



## Port Commission Regular Meeting

Thursday, January 22, 2026 at 1:00 PM

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

This meeting agenda with the agenda packet is posted online at [www.portfreeport.com](http://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/85931787619?pwd=p8ZdxVkJi5dctBznfwsEYk0DIk1b.1>

Meeting ID: 859 3178 7619

Passcode: 011018

- 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. **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
10. **Receive reports from Commissioners on matters related to Port Commission related meetings or conferences, Port presentations and other Port related matters.**
  - A. January 16 Business Development Committee Meeting
  - B. January 16 Finance Committee Meeting
11. **Consent Agenda.**
  - A. Approval of Minutes from the Regular Meeting held December 18, 2025.
  - B. Approval of financial reports for the periods ending November 30, 2025 and December 31, 2025.
12. **Approval of granting the U.S. Army Corps of Engineers a Temporary Dredge Material Placement Area Easement on Placement Area 1.**
13. **Approval of Change Order No. 1 for the Rider 37 Roadways Project.**
14. **Approval of an Economic Impact Study to be performed by the Texas A&M Transportation Institute (TTI), for an amount not to exceed \$87,000.**
15. **Approval of budget for the International Fresh Produce Association's Global Produce and Floral Show to be held October 14-16, 2026.**

- 16. Approval of a Stevedore License Application submitted by Red Hook ConRo Terminals LLC.**
- 17. Approval of Executive Director/CEO and Commissioners' travel for the AAPA Annual Convention to be held September 28-30, 2026 in New Orleans, LA.**
- 18. 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, 31, 34 and property on Quintana Island.

E. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:

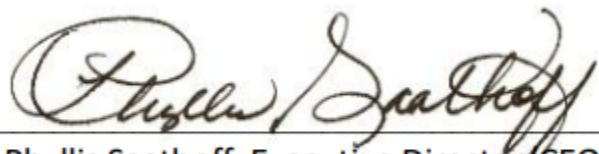
1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO.

**19. RECONVENE OPEN SESSION:**

**20. 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.



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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](mailto: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](mailto:bevers@portfreeport.com).

**M E M O R A N D U M**

**TO:** Phyllis Saathoff, Executive Director/CEO  
Port Commissioners

**FROM:** Amanda Veliz, Public Affairs Manager

**DATE:** January 22, 2026

**SUBJECT:** Public Affairs Departmental Report – January 2026

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**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 [PortFreeport.com/governance/bond-channel-project](http://PortFreeport.com/governance/bond-channel-project).

***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*** – On December 10, 2025, a press release was issued to announce Port Freeport's Centennial Celebration and Community Port Tours through the port's official communication channels. Three media outlets covered the press release, including the American Journal of Transportation (AJOT), the Economic Development Alliance for Brazoria County, and WGMA. Additionally, The Facts and The Bulletin published their own stories on Port Freeport's Centennial and the associated events.

On December 18, 2025, another press release was distributed to announce that Port Freeport had earned its 36th consecutive Certificate of Achievement for Excellence in Financial Reporting. This news was picked up by four outlets: the American Journal of Transportation (AJOT), The Bulletin, NewsBreak, and WGMA.

In the coming weeks, additional press releases will be issued regarding the completion of Area 5 and the winners of the TACFT Logo Drawing Contest.

***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.

\*December 10 – Press Release: Port Freeport Marks 100 Years with Centennial Celebration and Community Port Tours  
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  
December 23 – Freeport LNG Plaque Presentation  
December 24 – Reminder Holiday Office Closure: Christmas  
December 25 – Holiday: Happy Holidays/Christmas Message  
December 30 – New Year's Eve Fireworks Safety Tips  
December 31 – Reminder Holiday Office Closure: New Year's Day  
January 1 – Holiday: New Year's Day Message  
January 6 – Notice To Bidders: "New Fenders Docks 1, 2, and 3."  
January 6 – Reminder: Pilot Commission Meeting  
January 7 – TACFT Logo Drawing Contest Post  
January 8 – Reappointment of Captain Noah Niday and Captain Billy Burns as Branch Pilots  
January 9 – National Law Enforcement Appreciation Day  
January 12 – Did You Know? Port Freeport Ranking  
January 14 – TACFT Logo Drawing Contest Post  
January 15 – Reminder: Multiple Port Committee Meetings (Finance & Bus. Dev.)  
January 16 – Reminder Holiday Office Closure: Martin Luther King Jr. Day  
January 20 – TACFT Sponsorship Post  
January 21 – Reminder: Port Commission Meeting  
January 22 – Safety in Port Freeport's Operations  
January 23 – Recap: Port Commission Meeting  
January 26 – TACFT Logo Drawing Contest Post

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

## **Port/Community Events**

***Community Advisory Panel (C.A.P.)*** – The dates for the upcoming C.A.P. meetings are as follows:

- Tuesday, February 3rd

Guest Speaker: Lance Goodwin, Senior Vice President of Business Development and Innovation, Freeport LNG Development, L.P.

Location: Clute Event Center

- Tuesday, June 9th
- Tuesday, September 1st
- Tuesday, December 8th

Please email Tricia Vela at [vela@portfreeport.com](mailto: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.

The Public Affairs staff has officially launched the annual logo drawing contest, with an entry deadline of February 13th. Entry forms for the contest have been approved and distributed to school districts and homeschool groups within the navigation district.

We are currently seeking sponsors for the event. If you know of any businesses or individuals who might be interested in sponsoring, please share their information with Darlene Winkler.

Digital forms have been created and made available on the Port Freeport website to make access easier, simplify submissions, and enhance overall participation.

***Port Freeport Golf Tournament*** – The tentative date for the 15<sup>th</sup> 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.

#### ***Port Presentations, Tours, and Meetings***

January 14 – Americans for Prosperity

February 3 – C.A.P. Meeting

February 22 – Sea Cadets

#### ***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

#### ***Upcoming Community Events and Meetings - (Informational purpose only)***

January 22 – ABC Member Mixer

January 29 – The Alliance Membership Luncheon - The AI Moment

January 29 – Highway 36A Coalition Luncheon

January 29 – Angleton Chamber of Commerce - Annual Gala

February 4 – ABC Texas Gulf Coast - Joint Membership Luncheon

February 12 – Brazoria County Hispanic Chamber of Commerce Gala

February 19 – Brazosport Chamber of Commerce Awards Luncheon

February 20-21 – ABC Cook-Off

February 26 – Texas Port Ministry Banquet

February 26 – ABC - Ladies in Trades Mixer

February 28 – Junior Achievement Celebrity Waiter

#### **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:** January 8, 2026

**SUBJECT:** Departmental Report

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### 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 is working in Reach 1.



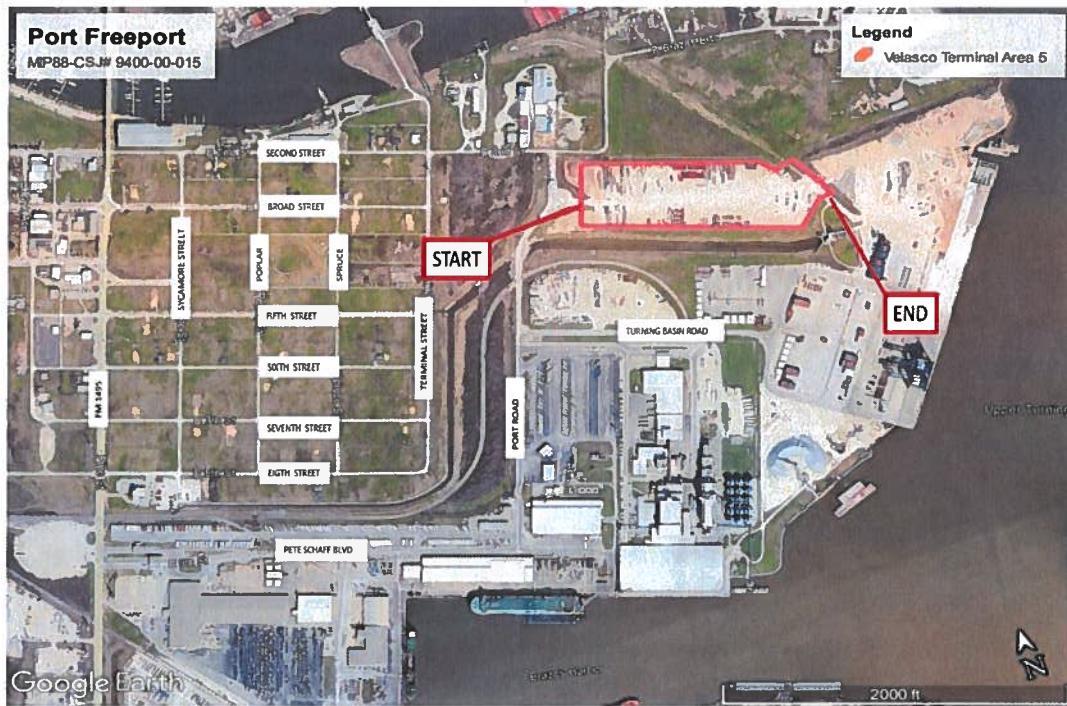
2. **Velasco Terminal Rider 37** – This project involves reconstructing portions of 8<sup>th</sup> Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5<sup>th</sup> Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This 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.

