make a transit with Post Panamax I from the sea buoy to the intersection one time, verify wind and currents getting inside the jetties and it works, then they can move on. They would then start the next run at what they have already completed as something they know they can repeat 100% of the time. Post Panamax II is handled the same way. Mr. Hull also commented the simulations will be transiting in and out of the harbor and will have a ship at every dock noting that if someone doesn't like a run, they can remove a ship off a dock and make another run, so it's a daily interactive process. Daily cost estimation is about \$25,000, totaling \$100,000 for the four days in the simulator and has to be done at San Jacinto because the simulator is much more realistic. Mr. Hull also noted there will be other costs associated with the simulations. Commissioner Giesecke asked how long it would take to get the charts updated. Captain Krohn stated that it's hard because NOAA moves kind of slow, but the port also has a couple of things working for it with the fly over of the land mass that's already been updated as well as the new cut out, they will just need to apply the new data file. Mr. Hull noted that process took six months to happen. Captain Krohn agrees with Mr. Hull but explained that the nuances of this spot being 59 feet, this spot being 58 feet versus the survey saying the whole area is 58 feet isn't as relevant as getting the chart updated to use in the simulator. The landmass and all the pilots' visuals updated are the most imperative things. He doesn't think you have to wait until the channel is completed and the charts are officially updated, rather, he thinks it can be done as soon as you get the information that you want this done to that simulator for them to start the work on updating the file. They can do it off of what is predicted as long as we're not expecting any more shallow areas in certain spots, and we can work with that on site as well. With that said, he feels the port could potentially be in a simulator by the end of first quarter, maybe in the second quarter of next year and have an answer before the end of second quarter next year. Mr. Hull stated that if that's the case and everybody in the room is in agreement, staff will not wait for the ENC charts to be updated but request the raw data file from the dredging

company based on their surveys and not the official Corps surveys and direct the Marine Pilot Institute to use that data, no questions, just do it and make it happen. Captain Krohn confirmed that it's good enough for the pilots to be able to do this. Mr. Hull again stated that he is on board if everyone in the room is on board. Ms. Saathoff commented that as soon as all the work inside the jetties or near the end of the jetties is finished and they have good surveys would be the right time. Ideally, Captain Krohn stated the pilots can still work with what the port is planning to do as long as it stays the plan, they can use that data and it's fine. As long as it's not 5 feet off or 10 feet off in certain spots, then it's not going to be a thing and with the quality of the dredging, it's not expected. Lastly, Captain Krohn noted that whenever it's time to actually bring in the vessels, whatever that vessel might be, the chart has to be published as an ENC because none of the captains will want to come into a port where the charts are not updated. Ms. Saathoff commented that she's very optimistic about the outcome of the simulations, adding that the pilots will follow their standard procedures for new types and new sizes of vessels entering the harbor and that there's a transitional learning period with all pilots in the association becoming familiar with the new types of vessels.

Moving on, Mr. Hull stated that Berth 9 has permits, and current diagram shows a 750 foot Ro/Ro vessel with Moffatt and Nickel as the engineer with plans drawn. The permit is valid for 5 years and recently renewed. Berth 6 shows a 750 foot Ro/Ro vessel with a reduced estimate of 3 years to permit. Mr. Hull will have the PSA for approval at Thursday's board meeting at a cost of \$3.8 million for the design and permitting of this wharf. When asked if a 750 foot vessel would be the maximum size Berth 6 would accommodate, Captain Krohn stated there is another idea they can present at the appropriate time that shows how to get a longer vessel (900 foot) in the berth and not incur too much additional cost. Mr. Hull noted the port would still have the Ro/Ro capability on Velasco as well as the inner harbor in the event something massive comes in. Commissioner Santos commented that we really have to take advantage of the situation now that the pilots are here, adding that it's very difficult for them to see the future (long range future) but they've got to capitalize and make it right the first time and go through all the scenarios. Commissioner Santos then showed an idea to cut into an area giving the radius needed to be safer as the ships get bigger, adding that it's just a thought, going 50 years down the road asking if the port can benefit better in that design. Commissioner Croft agreed, stating we have an idea in mind now however there is some dead space that he feels could be utilized and doesn't want to restrict the port to just one line of thought reiterating that this isn't just for today but for long range. Mr. Hull stated that the PSA on the agenda for the board meeting is in reference to the current design being shown and is based on discussions from previous workshops but can be tabled and taken up at a future date. Commissioner Santos asked if the pilots could give a brief synopsis of what they have. Captain Billy Burns with the Brazos Pilots Association shared a drawing of their concept with Captain Burns stating that from the pilot's point of view, the most important thing is future growth and future size of the vessel. He noted that if you go to the Virginia ports or Savannah, Charleston, Miami, Barbers Cut or Bayport in Houston, not a single containerized port working Post Panamax container ships has less than a 1600 foot turning basin (the industry standard). Every carrier coming in with Post Panamax is going to want 1600 foot and right now, the port has 1200 foot which is why there is a size restriction on the vessels, and it gets harder and harder to squeeze a bigger vessel in a smaller spot. If the port wants to operate like all the other ports with this size ship, it needs a 1600 foot turning basin noting that he doesn't know of a single port doing Post Panamax that doesn't have a 1600 foot turning basin. Going forward, Captain Burns stated that if the port wants to work the

Post Panamax vessels with the amount of investment in Dock 7, 8, 9, the container cranes and take full advantage of that to get those vessels in, the turning basin is the port's highest priority on the timeline. Captain Burns stated that right now the turning basin is 1200 feet with industry standard at 1.5 so it's 1.5 times the maximum vessel. 800 feet is the port's maximum length. A turning notch was put in so a 900 footer could get in. To get above that and meet all the safety standards and be the industry standard, 1600 foot is where the port needs to be if it wants to go to the very large vessels. Ms. Saathoff stated for the record, that staff has not seen the information previously adding that there are impacts to tenants and this is not a staff lead effort. Captain Burns stated it is a pilot's thing, and they do not have anything to do with the money or contracts and has no idea what's going on in the land base. He stated that if the port wants the biggest size vessel, it needs a 1600 foot turning basin and if you want to put a ship at Dock 3, it's going to have to be angled a little bit to give the pilots more room to get Dock 2 out. Ms. Saathoff commented that the Commission has discussed the combined beam rule before. Commissioner Santos noted that the information the pilots has presented is enlightening and as Ms. Saathoff noted, is going to affect tenants and then pointed to an area that is prime real estate asking if the port is utilizing it. Captain Burns showed on the pilot's drawing where a barge 4 dock could be to work rice barges whenever a ship isn't there, adding that none of it interferes with the fence line of the rice people, it's just moving the barge dock over to the side and possibly building out to be a Ro/Ro dock whenever the barges aren't there. Commissioner Giesecke commented that the Commission needs to think long term and looking at what's going to be important 50 years from now to give maximum flexibility. Commissioner Santos stated that he feels they are on the right track looking down the road but it's a decision they will have to make. Captain Burns stated the pilots will always put the biggest ship in that they can safely, no problem, whichever direction the port goes. Moving on, Mr. Hull stated the permit application for 408 removable floodwall has been submitted. He explained that there is an existing floodwall that is along the key of Docks 1, 2, 3 and 5 with an opening that is used regularly for a ramp. The proposal is to create two other openings and in lieu of the fixed flood wall, put in a precast movable flood wall that will sit in place that can be relocated with forklifts and other lifting equipment. MR. Hull noted the permit has been submitted to the Velasco Drainage District again and is on their agenda discussion, adding that with or without the permit, the fender project will proceed as previously discussed as they are not contingent on one another. Mr. Hull then shared drawing of the build-out plan for Parcel 1 showing where the buffer zone and tribute will run as well as where the city lift station is located. He also pointed out Cross Dock 2, a potential parking/office area, cargo storage/empty chassis/CBP fumigation area and additional Gate 12 security pre-check infrastructure as well as asphalt car storage. Ms. Saathoff noted the exact location of the tribute has not been determined but will be easily accessible by the community. Mr. Hull also noted that super trees by Houston Wilderness is a non-profit organization with super trees as one of their programs. The port is currently on their schedule for the fall of 2026. Commissioner Santos asked if the port moves forward with the cut out for the new berth, could the dirt (excavation material) be used to raise any of the areas on Parcel 1 or used in other areas of development, if needed. Mr. Hull confirmed it could be used. Mr. Hull then shared a slide showing future rail on Parcel 19 and followed up with a slide showing the original area where the public parking for the grant was going and where the new approved location will be. Staff has an item on the upcoming agenda to approve the resolution with work beginning soon after. Ms. Saathoff stated the new location is better since the personal operated vehicles (POV) can access the area from 2nd Street, the area can be fenced, there can be a turnstile into the port, it's closer for shuttling over to work areas and segregates the POV traffic from the truck traffic going in and out of Gate 12.

At this time, the Commission confirmed January 12 as the date for the workshop continuation and agreed to start at 9:00 a.m.

9. RECONVENE EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
 - A. Under authority of Section 551.071 (Consultation with Attorney):
 1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
 2. Consultation with attorney under Government Code Section 551.071 (2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
 - B. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 1. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - C. Under authority of Section 551.072 (Deliberation of Real Property) for discussion regarding:
 1. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to Parcel 1 and real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
 - D. Under authority of Section 551.076 (Deliberation of Security Matters) for discussion regarding:
 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
10. RECONVENE OPEN SESSION to review and consider the following:
11. Set Date & Time for Continuation of Workshop.

After reevaluating calendars, the Port Commission agreed the workshop continuation will be held on January 22, 2026, the same day as the regular board meeting beginning at 9:00 a.m.

12. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:05 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhanian, Commissioner



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Interim Financial Report

(unaudited)

For the Period ending:

September 30, 2025

PORT COMMISSION
ROB GIESECKE, CHAIRMAN, RUDY SANTOS, VICE CHAIRMAN, KIM KINCANNON, SECRETARY, DAN CROFT, ASST. SECRETARY,
BARBARA FRATILA, COMMISSIONER, RAVI K. SINGHANIA, COMMISSIONER, PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

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Management Narrative

For fiscal year 2025, the Port remained on a sound financial foundation with operating revenues 17% above planned levels. Further, operating expenses were below planned levels by a factor of 2%. These factors combined have contributed to producing an operating profit of \$32,674,042, and an operating margin of 53%, which is above planned performance levels by 40% or \$9,386,105 and is \$6,628,192 or 25% above the prior year's results.

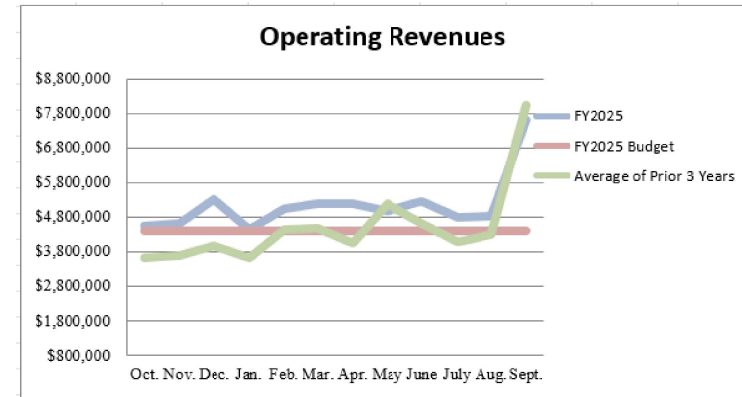
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 3.771 to 1, which reflects a strong position of liquidity, and a debt ratio of 113.7%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance	% Var
	Actuals	Budget	Favorable (Unfavorable)	
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 61,673,865	\$ 52,891,141	\$ 8,782,724	17%
Operating expense	<u>28,999,823</u>	<u>29,603,204</u>	603,381	2%
Operating income (loss)	<u>32,674,042</u>	<u>23,287,937</u>	9,386,105	40%
Operating margin	53.0%	44.0%		
Net non operating revenues (expense)	(6,423,558)	(7,334,724)	911,166	-12%
Capital contributions	14,729,626	28,942,035	(14,212,409)	-49%
Net extraordinary revenue (expense)	<u>(4,385,365)</u>	<u>-</u>	(4,385,365)	0%
Change in net assets	<u>\$ 36,594,746</u>	<u>\$ 44,895,248</u>	\$ (8,300,503)	
Balance Sheet				
Cash and cash equivalents	\$ 79,296,148	Current ratio (unrestricted) (Exclusive of GASB 87) 3.771 to 1		
Lease receivable	180,260,753			
Current unrestricted assets (less lease receivable)	39,118,680	Debt to Net Assets Ratio 113.7%		
Total assets	803,185,631			
Current unrestricted liabilities	10,373,546			
Total liabilities	345,860,548			
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 293,100,196			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the fiscal year ended September 30, 2025.

OPERATING REVENUES

Total operating revenues for the fiscal year ending September 30, 2025, are \$61,673,865. This is \$7,534,099 or 17% above planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$20,680,192 which is over budget by \$2,083,072 or 11%. The following is a brief analysis of wharfage results by cargo category:

	12 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 596,400	\$ 482,034	\$ (114,366)	-19%
Bulk Aggregate	-	161,950	\$ 161,950	
Containerized Cargo	2,998,750	3,023,909	\$ 25,159	1%
General Cargo	12,803,900	14,637,594	\$ 1,833,694	14%
Project Cargo	70,000	24,891	\$ (45,109)	0%
Ro-Ro Cargo	2,128,070	2,349,814	\$ 221,744	10%
Total	\$ 18,597,121	\$ 20,680,192	\$ 2,083,073	11%

Dockage revenue stands at \$11,398,344 which is \$2,891,157 or 34% above budgeted levels. Year-to-date ship calls are 616 compared to a budget of 586.

Equipment use fees stand at \$2,515,525 which is under budget \$351,653 or 12% due to a decrease in pallet use.

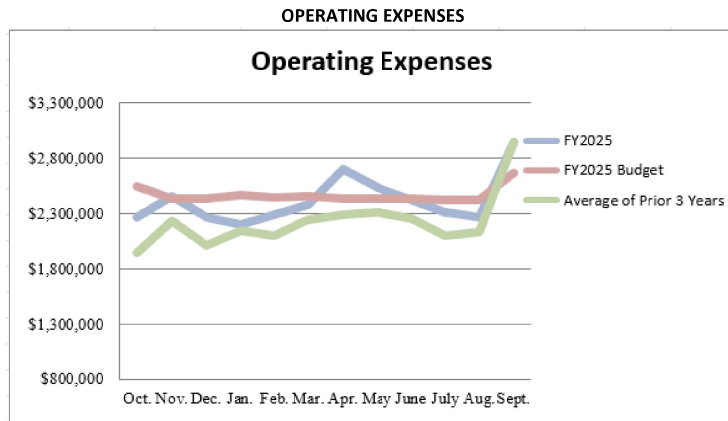
Security fees, corresponding with wharfage and dockage, stand at \$4,441,227 which is \$1,312,081 or 42% above budget.

Facility use fees are \$2,743,951. This is under budget by \$558,740 or 17% due to customers securing ground leases.

Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$2,078,450 which is \$333,538 or 19% above budgeted levels.

Ground leases stand at \$13,939,790, which is \$149,279 or 1% above budget.

Other leases are at \$880,470 or 5% below the budget of \$927,396.



Total operating expenses are \$28,999,823, which is under budget \$603,381 or 2% for the fiscal year ended September 30, 2025. The following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are \$6,271,558. This is \$619,776 or 9% less than the budget. This is due to the timing of onboarding budgeted new hires.

Professional services are \$4,049,587 which is over budget 18% or \$617,657 due to approved expenses related to the market study.

Training, travel & promotional expenses are \$808,648 which is above budget \$14,103 or 2%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$462,205, which is above budgeted levels by \$94,990 or 26% due to approved commercial events as well as approved expenses related to website development.
- Sales/promotional travel costs are \$70,101 which is under budgeted levels by \$5,086 or 7%.
- Governmental relations costs are \$24,730 which is below budget by \$18,865 or 43% due to timing of government related travel.
- Community events are \$113,592 which is below budgeted levels \$10,192 or 8%.
- Technical training is \$63,690 which is \$58,874 or 48% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$220,388 which is \$28,338 or 15% above budget.

Utilities are \$886,181, which is \$281,8149 or 24% below budget due to the negotiation of a new electricity provider.

Business insurance is \$2,730,725 which is \$321,668 or 11% below budgeted levels.

Other services and charges at \$568,965 are \$109,639 or 16% below budget.

Maintenance and repair expenses at \$1,281,322 are \$250,882 or 24% above budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the gantry cranes, \$25,862.
- Planned maintenance of transit shed sprinkler system \$9,463.
- Planned maintenance of Parcel 14 rail, \$6,015
- 2024 Trolley rail, completed in 2025 \$40,119
- Planned maintenance of crane cables \$77,640
- Emergency repairs to air conditioning at Administration building \$20,417
- Emergency electrical repairs at transit shed 1 and the badge building of \$9,238

Depreciation expense at \$12,182,448 is \$181,440 or 1% below budget.

Operating income is \$32,674,042 compared to the 2025 fiscal year budget of \$29,287,937. Forty percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are budgeted at zero for FY2025 due to the resolution taking the debt service tax rate to zero. The expenses budgeted here are appraisal district, assessor, and collector fees. For the period through August 31, 2025, ad valorem tax expenses are \$33,185 compared to the budget of \$51,792 or 41% below budget.

Investment income is \$5,605,531, which is above budget by 25% due to changes in fair market values, increased funds invested, and interest rates.

Debt interest and fees are \$12,025,193 which is \$2,846,969 or 31% above budgeted levels. There is an error in the FY 2025 budget that omits one debt payment in the fiscal year.

Capital Contributions to Others budget includes a \$2,600,000 contribution to berth floodwall modification in fiscal year 2025. A total of \$4,000 has been contributed through fiscal year 2025.

Grant Revenue budgeted for the Fiscal Year 2025 is \$28,942,035. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$14,729,626 has been received from partners such as FEMA and TxDot.

Extraordinary Item is emergency recovery efforts from the July 2024 Hurricane Beryl damages. Repair efforts are still ongoing. Total expense in fiscal year 2025 are \$4,385,365 including repairs to the cranes and port buildings. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	9/30/2025	9/30/2024
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 29,134,908	\$ 14,209,945
INVESTMENTS		10,137,957
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	6,665,489	6,922,828
PROPERTY TAXES	20,905	40,674
LEASE RECEIVABLE	180,260,753	186,105,987
OTHER	(235,929)	4,936
OTHER GOVERNMENTS	880,287	1,537,192
ACCRUED INTEREST	0	0
PREPAIDS	959,055	1,528,764
INVENTORY	1,693,965	1,408,227
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 219,379,433	\$ 221,896,510
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	50,161,240	56,121,710
INVESTMENTS	44,447,016	52,557,223
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	32,542	75,697
OTHER	(1,783)	2,372
ACCRUED INTEREST	59,101	108,480
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	4,279
TOTAL RESTRICTED ASSETS	94,701,232	108,869,761
TOTAL CURRENT ASSETS	314,080,666	330,766,271
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	619,832,717	568,635,163
LESS ACCUMULATED DEPRECIATION	(130,727,752)	(118,860,120)
PROPERTY, PLANT, AND EQUIPMENT NET	489,104,965	449,775,043
TOTAL ASSETS	\$ 803,185,631	\$ 780,541,314
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 5,465,838	\$ 3,009,602
EQUIPMENT LEASE PAYABLE	-	
ACCRUED COMPENSATED ABSENCES	144,548	146,828
UNEARNED LEASE INCOME	4,763,160	4,698,865
TOTAL CURRENT LIABILITIES	\$ 10,373,546	\$ 7,855,295
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	3,491,349	3,560,503
BONDS PAYABLE	7,590,000	6,725,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	11,081,349	10,285,503
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	311,365,000
BOND PREMIUMS	20,630,652	21,495,653
TOTAL NON-CURRENT LIABILITIES	324,405,652	332,860,653
TOTAL LIABILITIES	\$ 345,860,548	\$ 351,001,451
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	164,224,887	173,036,011
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 164,224,887	\$ 173,036,011
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 295,802,273	\$ 260,793,927
RESTRICTED-DEBT SERVICE	16,746,235	19,805,666
RESTRICTED-CAPITAL PROJECTS (Corps)	12,242	12,301
RESTRICTED CONTRIBUTED TO OTHERS	47,707,974	45,602,572
RESERVE FOR CAPITAL IMPROVEMENTS	13,272,355	18,585,034
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,218,419)	(128,526,609)
UNRESTRICTED	46,777,536	40,230,960
TOTAL NET ASSETS	\$ 293,100,196	\$ 256,503,851

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
September 30, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2024/2025 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 20,680,192	\$ 16,586,339	25%	\$ 18,597,120	\$ 2,083,072	11%	\$ 18,597,120
Dockage & deep water berth	11,398,344	9,286,192	23%	8,507,187	2,891,157	34%	8,507,187
Equipment & pallet use fees	2,515,525	1,798,746	40%	2,867,178	(351,653)	-12%	2,867,178
Facility use fees	2,743,951	1,976,158	39%	3,302,691	(558,740)	-17%	3,302,691
Security Fees	4,441,227	3,473,827	28%	3,129,146	1,312,081	42%	3,129,146
Other Customer Service Fees	2,078,450	1,682,338	24%	1,744,912	333,538	19%	1,744,912
Ground leases	13,939,790	13,045,338	7%	13,790,511	149,279	1%	13,790,511
Other leases	880,471	916,993	-4%	927,396	(46,925)	-5%	927,396
GASB 87 Lease recognition	2,965,889	3,969,530	-25%	-	2,965,889	0%	-
Other revenue	30,026	4,406	581%	25,000	5,026	20%	25,000
Business interruption Claim	-	1,400,000	-100%	-	-	0%	-
Total Operating Revenues	61,673,865	54,139,766	14%	52,891,141	8,782,724	17%	52,891,141
OPERATING EXPENSES:							
Port salaries/wages	4,754,026	4,432,890	7%	5,046,049	(292,023)	-6%	5,046,049
Port employee benefits	1,517,532	1,380,060	10%	1,845,285	(327,753)	-18%	1,845,285
Professional services	4,049,587	3,151,985	28%	3,431,930	617,657	18%	3,431,930
Training, travel, and promotional	808,648	617,199	31%	794,545	14,103	2%	794,545
Supplies	220,388	192,540	14%	192,050	28,338	15%	192,050
Utilities	886,181	1,055,624	-16%	1,168,000	(281,819)	-24%	1,168,000
Business Insurance	2,730,725	2,956,824	-8%	3,052,413	(321,688)	-11%	3,052,413
Other services & charges	568,965	485,204	17%	678,605	(109,639)	-16%	678,605
Maintenance & repair	1,281,322	1,357,231	-6%	1,030,440	250,882	24%	1,030,440
Depreciation	12,182,448	12,464,360	-2%	12,363,888	(181,440)	-1%	12,363,888
Total Operating Expenses	28,999,823	28,093,916	3%	29,603,204	(603,381)	-2%	29,603,204
OPERATING INCOME (LOSS)	32,674,042	26,045,850	25%	23,287,937	9,386,105	40%	23,287,937
	53%	48%		44%			44%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorum tax collections	(33,185)	3,591,264	-101%	(56,500)	23,315	-41%	(56,500)
Investment income	5,605,531	6,290,932	-11%	4,500,000	1,105,531	25%	4,500,000
Gain (loss) on sale of assets	33,289	2,500	1232%	-	(33,289)	0%	-
Debt interest and fees	(12,025,193)	(12,506,751)	-4%	(9,178,224)	2,846,969	31%	(9,178,224)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project	-	(69,517)	-100%	-	-	-	-
Berth 2 Floodwall Modifications	(4,000)	-	0%	(2,600,000)	-	-	(2,600,000)
Contributed Capital-Other	-	-	0%	-	0	0%	-
OTHER:							
Dredge material placement fees	-	270,916	-100%	-	-	0%	-
Total Non-Operating Revenue (Expenses)	(6,423,558)	(2,420,656)	163%	(7,334,724)	911,166	-12%	(7,334,724)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	26,250,484	23,625,194	11%	15,953,213	10,297,271	65%	15,953,213
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	14,729,626	1,019,435	1345%	28,942,035	(14,212,409)	-49%	28,942,035
Total Capital Contributions-Grants	14,729,626	1,019,435	1345%	28,942,035	(14,212,409)	-49%	28,942,035
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(4,385,365)	(256,871)	1607%	-	(4,385,365)	0%	-
Net Extraordinary Income (Expense)	(4,385,365)	(256,871)	1607%	-	(4,385,365)	0%	-
CHANGE IN NET POSITION	\$ 36,594,745	\$ 24,387,758	50%	\$ 44,895,248	\$ (8,300,503)	-18%	\$ 44,895,248

STATEMENT OF CASH FLOWS
September 30, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 32,674,042	\$ 26,045,850
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	12,182,448	12,464,360
Dredge Material Placement Fees	-	270,916
Change in Assets and Liabilities:		
Trade receivables	257,339	(1,583,524)
Other receivables	240,865	54,538
Lease Receivable	5,845,234	(12,805,819)
Deferred inflow of resources	(8,811,124)	8,836,289
Inventories	(285,738)	(130,735)
Prepaid and Other	573,864	(132,600)
Accounts payable	2,456,236	529,989
Deferred lease income	64,295	272,968
Accrued compensated absences	(2,280)	8,513
Total Cash Provided from (Used for) Operating Activities	45,195,181	33,830,745
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	29,739	3,642,108
Property tax collection expense	(5,917)	(43,374)
Emergency Recovery Efforts - Disaster Related	(4,385,365)	(256,871)
Total Cash Provided from (Used for) Non-capital Financing Activities	(4,361,543)	3,341,863
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(6,725,000)	(7,093,990)
Interest and fees paid under debt obligations	(12,958,185)	(11,841,423)
Proceeds from sale of long-term debt obligations	-	25,655,000
Land, capital improvement, and equipment purchases	(51,512,372)	(13,693,387)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	(69,517)
Grants received	14,036,606	128,401
Proceeds from sale/disposal of capital assets	33,289	2,500
Total Cash Provided from (Used for) Capital Financing Activities	(57,125,662)	(6,912,416)
Cash Flows from Investing Activities:		
Investment earnings	5,655,910	4,694,237
Change in FMV of marketable investment securities	1,352,442	1,510,688
Total Cash Provided from (Used for) Investing Activities	7,008,352	6,204,925
Net Increase(Decrease) in Cash and Cash Equivalents	(9,283,672)	36,465,117
Cash and Cash Equivalents at Beginning of Period	133,026,835	96,561,718
Cash and Cash Equivalents at End of Period	\$ 123,743,164	\$ 133,026,835

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	6,029,472.49	90%
31 - 60 days		522,184	8%
61 - 90 days		149,862	2%
Over 90 days	\$	3,920	0%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	6,665,490	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	1,692,998
Corps of Engineers*		620,518
Employee Payroll Related		415,608
Accounts Payable		2,736,714
Total A/P	\$	5,465,838

45' Project - \$620,518

Note 3 - Debt Service Information

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,875,000	\$ 29,210,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,420,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	22,740,000	7,860,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	7,260,000	31,430,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	3,440,000	28,745,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	4,205,000	40,095,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	2,905,000	25,930,000
Senior Lien Revenue Bonds, Series 2021	29,885,000	-	29,885,000
Senior Lien Revenue Bonds, Series 2024	25,655,000	-	25,655,000
2014 Equipment Lease Payable	14,100,000	14,100,000	-
Total Bonds	\$ 374,615,000	\$ 56,525,000	\$ 311,365,000
Less Current Portion of Long-Term Debt Payable		\$	7,590,000
Long-term Debt Payable		\$	303,775,000

Note 4 - Net Asset Information

A Special Reserve for Capital Improvements was created on Oct 22, 2015. A commitment was made to fund this reserve with an amount equal to the total maintenance and operations portion of the Port's tax rate.