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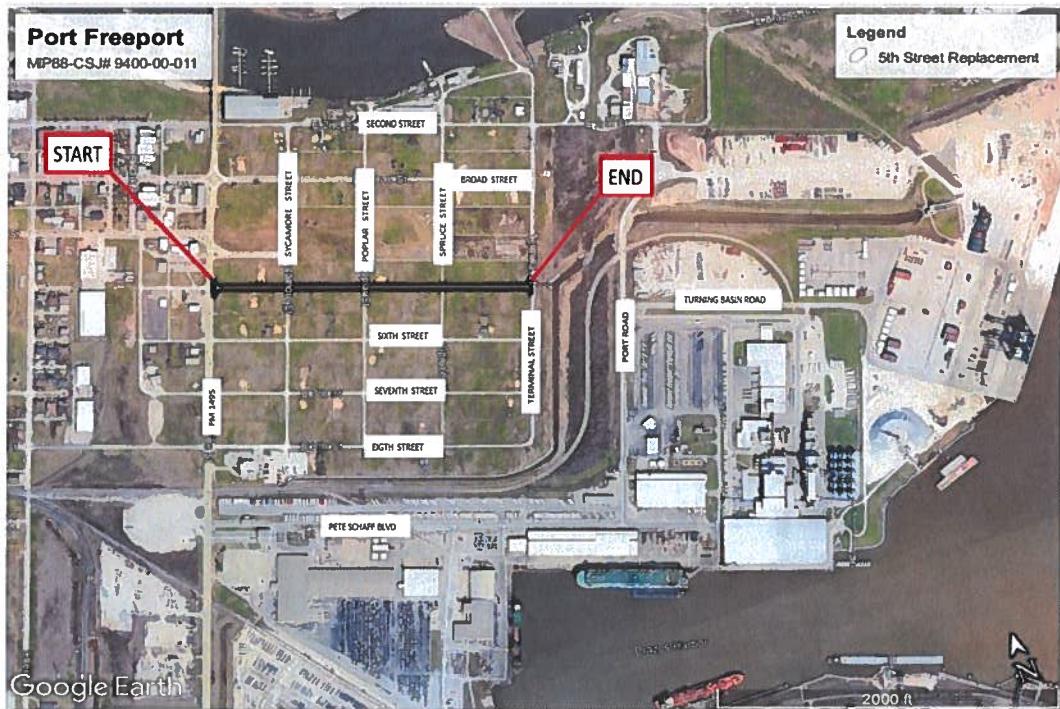
3. **Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. Construction has begun. The project is closing out now.

JH

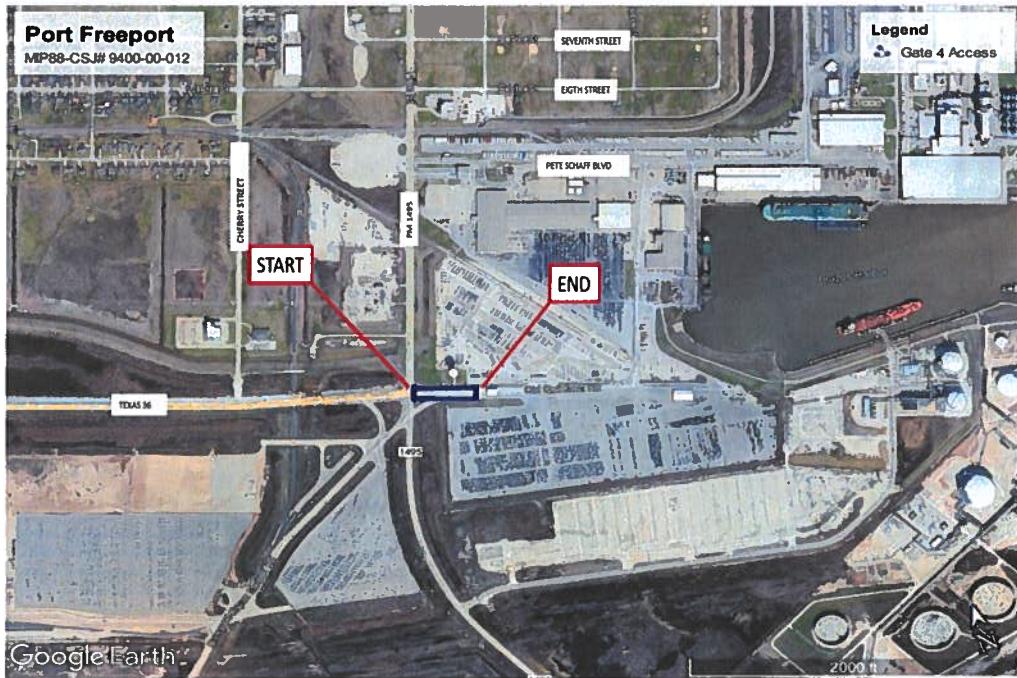


4. **East 5<sup>th</sup> Street** – This project involves rebuilding E. 5<sup>th</sup> Street in the expansion area to be suitable for truck traffic from FM 1495 to Terminal Street. TxDOT will fund up to \$3,802,189 which is 75% of the estimated costs. The Port will pay remainder of the project costs, 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. The project is closing out now.

JH



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.



JH

**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
Surfside current sensor dive inspection & clean	11/16/25	\$11,263.00
LB6 R&R battery	12/04/25	\$ 2,923.69

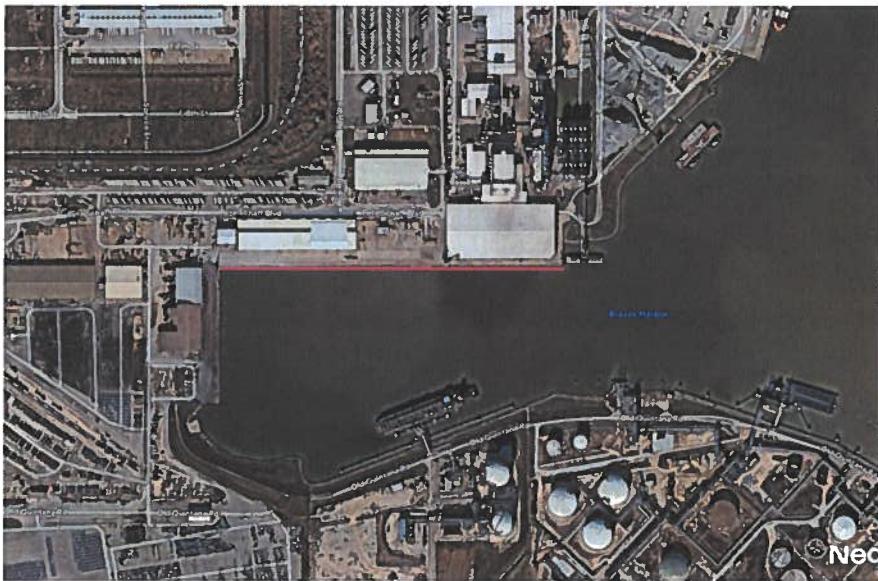


**7. Parcel 17 Offsite Detention** – The surveyor has completed the boundary and topographic survey. The engineering department is currently working on the plan set. The plans have been submitted to VDD for approval. An Interlocal agreement was signed and VDD will begin work in April 2026.

A handwritten signature in blue ink, likely belonging to the engineer who prepared the report.



8. **New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project is out for bid now, and bids will be opened on February 10, 2026.

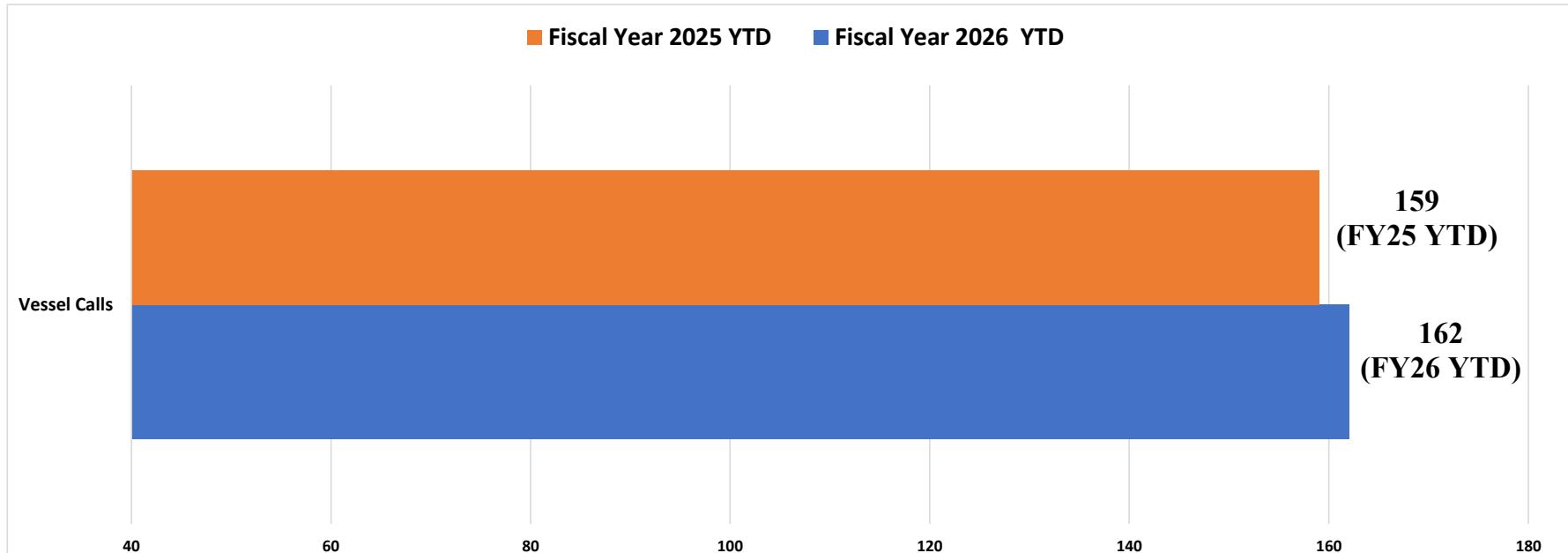


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# PORT FREEPORT<sup>SM</sup>

## 2026 YTD Vessel Calls

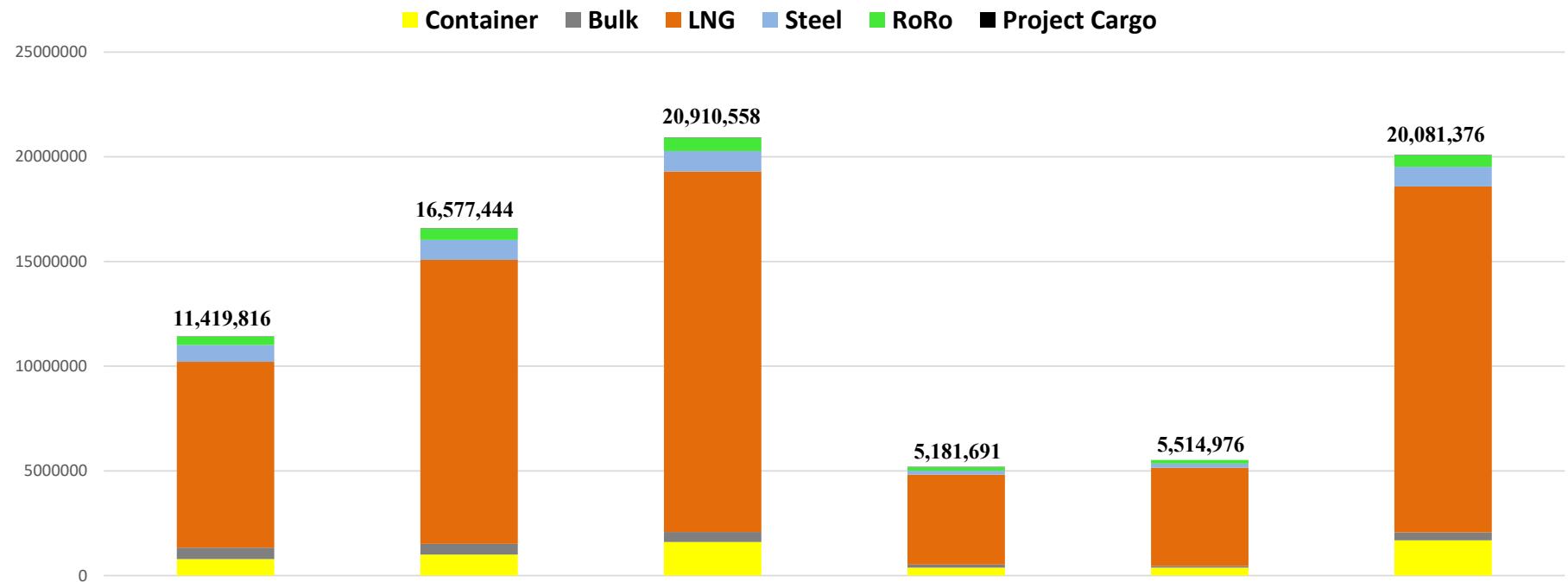


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	159	722	162	56	52	54									
Lay Days	1086	1458	1820	453	0	319	98	111	110									

December 2025: 54 Total Vessel Calls  
 There were 108 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	378,013	376,768	1,685,716
Bulk	546,017	504,548	484,153	142,539	77,784	369,632
LNG	8,879,936	13,565,951	17,218,133	4,297,080	4,687,350	16,524,000
Steel	797,447	951,608	971,730	194,309	212,291	950,000
RoRo	400,811	546,014	630,853	165,533	160,784	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	5,181,691	5,514,976	20,081,376

\*\*YTD Tonnage is up 6% from this time last year.\*\*

Total Vehicles Handled YTD ( 43,089 )

Total Containers Handled ( 21,963 ), TEU ( 43,911 )

### 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		130	349	-	370	88	937
January							-
February							-
March							-
April							-
May							-
June							-
July							-
August							-
September							-
<b>Total</b>	<b>-</b>	<b>559</b>	<b>991</b>	<b>120</b>	<b>957</b>	<b>169</b>	<b>2,796</b>

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	3,090	2,777	5,127										10,994
Outgated Vehicles	3,312	2,688	3,740										9,740

**Railcars has increased due to New OEM customer**



## Operations Insight for January 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
18	1	19	2	12	1	1	54

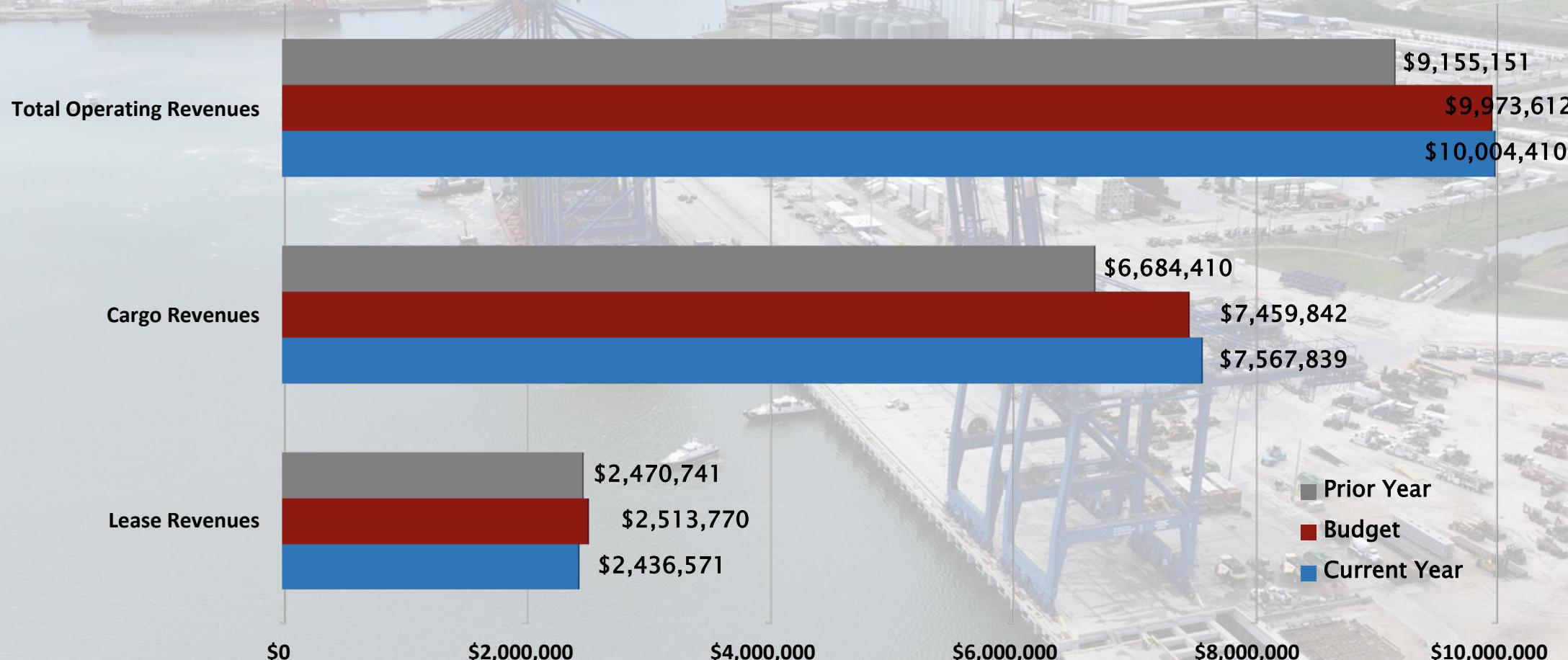
# Financial Report for November 2025 (Unaudited)