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381
Fiscal Year 2023 Amount Funded	\$	3,351,718
Fiscal Year 2025 Withdrawn	\$	(6,136,324)

PORT FREEPORT OPERATING EXPENSES BY DEPARTMENT September 30, 2025

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2024/2025 BUDGET
COMMISSIONERS							
OPERATING EXPENSES:							
Port salaries/wages	\$ 57,600	\$ 57,600	0%	\$ 57,600	-	0%	\$ 57,600
Port employee benefits	5,778	5,645	2%	5,011	767	15%	5,011
Professional services	27,133	235	11446%	50,000	(22,867)	-46%	50,000
Training, travel & promotional	78,988	64,194	23%	85,814	(6,826)	-8%	85,814
Supplies	91	456	-80%	600	(509)	-85%	600
Utilities	8,960	8,717	3%	6,300	2,660	42%	6,300
Total Operating Expenses	\$ 178,551	\$ 136,846	30%	205,325	(26,774)	-13%	\$ 205,325

ADMINISTRATION & FOREIGN TRADE ZONE

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,642,080	\$ 1,410,526	16%	\$ 1,785,801	(143,721)	-8%	\$ 1,785,801
Port employee benefits	473,030	409,653	15%	541,141	(68,111)	-13%	541,141
Professional services	639,636	699,995	-9%	694,100	(54,464)	-8%	694,100
Training, travel & promotional	185,683	128,381	45%	216,724	(31,041)	-14%	216,724
Supplies	36,977	36,150	2%	25,500	11,477	45%	25,500
Utilities	71,960	77,617	-7%	81,034	(9,074)	-11%	81,034
Business Insurance	2,730,725	2,956,824	-8%	3,052,413	(321,688)	-11%	3,052,413
Other services & charges	365,831	348,078	5%	416,514	(50,683)	-12%	416,514
Maintenance & repair	156,603	458,745	-66%	173,150	(16,547)	-10%	173,150
Depreciation	12,182,448	12,464,360	-2%	12,363,888	(181,440)	-1%	12,363,888
Total Operating Expenses	\$ 18,484,973	\$ 18,990,328	-3%	\$ 19,350,265	(865,292)	-4%	\$ 19,350,265

ENGINEERING

OPERATING EXPENSES:							
Port salaries/wages	\$ 456,541	\$ 449,534	2%	\$ 503,195	(46,654)	-9%	\$ 503,195
Port employee benefits	187,766	158,726	18%	208,195	(20,429)	-10%	208,195
Professional services	463,983	111,588	316%	288,000	175,983	61%	288,000
Training, travel & promotional	13,927	8,844	57%	40,564	(26,637)	-66%	40,564
Supplies	4,162	3,022	38%	5,900	(1,738)	-29%	5,900
Utilities	5,325	4,971	7%	4,704	621	13%	4,704
Other services & charges	6,696	5,663	18%	15,100	(8,404)	-56%	15,100
Maintenance & repair	962	235	310%	500	462	92%	500
Total Operating Expenses	\$ 1,139,363	\$ 742,582	53%	\$ 1,066,158	73,205	7%	\$ 1,066,158

OPERATIONS

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,953,541	\$ 1,893,414	3%	\$ 2,157,058	(203,517)	-9%	\$ 2,157,058
Port employee benefits	627,782	603,789	4%	832,123	(204,341)	-25%	832,123
Professional services	13,172	55,084	-76%	5,400	7,772	144%	5,400
Training, travel & promotional	20,064	23,995	-16%	27,108	(7,044)	-26%	27,108
Supplies	105,931	90,441	17%	95,650	10,281	11%	95,650
Utilities	754,329	914,378	-18%	1,014,068	(259,740)	-26%	1,014,068
Other services & charges	135,504	72,882	86%	135,240	264	0%	135,240
Maintenance & repair	1,002,405	816,392	23%	786,790	215,615	27%	786,790
Total Operating Expenses	\$ 4,612,726	\$ 4,470,378	3%	\$ 5,053,437	(440,711)	-9%	\$ 5,053,437

**PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
September 30, 2025**

BUSINESS DEVELOPMENT

OPERATING EXPENSES:

		PRIOR YEAR		12 MONTHS		BUDGET		TOTAL	
YEAR	PRIOR YEAR	%	OVER	MONTHS	OVER	%	OVER	2024/2025	
TO-DATE	TO-DATE	(UNDER)	(UNDER)	BUDGET	(UNDER)	(UNDER)	(UNDER)	BUDGET	
\$ 403,812	\$ 391,871	3%	\$ 390,567	13,245	3%	\$ 390,567			
128,415	117,784	9%	174,973	(46,558)	-27%	174,973			
490,328	106,109	362%	-	490,328	0%	-			
502,243	382,808	31%	411,511	90,732	22%	411,511			
3,692	3,019	22%	5,200	(1,509)	-29%	5,200			
4,439	4,035	10%	5,760	(1,322)	-23%	5,760			
15,568	18,681	-17%	68,032	(52,465)	-77%	68,032			
-	-	0%	-	-	0%	-			
\$ 1,548,495	\$ 1,024,306	51%	\$ 1,056,043	492,452	47%	\$ 1,056,043			

PROTECTIVE SERVICES

OPERATING EXPENSES:

Port salaries/wages	\$ 240,453	\$ 229,945	5%	\$ 151,828	88,625	58%	\$ 151,828
Port employee benefits	94,761	84,463	12%	83,841	10,920	13%	83,841
Professional services	2,415,335	2,178,975	11%	2,394,430	20,905	1%	2,394,430
Training, travel & promotional	7,743	8,976	-14%	12,824	(5,081)	-40%	12,824
Supplies	69,536	59,451	17%	59,200	10,336	17%	59,200
Utilities	41,167	45,907	-10%	56,134	(14,967)	-27%	56,134
Other services & charges	45,367	39,901	14%	43,719	1,648	4%	43,719
Maintenance & repair	121,352	81,859	48%	70,000	51,352	73%	70,000
Total Operating Expenses	\$ 3,035,715	\$ 2,729,477	11%	\$ 2,871,976	163,739	6%	\$ 2,871,976

CONSOLIDATED - TOTAL

OPERATING EXPENSES:

Port salaries/wages	\$ 4,754,027	4,432,890	7%	\$ 5,046,049	(292,022)	-6%	\$ 5,046,049
Port employee benefits	1,517,532	1,380,060	10%	1,845,284	(327,752)	-18%	1,845,284
Professional services	4,049,587	3,151,986	28%	3,431,930	617,657	18%	3,431,930
Training, travel & promotional	808,648	617,198	31%	794,545	14,103	2%	794,545
Supplies	220,388	192,539	14%	192,050	28,338	15%	192,050
Utilities	886,179	1,055,624	-16%	1,168,000	(281,821)	-24%	1,168,000
Business Insurance	2,730,725	2,956,824	-8%	3,052,413	(321,688)	-11%	3,052,413
Other services & charges	568,965	485,205	17%	678,605	(109,640)	-16%	678,605
Maintenance & repair	1,281,322	1,357,230	-6%	1,030,440	250,882	24%	1,030,440
Depreciation	12,182,448	12,464,360	-2%	12,363,888	(181,440)	-1%	12,363,888
Total Operating Expenses	\$ 28,999,823	\$ 28,093,916	3%	\$ 29,603,204	(603,381)	-2%	\$ 29,603,204

PORT FREEPORT - VELASCO TERMINAL ONLY

**STATEMENT OF REVENUES AND EXPENSES
September 30, 2025**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 2,861,127	\$ 1,868,194	53%	\$ 1,859,712	\$ 1,001,415	54%	\$ 1,859,712
Dockage & deep water berth	911,447	656,590	39%	850,739	60,708	7%	850,739
Freight handling	-	-	0%	-	-	0%	-
Equipment & pallet use fees	2,260,640	1,445,616	56%	2,437,089	(176,449)	-7%	2,437,089
Facility use fees	345,934	169,229	104%	-	345,934	0%	-
Security Fees	426,251	245,490	74%	312,925	113,326	36%	312,925
Other Customer Service Fees	717,514	404,095	78%	820,104	(102,590)	-13%	820,104
Ground leases	409,445	432,343	-5%	137,907	271,538	197%	137,907
Total Operating Revenues	7,932,358	5,221,557	4	6,418,476	1,513,882	3	6,418,476
OPERATING EXPENSES:							
Port salaries/wages	517,337	423,227	22%	288,318	229,019	79%	288,318
Port employee benefits	122,585	116,895	5%	145,288	(22,703)	-16%	145,288
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	1,200	(1,200)	-100%	1,200
Supplies	1,005	131	667%	-	-	0%	-
Utilities	170,500	168,038	1%	164,856	5,644	3%	164,856
Business Insurance	476,195	480,097	-1%	683,258	(207,063)	-30%	683,258
Other services & charges	-	-	0%	-	-	0%	-
Maintenance & repair	485,913	358,822	35%	327,000	158,913	49%	327,000
Depreciation	5,896,922	6,288,254	-6%	5,897,802	(880)	0%	5,897,802
Total Operating Expenses	7,670,457	7,835,464	7	7,507,722	161,730	(0)	7,507,722
OPERATING INCOME (LOSS)	261,901	(2,613,907)	110%	(1,089,246)	1,351,147	124%	(1,089,246)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(2,547,016)	(2,876,461)	-11%	(3,367,847)	820,831	24%	(3,367,847)
Total Non-Operating Revenue (Expenses)	(2,547,016)	(2,876,461)	-11%	(3,367,847)	820,831	-24%	(3,367,847)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(2,285,115)	(5,490,369)	-58%	(4,457,093)	2,171,978	-49%	(4,457,093)
CHANGE IN NET POSITION	\$ (2,285,115)	\$ (5,490,369)	-58%	\$ (4,457,093)	\$ 2,171,978	-49%	\$ (4,457,093)

PORT FREEPORT
Port Improvement Projects Summary
September 30, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
North South Access Road Repairs 2025	140,000.00	0.00	140,000.00	140,000.00	140,000.00	0.00	140,000.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	140,000.00	0.00	140,000.00		140,000.00	0.00	140,000.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
24/25 Port Network Upgrades	150,000.00	0.00	150,000.00	150,000.00	18,638.71	0.00	18,638.71	131,361.29
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	150,000.00	0.00	150,000.00		18,638.71	0.00	18,638.71	131,361.29
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
DSWI Acct Software Upgrade	237,000.00	0.00	237,000.00	237,000.00	111,780.00	0.00	111,780.00	125,220.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		111,780.00	0.00	111,780.00	125,220.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
SOLAR LIGHTS AT BEND & DOW THUMB	71,183.00	0.00	71,183.00	71,183.00	71,183.00	0.00	71,183.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	71,183.00	0.00	71,183.00		71,183.00	0.00	71,183.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	760,847.52	0.00	760,847.52	720,847.52	544,603.66	237,408.00	782,011.66	(21,164.14)
EDSA	356,684.00	0.00	356,684.00		119,258.41	237,408.00	356,666.41	17.59
Construction	363,469.00	0.00	363,469.00		395,090.75	0.00	395,090.75	(31,621.75)
Other not in contract	40,694.52	0.00	40,694.52		30,254.50	0.00	30,254.50	10,440.02
VT- Access Project	13,159,432.83	70,000.00	13,229,432.83	13,229,432.83	12,311,689.63	15,400.00	12,327,089.63	902,343.20
EDSA	1,218,718.00	70,000.00	1,288,718.00		1,169,581.61	15,400.00	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00		11,130,690.19	0.00	11,130,690.19	798,606.81
Other not in contract	11,417.83	0.00	11,417.83		11,417.83	0.00	11,417.83	0.00
VT- Refrigerated Cross Dock	74,908.38	0.00	74,908.38	500,000.00	74,908.38	0.00	74,908.38	0.00
EDSA	74,900.00	0.00	74,900.00		74,900.00	0.00	74,900.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		8.38	0.00	8.38	0.00
VT Backlands Area V Phase II	19,375,578.35	0.00	19,375,578.35	20,500,000.00	17,685,432.65	0.00	17,685,432.65	1,690,145.70
EDSA	849,800.00	0.00	849,800.00		581,834.00	0.00	581,834.00	267,966.00
Construction	18,508,603.35	0.00	18,508,603.35		17,086,423.65	0.00	17,086,423.65	1,422,179.70
Other not in contract	17,175.00	0.00	17,175.00		17,175.00	0.00	17,175.00	0.00
VT East 5th Reconstruction	2,263,318.31	0.00	2,263,318.31	500,000.00	673,095.95	0.00	673,095.95	1,590,222.36
EDSA	84,272.00	0.00	84,272.00		84,828.00	0.00	84,828.00	(556.00)
Construction	2,179,046.31	0.00	2,179,046.31		588,267.95	0.00	588,267.95	1,590,778.36
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT Perimeter Fencing	0.00	0.00	0.00	95,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- Utility Relocation of Land Acquisition & land	582,805.28	3,525.00	586,330.28	1,800,000.00	667,081.55	0.00	667,081.55	(80,751.27)
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13		150,113.10	0.00	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15		516,968.45	0.00	516,968.45	(3,094.30)
Non-TWIC Lot Precheck Gate Electrical	1,892.00	0.00	1,892.00	10,000.00	1,892.00	0.00	1,892.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	1,892.00	0.00	1,892.00		1,892.00	0.00	1,892.00	0.00
EOC Additional Parking	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
EOC HVAC Upgrade/Replacement	534,795.00	0.00	534,795.00	500,000.00	24,355.00	0.00	24,355.00	510,440.00
EDSA	20,070.00	0.00	20,070.00		10,035.00	0.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00	0.00	14,320.00	0.00	14,320.00	500,405.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Gate 4 Access Road Widening	1,215,132.58	0.00	1,215,132.58	1,215,132.58	27,658.38	0.00	27,658.38	1,187,474.20
EDSA	66,137.00	0.00	66,137.00		27,650.00	0.00	27,650.00	38,487.00
Construction	1,148,987.20	0.00	1,148,987.20		0.00	0.00	0.00	1,148,987.20
Other not in contract	8.38	0.00	8.38		8.38	0.00	8.38	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Port Expansion Area Water & Sewer Modificatio	0.00	0.00	0.00	500,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Joint Repairs	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Railroad Track Renovations	0.00	0.00	75,000.00	75,000.00	11,320.00	0.00	11,320.00	63,680.00

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PORT FREEPORT
Port Improvement Projects Summary
September 30, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	75,000.00	75,000.00	11,320.00	0.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Transformer Yard Replacement	4,078.00	0.00	4,078.00	200,000.00	0.00	4,078.00	4,078.00	0.00
EDSA	4,078.00	0.00	4,078.00		0.00	0.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	31,000.00	0.00	0.00	0.00	23,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Docks Cathodic Protection System	4,659,751.85	0.00	4,659,751.85	6,000,000.00	4,622,695.85	0.00	4,622,695.85	37,056.00
EDSA	632,544.00	0.00	632,544.00		556,232.00	0.00	556,232.00	76,312.00
Construction	4,026,577.10	0.00	4,026,577.10		4,065,833.10	0.00	4,065,833.10	(39,256.00)
Other not in contract	630.75	0.00	630.75		630.75	0.00	630.75	0.00
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	168,760.00	0.00	168,760.00	34,263.80
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		168,760.00	0.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Emergency Call Station & Camera Upgrade (Gran	147,542.00	0.00	147,542.00	147,542.00	147,542.00	0.00	147,542.00	0.00
EDSA	147,542.00	0.00	147,542.00		147,542.00	0.00	147,542.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	200,758.62	0.00	200,758.62	49,241.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		200,750.00	0.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		8.62	0.00	8.62	(8.62)
Total				\$ 52,682,137.93	\$ 42,254,615.04	\$ 1,767,579.76	\$ 44,022,194.80	\$ 6,242,882.52

Unaudited
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Unrestricted Resources The \$17.41 million portfolio (market value) of unrestricted resources is structured to have funds available to meet anticipated capital expenditures and monthly Port operating requirements, if needed. In the current portfolio fifty-seven percent of the investments have maturities of less than one month, and forty-three percent have maturities maturing less than six months. The portfolio composition is primarily money market funds. Investments have been made with the intent to be liquid.

PORT FREEPORT
QUARTERLY INVESTMENT REPORT
9/30/2025

INVESTMENT SUMMARY

WEIGHTED AVERAGE YIELD

BROKER CODE:
HS = HILLTOP SECURITIES
FNB = FIRST NATIONAL BANK
TGB = TEXAS GULF BANK
TP = TENPOOL

Total accrued interest at end of period: \$59,101

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[illegible]

Vendor Expenditure

Period: 09/01/25..09/30/25
Port Freeport

Tuesday, December 9, 2025

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FREEPORT/OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 09/01/25..09/30/25

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
97914	09/03/25	V00008	Port Freeport - Petty Cash	404.95	
135242	132179		Postage and Freight	3.50	
135242	132179		Office Supplies	327.71	
135242	132179		Community Events	30.99	
135242	132179		Postage and Freight	18.67	
135242	132179		M&R Vehicles-P2 2024 Ford Maverick	16.75	
135242	132179		Automobile Expense	7.36	
135242	132179		Community Event-TACFT	8.97	
135242	132179		Sales/Promotion Travel	-9.00	
			Line Amount Total	404.95	
97915	09/03/25	V00009	Williams Diesel, Inc	20.05	
135251	132155		M&R TOE-JLG 80 HX Manlift	20.05	
			Line Amount Total	20.05	
97916	09/03/25	V00010	Specialties Company	24.36	
135249	132154		M&R Groundskeeping Equipment-5510 John Deere	24.36	
			Line Amount Total	24.36	
97917	09/03/25	V00011	Gulftex Vending	649.38	
135239	132149		Office Supplies	49.12	
135239	132149		Office Supplies	24.56	
135239	132149		Office Supplies	6.14	
135239	132149		Office Supplies	24.56	
135239	132149		Office Supplies	18.42	
135239	132149		Office Supplies	24.56	
135240	132146		Office Supplies	166.93	
135280	132142		Office Supplies	335.09	
			Line Amount Total	649.38	
97918	09/03/25	V00013	Mary Campus	150.00	
135284	132214		Consultant Fees - Other	150.00	
			Line Amount Total	150.00	
97919	09/03/25	V00016	Rodney Blackstock	82.09	
135286	132200		Construction in Progress	82.09	
			Line Amount Total	82.09	
97920	09/03/25	V00037	Briggs Equipment	940.49	
135233	132156		M&R TOE-2630 ES JLG Manlift	940.49	
			Line Amount Total	940.49	
97921	09/03/25	V00039	Brazosport Tire	662.00	
135252	132193		M&R Vehicles-P6 2024 Ford Maverick	662.00	
			Line Amount Total	662.00	
97922	09/03/25	V00041	Evco Industrial Hardware	148.42	
135235	132153		Maint and Operations Supplies	148.42	
			Line Amount Total	148.42	
97923	09/03/25	V00050	Northern Tool Commercial Account	570.00	
135254	132195		M&R TOE-Gantry Crane	192.50	
135254	132195		M&R TOE-Gantry Crane	192.50	
135255	132196		M&R TOE-Gantry Crane	92.50	

Vendor Expenditure

Period: 09/01/25..09/30/25
Port Freeport

Tuesday, December 9, 2025

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135255	132196		M&R TOE-Gantry Crane		92.50
			Line Amount Total		570.00
97924	09/03/25	V00053	Stericycle, Inc	249.37	
135046	131991		Office Supplies		46.40
135046	131991		Office Supplies		23.19
135046	131991		Office Supplies		92.77
135046	131991		Office Supplies		5.81
135046	131991		Office Supplies		23.20
135046	131991		Office Supplies		11.58
135046	131991		Office Supplies		5.82
135046	131991		Office Supplies		17.41
135046	131991		Office Supplies		23.19
			Line Amount Total		249.37
97925	09/03/25	V00067	Quill LLC	210.41	
135243	132145		Office Supplies		171.64
135244	132171		Office Supplies		29.74
135256	132180		Office Supplies		9.03
			Line Amount Total		210.41
97926	09/03/25	V00071	Verizon Wireless	648.06	
135258	132190		Telephone		37.99
135258	132190		Telephone		78.21
135258	132190		Telephone		303.92
135258	132190		Telephone		75.98
135287	132202		Telephone		75.98
135287	132202		Telephone		37.99
135287	132202		Telephone		37.99
			Line Amount Total		648.06
97927	09/03/25	V00075	Vicki L. Smith	75.00	
135261	132199		Telephone-Sept		75.00
			Line Amount Total		75.00
97928	09/03/25	V00083	Jason Hull	136.75	
135282	132203		Telephone		136.75
			Line Amount Total		136.75
97929	09/03/25	V00094	Christopher Hogan	50.31	
135281	132194		Technical Training		50.31
			Line Amount Total		50.31
97930	09/03/25	V00101	Payment vendor ledger entry is not found check# 97930.	0.00	
			Line Amount Total		
97931	09/03/25	V00101	Sunstates Security, LLC	134,461.53	
135246	132164		Security Service Fees		750.75
135247	132168		Security Service Fees		178.75
135248	132169		Security Service Fees		286.00
135257	132188		Security Service Fees		50.64
135262	132186		Security Service Fees		1,202.98
135263	132187		Security Service Fees		43,435.86
135274	132162		Security Service Fees		1,055.66
135275	132163		Security Service Fees		42,709.11
135276	132165		Security Service Fees		1,287.00

Vendor Expenditure

Period: 09/01/25..09/30/25

Port Freeport

Tuesday, December 9, 2025

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135277	132166		Security Service Fees	1,138.53	
135278	132167		Security Service Fees	42,366.25	
			Line Amount Total	134,461.53	
97932	09/03/25	V00110	Jason Miura	447.64	
135241	132178		Telephone - Aug	136.75	
135241	132178		Sales/Promotion Travel	310.89	
			Line Amount Total	447.64	
97933	09/03/25	V00112	Tricia Vela	87.46	
135260	132198		Telephone - Aug	75.00	
135260	132198		Automobile Expense	12.46	
			Line Amount Total	87.46	
97934	09/03/25	V00132	American Journal of Transportation	2,450.00	
135289	129541		Industry Advertising		
135289	129541		1/2 page ad Automotive Logistice Mar 17		
135289	129541		1/2 page ad Gulf Coast Ports & Trade May 23	1,700.00	
135289	129541		1/2 page ad Top 100 Container Ports june 16		
135289	129541		12 months Daily Newsletter Banner ad top Spot	750.00	
			Line Amount Total	2,450.00	
97935	09/03/25	V00139	Pfeiffer & Son, LTD	2,299.46	
135213	129190		M&R IT Equipment	940.69	
135213	129190		PO may be used for more than just labor -		
135213	129190		other costs can be include parts and materials		
135216	129210		M&R IT Equipment	1,358.77	
135216	129210		Labor and Bucket Truck to perform multiple camera		
135216	129210		cleanings		
			Line Amount Total	2,299.46	
97936	09/03/25	V00149	Brazoria Chamber of Commerce	240.00	
135232	132144		Dues & Memberships & Licenses	240.00	
			Line Amount Total	240.00	
97937	09/03/25	V00177	Arthur J. Gallagher Risk Management Services, LLC	1,610.00	
135265	132177		Insurance Expense Jul - Aug	402.50	
135265	132177		Insurance Expense Sept - Feb	1,207.50	
			Line Amount Total	1,610.00	
97938	09/03/25	V00187	Brazoria County Septic Service	2,532.00	
135230	132173		Contract Services	844.00	
135229	132151		Contract Services	422.00	
135266	132174		Contract Services	1,266.00	
			Line Amount Total	2,532.00	
97939	09/03/25	V00193	Grainger	349.46	
135237	132152		M&R Docks-Dock Berth 7-VT	210.68	
135238	132157		M&R Docks-Dock Berth 7-VT	138.78	
			Line Amount Total	349.46	
97940	09/03/25	V00201	CDW Government	899.00	
135267	131730		Construction in Progress-Gate 12 Ethernet Surge	899.00	
135267	131730		Suppression. Ditek DTK-RM24NETS Rackmount 24		
135267	131730		Port		
			Ethernet Surge Suppressor		
			Line Amount Total	899.00	