Jan 22, 2025

Rob Lowe | Chief Financial Officer

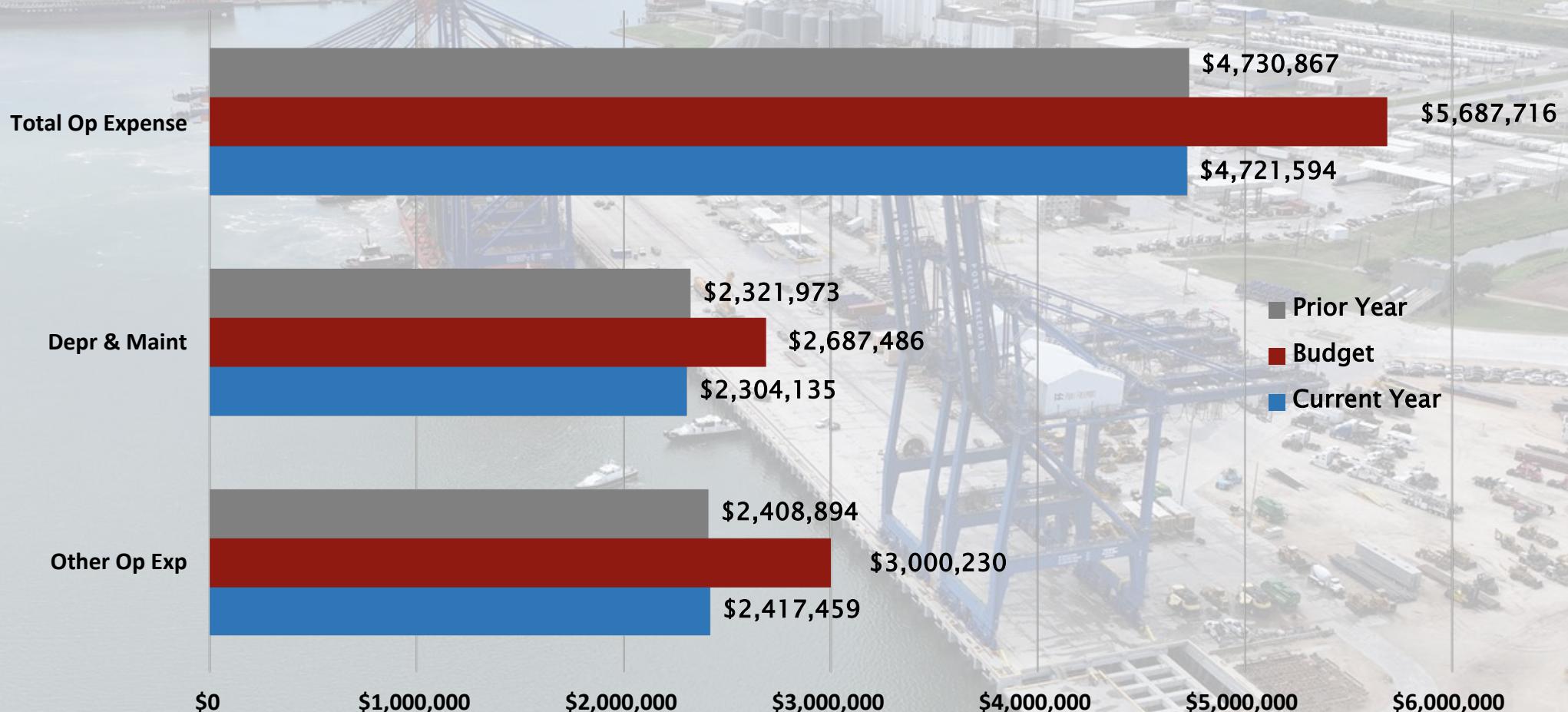
# FY 2026 YTD OPERATING REVENUES



## COMPARISON:

- Operating revenues are up over PY 9% and at budget for fiscal year 2026
- Cargo revenues are above PY by 13% and above budget by 1%
- Lease revenues are 1% below PY and 3% below budget

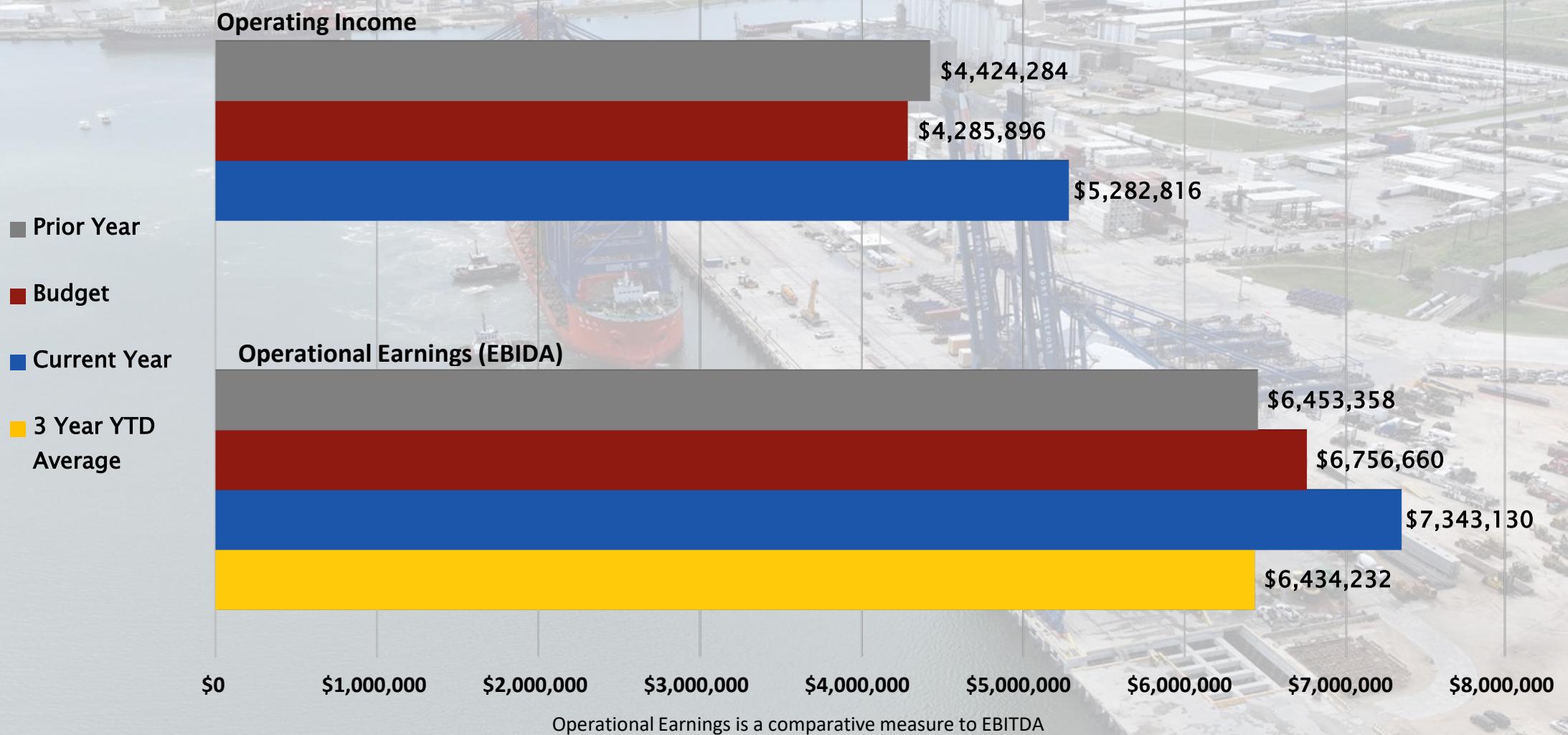
# FY 2026 YTD OPERATING EXPENSE



## COMPARISON:

- Total operating expenses are level to prior year and below budget 17%
- Depr & maint are 1% below the PY and 14% below budget
- Other expenses are level with PY and below budget by 19%

# FY 2026 YTD OPERATING INCOME



## COMPARISON:

- Operating income is 19% above PY and above budget 23%
- Operational earnings are 14% above PY and above 3 Year YTD Average by 5%

# FY 2026 YTD CHANGE IN NET POSITION



## Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorum 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
<b>Operating Income</b>	\$ 5,282,817	\$ 4,285,896	\$ 25,888,071
<b>Non-Operating Revenue (Expenses)</b>	\$ (1,378,328)	\$ (1,217,516)	\$ (7,306,187)
<b>Capital Contributed (To) From Others</b>			
<b>Berth 2 Floodwall Modifications</b>	\$ (15,850)	\$ -	\$ -
<b>Other</b>	\$ (22,420)	\$ -	\$ -
<b>Grants</b>	\$ 3,218,202	\$ 1,736,801	\$ 10,420,831
<b>Change In Net Position</b>	\$ 7,084,421	\$ 4,805,181	\$ 29,002,715