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Vendor Expenditure

Period: 09/01/25..09/30/25

Port Freeport

Tuesday, December 9, 2025

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
97941	09/03/25	V00221	Dynamics Southwest, Inc.	12,892.50	
135098	130752		Construction in Progress	12,892.50	
			Line Amount Total	12,892.50	
97942	09/03/25	V00228	Department of Information Resources	298.63	
135192	132116		Telephone	55.55	
135192	132116		Telephone	27.77	
135192	132116		Telephone	111.12	
135192	132116		Telephone	6.96	
135192	132116		Telephone	27.77	
135192	132116		Telephone	13.89	
135192	132116		Telephone	6.96	
135192	132116		Telephone	20.84	
135192	132116		Telephone	27.77	
			Line Amount Total	298.63	
97943	09/03/25	V00248	Promotions Unlimited	1,623.75	
135272	132138		Commerical Event-JOC Breakbulk-Business		
135272	132138		Developmen		
135272	132138		Promotional Items - Community	324.75	
135272	132138		1000mah multi-function magnetic wireless charger		
135272	132138		PD 20W Power Bank 1 color 1 side 1 location		
135272	132138		S&H included-setup 60.00 Unit Price 25.50		
135272	132138		100 Qty BD \$2,598.00 (including set up fee)		
135272	132138		25 qty PA \$649.50 (including set up fee)		
135290	132138		Commerical Event-JOC Breakbulk-Business	1,299.00	
135290	132138		Developmen		
135290	132138		Promotional Items - Community		
135290	132138		1000mah multi-function magnetic wireless charger		
135290	132138		PD 20W Power Bank 1 color 1 side 1 location		
135290	132138		S&H included-setup 60.00 Unit Price 25.50		
135290	132138		100 Qty BD \$2,598.00 (including set up fee)		
135290	132138		25 qty PA \$649.50 (including set up fee)		
			Line Amount Total	1,623.75	
97944	09/03/25	V00249	JOC Group Inc.	4,725.00	
135271	129113		Industry Advertising	4,725.00	
135271	129113		2025 Print Media Plan - 5 magazine issues all full		
135271	129113		page advertisements		
			Line Amount Total	4,725.00	
97945	09/03/25	V00405	SLS Rigging LLC	24,500.00	
135214	131799		M&R TOE-Gantry Crane-Right Regular Lay Wire Rope	7,779.00	
135214	131799		Pressure Lube 2 Spools of Wire Rope with Dynagard	3,871.00	
135214	131799		Blue		
135214	131799		Freight In and Out	600.00	
135214	131799		M&R TOE-Gantry Crane-Right Regular Lay Wire Rope	7,779.00	
135214	131799		Pressure Lube 2 Spools of Wire Rope with Dynagard	3,871.00	
135214	131799		Blue		
135214	131799		Freight In and Out	600.00	
			Line Amount Total	24,500.00	
97946	09/03/25	V00423	Theriot, Inc.	875.23	
135207	132129		Construction in Progress	875.23	
			Line Amount Total	875.23	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
97947 09/03/25	V00431	West Columbia Chamber of Commerce		100.00	
135250	132175	Community Events		100.00	
		Line Amount Total			100.00
97948 09/03/25	V00433	Indo American Chamber of Commerce		10,000.00	
135270	132176	Commercial Events		10,000.00	
		Line Amount Total			10,000.00
97949 09/03/25	V00668	DARE Capital Partners, LLC		3,372.50	
135234	132158	M&R TOE-Gantry Crane		454.40	
135234	132158	M&R TOE-Gantry Crane		454.40	
135269	132159	M&R TOE-Gantry Crane		573.32	
135269	132159	M&R TOE-Gantry Crane		573.32	
135269	132159	M&R Other-Mowing, Weed Control Etc		1,317.05	
		Line Amount Total			3,372.50
97950 09/03/25	V00674	RIG Surveys Inc.		916.23	
135205	132126	M&R TOE-Gantry Crane		458.12	
135205	132126	M&R TOE-Gantry Crane		458.11	
		Line Amount Total			916.23
97951 09/03/25	V00770	UniFirst Holdings Inc.		41.74	
135264	127796	Annual Contract - Uniforms, Supplies, Mats			
135264	127796	Maint and Operations Supplies			
135264	127796	M&R Bldgs-Operations Bldg			
135264	127796	Other Receivables			
135264	127796	M&R Bldgs-Admin Bldg 1100 Cherry St		41.74	
135264	127796	M&R Bldgs-Security Bldg			
		Line Amount Total			41.74
97952 09/03/25	V00809	Thomson Reuters - West		235.00	
135026	129050	Subscriptions		235.00	
135026	129050	CLEAR Government Investigations Advanced Software			
135026	129050	w/ Arrest Records			
		Line Amount Total			235.00
97953 09/03/25	V00863	Enrico Arbolante		105.00	
135253	132192	Telephone		75.00	
135253	132192	Subscriptions		30.00	
		Line Amount Total			105.00
97954 09/03/25	V00864	Visual Edge IT, Inc.		224.32	
135259	132191	Maint & Repair - Office Equipment		224.32	
		Line Amount Total			224.32
97955 09/03/25	V00880	Christine Lewis		283.63	
135283	132213	Telephone- Aug		75.00	
135283	132213	Maint and Operations Supplies		131.72	
135283	132213	Office Supplies		52.94	
135283	132213	Office Supplies		23.97	
		Line Amount Total			283.63
97956 09/03/25	V00977	Randi Northup		225.60	
135285	132189	Telephone - Jul-Aug 2025		150.00	
135285	132189	Automobile Expense		75.60	
		Line Amount Total			225.60

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
97957 09/03/25	V00998	Bailee Anderson		34.32	
135231	132147	Technical Training		34.32	
		Line Amount Total			34.32
97958 09/03/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade		758.88	
135198	132119	Office Supplies		758.88	
		Line Amount Total			758.88
97959 09/03/25	V01011	Charles Gryseels III		135.20	
135288	132215	Telephone - Aug		75.00	
135288	132215	Automobile Expense		60.20	
		Line Amount Total			135.20
97960 09/03/25	V01017	GFL Plant Services LP		522.90	
135236	132150	Contract Services		522.90	
		Line Amount Total			522.90
97961 09/03/25	V01113	Dollner Bubenzer USA Inc		1,870.06	
135209	130644	Inventory- Spare Parts New Berth 8 Cranes			
135209	130644	MH, Boom, Trolley			
135209	130644	Tariff		1,620.06	
135209	130644	Freight		250.00	
		Line Amount Total			1,870.06
97962 09/09/25	V00004	City of Freeport		850.00	
135342	132243	Community Events		850.00	
		Line Amount Total			850.00
97963 09/09/25	V00017	Donnie Joe Evans		75.00	
135344	132236	Telephone Jul - Aug		50.00	
135344	132236	Telephone Sept		25.00	
		Line Amount Total			75.00
97964 09/09/25	V00039	Brazosport Tire		3,279.74	
135292	132205	M&R TOE-2021 John Deere Gator HPX615E		519.34	
135293	132206	M&R TOE-Street Sweeper		220.00	
135294	132207	M&R TOE-Toyota Forklift		324.51	
135295	132208	M&R TOE-Toyota Forklift		569.07	
135296	132209	M&R TOE-Toyota Forklift		797.32	
135297	132210	M&R Groundskeeping Equipment-Holland 105 Tractor		301.52	
135298	132211	M&R Vehicles-Chevy Tahoe		547.98	
		Line Amount Total			3,279.74
97965 09/09/25	V00040	The Brazosport Facts		150.08	
135356	132241	Community Advertising		150.08	
		Line Amount Total			150.08
97966 09/09/25	V00041	Evco Industrial Hardware		330.86	
135326	132260	M&R TOE-Gantry Crane		165.43	
135326	132260	M&R TOE-Gantry Crane		165.43	
		Line Amount Total			330.86
97967 09/09/25	V00045	Leo Martin Chevrolet		68.37	
135395	132298	M&R Vehicles-2020 Chev PU		68.37	
		Line Amount Total			68.37
97968 09/09/25	V00049	Brazos Fasteners, Inc		42.06	
135321	132252	M&R Groundskeeping Equipment-Holland 105 Tractor		10.00	

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Invoice No.	PO No.	GL Account Name	Line Description		
135322	132253		M&R TOE-Gantry Crane	16.03	
135322	132253		M&R TOE-Gantry Crane	16.03	
			Line Amount Total	42.06	
97969	09/09/25	V00050	Northern Tool Commercial Account	185.00	
135328	132259		M&R TOE-Gantry Crane	92.50	
135328	132259		M&R TOE-Gantry Crane	92.50	
			Line Amount Total	185.00	
97970	09/09/25	V00053	Stericycle, Inc	249.37	
135353	132269		Office Supplies	46.40	
135353	132269		Office Supplies	23.19	
135353	132269		Office Supplies	92.77	
135353	132269		Office Supplies	5.81	
135353	132269		Office Supplies	23.20	
135353	132269		Office Supplies	11.58	
135353	132269		Office Supplies	5.82	
135353	132269		Office Supplies	17.41	
135353	132269		Office Supplies	23.19	
			Line Amount Total	249.37	
97971	09/09/25	V00054	Summit Electric Supply	1,308.86	
135245	132172		M&R TOE-General, Terminal Ops Equip & Tools	244.19	
135306	132224		M&R Warehouse-Warehouse 51	573.34	
135307	132225		M&R Warehouse-Warehouse 51	28.65	
135330	132264		M&R TOE-Gantry Crane	55.50	
135330	132264		M&R TOE-Gantry Crane	55.50	
135331	132265		M&R TOE-Gantry Crane	32.75	
135331	132265		M&R TOE-Gantry Crane	32.75	
135384	132303		M&R Warehouse-Warehouse 51	93.84	
135385	132304		M&R Bldgs-Maintenance Bldg	30.30	
135386	132305		M&R Bldgs-Maintenance Bldg	162.04	
			Line Amount Total	1,308.86	
97972	09/09/25	V00060	Sun Coast Resources	2,827.73	
135319	132139		Fuel/Oil - Unleaded Gas	1,886.97	
135319	132139		Fuel/Oil - Diesel	940.76	
			Line Amount Total	2,827.73	
97973	09/09/25	V00067	Quill LLC	142.94	
135329	132251		Office Supplies	134.26	
135349	132267		Office Supplies	8.68	
			Line Amount Total	142.94	
97974	09/09/25	V00068	Randy Aparicio	45.00	
135351	132240		Telephone Jul - Aug	30.00	
135351	132240		Telephone	15.00	
			Line Amount Total	45.00	
97975	09/09/25	V00084	Crain, Caton & James	11,529.00	
135362	132244		Legal Fees	8,784.00	
135363	132245		Legal Fees	2,745.00	
			Line Amount Total	11,529.00	
97976	09/09/25	V00095	Swisher & Swisher	1,750.00	
135279	131593		M&R Other-Mowing, Weed Control Etc	1,750.00	
135279	131593		Herbicide application		
			Line Amount Total	1,750.00	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
97977	09/09/25	V00096	CenterPoint Energy	43.49	
135341	132270		Water & Gas	43.49	
			Line Amount Total	43.49	
97978	09/09/25	V00098	Suburban Propane	57.70	
135305	132223		Fuel/Oil	57.70	
			Line Amount Total	57.70	
97979	09/09/25	V00101	Sunstates Security, LLC	45,713.43	
135354	132273		Security Service Fees	858.00	
135355	132274		Security Service Fees	308.77	
135379	132271		Security Service Fees	1,212.19	
135380	132272		Security Service Fees	43,334.47	
			Line Amount Total	45,713.43	
97980	09/09/25	V00104	Donald Mullett	75.00	
135343	132237		Telephone Jul - Aug	50.00	
135343	132237		Telephone Sept	25.00	
			Line Amount Total	75.00	
97981	09/09/25	V00106	Freese & Nichols	14,114.38	
135220	123685		Construction in Progress	14,114.38	
135220	123685		Change Order CA 07/20/23		
			Line Amount Total	14,114.38	
97982	09/09/25	V00115	AT&T-979-373-0021 663 4	554.17	
135389	132290		Telephone	182.88	
135389	132290		Telephone	92.36	
135389	132290		Telephone	22.17	
135389	132290		Telephone	92.36	
135389	132290		Telephone	72.04	
135389	132290		Telephone	92.36	
			Line Amount Total	554.17	
97983	09/09/25	V00116	Randy Thompson	45.00	
135352	132238		Telephone Jul - Aug	30.00	
135352	132238		Telephone Sept	15.00	
			Line Amount Total	45.00	
97984	09/09/25	V00119	JH Sanchez Holding Company	6,605.00	
135336	129814		Janitorial Services February 2025-January 2026		
135336	129814		M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00	
135336	129814		M&R Bldgs-Operations Bldg	889.00	
135336	129814		M&R Bldgs-Security Bldg	651.00	
135336	129814		M&R Bldgs-Security Bldg-Customs	880.00	
135336	129814		M&R Bldgs-Buildings VT Berth 7	890.00	
135336	129814		M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)	110.00	
135336	129814		M&R Transit Shed-T.S. 3	91.00	
135336	129814		M&R Bldgs-Gate 4	20.00	
135336	129814		3 Year Contract with 2 one year options-Second Yr		
135336	129814		M&R Bldgs-Gate 4	351.00	
135336	129814		Board Approval 12/14/2023		
135336	129814		Change Order for \$4,212 Board Approval 01/30/2025		
			Line Amount Total	6,605.00	

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Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
97985	09/09/25	V00124	Carriage House Partners	5,000.00	
135360		129818		Consultant Fees - Other	5,000.00
135360		129818		Government Liason Service Agreement Jan 2025-	
135360		129818		December 2027	
135360		129818		Board Approval 12/19/2024	
				Line Amount Total	5,000.00
97986	09/09/25	V00132	American Journal of Transportation	750.00	
135358		129541		Industry Advertising	
135358		129541		1/2 page ad Automotive Logistice Mar 17	
135358		129541		1/2 page ad Gulf Coast Ports & Trade May 23	
135358		129541		1/2 page ad Top 100 Container Ports june 16	
135358		129541		12 months Daily Newsletter Banner ad top Spot	750.00
				Line Amount Total	750.00
97987	09/09/25	V00149	Brazoria Chamber of Commerce	40.00	
135390		132288		Community Events	40.00
				Line Amount Total	40.00
97988	09/09/25	V00176	Yaklin Ford	970.83	
135312		132231		M&R Vehicles-2023 Ford Maverick	970.83
				Line Amount Total	970.83
97989	09/09/25	V00178	Waypoint	5,392.32	
135309		132227		Contract Services - VSPHERE Year 2-8 Licenses	776.48
135310		132228		Contract Services - Office 365 E3 - 2 licenses	382.84
135311		132226		Contract Services	208.20
135412		131527		Vertiv-GTX5 3000VA 120VAC UPS	3,751.25
135412		131527		SN-TH Temp & Humidity Sensor	
135412		131527		shipping	273.55
				Line Amount Total	5,392.32
97990	09/09/25	V00187	Brazoria County Septic Service	1,688.00	
135334		132256		Contract Services	1,688.00
				Line Amount Total	1,688.00
97991	09/09/25	V00189	Energia Resources, Inc.	285.00	
135325		132255		M&R Bldgs-Gate 8-Guard Bldg	285.00
				Line Amount Total	285.00
97992	09/09/25	V00193	Grainger	14.59	
135327		132261		M&R TOE-Gantry Crane	7.29
135327		132261		M&R TOE-Gantry Crane	7.30
				Line Amount Total	14.59
97993	09/09/25	V00197	Motion Industries	761.83	
135387		132306		M&R Bldgs-Admin Bldg 1100 Cherry St	761.83
				Line Amount Total	761.83
97994	09/09/25	V00201	CDW Government	256.91	
135339		132275		M&R IT Equipment	53.97
135340		132277		M&R IT Equipment	202.94
				Line Amount Total	256.91
97995	09/09/25	V00221	Dynamics Southwest, Inc.	4,182.50	
135299		132216		Maint & Repair - Office Equipment	470.00
135365		130752		Construction in Progress	3,712.50
				Line Amount Total	4,182.50

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Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
97996	09/09/25	V00234	Wharton Tractor Company	424.03	
135308		132229		M&R Groundskeeping Equipment-Holland 105 Tractor	424.03
				Line Amount Total	424.03
97997	09/09/25	V00244	Pitney Bowes Bank Inc Purchase Power	541.99	
135348		132266		Office Supplies	100.76
135348		132266		Office Supplies	50.41
135348		132266		Office Supplies	201.67
135348		132266		Office Supplies	12.63
135348		132266		Office Supplies	50.46
135348		132266		Office Supplies	25.20
135348		132266		Office Supplies	12.63
135348		132266		Office Supplies	37.83
135348		132266		Office Supplies	50.40
				Line Amount Total	541.99
97998	09/09/25	V00248	Promotions Unlimited	1,163.41	
135397		132283		Community Events	335.00
135398		132285		Promotional Items - Community	430.45
135399		132286		Promotional Items - Commercial	397.96
				Line Amount Total	1,163.41
97999	09/09/25	V00249	JOC Group Inc.	3,770.00	
135369		132140		Commercial Events-JOC TPM March 1-4, 2026	
135369		132140		Badge - Phyllis Saathoff	1,885.00
135369		132140		Badge - Jason Miura	
135369		132140		Badge - Clinton Woodson	
135369		132140		Badge - Extras	
135407		132140		Commercial Events-JOC TPM March 1-4, 2026	
135407		132140		Badge - Phyllis Saathoff	
135407		132140		Badge - Jason Miura	
135407		132140		Badge - Clinton Woodson	1,885.00
135407		132140		Badge - Extras	
				Line Amount Total	3,770.00
98000	09/09/25	V00264	Conway Data, Inc.	6,500.00	
135361		132278		Industry Advertising	6,500.00
				Line Amount Total	6,500.00
98001	09/09/25	V00272	Highway 36A Coalition	150.00	
135392		132287		Community Events	150.00
				Line Amount Total	150.00
98002	09/09/25	V00279	Avalon Risk PFTA New York	750.00	
135291		132204		Insurance Expense - Bonded Warehouse FTZ	750.00
				Line Amount Total	750.00
98003	09/09/25	V00285	Shoppa's Farm Supply	647.73	
135400		132296		M&R TOE-John Deere Gator	39.30
135401		132297		M&R Groundskeeping Equipment-5510 John Deere	446.51
135402		132299		M&R Groundskeeping Equipment-5510 John Deere	161.92
				Line Amount Total	647.73
98004	09/09/25	V00291	Moore Supply	272.04	
135396		132295		M&R Transit Shed-T.S. 3	272.04
				Line Amount Total	272.04

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Invoice No.	PO No.	GL Account Name	Line Description		
98005	09/09/25	V00303	Sherwin-Williams	274.47	
135332		132254	M&R TOE-Gantry Crane		137.24
135332		132254	M&R TOE-Gantry Crane		137.23
			Line Amount Total		274.47
98006	09/09/25	V00337	Daikin Applied Inc	1,762.00	
135405		132308	M&R Bldgs-Admin Bldg 1100 Cherry St		1,762.00
			Line Amount Total		1,762.00
98007	09/09/25	V00358	J.R. Merritt Controls, Inc.	6,558.77	
135368		130904	Inventory- Spare Parts ZPMC Cranes		6,456.64
135368		130904	Shipping		102.13
			Line Amount Total		6,558.77
98008	09/09/25	V00364	Brazosport Plumbing & Heating	2,253.15	
135404		132292	M&R Terminal Facilities-Other		2,253.15
			Line Amount Total		2,253.15
98009	09/09/25	V00376	The Goodman Corporation	12,375.00	
135320		132037	Consultant Fees - Other		12,375.00
135320		132037	Port Infrastructure Development Program Grant		
135320		132037	Application		
			Line Amount Total		12,375.00
98010	09/09/25	V00386	Industrial Disposal Supply Co., LLC	682.25	
135300		132218	M&R TOE-Street Sweeper		682.25
			Line Amount Total		682.25
98011	09/09/25	V00394	Eagle Traffic, Signs & Safety, LLC	633.40	
135196		132122	M&R Roads-Other		633.40
			Line Amount Total		633.40
98012	09/09/25	V00405	SLS Rigging LLC	9,259.00	
135378		131989	M&R TOE-Gantry Crane		6,973.00
135378		131989	Trolley Cable change out-labor		
135378		131989	Change Order - 8/26/2025		2,286.00
135378		131989	Additional 6 hours of labor		
			Line Amount Total		9,259.00
98013	09/09/25	V00413	PBK Architects, Inc.	210.00	
135375		130226	Consultant Fees - Other		210.00
			Line Amount Total		210.00
98014	09/09/25	V00423	Theriot, Inc.	678.30	
135333		132263	M&R TOE-Gantry Crane		678.30
			Line Amount Total		678.30
98015	09/09/25	V00473	Brian Knapp	45.00	
135338		132233	Telephone Jul - Aug		30.00
135338		132233	Telephone - Sept		15.00
			Line Amount Total		45.00
98016	09/09/25	V00517	Covenant K9 Detection Services	7,500.00	
135316		129416	Security Service Fees		7,500.00
135316		129416	Hourly Rate for K9 Detection Service for 360 Hours		
			Line Amount Total		7,500.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98017	09/09/25	V00583	Bead LP	622.27	
135337		132276	Promotional Items - Commercial		622.27
			Line Amount Total		622.27
98018	09/09/25	V00593	McAllen Signal and Boring , LLC	525.00	
135373		129134	M&R Rail-Other		525.00
135373		129134	Hwy 36 crossing inspection		
			Line Amount Total		525.00
98019	09/09/25	V00668	DARE Capital Partners, LLC	2,002.20	
135324		132257	M&R Other-Mowing, Weed Control Etc		866.20
135335		130156	M&R TOE-Gantry Crane		568.00
135335		130156	M&R TOE-Gantry Crane		568.00
135335		130156	Painters to chip, scrape and paint Cranes		
135335		130156	\$20.29 per hour		
135335		130156	\$20.00 / hour plus 1.47% Mark Up		
135335		130156	Not to exceed \$10,000.00		
			Line Amount Total		2,002.20
98020	09/09/25	V00697	Northern Safety Co., Inc.	640.50	
135301		132219	Safety Supplies		117.00
135302		132220	Safety Supplies		19.92
135303		132221	Safety Supplies		47.02
135304		132222	Safety Supplies		155.00
135347		132250	Safety Supplies		301.56
			Line Amount Total		640.50
98021	09/09/25	V00729	Kevin R. Hartney	45.00	
135345		132235	Telephone Jul - Aug		30.00
135345		132235	Telephone - Sept		15.00
			Line Amount Total		45.00
98022	09/09/25	V00739	Port53 Technologies Inc	1,024.65	
135408		132281	Contract Services		1,024.65
			Line Amount Total		1,024.65
98023	09/09/25	V00809	Thomson Reuters - West	235.00	
135382		129050	Subscriptions		235.00
135382		129050	CLEAR Government Investigations Advanced Software		
135382		129050	w/ Arrest Records		
			Line Amount Total		235.00
98024	09/09/25	V00821	Summit Fire & Security, LLC	3,322.00	
135409		132282	M&R Transit Shed-T.S. Sprinkler System		3,322.00
			Line Amount Total		3,322.00
98025	09/09/25	V00909	Randle Law Office Ltd.	8,171.50	
135350		132247	Legal Fees		450.00
135376		132248	Legal Fees		4,000.00
135377		132249	Legal Fees		3,715.50
135377		132249	Legal Fees		6.00
			Line Amount Total		8,171.50
98026	09/09/25	V00926	Mark Vaughn	45.00	
135346		132234	Telephone Jul - Aug		30.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135346	132234		Telephone - Sept	15.00	
			Line Amount Total	45.00	
98027 09/09/25	V00933	Parroco Production Group, Inc.		23,906.97	
135374	132183		HANDHELD TWIC READERS	23,906.97	
			Line Amount Total	23,906.97	
98028 09/09/25	V00982	King Ranch Ag & Turf		800.74	
135393	132293		M&R TOE-2021 John Deere Gator HPX615E	65.84	
135394	132294		M&R Groundskeeping Equipment-5510 John Deere	734.90	
			Line Amount Total	800.74	
98029 09/09/25	V01047	Baker & Lawson		17,469.00	
135314	130006		Consultant Fees - Other	17,469.00	
135314	130006		Professional Services		
135314	130006		Parcel 17 Detention		
			Line Amount Total	17,469.00	
98030 09/09/25	V01049	Amy O'Brien		75.00	
135388	132284		Telephone-Aug	75.00	
			Line Amount Total	75.00	
98031 09/09/25	V01085	Judell Davis		45.00	
135370	132239		Telephone Jul - Aug	30.00	
135370	132239		Telephone Sept	15.00	
			Line Amount Total	45.00	
98032 09/09/25	V01119	The Filippis Cafe		1,490.00	
135410	130723		Community Events - Community Advisory Panel	1,440.00	
135410	130723		Meeting - 6/10/2025		
135410	130723		Individually Boxed Smothered Chicken or Hamburger		
135410	130723		Steaks, Garlic Potatoes and Mixed Vegetables		
135410	130723		Assorted Desserts, Ice		
135410	130723		Delivery Fee	50.00	
			Line Amount Total	1,490.00	
98033 09/09/25	V01135	Amazon Capital Services		1,377.77	
135313	132201		Office Supplies	181.77	
135313	132201		Office Supplies	44.72	
135313	132201		Office Supplies	221.74	
135313	132201		Office Supplies	11.22	
135313	132201		Office Supplies	44.72	
135313	132201		Office Supplies	112.30	
135313	132201		Office Supplies	11.20	
135313	132201		Office Supplies	47.25	
135313	132201		Office Supplies	76.74	
135313	132201		Office Supplies	138.97	
135313	132201		Badge Supplies	205.57	
135313	132201		Furniture and Equipment Purchases <\$5,000	49.66	
135313	132201		Furniture and Equipment Purchases <\$5,000	151.96	
135313	132201		Community Events-CAP	79.95	
			Line Amount Total	1,377.77	
98034 09/09/25	V01136	Gridmatic Rosa LLC		101,151.62	
135318	132217		Electricity	3,526.40	
135318	132217		Electricity	80,527.17	
135318	132217		Electricity	3,022.17	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135318	132217		Electricity	14,075.88	
			Line Amount Total	101,151.62	
98035 09/09/25	V01137	Conductix, Inc		602.80	
135323	132262		M&R TOE-Gantry Crane	301.40	
135323	132262		M&R TOE-Gantry Crane	301.40	
			Line Amount Total	602.80	
98036 09/09/25	V01140	ESI Fire & Security		4,331.30	
135317	131839		M&R IT Equipment-HID HU-40NKS0000 OSDP Multi-	2,731.30	
135317	131839		Class Reader		
135317	131839		Labor to Install	1,600.00	
135317	131839		Board Approval on 05/29/2025		
			Line Amount Total	4,331.30	
98037 09/09/25	V01143	Filtex Builders		64,732.57	
135366	131461		Construction in Progress	68,139.55	
135366	131461		Furnish labor, materials, equipment & insurance		
135366	131461		for North-South Access Road Repairs 2025		
135366	131461		Retainage Payable		
135366	131461		Retainage Payable	-3,406.98	
			Line Amount Total	64,732.57	
98038 09/09/25	V01162	Vianey Ontiveros		408.00	
135413	132289		Commerical Event-JOC Breakbulk-Business	408.00	
			Developmen		
			Line Amount Total	408.00	
98039 09/09/25	V01163	FedEx		243.47	
135391	132291		Postage and Freight	243.47	
			Line Amount Total	243.47	
98040 09/17/25	V00006	Michaela Bevers		80.95	
135416	132313		Telephone-Aug	75.00	
135416	132313		Governmental Relations Travel	5.95	
			Line Amount Total	80.95	
98041 09/17/25	V00012	FedEx		8.85	
135415	132310		Postage and Freight	8.85	
			Line Amount Total	8.85	
98042 09/17/25	V00026	Lowe's		3,212.12	
135372	132279		Furniture and Equipment Purchases <\$5,000	3,191.24	
135372	132279		M&R TOE-Gantry Crane	10.44	
135372	132279		M&R TOE-Gantry Crane	10.44	
			Line Amount Total	3,212.12	
98043 09/17/25	V00041	Evco Industrial Hardware		65.61	
135445	132333		M&R TOE-Gantry Crane	47.07	
135446	132334		M&R TOE-Gantry Crane	18.54	
			Line Amount Total	65.61	
98044 09/17/25	V00050	Northern Tool Commercial Account		384.00	
135417	132316		M&R TOE-Gantry Crane	192.00	
135417	132316		M&R TOE-Gantry Crane	192.00	
			Line Amount Total	384.00	
98045 09/17/25	V00058	Ravi K. Singhania		139.46	
135419	132314		Community Events	105.02	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount		Line Amount
Invoice No.	PO No.	GL Account Name	Line Description			
135419	132314		Sales/Promotion Travel		34.44	
			Line Amount Total		139.46	
98046	09/17/25	V00062	AT&T Mobility	901.50		
135457	132345		Telephone		172.49	
135457	132345		Telephone		179.04	
135457	132345		Telephone		377.51	
135457	132345		Telephone		172.46	
			Line Amount Total		901.50	
98047	09/17/25	V00073	Roger Johnston	296.02		
135435	132323		M&R Bldgs-Operations Bldg		84.75	
135435	132323		Maint and Operations Supplies		123.28	
135454	132343		Technical Training		87.99	
			Line Amount Total		296.02	
98048	09/17/25	V00091	Wells Fargo	18,523.27		
135383	132242		Other Accounts Payable (JE)		18,523.27	
			Line Amount Total		18,523.27	
98049	09/17/25	V00097	Comcast	1,434.86		
135420	132312		Contract Services		1,434.86	
			Line Amount Total		1,434.86	
98050	09/17/25	V00100	LJA Engineering Inc.	37,160.96		
135371	126888		Construction in Progress Project 24-01		37,160.96	
135371	126888		Professional Services for the			
135371	126888		Velasco Terminal Area 5 Concrete Container Yard			
135371	126888		MIP 88 Grant			
135371	126888		Board Approval 01/25/2024			
			Line Amount Total		37,160.96	
98051	09/17/25	V00102	ABB, Inc	11,112.22		
135359	131603		Inventory- Spare Parts New Berth 8 Cranes		11,112.22	
135359	131603		SCR Drive			
135359	131603		PCR Drive			
135359	131603		Rope Reeving Drive			
			Line Amount Total		11,112.22	
98052	09/17/25	V00114	AT&T:171-799-3737 001	678.01		
135456	132346		Telephone		131.82	
135456	132346		Telephone		61.67	
135456	132346		Telephone		272.21	
135456	132346		Telephone		9.10	
135456	132346		Telephone		61.67	
135456	132346		Telephone		26.60	
135456	132346		Telephone		9.10	
135456	132346		Telephone		44.17	
135456	132346		Telephone		61.67	
			Line Amount Total		678.01	
98053	09/17/25	V00132	American Journal of Transportation	3,000.00		
135462	129541		Industry Advertising			
135462	129541		1/2 page ad Automotive Logistice Mar 17			
135462	129541		1/2 page ad Gulf Coast Ports & Trade May 23			
135462	129541		1/2 page ad Top 100 Container Ports june 16			
135462	129541		12 months Daily Newsletter Banner ad top Spot -Sep		750.00	

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Invoice No.	PO No.	GL Account Name	Line Description			
135462	129541		Oct, Nov Dec		2,250.00	
			Line Amount Total		3,000.00	
98054	09/17/25	V00166	Van Scoyoc Associates	8,502.80		
135426	130475		Consultant Fees - 07/2025		8,500.00	
135426	130475		Expenses incurred - Not to exceed \$2,000.00 over the course of the 1-year contract		2.80	
			Line Amount Total		8,502.80	
98055	09/17/25	V00178	Waypoint	1,091.70		
135428	132184		CAMERAS AT CUSTOMS BONDED WAREHOUSE		1,091.70	
135428	132184		Dell Pro Slim Plus Desktop			
			Line Amount Total		1,091.70	
98056	09/17/25	V00207	ABC Texas Gulf Coast	1,460.00		
135460	132340		Dues & Memberships & Licenses		1,460.00	
			Line Amount Total		1,460.00	
98057	09/17/25	V00248	Promotions Unlimited	554.36		
135418	132315		Community Event-Port Golf Tournament		442.05	
135430	132319		Promotional Items - Commercial		112.31	
			Line Amount Total		554.36	
98058	09/17/25	V00249	JOC Group Inc.	5,655.00		
135439	132140		Commercial Events-JOC TPM March 1-4, 2026			
135439	132140		Badge - Phyllis Saathoff			
135439	132140		Badge - Jason Miura			
135439	132140		Badge - Clinton Woodson			
135439	132140		Badge - Extras		1,885.00	
135440	132140		Commercial Events-JOC TPM March 1-4, 2026			
135440	132140		Badge - Phyllis Saathoff			
135440	132140		Badge - Jason Miura			
135440	132140		Badge - Clinton Woodson			
135440	132140		Badge - Extras		1,885.00	
135442	132140		Commercial Events-JOC TPM March 1-4, 2026			
135442	132140		Badge - Phyllis Saathoff			
135442	132140		Badge - Jason Miura			
135442	132140		Badge - Clinton Woodson			
135442	132140		Badge - Extras		1,885.00	
			Line Amount Total		5,655.00	
98059	09/17/25	V00260	CMT Technical Services	544.00		
134881	128251		Construction in Progress		544.00	
134881	128251		Professional Services for the			
134881	128251		East 5th St Geotechnical and Materials Testing SCP			
134881	128251		Board Approval 06/27/2024			
			Line Amount Total		544.00	
98060	09/17/25	V00266	Pitney Bowes Global Financial Services LLC	222.06		
135429	132320		Postage and Freight		41.30	
135429	132320		Postage and Freight		20.65	
135429	132320		Postage and Freight		82.63	
135429	132320		Postage and Freight		5.17	
135429	132320		Postage and Freight		20.65	
135429	132320		Postage and Freight		10.33	
135429	132320		Postage and Freight		5.17	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135429	132320		Postage and Freight	15.50	
135429	132320		Postage and Freight	20.66	
			Line Amount Total	222.06	
98061	09/17/25	V00376	The Goodman Corporation	15,101.00	
135381	131840		Consultant Fees - Other - EPA Clean Air Grant	7,181.00	
135381	131840		Management		
135381	131840		Board Approval on 05/29/2025		
135433	132037		Consultant Fees - Other	495.00	
135433	132037		Port Infrastructure Development Program Grant		
135433	132037		Application		
135436	132037		Consultant Fees - Other	4,950.00	
135436	132037		Port Infrastructure Development Program Grant		
135436	132037		Application		
135441	132037		Consultant Fees - Other	2,475.00	
135441	132037		Port Infrastructure Development Program Grant		
135441	132037		Application		
			Line Amount Total	15,101.00	
98062	09/17/25	V00423	Theriot, Inc.	934.51	
135357	132258		Construction in Progress	934.51	
			Line Amount Total	934.51	
98063	09/17/25	V00440	U.S. Coast Guard-Civil Penalties	6,000.00	
135463	132342		Security Fees-Re-bill Sunstates	6,000.00	
			Line Amount Total	6,000.00	
98064	09/17/25	V00456	Superior Fence Services	6,180.00	
135423	132232		M&R Terminal Facilities-Other	6,180.00	
135423	132232		Replace Galvanized Chain Link Fence		
			Line Amount Total	6,180.00	
98065	09/17/25	V00473	Brian Knapp	45.00	
132846	129934		Telephone Oct - Dec	45.00	
			Line Amount Total	45.00	
98066	09/17/25	V00539	Cintas	1,144.28	
135268	132148		Office Supplies	776.80	
135268	132148		Office Supplies	187.08	
135268	132148		Office Supplies	64.34	
135268	132148		Office Supplies	116.06	
			Line Amount Total	1,144.28	
98067	09/17/25	V00608	Economic Development Alliance for Brazoria Countv	600.00	
135444	132329		Community Events	600.00	
			Line Amount Total	600.00	
98068	09/17/25	V00653	Paul Bridges & Associates, LLC	1,087.50	
135432	124451		Construction in Progress-cranes	1,087.50	
135432	124451		Change Order Board Approved 02/22/2024		
			Line Amount Total	1,087.50	
98069	09/17/25	V00663	B&K Motor Parts, Inc	2,889.97	
135403	132300		Maint and Operations Supplies	348.70	
135403	132300		Fuel/Oil	259.65	
135403	132300		M&R TOE-General, Terminal Ops Equip & Tools	54.92	
135403	132300		M&R Groundskeeping Equipment-5510 John Deere	217.60	
135403	132300		M&R Groundskeeping Equipment-Holland 105 Tractor	27.81	

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135403	132300		M&R TOE-Yale Forklift	554.51	
135403	132300		M&R Vehicles-Chevy Van	197.86	
135403	132300		M&R Vehicles-Ford Pick Up	698.01	
135403	132300		M&R Vehicles-2020 Chev PU	530.91	
			Line Amount Total	2,889.97	
98070	09/17/25	V00668	DARE Capital Partners, LLC	4,054.10	
135182	132084		M&R TOE-Gantry Crane	568.00	
135182	132084		M&R TOE-Gantry Crane	568.00	
135182	132084		Contract Labor Expense	1,817.60	
135182	132084		M&R Other-Mowing, Weed Control Etc	1,100.50	
			Line Amount Total	4,054.10	
98071	09/17/25	V00672	Applied Concepts, Inc. dba Stalker Radar	14,985.00	
135411	131594		Pole Mounted Speed Sign	14,985.00	
135411	131594		Amber LED & Red/Blue Strobe		
135411	131594		No Flash or Camera		
135411	131594		100w Solar Power Package		
			Line Amount Total	14,985.00	
98072	09/17/25	V00770	UniFirst Holdings Inc.	488.99	
135425	127796		Annual Contract - Uniforms, Supplies, Mats		
135425	127796		Maint and Operations Supplies		
135425	127796		M&R Bldgs-Operations Bldg		
135425	127796		Other Receivables		
135425	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135425	127796		M&R Bldgs-Security Bldg	23.88	
135434	127796		Annual Contract - Uniforms, Supplies, Mats		
135434	127796		Maint and Operations Supplies	53.27	
135434	127796		M&R Bldgs-Operations Bldg		
135434	127796		Other Receivables	28.12	
135434	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135434	127796		M&R Bldgs-Security Bldg		
135437	127796		Annual Contract - Uniforms, Supplies, Mats		
135437	127796		Maint and Operations Supplies	89.74	
135437	127796		M&R Bldgs-Operations Bldg		
135437	127796		Other Receivables	28.12	
135437	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135437	127796		M&R Bldgs-Security Bldg		
135438	132322		Other Receivables	28.12	
135438	132322		Maint and Operations Supplies	89.74	
135453	132339		Other Receivables	28.12	
135453	132339		Maint and Operations Supplies	89.74	
135453	132339		M&R Bldgs-Operations Bldg	30.14	
			Line Amount Total	488.99	
98073	09/17/25	V00864	Visual Edge IT, Inc.	155.96	
135427	132311		Maint & Repair - Office Equipment	155.96	
			Line Amount Total	155.96	
98074	09/17/25	V00942	Sudden Service, Inc	1,149.20	
135424	132302		M&R Bldgs-Security Bldg	1,149.20	
135424	132302		basic annual service -Sept		
135424	132302		41-Point inspection-Dec, Mar, June		
			Line Amount Total	1,149.20	

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135414	132309		M&R Bldgs-Security Bldg	48.99	
135414	132309		M&R Bldgs-Gate 8-Guard Bldg	15.18	
135414	132309		M&R Transit Shed-T.S. 1	64.67	
135414	132309		M&R Docks-Dock Berth 5	24.99	
			Line Amount Total	627.87	
98090	09/23/25	V00044	Ready Refresh	1,210.13	
135475	132363		Office Supplies	119.95	
135475	132363		Office Supplies	59.97	
135475	132363		Office Supplies	14.99	
135475	132363		Office Supplies	59.97	
135475	132363		Office Supplies	850.30	
135475	132363		Office Supplies	44.98	
135475	132363		Office Supplies	59.97	
			Line Amount Total	1,210.13	
98091	09/23/25	V00050	Northern Tool Commercial Account	604.00	
135503	132383		M&R TOE-Gantry Crane	302.00	
135503	132383		M&R TOE-Gantry Crane	302.00	
			Line Amount Total	604.00	
98092	09/23/25	V00067	Quill LLC	261.65	
135467	132364		Office Supplies	261.65	
			Line Amount Total	261.65	
98093	09/23/25	V00098	Suburban Propane	479.86	
135468	132354		Fuel/Oil	185.39	
135506	132386		Fuel/Oil	294.47	
			Line Amount Total	479.86	
98094	09/23/25	V00106	Freese & Nichols	33,091.50	
135491	123685		Construction in Progress	29,320.00	
135491	123685		Change Order CA 07/20/23	3,771.50	
			Line Amount Total	33,091.50	
98095	09/23/25	V00139	Pfeiffer & Son, LTD	8,100.00	
135422	131740		Bonded Storage Surveillance	8,100.00	
			Line Amount Total	8,100.00	
98096	09/23/25	V00147	Greater Angleton Chamber of Commerce	215.00	
135498	132376		Technical Training	65.00	
135499	132377		Community Events	150.00	
			Line Amount Total	215.00	
98097	09/23/25	V00149	Brazoria Chamber of Commerce	40.00	
135510	132390		Community Events	40.00	
			Line Amount Total	40.00	
98098	09/23/25	V00172	Lincoln National Life Insurance Company	1,518.89	
135490	132371		Retirement Expense	314.98	
135490	132371		Retirement Expense	179.19	
135490	132371		Retirement Expense	455.78	
135490	132371		Retirement Expense	13.35	
135490	132371		Retirement Expense	100.54	
135490	132371		Retirement Expense	106.11	
135490	132371		Retirement Expense	16.89	
135490	132371		Retirement Expense	133.93	
135490	132371		Retirement Expense	118.73	

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Vendor Expenditure

Period: 09/01/25..09/30/25

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Tuesday, December 9, 2025

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135490	132371		Retirement Expense	79.39	
			Line Amount Total	1,518.89	
98099	09/23/25	V00187	Brazoria County Septic Service	1,204.50	
135494	132372		Contract Services	422.00	
135495	132373		M&R Bldgs-Gate 4	487.50	
135496	132375		M&R Bldgs-Gate 4	295.00	
			Line Amount Total	1,204.50	
98100	09/23/25	V00189	Energia Resources, Inc.	55.00	
135497	132379		M&R Groundskeeping Equipment-Holland 105 Tractor	55.00	
			Line Amount Total	55.00	
98101	09/23/25	V00240	A-1 Comfort Systems	983.60	
135476	132362		M&R Bldgs-Buildings VT Berth 7	983.60	
			Line Amount Total	983.60	
98102	09/23/25	V00248	Promotions Unlimited	1,355.98	
135519	132392		Community Events	321.25	
135514	132138		Commerical Event-JOC Breakbulk-Business Developmen		
135514	132138		Promotional Items - Community	324.75	
135514	132138		Diff in price for 2 sided printing	16.75	
135514	132138		PD 20W Power Bank 1 color 1 side 1 location		
135514	132138		S&H included-setup 60.00 Unit Price 25.50		
135514	132138		100 Qty BD \$2,598.00 (including set up fee)		
135514	132138		25 qty PA \$649.50 (including set up fee)		
135515	132389		Community Event-Port Golf Tournament	693.23	
135515	132389		Golf Tournament-event bag item		
135515	132389		Washed Cap with Vintage USA Flag Undervisor		
135515	132389		white, PF logo, 400 pc		
			Line Amount Total	1,355.98	
98103	09/23/25	V00250	Lincoln National Life Insurance Company	3,349.91	
135489	132370		Group STD Insurance	333.39	
135489	132370		Group LTD Insurance	281.19	
135489	132370		Group STD Insurance	185.14	
135489	132370		Group LTD Insurance	159.09	
135489	132370		Group STD Insurance	583.60	
135489	132370		Group LTD Insurance	404.76	
135489	132370		Group STD Insurance	21.16	
135489	132370		Group LTD Insurance	12.78	
135489	132370		Group STD Insurance	145.31	
135489	132370		Group LTD Insurance	129.86	
135489	132370		Group STD Insurance	102.58	
135489	132370		Group LTD Insurance	85.69	
135489	132370		Group STD Insurance	51.60	
135489	132370		Group LTD Insurance	32.65	
135489	132370		Group STD Insurance	139.47	
135489	132370		Group LTD Insurance	114.31	
135489	132370		Group STD Insurance	143.09	
135489	132370		Group LTD Insurance	89.51	
135489	132370		Group STD Insurance	192.16	
135489	132370		Group LTD Insurance	142.57	
			Line Amount Total	3,349.91	

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Vendor Expenditure

Period: 09/01/25..09/30/25

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98104	09/23/25	V00267	IWS Gas and Supply of Texas	33.45	
135466		132348	Maint and Operations Supplies		16.73
135466		132348	M&R Bldgs-Gate 8-Guard Bldg		16.72
			Line Amount Total		33.45
98105	09/23/25	V00303	Sherwin-Williams	383.96	
135505		132385	M&R TOE-Gantry Crane		191.98
135505		132385	M&R TOE-Gantry Crane		191.98
			Line Amount Total		383.96
98106	09/23/25	V00322	Extreme Marine	298.77	
135481		132356	M&R Security Equipment-SeaArk Commander Boat		298.77
			Line Amount Total		298.77
98107	09/23/25	V00364	Brazosport Plumbing & Heating	4,163.94	
135507		132170	M&R Bldgs-Gate 8-Guard Bldg-Jet main sewer line		4,163.94
135507		132170	from guard shack to city septic, including all		
135507		132170	manholes		
			Line Amount Total		4,163.94
98108	09/23/25	V00389	Austin Seth	178.19	
135493		132388	Sales/Promotion Travel		178.19
			Line Amount Total		178.19
98109	09/23/25	V00400	Four Seasons Hotel	4,328.75	
135508		129466	Commerical Event-JOC Breakbulk-Business		4,328.75
135508		129466	Developmen		
135508		129466	Breakbulk Reception: Four Seasons Toro Toro Room		
135508		129466	Reservation October 1,2025		
			Line Amount Total		4,328.75
98110	09/23/25	V00405	SLS Rigging LLC	12,090.80	
135509		131851	M&R TOE-Gantry Crane		3,927.70
135509		131851	M&R TOE-Gantry Crane		3,927.70
135509		131851	Right Regular Lay Wire Rope		
135509		131851	Pressure Lube		2,067.70
135509		131851	Pressure Lube		2,067.70
135509		131851	Delivery		50.00
135509		131851	Delivery		50.00
			Line Amount Total		12,090.80
98111	09/23/25	V00668	DARE Capital Partners, LLC	2,225.85	
135471		130156	M&R TOE-Gantry Crane		573.33
135471		130156	M&R TOE-Gantry Crane		573.32
135471		130156	Painters to chip, scrape and paint Cranes		
135471		130156	\$20.29 per hour		
135471		130156	\$20.00 / hour plus 1.47% Mark Up		
135471		130156	Not to exceed \$10,000.00		
135473		132349	M&R Other-Mowing, Weed Control Etc		1,079.20
			Line Amount Total		2,225.85
98112	09/23/25	V00697	Northern Safety Co., Inc.	24.00	
135502		132382	Safety Supplies		24.00
			Line Amount Total		24.00
98113	09/23/25	V00770	UniFirst Holdings Inc.	182.62	
135469		132350	Other Receivables		28.12
135469		132350	Maint and Operations Supplies		89.74

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135470		132352	M&R Bldgs-Security Bldg		23.57
135518		132351	M&R Bldgs-Admin Bldg 1100 Cherry St		41.19
			Line Amount Total		182.62
98114	09/23/25	V00838	SteLar Consulting Services, LLC	34,484.00	
135516		119316	M&R Cat Protection Systems-B1		4,724.00
135516		119316	For Professional Services for the Cathodic		
135516		119316	Protection Services		
135516		119316	Project No. 21-09		
135517		126042	Construction in Progress		29,760.00
135517		126042	For Professional Services for the		
135517		126042	Cathodic Protection Docks 1,2,3,5 & 7		
135517		126042	Project No 23-09		
135517		126042	Commission Approval 10/19/2023		
			Line Amount Total		34,484.00
98115	09/23/25	V00850	Kendra L Conkle	577.54	
135482		132359	Office Supplies-Miura Bus Cards		243.45
135483		132360	Office Supplies		107.19
135484		132361	Office Supplies		226.90
			Line Amount Total		577.54
98116	09/23/25	V00957	AT&T:831-001-2806-788	342.35	
135472		132357	Telephone		163.67
135472		132357	Telephone		89.35
135472		132357	Telephone		89.33
			Line Amount Total		342.35
98117	09/23/25	V00973	ImageNet Consulting LLC	128.77	
135492		132378	Maint & Repair - Office Equipment		128.77
			Line Amount Total		128.77
98118	09/23/25	V01017	GFL Plant Services LP	522.90	
135465		132353	Contract Services		522.90
			Line Amount Total		522.90
98119	09/23/25	V01037	Harper Brothers Construction, LLC	2,262,175.15	
135488		129346	Construction in Progress J00510		2,381,237.00
135488		129346	Furnish labor, materials, equipment & insurance		
135488		129346	Velasco Terminal Backland Development Area 5		
135488		129346	(MIP 88)		
135488		129346	Board Approval 10/24/2024		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
135488		129346	Retainage Payable		
			Line Amount Total		-119,061.85
			Line Amount Total		2,262,175.15
98120	09/23/25	V01050	Hot Dog Marketing LLC	1,975.00	
135421		132301	Ad Development Services		1,975.00
135421		132301	Website Design/Development:New Truckers Map w/		
135421		132301	routes		
135421		132301	Redesign header to incorporate the language		
			Line Amount Total		1,975.00

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Vendor Expenditure

Period: 09/01/25..09/30/25

Port Freeport

Tuesday, December 9, 2025

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98121	09/23/25	V01087	Amanda Veliz	226.17	
135477	132347		Community Events		121.45
135477	132347		Technical Training		104.72
			Line Amount Total		226.17
98122	09/23/25	V01103	KPMG LLP	90,000.00	
135513	129990		Consultant Fees - Other		90,000.00
135513	129990		Market Study		
135513	129990		Board Approval 08/22/2024		
			Line Amount Total		90,000.00
98123	09/23/25	V01156	Blacksmith Construction Services, LLC	7,770.00	
135511	132112		Consultant Fees - Other		7,770.00
135511	132112		Inspection and Engineering Report on condition of tower		
135511	132112				
			Line Amount Total		7,770.00
98124	09/23/25	V01161	Marlin Marine Worx	8,310.16	
135474	132268		M&R Security Equipment-SeaArk Commander Boat		1,431.00
135474	132268		Boat Hull Cleaning/Prep (Power Haul 0-35 & Dustles		
135474	132268		Blast Bottom)		
135474	132268		Welding Setup and Repair		1,670.00
135474	132268		Labor to Paint Hull of boat		1,800.00
135474	132268		Interlux Interprotect 2000E Epoxy		2,229.36
135474	132268		Antifoul Pettit ECO Copper Free Paint		965.80
135474	132268		Shop Supplies		214.00
			Line Amount Total		8,310.16
			Texas Gulf Bank Accounts Payable	3,859,498.35	



1100 CHERRY ST., FREEPORT, TX 77541
(979) 233-2667 1 (800) 362-5743 FAX: (979) 373-0023

Interim Financial Report

(unaudited)

For the Period ending:

October 31, 2025

PORT COMMISSION

ROB GIESECKE, CHAIRMAN, RUDY SANTOS, VICE CHAIRMAN, KIM KINCANNON, SECRETARY, DAN CROFT, ASST. SECRETARY,

BARBARA FRATILA, COMMISSIONER, RAVI K. SINGHANIA, COMMISSIONER, PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

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Management Narrative

For the first month of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues 2% below planned levels. Further, operating expenses were below planned levels by a factor of 15%. These factors combined have contributed to producing an operating profit of \$2,409,521, and an operating margin of 49.5%, which is above planned performance levels by 16% or \$324,164 and is \$136,575 or 8% above the prior year's results.

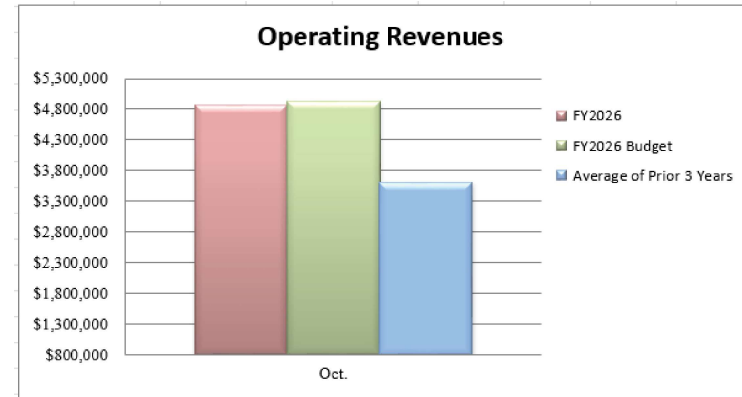
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 4.048 to 1, which reflects a strong position of liquidity, and a debt ratio of 112.6%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance	% Variance
	Actuals	Budget	Favorable (Unfavorable)	
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 4,868,243	\$ 4,986,806	\$ (118,563)	-2%
Operating expense	<u>2,458,722</u>	<u>2,901,449</u>	442,727	15%
Operating income (loss)	<u>2,409,521</u>	<u>2,085,357</u>	324,164	16%
Operating margin	49.5%	41.8%		
Net non operating revenues (expense)	(691,166)	(608,757)	(82,409)	14%
Capital contributions	7,181	868,401	(861,220)	-99%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 1,703,117</u>	<u>\$ 2,345,001</u>	\$ (641,885)	
Balance Sheet				
Cash and cash equivalents	\$ 77,404,843	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets	39,116,451	4.048 to 1		
(less lease receivable)				
Total assets	805,177,750			
Current unrestricted liabilities	9,662,827	Debt to Net Assets Ratio		
Total liabilities	346,149,550	112.6%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 294,803,313			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the first month of fiscal year 2026 ending October 31, 2025.