# FY 2026 YTD CASH FLOWS

<b><i>Cash Flow Measure</i></b>	<b><i>Current Year</i></b>	<b><i>Prior Year</i></b>
<b><i>Cash Provided by Operations</i></b>	<b>\$ 3,956,819</b>	<b>\$6,342,250</b>
<b><i>Cash Provided by Non-Cap Financing</i></b>	<b>(9,894)</b>	<b>(200,293)</b>
<b><i>Cash Used by Cap Financing</i></b>	<b>(9,064,848)</b>	<b>(12,438,939)</b>
<b><i>Cash Provided by Investing Activities</i></b>	<b>548,856</b>	<b>768,582</b>
<b><i>Net Increase (Decrease) in Cash</i></b>	<b>(\$ 4,569,067)</b>	<b>(\$ 5,528,400)</b>

## 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>	<b>53%</b>	<b>48%</b>	<b>43%</b>
<i>Current Ratio (unrestricted)</i>	<b>5.12 to 1</b>	<b>5.6 to 1</b>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<b>1.105 to 1</b>	<b>1.282 to 1</b>	<i>n/a</i>

# ACCOUNTS RECEIVABLE AGING

Year	0-30 days	31-60 days	61-90 days	Over 90 days
<b>November 30, 2025 FY 2026</b>	<b>95% \$7,127,141</b>	<b>2% \$171,700</b>	<b>2% \$ 173,958</b>	<b>1% \$58,269</b>
<b>November 30, 2024 FY 2025</b>	<b>88% \$5,591,660</b>	<b>8% \$508,226</b>	<b>1% \$ 90,728</b>	<b>3% \$217,723</b>
<b>November 30, 2023 FY 2024</b>	<b>99% \$5,032,611</b>	<b>0% \$4,128</b>	<b>0% \$0</b>	<b>1% \$35,544</b>

# Questions and Comments?

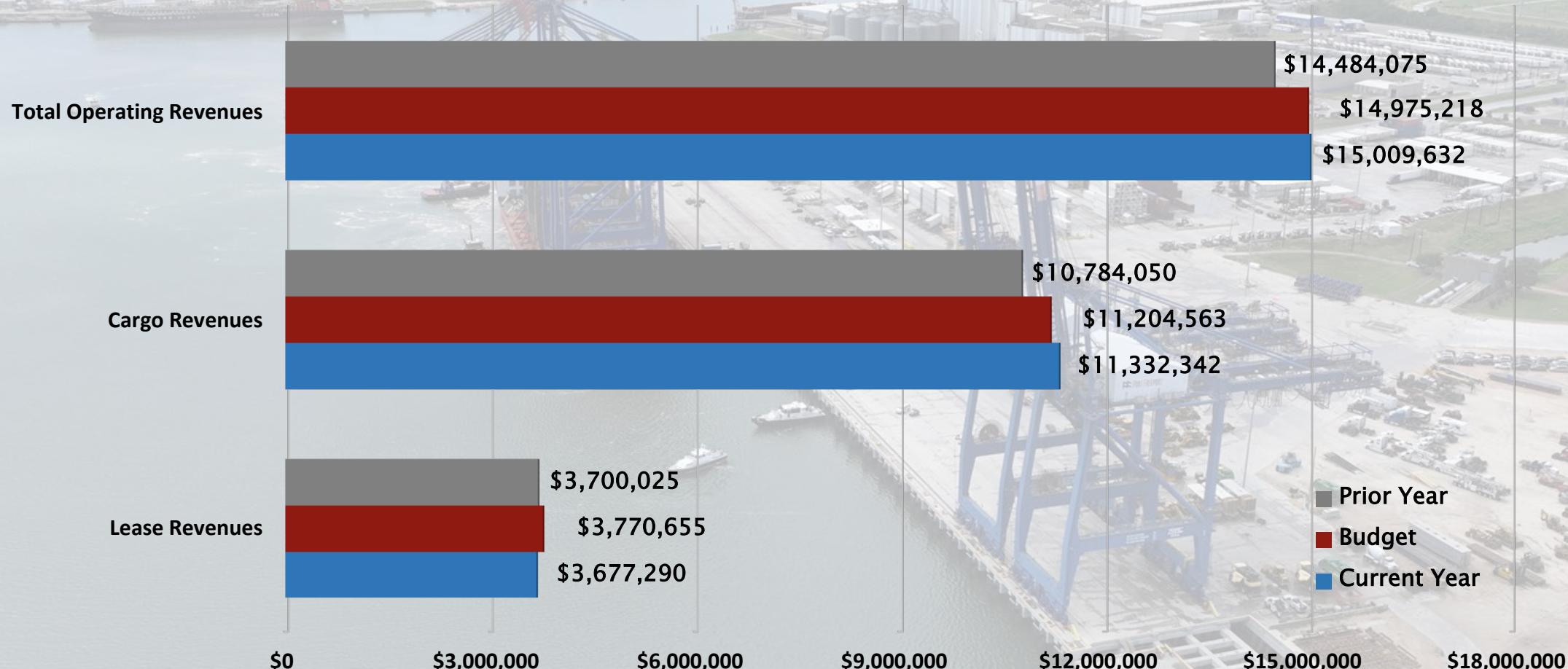
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Jan 22, 2025

Rob Lowe | Chief Financial Officer

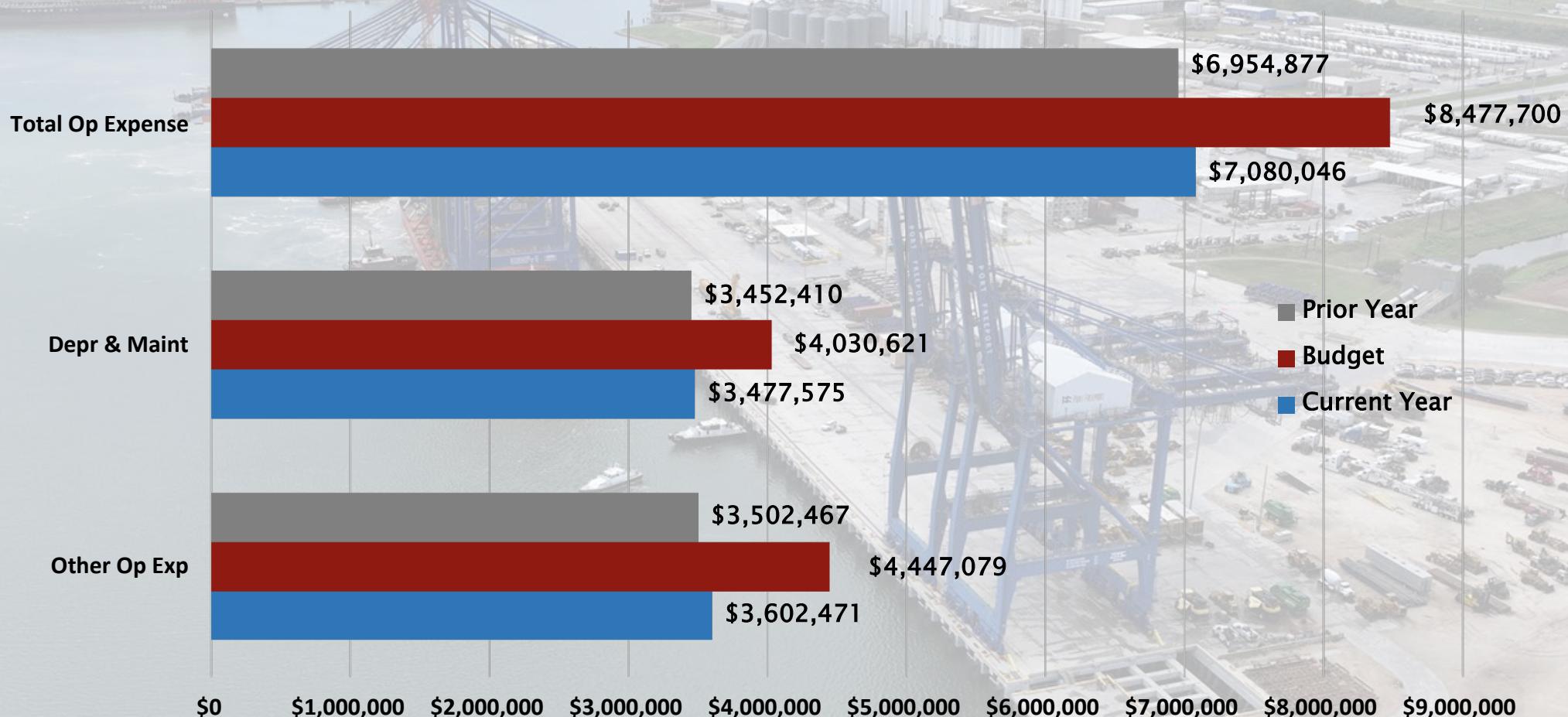
# FY 2026 YTD OPERATING REVENUES



## COMPARISON:

- Operating revenues are up over PY 4% and at budget for fiscal year 2026
- Cargo revenues are above PY by 5% and above budget by 1%
- Lease revenues are 1% below PY and 2% below budget

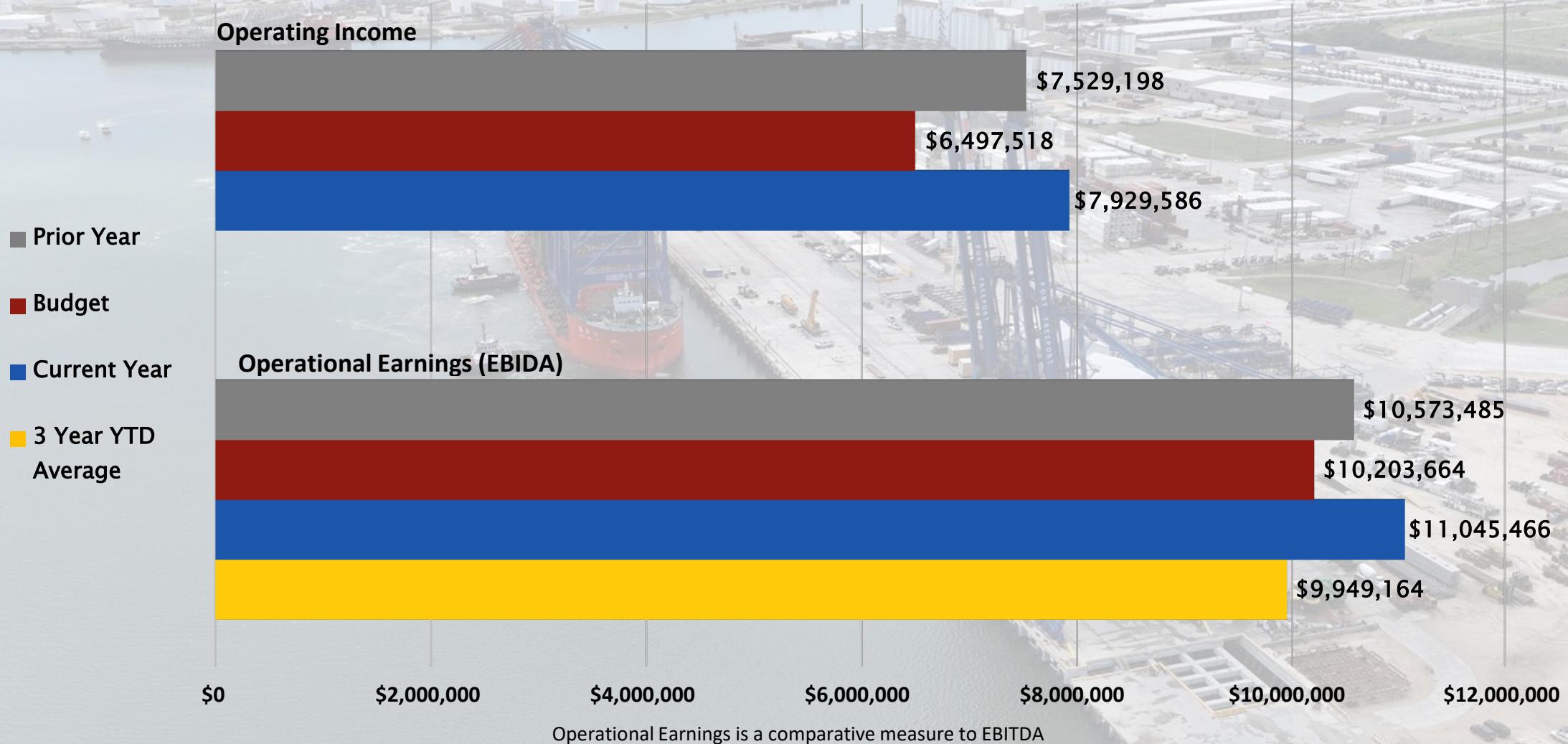
# FY 2026 YTD OPERATING EXPENSE



## COMPARISON:

- Total operating expenses are 2% above prior year and below budget 16%
- Depr & maint are 1% above the PY and 14% below budget
- Other expenses are 3% above PY and below budget by 19%

# FY 2026 YTD OPERATING INCOME



## COMPARISON:

- Operating income is 6% above PY and above budget 22%
- Operational earnings are 5% above PY and above 3 Year YTD Average by 3%

# FY 2026 YTD CHANGE IN NET POSITION

## Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorum 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.

	<b>Year To Date</b>	<b>YTD Budget</b>	<b>Total 2025 Budget</b>
<b>Operating Income</b>	\$ 7,929,587	\$ 6,497,518	\$ 25,888,071
<b>Non-Operating Revenue (Expenses)</b>	\$ (1,766,146)	\$ (1,826,274)	\$ (7,306,187)
<b>Capital Contributed (To) From Others</b>			
<b>Berth 2 Floodwall Modifications</b>	\$ (15,850)	\$ -	\$ -
<b>Other</b>	\$ (22,420)	\$ -	\$ -
<b>Grants</b>	\$ 3,218,202	\$ 2,605,204	\$ 10,420,831
<b>Change In Net Position</b>	\$ 9,343,373	\$ 7,276,448	\$ 29,002,715

# FY 2026 YTD CASH FLOWS

<b><i>Cash Flow Measure</i></b>	<b><i>Current Year</i></b>	<b><i>Prior Year</i></b>
<b><i>Cash Provided by Operations</i></b>	<b>\$ 5,248,959</b>	<b>\$7,757,804</b>
<b><i>Cash Provided by Non-Cap Financing</i></b>	<b>(5,568)</b>	<b>(199,233)</b>
<b><i>Cash Used by Cap Financing</i></b>	<b>(13,425,759)</b>	<b>(12,050,982)</b>
<b><i>Cash Provided by Investing Activities</i></b>	<b>1,174,881</b>	<b>1,270,341</b>
<b><i>Net Increase (Decrease) in Cash</i></b>	<b>(\$7,007,487)</b>	<b>(\$ 3,222,070)</b>

## 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>	<b>53%</b>	<b>42%</b>	<b>43%</b>
<i>Current Ratio (unrestricted)</i>	<b>7.2 to 1</b>	<b>8.1 to 1</b>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<b>1.097 to 1</b>	<b>1.294 to 1</b>	<i>n/a</i>

# ACCOUNTS RECEIVABLE AGING

Year	0-30 days	31-60 days	61-90 days	Over 90 days
<i>December 31, 2025</i> <i>FY 2026</i>	95% <b>\$7,390,517</b>	5% <b>\$374,031</b>	0% <b>\$ -</b>	0% <b>\$7,184</b>
<i>December 31, 2024</i> <i>FY 2025</i>	96% <b>\$6,918,721</b>	4% <b>\$299,193</b>	0% <b>\$ 29,327</b>	0% <b>\$4,901</b>
<i>December 31, 2023</i> <i>FY 2024</i>	97% <b>\$5,799,891</b>	2% <b>\$140,776</b>	0% <b>\$-</b>	1% <b>\$39,672</b>

# Questions and Comments?

Minutes of Port Commission Meeting  
December 18, 2025  
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held December 18, 2025, beginning at 2:02 PM 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. Chris Hogan, Director of Protective Services  
Mr. Jason Miura, Director of Business & Economic Development  
Mr. Brandon Robertson, Director of IT  
Mr. Jesse Hibbetts, Director of Operations  
Ms. Missy Bevers, Executive Assistant  
Ms. Amy O'Brien, Controller  
Ms. Amanda Veliz, Public Affairs Manager  
Ms. Christine Lewis, Safety Coordinator  
Mr. Chas Gryseels, Project Engineer  
Mr. Clinton Woodson, Sales Manager  
Ms. Vicki Smith, Accounting Manager  
Ms. Tricia Gibson, Accounting Specialist  
Ms. Tricia Vela, Public Affairs Assistant  
Ms. Ruby Dunn, Receptionist  
Ms. Emily Henderson, Sales and Marketing Specialist - virtual  
Ms. Danielle Simonds, Accounting Specialist - virtual

**Also, present:**

Mr. Lance Goodwin, Freeport LNG  
Mr. David Winder, Freeport LNG  
Ms. Estelle Lalgee, Freeport LNG  
Mr. Al Villarreal, Freeport LNG  
Mr. Tim McClain, Freeport LNG  
Mr. Chris Moore, Texas Port Ministry  
Mr. Will Bohlen, GHD  
Mr. Mike Dodson, HDR  
Ms. Melanie Oldham – virtual

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:

2. Invocation – Mr. Chris Moore – Texas Port Ministry
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Giesecke noted that Commissioners were present in the Board Room.
5. Safety Briefing – Ms. Christine Lewis provided tips for staying aware and proactive during the Texas winter season.
6. 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.