OPERATING REVENUES

Total operating revenues for the period ending October 31, 2025, are \$4,868,243. This is \$118,563 or 2% below planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$1,782,291 which is in line with the budget of \$1,786,829. The following is a brief analysis of wharfage results by cargo category:

	1 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 87,865	\$ 14,041	\$ (73,824)	-84%
Bulk Aggregate	-	-	\$ -	
Containerized Cargo	267,629	254,908	\$ (12,721)	-5%
General Cargo	1,188,708	1,328,961	\$ 140,253	12%
Project Cargo	27,917	-	\$ (27,917)	0%
Ro-Ro Cargo	214,711	184,381	\$ (30,330)	-14%
Total	\$ 1,786,831	\$ 1,782,291	\$ (4,538)	0%

Dockage revenue stands at \$870,716 which is \$102,047 or 10% below budgeted levels. Year-to-date ship calls are 56 compared to a budget of 60.

Equipment use fees stand at \$209,268 which is under budget \$6,651 or 3%.

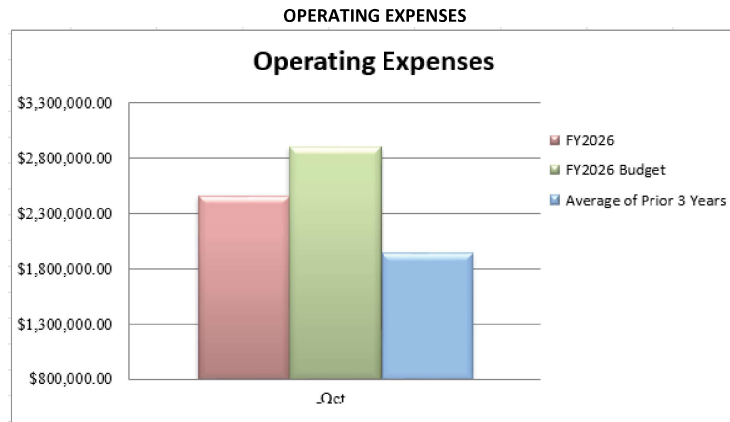
Security fees, corresponding with wharfage and dockage, stand at \$379,970 which is \$59,011 or 18% above budget.

Facility use fees are \$233,581. This is over budget by \$42,369 or 22%.

Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$174,141 which is \$6,515 or 4% below budgeted levels.

Ground leases stand at \$1,145,230, which is \$38,916 or 3% below budget.

Other leases are at \$72,738 or at the budgeted level of \$72,739.



Total operating expenses are \$28,999,823, which is under budget \$603,381 or 2% for the fiscal year ended September 30, 2025. The following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are \$426,207. This is \$180,510 or 30% less than the budget. This is due to the timing of year end accruals.

Professional services are \$249,749 which is under budget 32% or \$117,393.

Training, travel & promotional expenses are \$115,882 which is below budget \$34,723 or 23%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$68,553, which is below budgeted levels by \$27,537 or 29%.
- Sales/promotional travel costs are \$7,391 which is at the budgeted level of \$7,235.
- Governmental relations costs are \$304 which is below budget by \$1,760 or 85% due to timing of government related travel.
- Community events are \$22,222 which is above budgeted levels \$5,578 or 34%.
- Technical training is \$11,777 which is \$11,428 or 49% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$18,533 which is at the budgeted level of \$18,744.

Utilities are \$175,697, which is \$68,530 or 64% above budget due to the timing of year end accruals.

Business insurance is \$210,498 which is \$34,715 or 14% below budgeted levels.

Other services and charges at \$47,189 are \$17,382 or 27% below budget.

Maintenance and repair expenses at \$172,025 are \$66,146 or 62% above budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the drives on cranes 1 and 2, \$49,340.

Depreciation expense at \$1,042,943 is \$192,439 or 16% below budget.

Operating income is \$2,409,522 compared to the October 2025 budget of \$2,085,357. Sixteen percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are budgeted at zero for FY2025 due to the resolution taking the debt service tax rate to zero. The expenses budgeted here are appraisal district, assessor, and collector fees. For the period through October 31, 2025, the net revenue of ad valorem taxes collected was 7,563.

Investment income is \$300,992, which is below budget by 18% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$999,721 which is \$22,596 or 2% above budgeted levels.

Capital Contributions to Others There are no planned capital contributions to other in the fiscal year 2026 budget.

Grant Revenue budgeted for the Fiscal Year 2025 is \$868,401. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$7,181 has been received from partners such as FEMA and TxDot.

Extraordinary Item is emergency recovery efforts from the July 2024 Hurricane Beryl damages. Repair efforts are complete. Total expense in fiscal year 2025 are \$4,385,365 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are \$22,420 for the period ending October 31, 2025. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	10/31/2025	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 29,891,352	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	5,605,242	6,665,489
PROPERTY TAXES	20,690	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(290,287)	(235,929)
OTHER GOVERNMENTS	883,733	880,287
ACCRUED INTEREST	0	0
PREPAIDS	1,311,756	959,055
INVENTORY	1,693,965	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 219,377,204	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	47,513,491	50,161,240
INVESTMENTS	43,419,510	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	33,160	32,542
OTHER	-	(1,783)
ACCRUED INTEREST	84,625	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	91,053,902	94,701,232
TOTAL CURRENT ASSETS	310,431,106	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	626,517,339	619,832,717
LESS ACCUMULATED DEPRECIATION	(131,770,695)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	494,746,644	489,104,965
TOTAL ASSETS	\$ 805,177,750	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 5,589,342	\$ 5,465,838
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	144,548	144,548
UNEARNED LEASE INCOME	3,928,937	4,763,160
TOTAL CURRENT LIABILITIES	\$ 9,662,827	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	4,563,154	3,491,349
BONDS PAYABLE	7,590,000	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	12,153,154	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,558,569	20,630,652
TOTAL NON-CURRENT LIABILITIES	324,333,569	324,405,652
TOTAL LIABILITIES	\$ 346,149,550	\$ 345,860,548
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	164,224,887	164,224,887
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 164,224,887	\$ 164,224,887
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 296,507,172	\$ 295,802,273
RESTRICTED-DEBT SERVICE	18,877,352	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,242	12,242
RESTRICTED CONTRIBUTED TO OTHERS	47,781,279	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,284,562	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,200,236)	(127,218,419)
UNRESTRICTED	45,540,942	46,777,536
TOTAL NET ASSETS	\$ 294,803,312	\$ 293,100,196

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
October 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	1 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 1,782,291	\$ 1,656,760	8%	\$ 1,786,829	\$ (4,538)	0%	\$ 21,441,953
Dockage & deep water berth	870,716	746,665	17%	972,763	(102,047)	-10%	11,673,160
Equipment & pallet use fees	209,268	181,976	15%	215,919	(6,651)	-3%	2,591,025
Facility use fees	233,581	221,765	5%	191,212	42,369	22%	2,294,545
Security Fees	379,970	332,376	14%	320,959	59,011	18%	3,851,515
Other Customer Service Fees	174,141	164,956	6%	180,656	(6,515)	-4%	2,182,675
Ground leases	1,145,230	1,159,761	-1%	1,184,146	(38,916)	-3%	14,209,747
Other leases	72,738	77,210	-6%	72,739	(1)	0%	881,373
GASB 87 Lease recognition	-	-	0%	-	-	0%	-
Other revenue	308	311	-1%	61,583	(61,275)	-99%	739,000
Business interruption Claim	-	-	0%	-	-	0%	-
Total Operating Revenues	4,868,243	4,541,780	7%	4,986,806	(118,563)	-2%	59,864,993
OPERATING EXPENSES:							
Port salaries/wages	327,801	319,734	3%	477,317	(149,516)	-31%	5,287,826
Port employee benefits	98,406	91,180	8%	129,400	(30,994)	-24%	1,791,996
Professional services	249,748	293,480	-15%	367,141	(117,393)	-32%	4,446,506
Training, travel, and promotional	115,882	84,199	38%	150,605	(34,723)	-23%	973,992
Supplies	18,533	12,428	49%	18,774	(241)	-1%	235,400
Utilities	175,697	97,308	81%	107,167	68,530	64%	1,286,013
Business Insurance	210,498	234,826	-10%	245,213	(34,715)	-14%	2,942,554
Other services & charges	47,189	48,936	-4%	64,571	(17,382)	-27%	799,432
Maintenance & repair	172,025	72,319	138%	105,879	66,146	62%	1,388,618
Depreciation	1,042,943	1,014,424	3%	1,235,382	(192,439)	-16%	14,824,585
Total Operating Expenses	2,458,722	2,268,833	8%	2,901,449	(442,727)	-15%	33,976,922
OPERATING INCOME (LOSS)	2,409,522	2,272,947	6%	2,085,357	324,165	16%	25,888,071
	49%	50%		42%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorem tax collections	7,563	284	2563%	-	7,563	#DIV/0!	-
Investment income	300,992	528,177	-43%	368,368	(67,376)	-18%	4,420,422
Gain (loss) on sale of assets	-	-	0%	-	-	0%	-
Debt interest and fees	(999,721)	(1,029,138)	-3%	(977,125)	22,596	2%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project	-	-	0%	-	-	-	-
Berth 2 Floodwall Modifications	-	-	0%	-	-	-	-
Contributed Capital-Other	-	-	0%	0	0%	0%	-
OTHER:							
Dredge material placement fees	-	-	0%	-	-	0%	-
Total Non-Operating Revenue (Expenses)	(691,166)	(500,677)	38%	(608,757)	(82,409)	14%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	1,718,356	1,772,270	-3%	1,476,600	241,756	16%	18,581,884
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	7,181	-	0%	868,401	(861,220)	-99%	10,420,831
Total Capital Contributions-Grants	7,181	-	0%	868,401	(861,220)	-99%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	-	0%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	-	0%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 1,703,116	\$ 1,772,270	-4%	\$ 2,345,001	\$ (641,885)	-27%	\$ 29,002,715

STATEMENT OF CASH FLOWS

October 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 2,409,522	\$ 2,272,946
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	1,042,942	1,014,425
Dredge Material Placement Fees	-	-
Change in Assets and Liabilities:		
Trade receivables	1,060,247	381,508
Other receivables	54,358	1,328
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	-	-
Prepaid and Other	(354,484)	282,640
Accounts payable	123,504	139,063
Deferred lease income	(834,223)	(822,242)
Accrued compensated absences	-	-
Total Cash Provided from (Used for) Operating Activities	3,501,866	3,269,668
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	7,160	7,390
Property tax collection expense	-	-
Emergency Recovery Efforts - Disaster Related	(22,420)	-
Total Cash Provided from (Used for) Non-capital Financing Activities	(15,260)	7,390
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	1	-
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(6,684,622)	(6,505,764)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	3,735	-
Proceeds from sale/disposal of capital assets	-	-
Total Cash Provided from (Used for) Capital Financing Activities	(6,680,886)	(6,505,764)
Cash Flows from Investing Activities:		
Investment earnings	275,468	442,639
Change in FMV of marketable investment securities	-	-
Total Cash Provided from (Used for) Investing Activities	275,468	442,639
Net Increase(Decrease) in Cash and Cash Equivalents	(2,918,812)	(2,786,067)
Cash and Cash Equivalents at Beginning of Period	123,743,164	133,026,835
Cash and Cash Equivalents at End of Period	\$ 120,824,353	\$ 130,240,768

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	5,265,694.48	94%
31 - 60 days		173,958	3%
61 - 90 days		135,626	2%
Over 90 days	\$	69,913	1%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	5,605,242	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	1,772,071
Corps of Engineers*		620,518
Employee Payroll Related		236,494
Accounts Payable		2,960,260
Total A/P	\$	5,589,342

45' Project - \$620,518

Note 3 - Debt Service Information

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,875,000	\$ 29,210,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,420,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	22,740,000	7,860,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	7,260,000	31,430,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	3,440,000	28,745,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	4,205,000	40,095,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	2,905,000	25,930,000
Senior Lien Revenue Bonds, Series 2021	29,885,000	-	29,885,000
Senior Lien Revenue Bonds, Series 2024	25,655,000	-	25,655,000
2014 Equipment Lease Payable	14,100,000	14,100,000	-
Total Bonds	\$ 374,615,000	\$ 56,525,000	\$ 311,365,000
Less Current Portion of Long-Term Debt Payable		\$	7,590,000
Long-term Debt Payable		\$	303,775,000

Note 4 - Net Asset Information

A Special Reserve for Capital Improvements was created on Oct 22, 2015. A commitment was made to fund this reserve with an amount equal to the total maintenance and operations portion of the Port's tax rate.

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381
Fiscal Year 2023 Amount Funded	\$	3,351,718
Fiscal Year 2025 Withdrawn	\$	(6,136,324)

PORT FREEPORT OPERATING EXPENSES BY DEPARTMENT October 31, 2025

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	1 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
COMMISSIONERS							
OPERATING EXPENSES:							
Port salaries/wages	\$ 52,800	\$ 4,800	1000%	\$ 4,800	48,000	1000%	\$ 57,600
Port employee benefits	5,290	465	1038%	371	4,919	1326%	4,974
Professional services	27,133	-	0%	-	27,133	0%	-
Training, travel & promotional	69,898	9,971	601%	18,545	51,353	277%	83,211
Supplies	91	32	186%	50	41	83%	600
Utilities	7,841	742	957%	740	7,101	960%	8,900
Total Operating Expenses	\$ 163,053	\$ 16,010	918%	\$ 24,506	138,547	565%	\$ 155,285

ADMINISTRATION & FOREIGN TRADE ZONE

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,389,412	\$ 112,396	1136%	\$ 183,451	1,205,961	657%	\$ 1,761,351
Port employee benefits	372,326	27,541	1252%	39,244	333,082	849%	562,126
Professional services	537,313	24,505	2093%	78,762	458,551	582%	980,933
Training, travel & promotional	158,525	14,738	976%	24,999	133,526	534%	237,274
Supplies	35,536	3,521	909%	2,072	33,464	1615%	27,600
Utilities	66,635	2,068	3122%	5,982	60,653	1014%	71,740
Business Insurance	2,524,518	234,826	975%	245,213	2,279,305	930%	2,942,554
Other services & charges	306,788	26,266	1068%	43,322	263,466	608%	525,385
Maintenance & repair	141,040	3,736	3675%	15,155	125,885	831%	182,350
Depreciation	11,166,015	1,014,424	1001%	1,235,382	9,930,633	804%	14,824,585
Total Operating Expenses	\$ 16,698,109	\$ 1,464,021	1041%	\$ 1,873,582	14,824,527	791%	\$ 22,115,898

ENGINEERING

OPERATING EXPENSES:							
Port salaries/wages	\$ 406,898	\$ 33,761	1105%	\$ 39,180	367,718	939%	\$ 470,179
Port employee benefits	153,677	11,591	1226%	14,216	139,461	981%	192,697
Professional services	453,134	64,849	599%	72,197	380,937	528%	866,400
Training, travel & promotional	12,565	625	1910%	2,869	9,696	338%	31,915
Supplies	3,889	49	7837%	495	3,394	686%	5,900
Utilities	4,839	179	2603%	568	4,271	752%	6,822
Other services & charges	6,106	542	1027%	820	5,286	645%	9,850
Maintenance & repair	962	-	0%	42	920	2190%	500
Total Operating Expenses	\$ 1,042,071	\$ 111,596	834%	\$ 130,387	911,684	699%	\$ 1,584,263

OPERATIONS

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,653,656	\$ 123,954	1234%	\$ 194,823	1,458,833	749%	\$ 2,337,933
Port employee benefits	505,735	38,487	1214%	57,555	448,180	779%	785,403
Professional services	13,172	1,791	635%	-	13,172	0%	5,000
Training, travel & promotional	18,949	1,788	960%	5,183	13,766	266%	32,449
Supplies	98,774	5,540	1683%	9,398	89,376	951%	120,100
Utilities	830,188	93,656	786%	95,552	734,636	769%	1,146,593
Other services & charges	108,854	18,714	482%	11,607	97,247	838%	146,340
Maintenance & repair	900,094	64,268	1301%	84,842	815,252	961%	1,133,318
Total Operating Expenses	\$ 4,129,422	\$ 348,199	1086%	\$ 458,960	3,670,462	800%	\$ 5,707,136

**PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
October 31, 2025**

BUSINESS DEVELOPMENT

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	1 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING EXPENSES:							
Port salaries/wages	\$ 343,661	\$ 28,244	1117%	\$ 34,529	309,132	895%	\$ 414,344
Port employee benefits	103,886	6,922	1401%	10,447	93,439	894%	141,725
Professional services	400,000	-	0%	-	400,000	0%	-
Training, travel & promotional	442,837	57,029	677%	97,720	345,117	353%	575,868
Supplies	3,169	119	2563%	493	2,676	543%	6,000
Utilities	3,878	254	1427%	462	3,416	739%	5,562
Other services & charges	13,856	727	1806%	2,586	11,270	436%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 1,311,287	\$ 93,295	1306%	\$ 146,237	1,165,050	797%	\$ 1,186,531

PROTECTIVE SERVICES

OPERATING EXPENSES:							
Port salaries/wages	\$ 196,504	\$ 16,579	1085%	\$ 20,534	175,970	857%	\$ 246,419
Port employee benefits	75,104	6,174	1116%	7,567	67,537	893%	105,071
Professional services	2,192,152	202,334	983%	216,182	1,975,970	914%	2,594,173
Training, travel & promotional	7,308	47	15449%	1,289	6,019	467%	13,275
Supplies	60,725	3,166	1818%	6,266	54,459	869%	75,200
Utilities	37,072	410	8942%	3,863	33,209	860%	46,396
Other services & charges	41,566	2,687	1447%	6,236	35,330	567%	74,825
Maintenance & repair	94,598	4,314	2093%	5,840	88,758	1520%	72,450
Total Operating Expenses	\$ 2,705,029	\$ 235,711	1048%	\$ 267,777	2,437,252	910%	\$ 3,227,809

CONSOLIDATED - TOTAL

OPERATING EXPENSES:							
Port salaries/wages	\$ 4,042,931	319,734	1164%	\$ 477,317	3,565,614	747%	\$ 5,287,826
Port employee benefits	1,216,018	91,180	1234%	129,400	1,086,618	840%	1,791,996
Professional services	3,622,904	293,479	1134%	367,141	3,255,763	887%	4,446,506
Training, travel & promotional	710,082	84,198	743%	150,605	559,477	371%	973,992
Supplies	202,184	12,427	1527%	18,774	183,410	977%	235,400
Utilities	950,453	97,309	877%	107,167	843,286	787%	1,286,013
Business Insurance	2,524,518	234,826	975%	245,213	2,279,305	930%	2,942,554
Other services & charges	477,170	48,936	875%	64,571	412,599	639%	799,432
Maintenance & repair	1,136,694	72,318	1472%	105,879	1,030,815	974%	1,388,618
Depreciation	11,166,016	1,014,424	1001%	1,235,382	9,930,634	804%	14,824,585
Total Operating Expenses	\$ 26,048,971	\$ 2,268,833	1048%	\$ 2,901,449	23,147,522	798%	\$ 33,976,922

**PORT FREEPORT - VELASCO TERMINAL ONLY
STATEMENT OF REVENUES AND EXPENSES
October 31, 2025**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	1 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 2,648,428	\$ 196,429	1248%	\$ 178,683	\$ 2,469,745	1382%	\$ 2,144,196
Dockage & deep water berth	850,656	69,891	1117%	97,276	753,380	774%	1,167,316
Equipment & pallet use fees	2,105,445	165,419	1173%	172,735	1,932,710	1119%	2,072,820
Facility use fees	318,220	29,664	973%	-	318,220	0%	-
Security Fees	395,753	30,326	1205%	33,095	363,658	1133%	385,148
Other Customer Service Fees	665,588	51,360	1196%	88,572	577,016	651%	1,062,867
Ground leases	369,520	45,067	720%	23,683	345,837	1460%	284,196
Total Operating Revenues	7,353,609	588,155	1150%	593,044	6,760,565	1140%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	436,102	26,825	1526%	40,104	395,998	987%	481,284
Port employee benefits	95,315	7,330	1200%	11,324	83,991	742%	162,450
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	280	17	1547%	-	-	0%	-
Utilities	155,904	-	0%	14,374	141,530	985%	172,457
Business Insurance	439,952	38,126	1054%	49,043	390,909	797%	588,511
Maintenance & repair	431,780	28,064	1439%	50,583	381,197	754%	607,000
Depreciation	5,401,020	491,699	998%	592,983	4,808,037	811%	7,115,801
Total Operating Expenses	6,960,352	592,060	1076%	758,411	6,201,941	818%	9,127,503
OPERATING INCOME (LOSS)	393,257	(3,905)	10171%	(165,367)	558,624	338%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(2,341,965)	(219,215)	968%	(327,170)	(2,014,795)	-616%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(2,341,965)	(219,215)	968%	(327,170)	(2,014,795)	616%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(1,948,708)	(223,120)	773%	(492,537)	(1,456,171)	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (1,948,708)	\$ (223,120)	773%	\$ (492,537)	(1,456,171)	296%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
October 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
2A/2S Port Network Upgrades	150,000.00	0.00	150,000.00	150,000.00	0.00	18,638.71	18,638.71	131,361.29
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	150,000.00	0.00	150,000.00		0.00	18,638.71	18,638.71	131,361.29
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
DSWI Acct Software Upgrade	237,000.00	0.00	237,000.00	237,000.00	6,142.50	111,780.00	117,922.50	119,077.50
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		6,142.50	111,780.00	117,922.50	119,077.50
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	760,847.52	0.00	760,847.52	720,847.52	0.00	782,011.66	782,011.66	(21,164.14)
EDSA	356,684.00	0.00	356,684.00		0.00	356,666.41	356,666.41	17.59
Construction	363,469.00	0.00	363,469.00		0.00	395,090.75	395,090.75	(31,621.75)
Other not in contract	40,694.52	0.00	40,694.52		0.00	30,254.50	30,254.50	10,440.02
VT- Access Project	13,159,432.83	70,000.00	13,229,432.83	13,229,432.83	57,715.00	12,927,089.63	12,984,804.63	844,628.20
EDSA	1,218,718.00	70,000.00	1,288,718.00		0.00	1,194,981.61	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00		57,715.00	11,130,690.19	11,188,405.19	740,891.81
Other not in contract	11,417.83	0.00	11,417.83		0.00	11,417.83	11,417.83	0.00
VT- Refrigerated Cross Dock	1,332,908.38	0.00	1,332,908.38	500,000.00	500.00	74,916.76	75,416.76	1,257,491.62
EDSA	1,332,900.00	0.00	1,332,900.00		500.00	74,908.38	75,408.38	1,257,491.62
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		0.00	8.38	8.38	0.00
VT Backlands Area V Phase II	19,375,578.35	0.00	19,375,578.35	20,500,000.00	985,738.40	17,685,423.65	18,671,171.05	704,407.30
EDSA	849,800.00	0.00	849,800.00		0.00	581,834.00	581,834.00	267,966.00
Construction	18,508,603.35	0.00	18,508,603.35		985,738.40	17,086,423.65	18,072,162.05	436,441.30
Other not in contract	17,175.00	0.00	17,175.00		0.00	17,175.00	17,175.00	0.00
VT East 5th Reconstruction	2,263,318.31	0.00	2,263,318.31	500,000.00	524,023.55	673,095.95	1,197,119.50	1,066,198.81
EDSA	84,272.00	0.00	84,272.00		0.00	84,828.00	84,828.00	(556.00)
Construction	2,179,046.31	0.00	2,179,046.31		524,023.55	588,267.95	1,112,291.50	1,066,754.81
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT -Utility Relocation of Land Acquisition & land	582,805.28	3,525.00	586,330.28	1,800,000.00	0.00	667,081.55	667,081.55	(80,751.27)
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13		0.00	150,113.10	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15		0.00	516,968.45	516,968.45	(3,094.30)
Pumpstation 1400 E Floodgate & P14 Drainage	1,446,405.61	0.00	1,446,405.61	1,440,000.00	0.00	1,446,405.61	1,446,405.61	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	1,442,485.00	0.00	1,442,485.00		0.00	1,442,485.00	1,442,485.00	0.00
Other not in contract	3,920.61	0.00	3,920.61		0.00	3,920.61	3,920.61	0.00
Non-TWIC Lot Precheck Gate Electrical	1,892.00	0.00	1,892.00	10,000.00	0.00	1,892.00	1,892.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	1,892.00	0.00	1,892.00		0.00	1,892.00	1,892.00	0.00
EOC Additional Parking	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
EOC HVAC Upgrade/Replacement	534,795.00	0.00	534,795.00	500,000.00	0.00	24,355.00	24,355.00	510,440.00
EDSA	20,070.00	0.00	20,070.00		0.00	10,035.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00	24,355.00	0.00	14,320.00	14,320.00	500,405.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Gate 4 Access Road Widening	1,215,132.58	0.00	1,215,132.58	1,215,132.58	0.00	27,658.38	27,658.38	1,187,474.20
EDSA	66,137.00	0.00	66,137.00		0.00	27,650.00	27,650.00	38,487.00
Construction	1,148,987.20	0.00	1,148,987.20		0.00	0.00	0.00	1,148,987.20
Other not in contract	8.38	0.00	8.38		0.00	8.38	8.38	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Joint Repairs	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Railroad Track Renovations	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Transformer Yard Replacement	4,078.00	0.00	4,078.00	200,000.00	0.00	4,078.00	4,078.00	0.00
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00

PORT FREEPORT
Port Improvement Projects Summary
October 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
M & R Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	23,350.00	0.00	0.00	0.00	23,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	0.00	168,760.00	168,760.00	34,263.80
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		0.00	168,760.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	0.00	200,758.62	200,758.62	49,241.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		0.00	200,750.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		0.00	8.62	8.62	(8.62)
Total				\$ 42,045,117.93	\$ 1,574,119.45	\$ 32,778,868.91	\$ 35,799,393.97	\$ 5,889,698.69

Vendor Expenditure

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Port Freeport

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FREEPORT/OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 10/01/25..10/31/25

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98125	10/01/25	V00001	Norma Cheline	1,300.00	
135573		129546	Lease Expense		1,300.00
135573		129546	Off Site Storage in Angleton		
			Line Amount Total		1,300.00
98126	10/01/25	V00005	Phyllis Saathoff	2,152.59	
135554		132415	Telephone - Aug		136.75
135554		132415	Sales/Promotion Travel		1,796.73
135554		132415	Community Events		122.38
135554		132415	Technical Training		96.73
			Line Amount Total		2,152.59
98127	10/01/25	V00008	Port Freeport - Petty Cash	79.50	
135562		132442	Postage and Freight		-0.75
135562		132442	Office Supplies		74.23
135562		132442	M&R Vehicles-Chevy Truck		20.00
135562		132442	Postage and Freight		10.48
135562		132442	Miscellaneous Revenues		-24.46
			Line Amount Total		79.50
98128	10/01/25	V00011	Gulftex Vending	64.13	
135529		132406	Office Supplies		64.13
			Line Amount Total		64.13
98129	10/01/25	V00012	FedEx	23.74	
135527		132410	Postage and Freight		23.74
			Line Amount Total		23.74
98130	10/01/25	V00016	Rodney Blackstock	191.53	
135564		132428	M&R Bldgs-Gate 12		154.76
135564		132428	M&R Security Equipment-SeaArk Commander Boat		36.77
			Line Amount Total		191.53
98131	10/01/25	V00031	Culligan Water Systems	142.90	
135523		132405	M&R Bldgs-Operations Bldg		142.90
			Line Amount Total		142.90
98132	10/01/25	V00039	Brazosport Tire	333.14	
135560		132427	M&R TOE-Toyota Forklift		333.14
			Line Amount Total		333.14
98133	10/01/25	V00041	Evco Industrial Hardware	187.45	
135525		132396	M&R Bldgs-Gate 8-Guard Bldg		117.41
135526		132400	M&R Groundskeeping Equipment-Holland 105 Tractor		70.04
			Line Amount Total		187.45
98134	10/01/25	V00043	Union Pacific Railroad Company	77,101.83	
135558		132414	Property Lease Expense		77,101.83
			Line Amount Total		77,101.83
98135	10/01/25	V00050	Northern Tool Commercial Account	604.00	
135531		132398	M&R TOE-Gantry Crane		302.00
135531		132398	M&R TOE-Gantry Crane		302.00
			Line Amount Total		604.00

Vendor Expenditure

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98136	10/01/25	V00054	Summit Electric Supply	585.83	
135532		132393	M&R TOE-Gantry Crane		292.92
135532		132393	M&R TOE-Gantry Crane		292.91
			Line Amount Total		585.83
98137	10/01/25	V00062	AT&T Mobility	825.17	
135520		132401	Telephone		150.66
135520		132401	Telephone		157.24
135520		132401	Telephone		366.61
135520		132401	Telephone		150.66
			Line Amount Total		825.17
98138	10/01/25	V00070	Darlene Winkler	114.80	
135575		132468	Community Events		42.70
135575		132468	Community Events- FY 2026		72.10
			Line Amount Total		114.80
98139	10/01/25	V00071	Verizon Wireless	496.10	
135565		132441	Telephone		37.99
135565		132441	Telephone		78.21
135565		132441	Telephone		303.92
135565		132441	Telephone		75.98
			Line Amount Total		496.10
98140	10/01/25	V00080	On Hold Marketing Works	78.00	
135541		132412	Lease Expense		39.00
135542		132413	Lease Expense		39.00
			Line Amount Total		78.00
98141	10/01/25	V00083	Jason Hull	170.35	
135578		132463	Telephone-Sept		136.75
135578		132463	Technical Training		33.60
			Line Amount Total		170.35
98142	10/01/25	V00084	Crain, Caton & James	8,918.50	
135548		132416	Legal Fees		7,015.00
135539		132417	Legal Fees		610.00
135540		132419	Legal Fees		244.00
135549		132418	Legal Fees		1,037.00
135549		132418	Legal Fees		12.50
			Line Amount Total		8,918.50
98143	10/01/25	V00102	ABB, Inc	17,662.14	
135567		131592	Inventory- Spare Parts New Berth 8 Cranes-FEN-31		
135567		131592	ACS880		11,455.92
135568		131603	Inventory- Spare Parts New Berth 8 Cranes		
135568		131603	SCR Drive		
135568		131603	PCR Drive		6,206.22
135568		131603	Rope Reeving Drive		
			Line Amount Total		17,662.14
98144	10/01/25	V00112	Tricia Vela	85.64	
135574		132461	Telephone		75.00
135574		132461	Community Event-Port Golf Tournament		10.64
			Line Amount Total		85.64
98145	10/01/25	V00114	AT&T:171-799-3737 001	754.00	
135559		132443	Telephone		140.24

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135559	132443		Telephone		70.12
135559	132443		Telephone		280.57
135559	132443		Telephone		17.57
135559	132443		Telephone		70.12
135559	132443		Telephone		35.06
135559	132443		Telephone		17.57
135559	132443		Telephone		52.63
135559	132443		Telephone		70.12
			Line Amount Total		754.00
98146	10/01/25	V00117	Jason Caywood	210.00	
135577	132477		Telephone- Aug-Sept		150.00
135577	132477		Subscriptions		60.00
			Line Amount Total		210.00
98147	10/01/25	V00132	American Journal of Transportation	750.00	
135546	129541		Industry Advertising		
135546	129541		1/2 page ad Automotive Logistice Mar 17		
135546	129541		1/2 page ad Gulf Coast Ports & Trade May 23		
135546	129541		1/2 page ad Top 100 Container Ports june 16		
135546	129541		12 months Daily Newsletter Banner ad top Spot -Sep		750.00
135546	129541		Oct, Nov Dec		
			Line Amount Total		750.00
98148	10/01/25	V00144	Naylor, LLC	3,343.53	
135553	132036		Industry Advertising-AAPA Seaports Magazine, Full		3,343.53
135553	132036		Page, Full Color, Premium Position-1st Quarter		
			Line Amount Total		3,343.53
98149	10/01/25	V00193	Grainger	138.65	
135528	132395		M&R TOE-Gantry Crane		69.33
135528	132395		M&R TOE-Gantry Crane		69.32
			Line Amount Total		138.65
98150	10/01/25	V00200	The Chamber Brazosport Area	350.00	
135533	132402		Community Events-State of the Community Luncheon		350.00
135533	132402		Table Sponsor		
			Line Amount Total		350.00
98151	10/01/25	V00221	Dynamics Southwest, Inc.	31,792.50	
135406	130752		Construction in Progress		18,562.50
135550	130752		Construction in Progress		13,230.00
			Line Amount Total		31,792.50
98152	10/01/25	V00228	Department of Information Resources	206.99	
135524	132409		Telephone		38.50
135524	132409		Telephone		19.25
135524	132409		Telephone		77.02
135524	132409		Telephone		4.82
135524	132409		Telephone		19.25
135524	132409		Telephone		9.63
135524	132409		Telephone		4.82
135524	132409		Telephone		14.45
135524	132409		Telephone		19.25
			Line Amount Total		206.99
98153	10/01/25	V00240	A-1 Comfort Systems	7,591.98	
135535	132403		M&R TOE-Gantry Crane-Emergency Repairs		2,496.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135544	130809		M&R TOE-Gantry Crane:		
135544	130809		Replace Compressor and related material		3,595.98
135544	130809		Labor		1,200.00
135544	130809		Compressor coating		300.00
			Line Amount Total		7,591.98
98154	10/01/25	V00248	Promotions Unlimited	3,109.75	
135555	132138		Commerical Event-JOC Breakbulk-Business Developmen		1,299.00
135555	132138		Commerical Event-JOC Breakbulk-Business Developmen		67.00
135555	132138		Promotional Items - Community		
135555	132138		Diff in price for 2 sided printing		
135555	132138		PD 20W Power Bank 1 color 1 side 1 location		
135555	132138		S&H included-setup 60.00 Unit Price 25.50		
135555	132138		100 Qty BD \$2,598.00 (including set up fee)		
135555	132138		25 qty PA \$649.50 (including set up fee)		
135563	132439		Community Events		212.50
135584	132430		Community Events		1,531.25
135584	132430		65 Shirts S-XL \$25 ea \$1,625.00		
135584	132430		6 Shirts (2XL) \$27 ea \$162		
135584	132430		3 Shirts (3XL) \$28 ea \$84		
135584	132430		1 Shirt (4XL) \$29 ea \$ 29		
135584	132430		Embroidery for arm on 75 shirts (\$5.90 -\$675.00)		
135584	132430		Embroidery on Chest on 75 shirts(\$9 - \$442.00)		
135584	132430		Digitalized Logo \$20		
135584	132430		Shipping \$25		
			Line Amount Total		3,109.75
98155	10/01/25	V00256	Blueline Shop & Copy Center	11.88	
135521	132394		M&R TOE-Gantry Crane		5.94
135521	132394		M&R TOE-Gantry Crane		5.94
			Line Amount Total		11.88
98156	10/01/25	V00345	Certified Laboratories	848.95	
135522	132397		M&R TOE-Gantry Crane		424.48
135522	132397		M&R TOE-Gantry Crane		424.47
			Line Amount Total		848.95
98157	10/01/25	V00354	Bracewell LLP	14,355.30	
135547	132425		Legal Fees		14,337.50
135547	132425		Legal Fees		17.80
			Line Amount Total		14,355.30
98158	10/01/25	V00364	Brazosport Plumbing & Heating	5,264.00	
135536	132404		M&R Bldgs-Gate 4-Emergency Repairs		5,264.00
			Line Amount Total		5,264.00
98159	10/01/25	V00531	Rob Lowe	291.10	
135579	132460		Telephone - Sept		136.75
135579	132460		Community Events		82.95
135579	132460		Sales/Promotion Travel		71.40
			Line Amount Total		291.10
98160	10/01/25	V00595	Dow Academic Center at Brazosport College	3,525.00	
135580	132429		Community Events		3,525.00
135580	132429		Full Facility 7,050 (Dec 3rd less than 8 hrs, Dec		
			Line Amount Total		3,525.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98161	10/01/25	V00668	DARE Capital Partners, LLC	2,268.45	
135537	130156		M&R TOE-Gantry Crane		573.33
135537	130156		M&R TOE-Gantry Crane		573.32
135537	130156		Painters to chip, scrape and paint Cranes		
135537	130156		\$20.29 per hour		
135537	130156		\$20.00 / hour plus 1.47% Mark Up		
135537	130156		Not to exceed \$10,000.00		
135538	132408		M&R Other-Mowing, Weed Control Etc		1,121.80
			Line Amount Total		2,268.45
98162	10/01/25	V00770	UniFirst Holdings Inc.	117.86	
135534	132407		Other Receivables		28.12
135534	132407		Maint and Operations Supplies		89.74
			Line Amount Total		117.86
98163	10/01/25	V00863	Enrico Arbolante	105.00	
135576	132478		Telephone - Sept		75.00
135576	132478		Subscriptions		30.00
			Line Amount Total		105.00
98164	10/01/25	V00864	Visual Edge IT, Inc.	209.80	
135566	132436		Maint & Repair - Office Equipment		209.80
			Line Amount Total		209.80
98165	10/01/25	V00909	Randle Law Office Ltd.	6,295.00	
135543	132421		Legal Fees		135.00
135556	132420		Legal Fees		2,160.00
135557	132422		Legal Fees		4,000.00
			Line Amount Total		6,295.00
98166	10/01/25	V00982	King Ranch Ag & Turf	86.10	
135530	132399		M&R Groundskeeping and Misc. Equipment		86.10
			Line Amount Total		86.10
98167	10/01/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	1,407.79	
135500	132380		Office Supplies		929.45
135501	132381		Office Supplies		478.34
			Line Amount Total		1,407.79
98168	10/01/25	V01046	K&L Gates LLP	10,686.10	
135552	132424		Legal Fees		10,686.10
			Line Amount Total		10,686.10
98169	10/01/25	V01105	MetLife	4,369.82	
135572	132438		Group Dental Insurance		339.16
135572	132438		Group Vision Insurance		66.76
135572	132438		Group Life Insurance		356.46
135572	132438		Group Dental Insurance		234.08
135572	132438		Group Vision Insurance		45.51
135572	132438		Group Life Insurance		139.62
135572	132438		Group Dental Insurance		876.70
135572	132438		Group Vision Insurance		161.20
135572	132438		Group Life Insurance		398.19
135572	132438		Group Dental Insurance		14.31
135572	132438		Group Vision Insurance		3.03
135572	132438		Group Life Insurance		14.04
135572	132438		Group Dental Insurance		200.33

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135572	132438		Group Vision Insurance		38.55
135572	132438		Group Life Insurance		154.05
135572	132438		Group Dental Insurance		142.66
135572	132438		Group Vision Insurance		26.47
135572	132438		Group Life Insurance		91.65
135572	132438		Group Dental Insurance		63.14
135572	132438		Group Vision Insurance		12.08
135572	132438		Group Life Insurance		33.54
135572	132438		Group Dental Insurance		207.72
135572	132438		Group Vision Insurance		39.49
135572	132438		Group Life Insurance		120.90
135572	132438		Group Dental Insurance		169.00
135572	132438		Group Vision Insurance		32.10
135572	132438		Group Life Insurance		77.22
135572	132438		Group Dental Insurance		151.96
135572	132438		Group Vision Insurance		31.20
135572	132438		Group Life Insurance		128.70
			Line Amount Total		4,369.82
98170	10/01/25	V01143	Filtex Builders	9,375.00	
135581	131461		Construction in Progress		2,500.00
135581	131461		Furnish labor, materials, equipment & insurance		
135581	131461		for North-South Access Road Repairs 2025		
135581	131461		Retainage Payable		
135581	131461		Retainage Payable		
135581	131461		Retainage Payable		6,875.00
			Line Amount Total		9,375.00
98171	10/01/25	V01147	Motion Media Co., LLC	7,450.00	
135561	132444		Community Advertising		250.00
135582	132433		Community Events-Centennial Documentary		4,250.00
135582	132433		Short-form Centennial Video Production		1,000.00
135583	132431		Community Advertising		600.00
135583	132431		Crane Arrival-Drone Coverage (half day)		
135583	132431		Crane Arrival-Video Coverage (half day)		500.00
135583	132431		Crane Arrival/Installation Process Video		500.00
135583	132431		Timelapse Video		100.00
135583	132431		Crane in Operation Video		100.00
135583	132431		Crane in Operation-Drone Coverage		150.00
			Line Amount Total		7,450.00
98172	10/01/25	V01169	G&H Towing Compnay	4,599.78	
135551	132411		Other Receivables		4,599.78
			Line Amount Total		4,599.78
98173	10/08/25	V00010	Specialties Company	317.06	
135601	132462		M&R Groundskeeping Equipment-5510 John Deere		163.10
135602	132464		M&R Warehouse-Warehouse 51		56.04
135603	132466		M&R TOE-JLG 80 HX Manlift		97.92
			Line Amount Total		317.06
98174	10/08/25	V00039	Brazosport Tire	2,379.90	
135586	132452		M&R Vehicles-Chevy Truck		732.00
135587	132449		M&R Vehicles-Chevy Tahoe		75.00
135588	132450		M&R TOE-Toyota Forklift		209.31
135589	132451		M&R TOE-Toyota Forklift		224.31

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135590	132446		M&R Groundskeeping Equip Zero Turn 61" Mower	308.00	
135591	132445		M&R TOE-Toyota Forklift	831.28	
			Line Amount Total	2,379.90	
98175	10/08/25	V00041	Evco Industrial Hardware	1,904.48	
135613	132482		M&R TOE-Gantry Crane	461.76	
135613	132482		M&R TOE-Gantry Crane	461.76	
135615	132483		M&R TOE-Gantry Crane	445.60	
135615	132483		M&R TOE-Gantry Crane	445.59	
135648	132522		M&R TOE-General, Terminal Ops Equip & Tools	89.77	
			Line Amount Total	1,904.48	
98176	10/08/25	V00045	Leo Martin Chevrolet	2,936.93	
135679	132141		M&R Vehicles-2020 Chev PU - Diagnostics	1,945.28	
135679	132141		disassemble plus labor		
135620	132509		M&R Vehicles-2020 Chev PU	991.65	
			Line Amount Total	2,936.93	
98177	10/08/25	V00047	Art's Sign Service	1,120.00	
135644	132524		M&R Roads-Other	270.00	
135644	132524		M&R Bldgs-Gate 8-Guard Bldg	100.00	
135645	132523		Maint and Operations Supplies	150.00	
135645	132523		M&R Roads-Other	600.00	
			Line Amount Total	1,120.00	
98178	10/08/25	V00050	Northern Tool Commercial Account	367.56	
135621	132488		M&R TOE-Gantry Crane	86.00	
135621	132488		M&R TOE-Gantry Crane	86.00	
135622	132487		M&R TOE-Gantry Crane	5.28	
135622	132487		M&R TOE-Gantry Crane	5.28	
135623	132481		M&R TOE-Gantry Crane	92.50	
135623	132481		M&R TOE-Gantry Crane	92.50	
			Line Amount Total	367.56	
98179	10/08/25	V00053	Stericycle, Inc	249.37	
135662	132529		Office Supplies	46.40	
135662	132529		Office Supplies	23.19	
135662	132529		Office Supplies	92.77	
135662	132529		Office Supplies	5.81	
135662	132529		Office Supplies	23.20	
135662	132529		Office Supplies	11.58	
135662	132529		Office Supplies	5.82	
135662	132529		Office Supplies	17.41	
135662	132529		Office Supplies	23.19	
			Line Amount Total	249.37	
98180	10/08/25	V00054	Summit Electric Supply	8,218.23	
135604	132447		M&R Leased Facilities-Dole	382.56	
135604	132447		Rebill - Dole	382.56	
135629	132492		M&R Warehouse-Warehouse 51	794.27	
135630	132491		M&R Leased Facilities-24A (Chiquita)	460.42	
135631	132489		M&R Leased Facilities-Dole	191.28	
135631	132489		Rebill - Dole	191.28	
135632	132490		M&R Leased Facilities-Dole	496.62	
135632	132490		Rebill - Dole	496.62	
135633	132485		M&R TOE-Gantry Crane	148.75	
135633	132485		M&R TOE-Gantry Crane	148.75	

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135634	132484		M&R TOE-Gantry Crane	25.89	
135634	132484		M&R TOE-Gantry Crane	25.88	
135627	132324		M&R Leased Facilities-24A (Chiquita)	4,473.35	
135627	132324		130459		
			Line Amount Total	8,218.23	
98181	10/08/25	V00067	Quill LLC	730.91	
135594	132448		Office Supplies	213.93	
135624	132512		Office Supplies	14.66	
135624	132512		Office Supplies	7.33	
135624	132512		Office Supplies	1.84	
135624	132512		Office Supplies	7.33	
135624	132512		Office Supplies	5.50	
135624	132512		Office Supplies	7.33	
135625	132511		Office Supplies	472.99	
			Line Amount Total	730.91	
98182	10/08/25	V00071	Verizon Wireless	151.96	
135654	132517		Telephone	75.98	
135654	132517		Telephone	37.99	
135654	132517		Telephone	37.99	
			Line Amount Total	151.96	
98183	10/08/25	V00095	Swisher & Swisher	1,750.00	
135612	131593		M&R Other-Mowing, Weed Control Etc	1,750.00	
135612	131593		Herbicide application		
			Line Amount Total	1,750.00	
98184	10/08/25	V00096	CenterPoint Energy	45.36	
135659	132526		Water & Gas	45.36	
			Line Amount Total	45.36	
98185	10/08/25	V00097	Comcast	1,434.86	
135639	132498		Contract Services	1,434.86	
			Line Amount Total	1,434.86	
98186	10/08/25	V00098	Suburban Propane	781.66	
135595	132469		Fuel/Oil	202.57	
135596	132470		Fuel/Oil	565.72	
135597	132471		Fuel/Oil	13.37	
			Line Amount Total	781.66	
98187	10/08/25	V00101	Payment vendor ledger entry is not found check# 98187.	0.00	
			Line Amount Total		
98188	10/08/25	V00101	Sunstates Security, LLC	139,667.19	
135663	132530		Security Service Fees	107.25	
135664	132531		Security Service Fees	858.00	
135665	132533		Security Service Fees	908.35	
135666	132534		Security Service Fees	464.75	
135667	132535		Security Service Fees	858.00	
135668	132538		Security Service Fees	446.88	
135669	132539		Security Service Fees	482.63	
135682	132532		Security Service Fees	46,076.16	
135683	132536		Security Service Fees	1,156.94	
135684	132537		Security Service Fees	43,267.83	
135685	132540		Security Service Fees	1,166.15	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135686	132541		Security Service Fees	43,874.25	
				139,667.19	
98189 10/08/25	V00141	Vernor Material & Equipment Co., Inc.		3,791.05	
135608	132476		M&R Roads-Other	888.96	
135655	132506		M&R Roads-Other - Limestone Base	1,666.67	
135655	132506		Delivery	145.17	
135656	132505		M&R Roads-Other-Cold Mix Asphalt	1,019.85	
135656	132505		Delivery	70.40	
			Line Amount Total	3,791.05	
98190 10/08/25	V00166	Van Scoyoc Associates		8,502.83	
135635	130475		Consultant Fees - 07/2025	8,500.00	
135635	130475		Expenses incurred - Not to exceed \$2,000.00 over	2.83	
135635	130475		the course of the 1-year contract		
			Line Amount Total	8,502.83	
98191 10/08/25	V00178	Waypoint		226.00	
135637	132516		Contract Services	208.20	
135638	132515		M&R IT Equipment	16.68	
135670	132542		M&R IT Equipment	1.12	
			Line Amount Total	226.00	
98192 10/08/25	V00187	Brazoria County Septic Service		2,148.00	
135585	132455		M&R Docks-Dock Berth 3	882.00	
135610	132456		Contract Services-Emergency Repairs	1,266.00	
			Line Amount Total	2,148.00	
98193 10/08/25	V00188	Steve Alongis		210.00	
135647	132486		M&R Other-Mowing, Weed Control Etc	210.00	
			Line Amount Total	210.00	
98194 10/08/25	V00193	Grainger		12.93	
135616	132493		M&R TOE-Gantry Crane	6.47	
135616	132493		M&R TOE-Gantry Crane	6.46	
			Line Amount Total	12.93	
98195 10/08/25	V00201	CDW Government		3,599.99	
135569	132321		Contract Services	3,599.99	
135569	132321		Fortinet Firewall Renewals - 1 Year		
135569	132321		10/3/25-10/3/26		
			Line Amount Total	3,599.99	
98196 10/08/25	V00208	Brandon Robertson		515.63	
135657	132527		Telephone - Aug - Sept	273.50	
135658	132528		Telephone -Oct	136.75	
135658	132528		Commmerical Event-JOC Breakbulk-Business Developmen	105.38	
			Line Amount Total	515.63	
98197 10/08/25	V00219	Toyota Lift of Houston		1,864.47	
135605	132473		M&R TOE-Toyota Forklift	653.97	
135653	132472		M&R TOE-Toyota Forklift-Radiator Assembly	1,122.69	
135653	132472		Freight	87.81	
			Line Amount Total	1,864.47	
98198 10/08/25	V00248	Promotions Unlimited		1,267.50	
135680	132479		Community Events	1,267.50	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135680	132479		4" Metal circle Large Coin Gold		
135680	132479		4" Coin double stamped w/color inlay		
135680	132479		set up fee		
135680	132479		tooling fee		
			Line Amount Total		1,267.50
98199 10/08/25	V00285	Shoppa's Farm Supply		832.10	
135598	132459		M&R TOE-2020 John Deere HPX615E		112.89
135599	132465		M&R Groundskeeping Equipment-Holland 105 Tractor		340.68
135600	132467		M&R Groundskeeping Equipment-5510 John Deere		378.53
			Line Amount Total		832.10
98200 10/08/25	V00349	Saber Power Services		7,500.20	
135628	131629		M&R Bldgs-Buildings VT Berth 7		7,500.20
135628	131629		Crane Electrical Substation Switchgear Parts		
			Line Amount Total		7,500.20
98201 10/08/25	V00376	The Goodman Corporation		7,425.00	
135643	132037		Consultant Fees - Other		7,425.00
135643	132037		Port Infrastructure Development Program Grant		
135643	132037		Application		
			Line Amount Total		7,425.00
98202 10/08/25	V00390	Government Finance Officers Association of Texas		100.00	
135649	132499		Dues & Memberships & Licenses		100.00
			Line Amount Total		100.00
98203 10/08/25	V00393	City of Danbury		40.00	
135672	132551		Community Events-BCCA Dinner 9/17/25		40.00
135672	132551		Giesecke, Kincannon		
			Line Amount Total		40.00
98204 10/08/25	V00400	Four Seasons Hotel		6,180.00	
135691	129466		Commmerical Event-JOC Breakbulk-Business Developmen		2,671.25
135691	129466		Breakbulk Reception: Four Seasons Toro Toro Room		
135691	129466		Reservation October 1,2025		
135691	129466		CHANGE ORDER		3,508.75
			Line Amount Total		6,180.00
98205 10/08/25	V00456	Superior Fence Services		480.00	
135652	132519		M&R Leased Facilities-HTS- (Parcel 19 & 25)		480.00
			Line Amount Total		480.00
98206 10/08/25	V00557	Metro Fire		1,503.89	
135642	132009		Furniture and Equipment Purchases <\$5,000		1,383.00
135642	132009		GFG G450-11410-K-4-Gas Meter w/ Cal Gas and Case		
135642	132009		Shipping		120.89
			Line Amount Total		1,503.89
98207 10/08/25	V00593	McAllen Signal and Boring , LLC		525.00	
135611	129134		M&R Rail-Other		525.00
135611	129134		Hwy 36 crossing inspection		
			Line Amount Total		525.00
98208 10/08/25	V00668	DARE Capital Partners, LLC		3,880.15	
135689	132547		M&R TOE-Gantry Crane		454.40
135689	132547		M&R TOE-Gantry Crane		454.40

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135689	132547		M&R Other-Mowing, Weed Control Etc	759.70	
135690	132552		M&R TOE-Gantry Crane	573.33	
135690	132552		M&R TOE-Gantry Crane	573.32	
135690	132552		M&R Other-Mowing, Weed Control Etc	1,065.00	
			Line Amount Total	3,880.15	
98209	10/08/25	V00770	UniFirst Holdings Inc.	117.86	
135607	132475		Other Receivables	28.12	
135607	132475		Maint and Operations Supplies	89.74	
			Line Amount Total	117.86	
98210	10/08/25	V00809	Thomson Reuters - West	235.00	
135687	129050		Subscriptions	235.00	
135687	129050		CLEAR Government Investigations Advanced Software		
135687	129050		w/ Arrest Records		
			Line Amount Total	235.00	
98211	10/08/25	V00864	Visual Edge IT, Inc.	213.29	
135636	132514		Maint & Repair - Office Equipment	213.29	
			Line Amount Total	213.29	
98212	10/08/25	V00875	Hannah Thornton	197.84	
135673	132555		Telephone - Sept 2025	75.00	
135674	132556		Telephone - Oct 2025	75.00	
135674	132556		Sales/Promotion Travel	47.84	
			Line Amount Total	197.84	
98213	10/08/25	V00880	Christine Lewis	94.38	
135671	132554		Telephone-Sept 2025	75.00	
135671	132554		Office Supplies	19.38	
			Line Amount Total	94.38	
98214	10/08/25	V00933	Parroco Production Group, Inc.	44,398.65	
135681	132183		HANDHELD TWIC READERS	44,398.65	
			Line Amount Total	44,398.65	
98215	10/08/25	V00982	King Ranch Ag & Turf	140.60	
135650	132521		M&R Groundskeeping and Misc. Equipment	12.60	
135651	132520		M&R Groundskeeping and Misc. Equipment	128.00	
			Line Amount Total	140.60	
98216	10/08/25	V00998	Bailee Anderson	104.26	
135614	132503		Commerical Event-Breakbulk-Administration	104.26	
			Line Amount Total	104.26	
98217	10/08/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	843.69	
135617	132510		Office Supplies	32.10	
135618	132508		Office Supplies	378.08	
135619	132507		Office Supplies	144.51	
135619	132507		Office Supplies	72.25	
135619	132507		Office Supplies	18.06	
135619	132507		Office Supplies	72.25	
135619	132507		Office Supplies	54.19	
135619	132507		Office Supplies	72.25	
			Line Amount Total	843.69	
98218	10/08/25	V01011	Charles Gryseels III	136.74	
135660	132543		Telephone- Sept	75.00	