7. Public Comment – Commissioner Rudy Santos offered a heartfelt thank you to the Port Commission, Port family and friends for support to his daughter Reanna Santos as she vied for Miss Rodeo America.
8. Public Testimony – There was no public testimony.
9. Presentation from Freeport LNG in recognition of the 1000th LNG Export Cargo.

Mr. Lance Goodwin with Freeport LNG, along with his colleagues David Winder, Estella Lalgee, Tim McClain and Al Villareal, recognized the 1000th LNG export cargo by presenting a plaque and challenge coin honoring the milestone event. Mr. Goodwin also shared a brief video that captures the voyage of the 1000th cargo coming into dock along with some statistics. He stated that 1000 cargoes is equivalent to 1 billion barrels of LNG or 42,000,000 gallons of liquefied natural gas that has been exported since Freeport LNG began its operation. In terms of energy, its 3.5 quadrillion British Thermal Units (BTUs) which is 3-4% of the entire global consumption of energy in a single year. When converted to gasoline, it's equivalent to 29 billion gallons of gasoline. Mr. Goodwin noted that a half-ton pickup truck with 29 billion gallons of gasoline could drive around an imaginary road on the Earth's equator 23.4 million times. Diving even further, throwing physics out the window and assuming there's a road, the stated the same truck could make 2 1/2 round trips to the moon with that much gasoline. Bringing the comparison closer to home, Mr. Goodwin referenced the South Texas project in Bay City adding that if the plant were running at full capacity, it would take them 47 years to generate the same amount of energy that Freeport LNG exported in 1,000 cargoes and just 5 years of operations. Mr. Goodwin ended by saying they're proud to celebrate this moment and thanked the port allowing them to be here today.

10. Presentation of Government Finance Officers Association Award of Financial Reporting Achievement for the FY2024 Annual Comprehensive Financial Report.

Ms. Saathoff stated this year's award is special since it represents Ms. Amy O'Brien's first year for report preparation as controller. She added Ms. O'Brien, Mr. Lowe and the accounting team have continued the tradition of excellence in financial reporting by once again receiving the award which is issued by the Government Finance Officers Association. Mr. Lowe thanked Ms. O'Brien and the team noting that they strive for excellence in everything they do as does the entire port staff. He further stated the annual report represents a

collaborative effort of the entire team to bring the results together on behalf of the port. Ms. Saathoff noted this is the 36th consecutive year to receive the award.

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**

Ms. Saathoff reported that Fiscal Year 2025 marked an outstanding year of performance for the Port. She stated that total revenues reached \$61.7 million and includes the GASB 87 adjustment for leases. Excluding the GASB 87 adjustment, direct operating revenues were close to \$60 million. The port's operating expenses (excluding depreciation) were steady at \$16.8 million, which is just \$1.2 million higher than prior. She noted that the strong results generated sufficient cash flow to meet all G.O. bond and revenue bond obligations while continuing to set aside funds for future debt payments. As previously discussed, October results were expected to be very good, and the results reflect that with the operating revenues right on budget and expenses under budget. She added that staff will get caught up with the November and December financials in January noting that both months look to be good. She stated that Mr. Lowe made another crane payment which leaves one payment of \$1.25 million remaining that will most likely be made in January. Ms. Saathoff also proudly reported that the port officially celebrated its Centennial on December 4 with a fabulous event that was well attended. She thanked staff for all the work that went into making it a very smooth and enjoyable day, and shared videos that recap the day as well as the community port tours that were held on December 6. Additionally, Ms. Saathoff has flags that were flown over the State Capital during Brazoria County Day and the U.S. Capital on December 4 in honor of the port and its Centennial. Commissioner Giesecke thanked everyone that helped with the event saying that he's received unending praise from folks who were there about what a great event it was. He also thanked the staff members who came in on a Saturday to assist with the community tours.

**B. Director of Engineering**

In addition to his written report, Mr. Hull shared a picture from the current East 5th Street paving project as well as the Velasco Terminal Area 5 project noting that both projects will be wrapping up very soon.

**C. Director of Operations**

Mr. Hibbetts introduced Ms. Dana Gallardo who recently joined the operations department. Mr. Hibbetts then reported on statistics for the port stating that November was another good month with 52 vessels adding that December is shaping up to follow suit. Tonnage is on track across the different sectors with Freeport LNG off to a good start along with the steel and Ro/Ro sectors. Mr. Hibbetts stated that railcars are also off to a strong start and will see the numbers continue to climb throughout the year due to the port's OEM customer that came on board in early 2024. Insight for the month of December anticipates 57 vessels with 18 LNG, 22 Ro/Ro, 2 steel and 13 container vessels. Lastly, Mr. Hibbetts stated that staff was notified of an over the road truck that was in the wrong part of town recently. Staff has reached out to port customers and tenants with information and remind them of the truck route. Staff is also updating the truck map for the port's website.

D. Director of Business & Economic Development

Mr. Miura first stated that his team is actively working to get the truck map updated with target completion by December 22. He also congratulated Port Freeport for the 1000th cargo for Freeport LNG. Mr. Miura stated that as the year comes to an end, the business development, sales and marketing efforts has not slowed as they remain focused to garner new business and grow the port's container volumes, Ro/Ro, breakbulk ship and rail volumes. The department will hit the ground running in January and looks to exceed expectations in 2026.

E. Chief Financial Officer

Mr. Lowe presented financials for the months of September and October. He also noted that staff hopes to have the procurement position filled after the first of the year.

12. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held October 23, 2025.
- B. Approval of legal bills submitted for the month of October 2025.

A motion was made by Commissioner Croft to approve the consent agenda. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

13. Receive reports from Commissioners on matters related to Port Commission-related meetings or conferences, Port presentations and other Port-related matters.

December 12 ESGS Committee Meeting – Commissioner Fratila reported that the committee reviewed discussed the responses received to the RFQ for the EPA Clean Ports Program Grant and heard staff's recommendation of GHD which is on the agenda for consideration.

December 12 OSS Committee Meeting – Commissioner Santos reported that the committee discussed the trolley rail repairs which is on the agenda for consideration. Committee and staff members present also received TWIC Escort Training.

Commissioner Croft reported attending the virtual meeting for the GLO River Study Group, Port Centennial Celebration and the Economic Alliance Christmas gathering.

Commissioner Fratila also attended the Port Centennial Celebration.

Commissioner Santos attended the Port Centennial Celebration in addition to committee meetings previously mentioned.

Commissioner Kincannon reported that in addition to attending the Centennial Celebration, he also attended the Highway 36A Coalition board meeting.

Commissioner Singhania reported attending weekly Roundtable and the Indo-American Chamber meeting as well as the Centennial Celebration.

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.

Mr. Hull stated this is the agreement, previously discussed with the ESGS committee, to GHD, Inc. for an amount not to exceed \$1,228,300. The agreement includes preparation of a quality assurance plan, inventory of port equipment and emission monitoring, resilience planning, community benefits and workforce plan, electrical feasibility scenario analysis and reefer rack design up to 60% level. It is Mr. Hull's recommendation and that of the committee to approve the agreement. Commissioner Giesecke noted this is a fully funded grant.

A motion was made by Commissioner Fratila to approve the agreement. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

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.

Mr. Hull stated that this was discussed in the most recent workshop where a new RPM (radiation portal monitor) system will be installed near Gate 12 with Tetra Tech as the most qualified firm that can do the work. Mr. Hull has reviewed the fee and scope of the work which includes topographic surveying, geotechnical sampling materials, testing design as well as commissioning and calibration. Mr. Hull recommends approval.

A motion was made by Commissioner Singhania to approve the 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. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

16. Approval of an Electrical Easement to CenterPoint Energy Houston Electric, LLC to serve Cross Dock 1.

Mr. Hull explained that when CenterPoint Energy takes an electrical easement, they get a blanket easement which encompasses the entirety of the site and once the infrastructure is installed, they replace the blanket easement with a very specific, defined and descriptive easement which Mr. Hull shared on a drawing that represents the area. Mr. Hull then pointed out the area that was previously granted to CenterPoint followed by the area that will be replaced, which is described as 52.68 feet x 32 feet. Mr. Hull recommends approval.

A motion was made by Commissioner Kincannon to approve an electrical easement to CenterPoint Energy Houston Electric, LLC to serve Cross Dock 1. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

17. Approval of a Professional Services Agreement with Locus, LLC for Container Vessel Simulation, for an amount not to exceed \$160,000.00.

Mr. Hull stated that this item is also an outcome of the most recent workshop where direction was given to move forward with database updates (based on best available information and not actual surveys), use of the simulator for four days which also includes scheduling with the Brazos Pilots, G&H Towing, the simulator staff at San Jacinto Maritime College, as well as the Locust research team that will prepare the final analysis and report. The update will include the entirety of Reach 1, Reach 2 and Reach 3. Mr. Hull recommends approval.