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Invoice No.	PO No.	GL Account Name	Line Description		
135660	132543		Automobile Expense	61.74	
			Line Amount Total	136.74	
98219	10/08/25	V01017	GFL Plant Services LP	1,650.70	
135592	132457		Contract Services	219.96	
135593	132458		Contract Services	384.94	
135688	132550		Contract Services	1,045.80	
			Line Amount Total	1,650.70	
98220	10/08/25	V01054	Uline	359.87	
135606	132474		M&R Bldgs-Operations Bldg	359.87	
			Line Amount Total	359.87	
98221	10/08/25	V01058	Integrity Pipeline Services	539,399.99	
135677	128491		Construction in Progress	567,789.46	
135677	128491		Furnish labor, materials, equipment & insurance		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
135677	128491		for the Docks 1,2,3,5 & 7 Cathodic Protec Proj		
135677	128491		Board Approval 07/25/2024		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
135677	128491		Retainage Payable		
			Line Amount Total	-28,389.47	
			Line Amount Total	539,399.99	
98222	10/08/25	V01088	Ruby Dunn	32.48	
135661	132557		Automobile Expense	5.11	
135661	132557		Community Events	27.37	
			Line Amount Total	32.48	
98223	10/08/25	V01099	Frost Construction Company, Inc.	5,042.66	
135676	129821		Emergency Recovery Efforts - Hurricane	5,308.06	
135676	129821		Furnish labor, materials, equipment & insurance		
135676	129821		for Hurricane Beryl Repairs		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
135676	129821		Retainage Payable		
			Line Amount Total	-265.40	
			Line Amount Total	5,042.66	
98224	10/08/25	V01104	Select Cybersecurity, LLC	1,350.42	
135626	132513		Contract Services	1,350.42	
			Line Amount Total	1,350.42	
98225	10/08/25	V01126	General Datatech, L.P.	7,720.00	
135641	132019		Maint & Repair - Office Equipment	7,720.00	
135641	132019		EOC Switch firmware Upgrades		
			Line Amount Total	7,720.00	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98226	10/08/25	V01135	Amazon Capital Services	1,018.94	
135646	132504		Office Supplies	150.79	
135646	132504		Office Supplies	22.02	
135646	132504		Office Supplies	103.84	
135646	132504		Office Supplies	3.31	
135646	132504		Office Supplies	13.04	
135646	132504		Office Supplies	202.89	
135646	132504		Office Supplies	3.33	
135646	132504		Office Supplies	6.53	
135646	132504		Office Supplies	13.04	
135646	132504		Commercial Events	127.46	
135646	132504		Safety Supplies	177.89	
135646	132504		Safety Supplies	72.51	
135646	132504		Community Events - CAP	75.39	
135646	132504		Maint and Operations Supplies	46.90	
			Line Amount Total		1,018.94
98227	10/15/25	V00001	Norma Cheline	1,300.00	
135704	129546		Lease Expense	1,300.00	
135704	129546		Off Site Storage in Angleton		
			Line Amount Total		1,300.00
98228	10/15/25	V00005	Phyllis Saathoff	1,622.54	
135749	132603		Telephone - Sept	136.75	
135749	132603		Sales/Promotion Travel	1,485.79	
			Line Amount Total		1,622.54
98229	10/15/25	V00006	Michaela Bevers	110.07	
135746	132606		Telephone - Sept	75.00	
135746	132606		Community Events	35.07	
			Line Amount Total		110.07
98230	10/15/25	V00009	Williams Diesel, Inc	213.60	
135741	132573		M&R Leased Facilities-HTS- (Parcel 19 & 25)	213.60	
			Line Amount Total		213.60
98231	10/15/25	V00010	Specialties Company	10.48	
135732	132592		M&R TOE-JLG 80 HX Manlift	10.48	
			Line Amount Total		10.48
98232	10/15/25	V00012	FedEx	13.41	
135712	132566		Postage and Freight	13.41	
			Line Amount Total		13.41
98233	10/15/25	V00016	Rodney Blackstock	41.12	
135694	132562		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	41.12	
			Line Amount Total		41.12
98234	10/15/25	V00026	Lowe's	747.83	
135693	132564		M&R Bldgs-Security Bldg	75.98	
135693	132564		M&R Warehouse-Warehouse 51	653.67	
135693	132564		M&R Transit Shed-T.S. 1	18.18	
			Line Amount Total		747.83
98235	10/15/25	V00031	Culligan Water Systems	142.90	
135721	132577		M&R Bldgs-Operations Bldg	142.90	
			Line Amount Total		142.90

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98236	10/15/25	V00038	Killum Pest Control	780.00	
135714	120372		Pest Control Services(Quarterly) Jan 2022-Dec 2025		
135714	120372		M&R Bldgs-Admin Bldg 1100 Cherry St		78.00
135714	120372		M&R Bldgs-Buildings VT Berth 7		78.00
135714	120372		M&R Bldgs-Scale House		78.00
135714	120372		M&R Bldgs-Maintenance Bldg		78.00
135714	120372		M&R Bldgs-Operations Bldg		78.00
135714	120372		M&R Transit Shed-T.S. 1		78.00
135714	120372		M&R Bldgs-Security Bldg		78.00
135714	120372		M&R Bldgs-Gate 4		78.00
135714	120372		M&R Bldgs-Gate 8-Guard Bldg		78.00
135714	120372		M&R Bldgs-Gate 14		78.00
			Line Amount Total		780.00
98237	10/15/25	V00040	The Brazosport Facts	2,301.12	
135745	132599		Community Advertising		207.00
135745	132599		Legal Fees		650.54
135745	132599		Legal Fees		327.65
135745	132599		Legal Fees		928.33
135745	132599		Legal Fees		187.60
			Line Amount Total		2,301.12
98238	10/15/25	V00041	Evco Industrial Hardware	9.22	
135727	132575		M&R TOE-General, Terminal Ops Equip & Tools		9.22
			Line Amount Total		9.22
98239	10/15/25	V00049	Brazos Fasteners, Inc	6.96	
135725	132591		M&R TOE-2020 John Deere HPX615E		6.96
			Line Amount Total		6.96
98240	10/15/25	V00054	Summit Electric Supply	3,385.52	
135733	132583		M&R Warehouse-Warehouse 51		27.17
135734	132584		M&R Warehouse-Warehouse 51		303.47
135735	132585		M&R Warehouse-Warehouse 51		254.80
135736	132586		M&R Transit Shed-T.S. 1		876.52
135737	132587		M&R Transit Shed-T.S. 1		736.64
135738	132588		M&R Warehouse-Warehouse 51		862.41
135739	132589		M&R Warehouse-Warehouse 51		287.47
135740	132590		M&R Warehouse-Warehouse 51		37.04
			Line Amount Total		3,385.52
98241	10/15/25	V00055	Jesse Hibbetts	92.15	
135728	132571		Sales/Promotion Travel		92.15
			Line Amount Total		92.15
98242	10/15/25	V00058	Ravi K. Singhania	2,217.66	
135750	132604		Community Events		101.29
135750	132604		Technical Training		2,116.37
			Line Amount Total		2,217.66
98243	10/15/25	V00067	Quill LLC	87.98	
135731	132572		Office Supplies		87.98
			Line Amount Total		87.98
98244	10/15/25	V00075	Vicki L. Smith	75.00	
135717	132594		Telephone		75.00
			Line Amount Total		75.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98245	10/15/25	V00091	Wells Fargo	20,141.11	
135706	132544		Other Accounts Payable (JE)		20,141.11
			Line Amount Total		20,141.11
98246	10/15/25	V00110	Jason Miura	1,288.60	
135713	132567		Telephone - Sept		136.75
135713	132567		Commercial Events		652.67
135713	132567		Sales/Promotion Travel		362.43
135729	132570		Telephone - Oct 2025		136.75
			Line Amount Total		1,288.60
98247	10/15/25	V00115	AT&T-979-373-0021 663 4	554.17	
135692	132563		Telephone		192.76
135692	132563		Telephone		96.38
135692	132563		Telephone		24.09
135692	132563		Telephone		72.28
135692	132563		Telephone		72.28
135692	132563		Telephone		96.38
			Line Amount Total		554.17
98248	10/15/25	V00119	JH Sanchez Holding Company	6,605.00	
135703	129814		Janitorial Services February 2025-January 2026		
135703	129814		M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
135703	129814		M&R Bldgs-Operations Bldg		889.00
135703	129814		M&R Bldgs-Security Bldg		651.00
135703	129814		M&R Bldgs-Security Bldg-Customs		880.00
135703	129814		M&R Bldgs-Buildings VT Berth 7		890.00
135703	129814		M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)		110.00
135703	129814		M&R Transit Shed-T.S. 3		91.00
135703	129814		M&R Bldgs-Gate 4		20.00
135703	129814		3 Year Contract with 2 one year options-Second Yr		
135703	129814		M&R Bldgs-Gate 4		351.00
135703	129814		Board Approval 12/14/2023		
135703	129814		Change Order for \$4,212 Board Approval 01/30/2025		
			Line Amount Total		6,605.00
98249	10/15/25	V00124	Carriage House Partners	5,000.00	
135675	129818		Consultant Fees - Other		5,000.00
135675	129818		Government Liason Service Agreement Jan 2025-		
135675	129818		December 2027		
135675	129818		Board Approval 12/19/2024		
			Line Amount Total		5,000.00
98250	10/15/25	V00176	Yaklin Ford	37.00	
135723	132579		M&R Vehicles-Chevy Truck		18.50
135724	132580		M&R Vehicles-2021 Chevy Tahoe		18.50
			Line Amount Total		37.00
98251	10/15/25	V00187	Brazoria County Septic Service	2,577.00	
135708	132582		M&R Leased Facilities-Tenaris		362.86
135708	132582		M&R Leased Facilities-Tenaris- Oct		145.14
135708	132582		M&R Leased Facilities-HTS- (Parcel 19 & 25)		272.14
135708	132582		M&R Leased Facilities-HTS- (Parcel 19 & 25)- Oct		108.86
135742	132578		Contract Services		1,688.00
			Line Amount Total		2,577.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98252	10/15/25	V00189	Energia Resources, Inc.	100.00	
135726	132574		M&R Groundskeeping Equipment-Holland 105 Tractor		100.00
			Line Amount Total		100.00
98253	10/15/25	V00198	Brazosport Starter & Alternator Service	378.00	
135709	132595		M&R Security Equipment-John Deere Gator		279.00
135710	132596		M&R TOE-2020 John Deere HPX615E		99.00
			Line Amount Total		378.00
98254	10/15/25	V00209	Datavox, Inc.	5,610.62	
135570	132317		AXON BODY CAMERA SYSTEM 2025		3,377.97
135570	132317		Axis W120 Body Camera (5 pack)		
135570	132317		Axis Body Warn Live		1,572.70
135570	132317		Axis TW100 Clip Mounts (5 pack)		179.10
135570	132317		Axis W701 MK II Docking Station, 8 Bay		480.85
			Line Amount Total		5,610.62
98255	10/15/25	V00234	Wharton Tractor Company	14.65	
135718	132597		M&R Groundskeeping Equipment-Holland 105 Tractor		14.65
			Line Amount Total		14.65
98256	10/15/25	V00248	Promotions Unlimited	1,173.24	
135744	132389		Community Event-Port Golf Tournament		693.24
135744	132389		Shipping/Additional caps		480.00
135744	132389		Washed Cap with Vintage USA Flag Undervisor		
135744	132389		white, PF logo, 400 pc		
			Line Amount Total		1,173.24
98257	10/15/25	V00270	The Bulletin	525.00	
135695	132561		Community Advertising		525.00
			Line Amount Total		525.00
98258	10/15/25	V00313	Greater Houston Partnership	1,339.54	
135747	132602		Dues & Memberships & Licenses		1,339.54
			Line Amount Total		1,339.54
98259	10/15/25	V00349	Saber Power Services	1,963.00	
135716	132111		M&R Leased Facilities-Dole		1,963.00
135716	132111		Transformer M&R (Dole Yard)		
			Line Amount Total		1,963.00
98260	10/15/25	V00376	The Goodman Corporation	5,031.00	
135705	131840		Consultant Fees - Other - EPA Clean Air Grant		5,031.00
135705	131840		Management		
135705	131840		Board Approval on 05/29/2025		
			Line Amount Total		5,031.00
98261	10/15/25	V00389	Austin Seth	1,376.86	
135751	132607		Commercial Event-JOC Breakbulk-Operations		1,376.86
			Line Amount Total		1,376.86
98262	10/15/25	V00517	Covenant K9 Detection Services	7,500.00	
135640	129416		Security Service Fees		7,500.00
135640	129416		Hourly Rate for K9 Detection Service for 360 Hours		
			Line Amount Total		7,500.00
98263	10/15/25	V00653	Paul Bridges & Associates, LLC	19,370.76	
135715	124451		Construction in Progress-cranes		19,370.76

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Check No.	Check Date	Vendor No.	Vendor Name	GL Account Name	Line Description	Check Amount	Line Amount
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		-631.63
					Construction in Progress-Job J00564		172,638.45
					Furnish labor, materials, equipment and insurance for the East 5th Street Replacement project		
					Board Approval 02/27/2025		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		
					Retainage Payable		-8,631.92
					Line Amount Total		176,007.41
98273	10/15/25	V01049	Amy O'Brien			75.00	
					Telephone - Sept		75.00
					Line Amount Total		75.00
98274	10/15/25	V01136	Gridmatic Rosa LLC			100,552.15	
					Electricity		3,618.34
					Electricity		79,402.77
					Electricity		2,972.35
					Electricity		14,558.69
					Line Amount Total		100,552.15
98275	10/15/25	V01171	Fort Bend Chamber of Commerce			3,750.00	
					Dues & Memberships & Licenses		3,750.00
					Line Amount Total		3,750.00
98276	10/22/25	V00004	Payment vendor ledger entry is not found check# 98276.			62,260.36	
					Line Amount Total		
98277	10/22/25	V00010	Payment vendor ledger entry is not found check# 98277.			162.16	
					Line Amount Total		
98278	10/22/25	V00012	Payment vendor ledger entry is not found check# 98278.			8.71	
					Line Amount Total		
98279	10/22/25	V00043	Payment vendor ledger entry is not found check# 98279.			67,080.00	
					Line Amount Total		
98280	10/22/25	V00044	Payment vendor ledger entry is not found check# 98280.			594.03	
					Line Amount Total		
98281	10/22/25	V00054	Payment vendor ledger entry is not found check# 98281.			2,637.45	
					Line Amount Total		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98282	10/22/25	V00067	Payment vendor ledger entry is not found check# 98282.	363.81	
				Line Amount Total	
98283	10/22/25	V00101	Payment vendor ledger entry is not found check# 98283.	91,040.00	
				Line Amount Total	
98284	10/22/25	V00172	Payment vendor ledger entry is not found check# 98284.	1,514.07	
				Line Amount Total	
98285	10/22/25	V00178	Payment vendor ledger entry is not found check# 98285.	10,019.62	
				Line Amount Total	
98286	10/22/25	V00187	Payment vendor ledger entry is not found check# 98286.	422.00	
				Line Amount Total	
98287	10/22/25	V00194	Payment vendor ledger entry is not found check# 98287.	58.58	
				Line Amount Total	
98288	10/22/25	V00228	Payment vendor ledger entry is not found check# 98288.	334.51	
				Line Amount Total	
98289	10/22/25	V00248	Payment vendor ledger entry is not found check# 98289.	1,568.24	
				Line Amount Total	
98290	10/22/25	V00250	Payment vendor ledger entry is not found check# 98290.	2,966.27	
				Line Amount Total	
98291	10/22/25	V00272	Payment vendor ledger entry is not found check# 98291.	150.00	
				Line Amount Total	
98292	10/22/25	V00391	Payment vendor ledger entry is not found check# 98292.	20.00	
				Line Amount Total	
98293	10/22/25	V00539	Payment vendor ledger entry is not found check# 98293.	1,661.08	
				Line Amount Total	
98294	10/22/25	V00582	Payment vendor ledger entry is not found check# 98294.	1,895.63	
				Line Amount Total	
98295	10/22/25	V00595	Payment vendor ledger entry is not found check# 98295.	6,969.00	
				Line Amount Total	
98296	10/22/25	V00663	Payment vendor ledger entry is not found check# 98296.	4,245.85	
				Line Amount Total	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98297	10/22/25	V00668	Payment vendor ledger entry is not found check# 98297.	2,051.90	
				Line Amount Total	
98298	10/22/25	V00697	Payment vendor ledger entry is not found check# 98298.	266.82	
				Line Amount Total	
98299	10/22/25	V00770	Payment vendor ledger entry is not found check# 98299.	131.63	
				Line Amount Total	
98300	10/22/25	V00921	Payment vendor ledger entry is not found check# 98300.	1,500.00	
				Line Amount Total	
98301	10/22/25	V00957	Payment vendor ledger entry is not found check# 98301.	345.78	
				Line Amount Total	
98302	10/22/25	V00973	Payment vendor ledger entry is not found check# 98302.	320.39	
				Line Amount Total	
98303	10/22/25	V01010	Payment vendor ledger entry is not found check# 98303.	353.81	
				Line Amount Total	
98304	10/22/25	V01017	Payment vendor ledger entry is not found check# 98304.	522.90	
				Line Amount Total	
98305	10/22/25	V01037	Payment vendor ledger entry is not found check# 98305.	900,600.00	
				Line Amount Total	
98306	10/22/25	V01124	Payment vendor ledger entry is not found check# 98306.	554.00	
				Line Amount Total	
98307	10/22/25	V01153	Payment vendor ledger entry is not found check# 98307.	360.80	
				Line Amount Total	
98308	10/22/25	V01164	Payment vendor ledger entry is not found check# 98308.	16,812.00	
				Line Amount Total	
98309	10/22/25	V00004	City of Freeport	62,260.36	
135768	132618		Water & Gas		88.72
135769	132619		Water & Gas		225.60
135770	132633		Water & Gas		234.15
135791	132631		Water & Gas		58,327.89
135792	132640		Other Receivables -Re-bill to VW		1,707.01
135793	132641		Other Receivables-Re-bill to VW		1,580.04
135793	132641		Sewer		96.95
				Line Amount Total	62,260.36

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
98310	10/22/25	V00010	Specialties Company	162.16	
135783		132650	M&R TOE-Toyota Forklift		162.16
			Line Amount Total		162.16
98311	10/22/25	V00012	FedEx	8.71	
135766		132659	Postage and Freight		8.71
			Line Amount Total		8.71
98312	10/22/25	V00043	Union Pacific Railroad Company	67,080.00	
135803		132643	Property Lease Expense		67,080.00
			Line Amount Total		67,080.00
98313	10/22/25	V00044	Ready Refresh	594.03	
135778		132639	Office Supplies		57.63
135778		132639	Office Supplies		28.81
135778		132639	Office Supplies		7.20
135778		132639	Office Supplies		28.81
135778		132639	Office Supplies		21.61
135778		132639	Office Supplies		28.81
135778		132639	Office Supplies Oct		421.16
			Line Amount Total		594.03
98314	10/22/25	V00054	Summit Electric Supply	2,637.45	
135757		132624	M&R Leased Facilities-24A (Chiquita)		460.42
135758		132626	M&R Warehouse-Warehouse 51		9.45
135759		132627	M&R Leased Facilities-24A (Chiquita)		924.68
135760		132628	M&R Warehouse-Warehouse 51		364.52
135761		132629	M&R Transit Shed-T.S. 1		22.40
135762		132630	M&R Warehouse-Warehouse 51		188.40
135763		132632	M&R Warehouse-Warehouse 51		333.79
135763		132632	M&R Transit Shed-T.S. 1		333.79
			Line Amount Total		2,637.45
98315	10/22/25	V00067	Quill LLC	363.81	
135775		132634	Office Supplies		238.89
135776		132635	Office Supplies		103.68
135777		132654	Office Supplies		21.24
			Line Amount Total		363.81
98316	10/22/25	V00101	Sunstates Security, LLC	91,040.00	
135779		132609	Security Service Fees		393.25
135780		132611	Security Service Fees		321.75
135781		132612	Security Service Fees		232.38
135789		132610	Security Service Fees		43,914.85
135800		132608	Security Service Fees		1,049.51
135801		132613	Security Service Fees		672.07
135801		132613	Security Service Fees- Oct		392.80
135802		132614	Security Service Fees		28,800.40
135802		132614	Security Service Fees - Oct		15,262.99
			Line Amount Total		91,040.00
98317	10/22/25	V00172	Lincoln National Life Insurance Company	1,514.07	
135797		132645	Retirement Expense		314.98
135797		132645	Retirement Expense		149.51
135797		132645	Retirement Expense		479.90
135797		132645	Retirement Expense		13.35

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Invoice No.	PO No.	GL Account Name	Line Description		
135797		132645	Retirement Expense		137.64
135797		132645	Retirement Expense		106.11
135797		132645	Retirement Expense		16.89
135797		132645	Retirement Expense		133.93
135797		132645	Retirement Expense		134.31
135797		132645	Retirement Expense		79.39
135797		132645	Booth adj		-89.04
135797		132645	Miura adj		37.10
			Line Amount Total		1,514.07
98318	10/22/25	V00178	Waypoint	10,019.62	
135804		132560	Veeam Backup for M365 (per seat)		2,001.60
135804		132560	Veeam B & R Production Suppt (per socket)		6,628.50
135804		132560	8TB Veeam Data Cloud 1 year		1,282.88
135804		132560	8TB Veeam Data Cloud 1 month (for co-term)		106.64
			Line Amount Total		10,019.62
98319	10/22/25	V00187	Brazoria County Septic Service	422.00	
135752		132616	Contract Services - Sept 2025		195.93
135752		132616	Contract Services - Oct 2025		226.07
			Line Amount Total		422.00
98320	10/22/25	V00194	Johnson Supply	58.58	
135755		132625	M&R Bldgs-Operations Bldg		58.58
			Line Amount Total		58.58
98321	10/22/25	V00228	Department of Information Resources	334.51	
135771		132655	Telephone		62.22
135771		132655	Telephone		31.11
135771		132655	Telephone		124.48
135771		132655	Telephone		7.79
135771		132655	Telephone		31.11
135771		132655	Telephone		15.55
135771		132655	Telephone		7.79
135771		132655	Telephone		23.35
135771		132655	Telephone		31.11
			Line Amount Total		334.51
98322	10/22/25	V00248	Promotions Unlimited	1,568.24	
135799		132568	Commercial Events - Sandford Deluxe Canvas Tote		1,050.00
135799		132568	Screen Print 2 Colors - Promotional Item for		
135799		132568	Global Produce and Floral Show		
135799		132568	Shipping		518.24
			Line Amount Total		1,568.24
98323	10/22/25	V00250	Lincoln National Life Insurance Company	2,966.27	
135798		132646	Group STD Insurance		333.39
135798		132646	Group LTD Insurance		281.19
135798		132646	Group STD Insurance		133.54
135798		132646	Group LTD Insurance		114.78
135798		132646	Group STD Insurance		583.60
135798		132646	Group LTD Insurance		404.76
135798		132646	Group STD Insurance		21.16
135798		132646	Group LTD Insurance		12.78
135798		132646	Group STD Insurance		145.31
135798		132646	Group LTD Insurance		129.86
135798		132646	Group STD Insurance		102.58

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135798	132646		Group LTD Insurance	85.69	
135798	132646		Group STD Insurance	51.60	
135798	132646		Group LTD Insurance	32.65	
135798	132646		Group STD Insurance	139.47	
135798	132646		Group LTD Insurance	114.31	
135798	132646		Group STD Insurance	143.09	
135798	132646		Group LTD Insurance	89.51	
135798	132646		Group STD Insurance	192.16	
135798	132646		Group LTD Insurance	142.58	
135798	132646		Booth adj	-154.80	
135798	132646		Booth adj	-132.94	
			Line Amount Total	2,966.27	
98324	10/22/25	V00272	Highway 36A Coalition	150.00	
135772	132644		Community Events	150.00	
			Line Amount Total	150.00	
98325	10/22/25	V00391	Texas Department of Licensing and Regulation	20.00	
135782	132638		M&R Bldgs-Security Bldg	20.00	
			Line Amount Total	20.00	
98326	10/22/25	V00539	Cintas	1,661.08	
135753	132622		Office Supplies	840.89	
135784	132649		Office Supplies	387.79	
135784	132649		Office Supplies	260.57	
135784	132649		Office Supplies	171.83	
			Line Amount Total	1,661.08	
98327	10/22/25	V00582	Jimmy Johns	1,895.63	
135796	132601		Community Event-Port Golf Tournament	1,895.63	
135796	132601		Boxed lunches including: sandwich, chips, cookie		
135796	132601		and pickle 190 boxes		
135796	132601		Price includes delivery fee and gratuity		
135796	132601		Lunch-golf tournament Oct 27, 2025		
			Line Amount Total	1,895.63	
98328	10/22/25	V00595	Dow Academic Center at Brazosport College	6,969.00	
135794	132429		Community Events	6,969.00	
135794	132429		Full Facility 7,050 (Dec 3rd less than 8 hrs, Dec		
			Line Amount Total	6,969.00	
98329	10/22/25	V00663	B&K Motor Parts, Inc	4,245.85	
135707	132593		Maint and Operations Supplies	131.82	
135707	132593		M&R TOE-General, Terminal Ops Equip & Tools	704.31	
135707	132593		M&R Groundskeeping Equipment-5510 John Deere	162.60	
135707	132593		M&R Groundskeeping Equipment-Holland 105 Tractor	594.94	
135707	132593		M&R TOE-Caterpillar Fire Pump Engine	323.99	
135707	132593		M&R TOE-JLG 80 HX Manlift	125.03	
135707	132593		M&R Security Equipment-John Deere Gator	53.42	
135707	132593		M&R TOE-135' JLG Man Lift	227.90	
135707	132593		M&R TOE-Street Sweeper	97.12	
135707	132593		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	71.42	
135707	132593		M&R Groundskeeping Equip Zero Turn 61" Mower	381.95	
135707	132593		M&R Vehicles-2024 Ford Maverick	686.75	
135707	132593		M&R Vehicles-Ford Pick Up	115.03	
135707	132593		M&R Vehicles-Chevy Tahoe	61.19	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135707	132593		M&R Vehicles-Chevy Truck	72.52	
135707	132593		M&R Vehicles-Chevy Truck	182.99	
135707	132593		M&R Vehicles-Nissan Rogue	182.99	
135707	132593		M&R Transit Shed-T.S. Sprinkler System	69.88	
			Line Amount Total	4,245.85	
98330	10/22/25	V00668	DARE Capital Partners, LLC	2,051.90	
135765	132617		M&R TOE-Gantry Crane	130.84	
135765	132617		M&R TOE-Gantry Crane	130.85	
135765	132617		M&R TOE-Gantry Crane - Oct 2025	327.10	
135765	132617		M&R TOE-Gantry Crane - Oct 2025	327.11	
135765	132617		M&R Other-Mowing, Weed Control Etc	324.55	
135765	132617		M&R Other-Mowing - Oct 2025	811.45	
			Line Amount Total	2,051.90	
98331	10/22/25	V00697	Northern Safety Co., Inc.	266.82	
135788	132652		Safety Supplies	266.82	
			Line Amount Total	266.82	
98332	10/22/25	V00770	UniFirst Holdings Inc.	131.63	
135764	132621		Other Receivables	28.12	
135764	132621		Maint and Operations Supplies	103.51	
			Line Amount Total	131.63	
98333	10/22/25	V00921	Edge Engineering & Science LLC	1,500.00	
135795	130005		Consultant Fees - Other	1,500.00	
135795	130005		Professional Services for		
135795	130005		2025 Environmental Regulatory Compliance Svcs		
			Line Amount Total	1,500.00	
98334	10/22/25	V00957	AT&T:831-001-2806-788	345.78	
135806	132658		Telephone	165.39	
135806	132658		Telephone	90.21	
135806	132658		Telephone	90.18	
			Line Amount Total	345.78	
98335	10/22/25	V00973	ImageNet Consulting LLC	320.39	
135773	132647		Maint & Repair - Office Equipment	131.82	
135786	132656		Maint & Repair - Office Equipment	188.57	
			Line Amount Total	320.39	
98336	10/22/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	353.81	
135756	132620		Office Supplies	353.81	
			Line Amount Total	353.81	
98337	10/22/25	V01017	GFL Plant Services LP	522.90	
135754	132623		Contract Services	522.90	
			Line Amount Total	522.90	
98338	10/22/25	V01037	Harper Brothers Construction, LLC	900,600.00	
135743	129346		Construction in Progress J00510	948,000.00	
135743	129346		Furnish labor, materials, equipment & insurance		
135743	129346		Velasco Terminal Backland Development Area 5		
135743	129346		(MIP 88)		
135743	129346		Board Approval 10/24/2024		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		
135743	129346		Retainage Payable		
			Line Amount Total		-47,400.00
98339	10/22/25	V01124	Billy's Donuts	554.00	900,600.00
	135767	132642	Community Event-Port Golf Tournament		554.00
			Line Amount Total		554.00
98340	10/22/25	V01153	Crawford Electric Supply	360.80	
	135785	132651	M&R Warehouse-Warehouse 51		360.80
			Line Amount Total		360.80
98341	10/22/25	V01164	AlertMedia	16,812.00	
	135790	132325	Contract Services		915.83
	135790	132325	Contract Services		10,074.17
	135790	132325	Annual Emergency Communications & Threat		
	135790	132325	Intelligence Bundle (150 people and 1 location)		
	135790	132325	Incident Response		485.17
	135790	132325	Contract Services		5,336.83
			Line Amount Total		16,812.00
98345	10/24/25	V01040	AT&T-CWO	500.00	
	135807	132692	Construction in Progress		500.00
			Line Amount Total		500.00
98346	10/24/25	V01040	AT&T-CWO	500.00	
	135807	132692	Construction in Progress		500.00
			Line Amount Total		500.00
98347	10/29/25	V00004	City of Freeport	60.00	
	135815	132676	Community Events		60.00
			Line Amount Total		60.00
98348	10/29/25	V00005	Phyllis Saathoff	5,917.82	
	135868	132719	Commerical Event-Breakbulk-Administration		1,054.08
	135868	132719	Technical Training		2,469.74
	135868	132719	Commercial Events		2,394.00
			Line Amount Total		5,917.82
98349	10/29/25	V00012	FedEx	7.24	
	135855	132707	Postage and Freight		7.24
			Line Amount Total		7.24
98350	10/29/25	V00030	Girouard's Ace Hardware	575.40	
	135856	132704	Maint and Operations Supplies		71.51
	135856	132704	Safety Supplies		53.53
	135856	132704	M&R Groundskeeping and Misc. Equipment		151.75
	135856	132704	M&R TOE-Gantry Crane		13.43
	135856	132704	M&R TOE-Gantry Crane		13.42
	135856	132704	M&R Security Equipment-Security Sign		5.09
	135856	132704	M&R Security Equipment-SeaArk Commander Boat		224.29
	135856	132704	M&R Vehicles-Ford Pick Up		17.93
	135856	132704	M&R Bldgs-Gate 4		24.45
			Line Amount Total		575.40

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Invoice No.	PO No.	GL Account Name	Line Description		
98351	10/29/25	V00031	Culligan Water Systems	147.90	
	135816	132683	M&R Bldgs-Operations Bldg		147.90
			Line Amount Total		147.90
98352	10/29/25	V00054	Summit Electric Supply	1,685.28	
	135833	132671	M&R Warehouse-Warehouse 51		653.34
	135834	132672	M & R Terminal Facilities-Other		441.26
	135835	132673	M&R Warehouse-Warehouse 51		590.68
			Line Amount Total		1,685.28
98353	10/29/25	V00058	Ravi K. Singhania	3,162.45	
	135859	132714	Community Events		117.04
	135869	132711	Commercial Event-JOC Breakbulk-Commissioners		341.73
	135869	132711	Technical Training		2,703.68
			Line Amount Total		3,162.45
98354	10/29/25	V00062	AT&T Mobility	1,215.92	
	135865	132705	Telephone		151.16
	135865	132705	Telephone		157.77
	135865	132705	Telephone		755.83
	135865	132705	Telephone		151.16
			Line Amount Total		1,215.92
98355	10/29/25	V00067	Quili LLC	239.63	
	135821	132691	Office Supplies		152.96
	135822	132696	Office Supplies		86.67
			Line Amount Total		239.63
98356	10/29/25	V00084	Crain, Caton & James	6,161.00	
	135839	132685	Legal Fees		6,161.00
			Line Amount Total		6,161.00
98357	10/29/25	V00095	Swisher & Swisher	1,750.00	
	135848	131593	M&R Other-Mowing, Weed Control Etc		1,750.00
	135848	131593	Herbicide application		
			Line Amount Total		1,750.00
98358	10/29/25	V00106	Freese & Nichols	19,153.43	
	135842	132685	Construction in Progress		
	135842	132685	Change Order CA 07/20/23		19,153.43
			Line Amount Total		19,153.43
98359	10/29/25	V00112	Tricia Vela	1,270.01	
	135872	132715	Telephone - Oct		75.00
	135872	132715	Community Event-Port Golf Tournament		20.51
	135872	132715	Commercial Events		1,174.50
			Line Amount Total		1,270.01
98360	10/29/25	V00114	AT&T-171-799-3737 001	757.67	
	135852	132708	Telephone		127.58
	135852	132708	Telephone		63.80
	135852	132708	Telephone		334.97
	135852	132708	Telephone		15.91
	135852	132708	Telephone		47.96
	135852	132708	Telephone		31.90
	135852	132708	Telephone		23.87
	135852	132708	Telephone		47.88

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135852	132708		Telephone	63.80	
			Line Amount Total	757.67	
98361	10/29/25	V00118	Second Street Properties, LLC	5,290.75	
135827	132666		Fuel/Oil	32.93	
135831	132662		Fuel/Oil	55.42	
135832	132661		Fuel/Oil	109.33	
135824	132669		M&R Security Equipment-SeaArk Commander Boat	67.00	
135825	132668		Fuel/Oil	40.70	
135826	132667		Fuel/Oil	38.85	
135828	132665		Fuel/Oil	30.34	
135829	132664		Fuel/Oil	39.96	
135830	132663		Fuel/Oil	88.22	
135847	132495		Contract Services Oct	399.00	
135847	132495		Contract Services Nov - Sept	4,389.00	
135847	132495		10/01/2025-09/30/2026		
			Line Amount Total	5,290.75	
98362	10/29/25	V00178	Waypoint	1,810.16	
135850	132565		Furniture and Equipment Purchases <\$5,000	1,526.04	
135850	132565		Dell Pro Micro QCM1250		
135850	132565		Dell Pro 27" Monitor E2725HM	284.12	
			Line Amount Total	1,810.16	
98363	10/29/25	V00214	McFarland PLLC	4,550.00	
135866	132687		Legal Fees	4,550.00	
			Line Amount Total	4,550.00	
98364	10/29/25	V00217	Rick's Outdoor Power Equipment	156.87	
135860	132718		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	156.87	
			Line Amount Total	156.87	
98365	10/29/25	V00221	Dynamics Southwest, Inc.	6,142.50	
135841	130752		Construction in Progress	5,602.50	
135841	130752		Construction in Progress	-2,160.00	
135864	130752		Construction in Progress	2,700.00	
135864	130752		Construction in Progress		
			Line Amount Total	6,142.50	
98366	10/29/25	V00248	Promotions Unlimited	212.50	
135858	132713		Promotional Items - Community	212.50	
			Line Amount Total	212.50	
98367	10/29/25	V00260	CMT Technical Services	3,460.00	
135805	128251		Construction in Progress	3,460.00	
135805	128251		Professional Services for the		
135805	128251		East 5th St Geotechnical and Materials Testing SCP		
135805	128251		Board Approval 06/27/2024		
			Line Amount Total	3,460.00	
98368	10/29/25	V00349	Saber Power Services	7,033.52	
135812	131629		M&R Bldgs-Buildings VT Berth 7	7,033.52	
135812	131629		Crane Electrical Substation Switchgear Parts		
			Line Amount Total	7,033.52	

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
98369	10/29/25	V00354	Bracewell LLP	2,418.75	
135838	132684		Legal Fees		2,418.75
			Line Amount Total		2,418.75
98370	10/29/25	V00367	Texas Ports Association (TPA)	25,000.00	
135849	132697		Dues & Memberships & Licenses		25,000.00
			Line Amount Total		25,000.00
98371	10/29/25	V00445	BP Equipment	1,175.00	
135808	132700		M&R Bldgs-Security Bldg		881.25
135809	132701		M&R Bldgs-Security Bldg		293.75
			Line Amount Total		1,175.00
98372	10/29/25	V00456	Superior Fence Services	1,100.00	
135871	132660		M&R Terminal Facilities-Other		1,100.00
			Line Amount Total		1,100.00
98373	10/29/25	V00593	McAllen Signal and Boring , LLC	525.00	
135844	132318		M&R Rail-Other		525.00
135844	132318		Hwy 36 Crossing Inspection		
135844	132318		October 2025 - Sept 2026		
			Line Amount Total		525.00
98374	10/29/25	V00668	DARE Capital Partners, LLC	2,282.65	
135863	132721		M&R TOE-Gantry Crane		573.33
135863	132721		M&R TOE-Gantry Crane		573.32
135863	132721		M&R Other-Mowing, Weed Control Etc		1,136.00
			Line Amount Total		2,282.65
98375	10/29/25	V00690	Delta Fire & Safety of Texas	1,265.00	
135840	131958		Furniture and Equipment Purchases <\$5,000		1,230.00
135840	131958		Freight		35.00
135840	131958		Seek Thermal Reveal 300 Thermal Imager		
135840	131958		(Law Enforcement Version)		
			Line Amount Total		1,265.00
98376	10/29/25	V00697	Northern Safety Co., Inc.	355.76	
135820	132678		Safety Supplies		355.76
			Line Amount Total		355.76
98377	10/29/25	V00700	National Sheriffs' Association	86.00	
135819	132677		Dues & Memberships & Licenses		86.00
			Line Amount Total		86.00
98378	10/29/25	V00709	Barbara J Fratila	3,179.63	
135873	132712		Commercial Event-JOC Breakbulk-Commissioners		555.51
135873	132712		Technical Training		2,624.12
			Line Amount Total		3,179.63
98379	10/29/25	V00770	UniFirst Holdings Inc.	117.86	
135836	132670		Other Receivables		28.12
135836	132670		Maint and Operations Supplies		89.74
			Line Amount Total		117.86
98380	10/29/25	V00821	Summit Fire & Security, LLC	1,237.00	
135814	130806		M&R Bldgs-Security Bldg		
135814	130806		M&R Transit Shed-T.S. 1		176.72
135814	130806		M&R Transit Shed-T.S. 3		176.72

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Invoice No.	PO No.	GL Account Name	Line Description		
135814	130806		Chiquita	176.71	
135814	130806		M&R Warehouse-Warehouse 51	176.72	
135814	130806		M&R Warehouse-Warehouse 52	176.71	
135814	130806		M&R Bldgs-Admin Bldg 1100 Cherry St	176.71	
135814	130806		M&R Terminal Facilities-Other	176.71	
135814	130806		Annual Fire Protection System Inspection		
			Line Amount Total		1,237.00
98381	10/29/25	V00839	Robert P. Giesecke	4,464.82	
135870	132716		Commercial Events	1,623.43	
135870	132716		Technical Training	2,297.10	
135870	132716		Governmental Relations Travel	544.29	
			Line Amount Total		4,464.82
98382	10/29/25	V00853	Empower Annuity Ins Co of America	237.50	
135854	132709		Contract Services	237.50	
			Line Amount Total		237.50
98383	10/29/25	V00864	Visual Edge IT, Inc.	229.39	
135811	132694		Maint & Repair - Office Equipment	229.39	
			Line Amount Total		229.39
98384	10/29/25	V00909	Randle Law Office Ltd.	8,099.50	
135823	132690		Legal Fees	112.50	
135845	132688		Legal Fees	3,987.00	
135846	132689		Legal Fees	4,000.00	
			Line Amount Total		8,099.50
98385	10/29/25	V00986	Kim T Kincannon	638.11	
135857	132706		Commercial Event-JOC Breakbulk-Commissioners	638.11	
			Line Amount Total		638.11
98386	10/29/25	V01017	GFL Plant Services LP	384.94	
135817	132682		Contract Services	384.94	
			Line Amount Total		384.94
98387	10/29/25	V01046	K&L Gates LLP	1,846.00	
135843	132686		Legal Fees	1,846.00	
			Line Amount Total		1,846.00
98388	10/29/25	V01078	Everon, LLC	939.48	
135810	132693		Badge Supplies	939.48	
			Line Amount Total		939.48
98389	10/29/25	V01086	Clinton Woodson	422.04	
135853	132710		Telephone - Sept	75.00	
135853	132710		Sales/Promotion Travel - Sept	38.00	
135853	132710		Sales/Promotion Travel	254.09	
135853	132710		Commercial Events	30.80	
135853	132710		Community Events	4.06	
135853	132710		Commmerical Event-JOC Breakbulk-Business Developmen	20.09	
			Line Amount Total		422.04
98390	10/29/25	V01104	Select Cybersecurity, LLC	1,350.42	
135813	132695		Contract Services	1,350.42	
			Line Amount Total		1,350.42
98391	10/29/25	V01140	ESI Fire & Security	181.98	
135861	132717		M&R IT Equipment - AXIS E-license for	181.98	

Unaudited
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Vendor Expenditure

Period: 10/01/25..10/31/25

Port Freeport

Thursday, December 11, 2025

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FREEPORT/OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
135861	132717		Camera Station, Ver. 5.0 and Up		
			Line Amount Total		181.98
98392	10/29/25	V01142	Marshall V. Miller & Company	1,145.00	
135867	132679		Legal Fees	1,145.00	
			Line Amount Total		1,145.00
98393	10/30/25	V00013	Mary Campus	225.00	
135874	132731		Consultant Fees - Other	75.00	
135875	132728		Consultant Fees - Other	75.00	
135876	132729		Consultant Fees - Other Sept	25.00	
135876	132729		Consultant Fees - Other Oct	50.00	
			Line Amount Total		225.00
			Texas Gulf Bank Accounts Payable	3,925,670.58	

Unaudited
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MEMORANDUM

TO: Port Commissioners
Chief Executive Officer

FROM: Rob Lowe

DATE: November 19, 2025

SUBJECT: Certified Tax Report 502C

In compliance with Property Tax Code 26.09(e), the Port Commission is required to approve the port's tax roll as provided by the Brazoria County Tax Assessor-Collector. On November 19, 2025, Brazoria County provided the certified tax report 502C dated October 6, 2025 and it is being presented to the Port Commission in compliance with the stated code.

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

2025 TAX ROLL SUMMARY

41 - PORT FREEPORT

	Amount	Count
NUMBER OF ACCOUNTS		129,659
MARKET VALUES		
ROLLCODE: MINERAL		
Mineral	\$21,826,067	
ROLLCODE: MOBILE HOME		
Improvement	\$160,051,676	
Improvement Non-Home Site	\$7,421,993	
ROLLCODE: PERSONAL		
Personal	\$5,030,946,250	
ROLLCODE: REAL		
Agriculture	\$2,739,385,908	
Improvement	\$10,271,623,770	
Improvement Non-Home Site	\$26,230,541,143	
Land	\$3,083,258,931	
Land Ag Land	\$36,645,872	
Land Non-Home Site	\$2,848,455,102	
TOTAL MARKET VALUE	\$50,430,156,712	
DEFERRALS		
Ag	\$2,738,420,268	7,966
TOTAL DEFERRALS	\$2,738,420,268	
EXEMPTIONS		
23.231 Circuit Breaker Limitation	\$332,091,989	13,122
Absolute - CHDO	\$21,942,106	45
Absolute - Church	\$2,050,370	6
Cap Adjustment	\$694,087,817	14,601
Contract Abatement	\$7,147,505,880	23
Disabled	\$120,005,715	972
Disabled Veteran	\$12,916,585	1,454
DVHS	\$305,381,562	928
Economic Development	\$2,018,500	5
Freeport	\$646,597,484	54
Historic Site	\$334,234	4
Homestead	\$1,485,109,787	26,452
Low Income Housing	\$5,770,896	7
Medical / Biomedical	\$440,620	1
Miscellaneous	\$2,950,408,976	4,489
Other Exemption	\$100	1
Over 65	\$2,481,184,046	13,562
Personal Use Vehicle	\$41,141,590	219
Pollution Control	\$2,154,396,640	71
Private Schools	\$12,338,960	3
Solar/Wind	\$3,199,251	82
Spouse First Responder	\$1,191,887	4
Surv Spouse DVHS	\$22,203,784	87
Surviving Spouse Disabled Person	\$0	4
Surviving Spouse Over 65	\$99,890,758	551
TOTAL EXEMPTIONS	\$18,542,209,537	

2025 TAX ROLL SUMMARY

41 - PORT FREEPORT

GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS	\$21,280,629,805	
TOTAL MARKET VALUE	\$50,430,156,712	
TAXABLE VALUE	\$29,149,526,907	
TAX RATE	0.000000	
ROLLCODE: MINERAL		
Levy	\$0.00	28,215
ROLLCODE: MOBILE HOME		
Levy	\$0.00	3,576
ROLLCODE: PERSONAL		
Levy	\$0.00	8,051
Rendition Penalty	\$0.00	1,357
ROLLCODE: REAL		
25.25(d)	\$0.00	3
LateAg	\$0.00	13
Levy	\$0.00	89,817
TOTAL LEVY	\$0.00	
LEVY LOST DUE TO FROZEN	\$0.00	
OTHER LOST LEVY	\$0.00	
TOTAL LOST LEVY	\$0.00	


Calculation Analysis							
	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	0.00	0.00		0.00	0	0	0
DV100 (Excl. Frozen)	0.00	0.00		0.00	334,263,072	305,381,562	28,881,510
Prorated (Excl. Frozen)	0.00	0.00		0.00	0	0	0
Other	0.00	0.00		0.00	50,095,893,640	20,975,248,243	29,120,645,397
Total	0.00	0.00		0.00	50,430,156,712	21,280,629,805	29,149,526,907
DV100 (Incl. Frozen)	0.00	0.00		0.00	0	0	0
Prorated (Incl. Frozen)	0.00	0.00		0.00	0	0	0



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: December 3, 2025

SUBJECT: **Consideration and Approval of a PSA with GHD, Inc.
for EPA Clean Port Program Grant**

I have selected GHD, Inc., based on demonstrated qualifications as the most qualified firm to submit a fee proposal for the EPA Clean Port Program Grant.

The work includes preparation of a Quality Assurance Project Plan, Inventory of Port Equipment and Emissions Monitoring, Resiliency Planning, Community Benefits and Workforce Plan, Electrical Feasibility Scenario Analysis, REEFER rack design to 60% level.

The completion of the work will be on or before 2/1/2028.

I have reviewed the scope and fee and recommend approval of a PSA to GHD, Inc. for an amount **not to exceed \$1,228,300.00.**

PORT COMMISSION


ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: December 11, 2025

SUBJECT: **Consideration and Approval of a PSA with Tetra Tech, Inc.
for design of a Radiation Portal Monitor System at Gate 12**

I have selected Tetra Tech, Inc., based on demonstrated qualifications as the most qualified firm to submit a fee proposal for the Radiation Portal Monitor at Gate 12.

The work includes Geotechnical Engineering, Topographic Surveying, Civil and Electrical Engineering, Materials Testing, plan approvals, and commissioning.

I have reviewed the scope and fee and recommend approval of a PSA to Tetra Tech, Inc. for an amount of **not to exceed \$565,531**.

PORT COMMISSION


ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: December 4, 2025

SUBJECT: Approval of an electrical easement to CenterPoint Energy Houston Electric, LLC

In 2024, the Port granted a “blanket easement” across the entirety of Lots 2 through 9, in Block 6 of the Freeport Townsite Plat, owned by Port Freeport. This was done to expedite the installation of the electrical service by CenterPoint Energy to serve Cross dock 1.

The tenant wishes for the blanket easement to be replaced with a more defined and smaller easement as shown in the attachment.

Since this is common and routine, I recommend approval of the new electrical easement as presented.

PORT COMMISSION


ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: December 11, 2025

SUBJECT: **Consideration and Approval of a PSA with Locus, LLC
for Container Vessel Simulation**

I have again selected Locus, LLC as the most qualified firm to update the Freeport Harbor K-Sim database, update the design vessels for 300x40x13 and 340x43x14 class container vessels, use of the simulator at San Jacinto Maritime College for four days, including Brazos Pilots, tug operators (G&H), all simulator operators (SJMC), research team (Locus), and prepare the final analysis and report.

I have reviewed the scope and fee and recommend approval of a PSA to Locus, LLC, for an amount **not to exceed \$160,000.**

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: OSS Committee & Phyllis Saathoff, CPA/Executive Port Director/CEO

FROM: Jesse Hibbetts, Director of Operations

DATE: December 12, 2025

SUBJECT: Trolley Rail Repairs Cranes 1 & 2

The Operations Department is requesting approval for the Trolley Rail Repairs for Cranes 1 & 2. This is a budgeted item for FY 2026 and I recommend that we contract ZPMC USA to perform the scope of work for this project. It will take approximately 5 days per crane to complete the repairs and this work will be performed in the month of January.

ZPMC USA	Crane 1 \$30,000.00	Crane 2 \$30,000.00	Total \$60,000.00
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PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: Commissioners
Phyllis Saathoff, Executive Director/CEO

FROM: Jesse Hibbetts, Director of Operations

DATE: December 18, 2025

SUBJECT: Drive Module Refurbishment Crane 1

The Operations Department is requesting approval for the Drive Module Refurbishment of Crane 1. Staff presented this during the budget process and the budget workshop. ABB will hold their pricing for one year or until 12/3/2026. There is a total of 10 modules for Crane 1, and we will ship 2 modules at a time to ABB's facility here in the United States. Once the 2 modules have been refurbished and shipped back to Port Freeport, we will then ship another 2 modules to ABB and continue the process until all 10 modules have been refurbished. At the September Port Commission Meeting you approved the purchase of 3 spare drives, which gave us the flexibility to handle this project all while keeping Crane 1 operational for our customers. The drive modules are proprietary to ABB and sole source.

QTY 4 ABB ACS800-104-0610-5+E205+V991

Cost: \$22,208.55/each
Total: \$88,834.20 for all 4

QTY 6 ABB ACS800-104-0460-5+E205+Q950+V991

Cost: \$19,002.56/each
Total: \$114,015.36 for all 6

FY 2026 Budget of \$270,000

Total Project Cost: \$202,849.56

The plan is to refurbish Crane 2 next budget year in FY 2027

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
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**EXECUTIVE DIRECTOR/CEO
COMMISSIONER
TRAVEL ARRANGEMENTS
January - April 2026**

JOC TPM Conference

March 1-4, 2026

Long Beach, CA

Hotel: Marriott Long Beach Downtown

\$313/night

Registration Fee: \$1,885

Attendees: Saathoff, Singhanian & Commissioners TBD

AAPA Legislative Summit

March 4-6, 2026

Washington, DC

Hotel: JW Marriott WDC

\$389/night

Registration Fee: \$1,499

Attendees: Saathoff, Fratila & Commissioners TBD

Seafood Export North America

March 15-16, 2026

Boston, MA

Attendees: Saathoff

TIPA – Viva Fresh 2026

April 16-18, 2026

San Antonio, TX

Attendees: Saathoff

NWC Legislative Summit

April 20-22, 2026

Washington, DC

Attendees: Saathoff, Commissioners TBD

2026 Calendar

January						
S	M	T	W	T	F	S
				H	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	H	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	H	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	H	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	H	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	H	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	H	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	H	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	H	12	13	14
15	16	17	18	19	20	21
22	23	24	25	H	H	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	H	H	26
27	28	29	30	31		

H Holiday

Proposed Port Commission Meetings

JOC TPM Conference; March 1-4

AAPA Legislative Summit; March 4-6

NWC Legislative Summit; April 20-22

Breakbulk Americas Conference; September 22-24

AAPA Annual Convention; September 28-30