A motion was made by Commissioner Santos to approve the agreement with Locus for the container vessel simulation for amount not to exceed \$160,000. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

18. Approval of Trolley Rail Repairs for Cranes 1 and 2, for an amount not to exceed \$60,000.

Mr. Hibbetts stated this item was discussed with the OSS committee noting it is a competitively bid project which only received one bid from ZPMC, USA. This will repair the short rail on cranes 1 and 2 at the hinge point of the trolley rail at \$30,000 per crane. Mr. Hibbetts noted that once the contractor does the inspection of the rail bed, there could be additional minor repairs that will exceed \$60,000; however, staff will not know until the inspection is actually performed. The contractor does not anticipate any additional repairs. Mr. Hibbetts explained there is a bit of a bump on the short rail where the trolley passes over the hinge point which is held up with brackets and shims. The shims underneath the rail have deteriorated causing the bump as the trolley wheels roll over the section. He stated this item was budgeted and has come in under the projected amount of \$150,000. Staff recommends approval.

A motion was made by Commissioner Santos to approve the trolley rail repairs for cranes 1 and 2 for an amount not to exceed \$60,000. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

19. Approval of Drive Module Refurbishment for Crane 1, for an amount not to exceed, \$202,849.56.

Mr. Hibbetts stated that this item was discussed during the budget process as well as the workshop. The Commission previously approved the purchase of three spare drives which has put staff in a position to move forward with this project. Mr. Hibbetts noted this was not competitively bid as its proprietary equipment and sole source to ABB. ABB will hold their pricing for the entirety of the project. He stated that there are a total of ten modules in Crane 1 and explained that staff will take out two of the modules, install two spares and ship the modules to ABB's warehouse where it will take approximately 6 to 8 weeks to refurbish. Once the modules are shipped back, staff will put them back into service and move on to the next two modules until all ten modules have been refurbished. Mr. Hibbetts stated this is a budgeted item with staff planning to do Crane 1 this year and Crane 2 next year. Staff requests approval for the total cost of the project in the amount of \$202,849.56.

A motion was made by Commissioner Santos to approve the drive module refurbishment for Crane 1 in an amount not to exceed \$202,849.56. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

20. Approval Executive Director/CEO and Commissioners' travel for the months of January – April 2026.

Ms. Saathoff stated that staff is requesting approval of travel for the first four months of 2026 in order to make arrangements and take advantage of early bird registration fees. She noted the JOC TPM Conference will be held March 1-4 and will be overlapped by the American Association of Port Authorities Legislative Summit while the National Waterways Conference has been moved to April. Also in the first quarter is the Seafood Export North America show

and the Texas International Produce Association event for Viva Fresh 2026. Staff requests approval.

A motion was made by Commissioner Singhania to approve the travel. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

21. Discuss and consider setting the 2026 Port Commission meeting dates.

Ms. Saathoff stated the proposed dates for the regular Port Commission meetings has been prepared and includes various conferences and holidays to show where the proposed dates fall. Ms. Saathoff stated the annual workshop is not included as staff wanted to publish it separately but proposes November 12 as the target date since the workshop is normally held in November. The Commission agreed to the November date but noted that it's subject to change as they work through the year.

A motion was made by Commissioner Santos to approve the meeting schedule as presented. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

22. Transportation Workers Identification Credential (TWIC) Escort Training.

At this time, Ms. Randi Northup conducted TWIC escort training for those whose badges have expired.

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) for discussion regarding:

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 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.
  - i. Business and 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 Concerning 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 or adjacent to 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. RECONVENED OPEN SESSION:

Commissioner Giesecke noted that Commissioner Fratila left the meeting at the end of executive session.

25. Adjourn.

With no further business before the Commission, the meeting adjourned at 5:08 PM.

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Rob Giesecke, Chairman

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Rudy Santos, Vice Chairman

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Kim Kincannon, Secretary

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Dan Croft, Asst. Secretary

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Barbara Fratila, Commissioner

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Ravi K. Singhania, Commissioner



# PORT FREEPORT<sup>SM</sup>

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:

November 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 the first two months of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues at planned levels. Further, operating expenses were below planned levels by a factor of 17%. These factors combined have contributed to producing an operating profit of \$5,282,816, and an operating margin of 53%, which is above planned performance levels by 23% or \$996,9621 and is \$858,532 or 19% above the prior year's results.

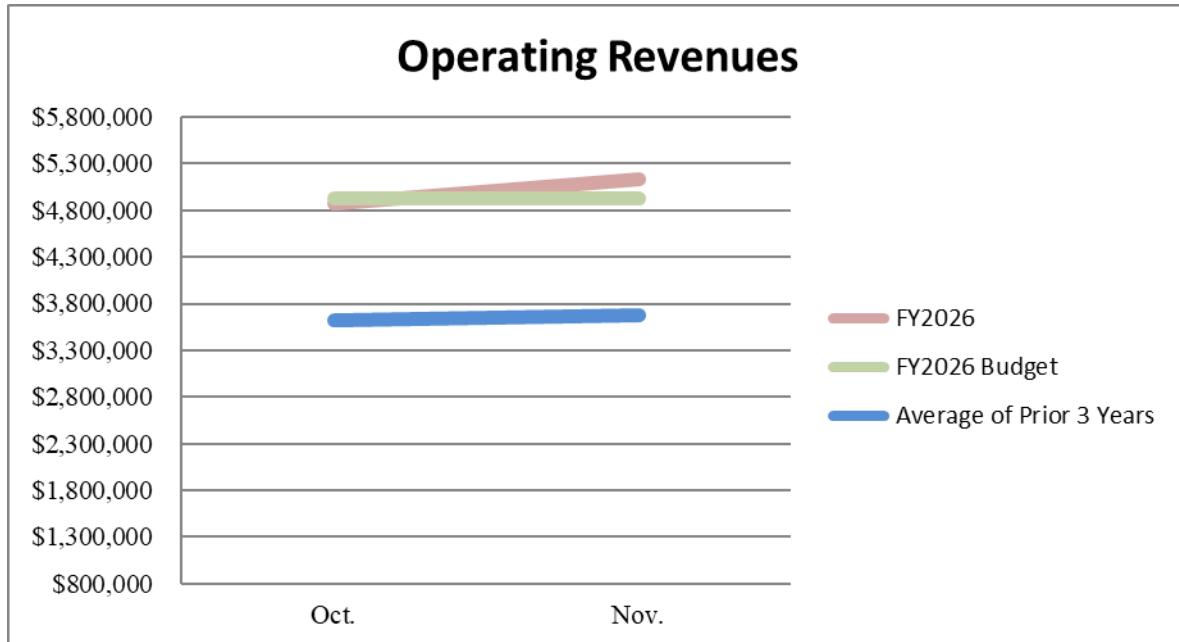
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 5.125 to 1, which reflects a strong position of liquidity, and a debt ratio of 110.5%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var 0% 17% 23% 15% 85% 0%
	Actuals	Budget		
<b>Statement of Revenues, Expenses and Changes in Net Assets</b>				
Operating revenues	\$ 10,004,410	\$ 9,973,612	\$ 30,798	0%
Operating expense	<u>4,721,594</u>	<u>5,687,716</u>	966,122	17%
Operating income (loss)	<u>5,282,817</u>	<u>4,285,896</u>	996,921	23%
Operating margin	52.8%	43.0%		
Net non operating revenues (expense)	(1,394,178)	(1,217,516)	(176,662)	15%
Capital contributions	3,218,202	1,736,801	1,481,401	85%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 7,084,422</u>	<u>\$ 4,805,181</u>	\$ 2,279,240	
<b>Balance Sheet</b>				
Cash and cash equivalents	\$ 74,727,086	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	42,216,742	5.125 to 1		
Total assets	806,000,197			
Current unrestricted liabilities	8,237,727	Debt to Net Assets Ratio		
Total liabilities	341,590,691	110.6%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 300,184,619			

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 November 30, 2025.

## OPERATING REVENUES

**Total operating revenues** for the period ending November 30, 2025, are \$10,004,410. This is \$30,798 or at planned levels. The following provide more specific explanations for variances in revenue:



**Wharfage** revenue stands at \$3,720,965 which is in line with the budget of \$3,573,660. The following is a brief analysis of wharfage results by cargo category:

	2 Months	Year To Date	Over	% Over
	Budget		(Under)	(Under)
Agriculture Products	\$ 175,730	\$ 54,826	\$ (120,904)	-69%
Bulk Aggregate	-	206,500	\$ 206,500	
Containerized Cargo	535,257	485,841	\$ (49,416)	-9%
General Cargo	2,377,417	2,577,756	\$ 200,339	8%
Project Cargo	55,833	517	\$ (55,316)	0%
Ro-Ro Cargo	429,422	395,525	\$ (33,897)	-8%
Total	\$ 3,573,660	\$ 3,720,965	\$ 147,307	4%

**Dockage** revenue stands at \$1,794,314 which is \$151,212 or 8% below budgeted levels. Year-to-date ship calls are 108 compared to a budget of 120.

**Equipment use fees** stand at \$424,685 which is under budget \$7,153 or 2%.

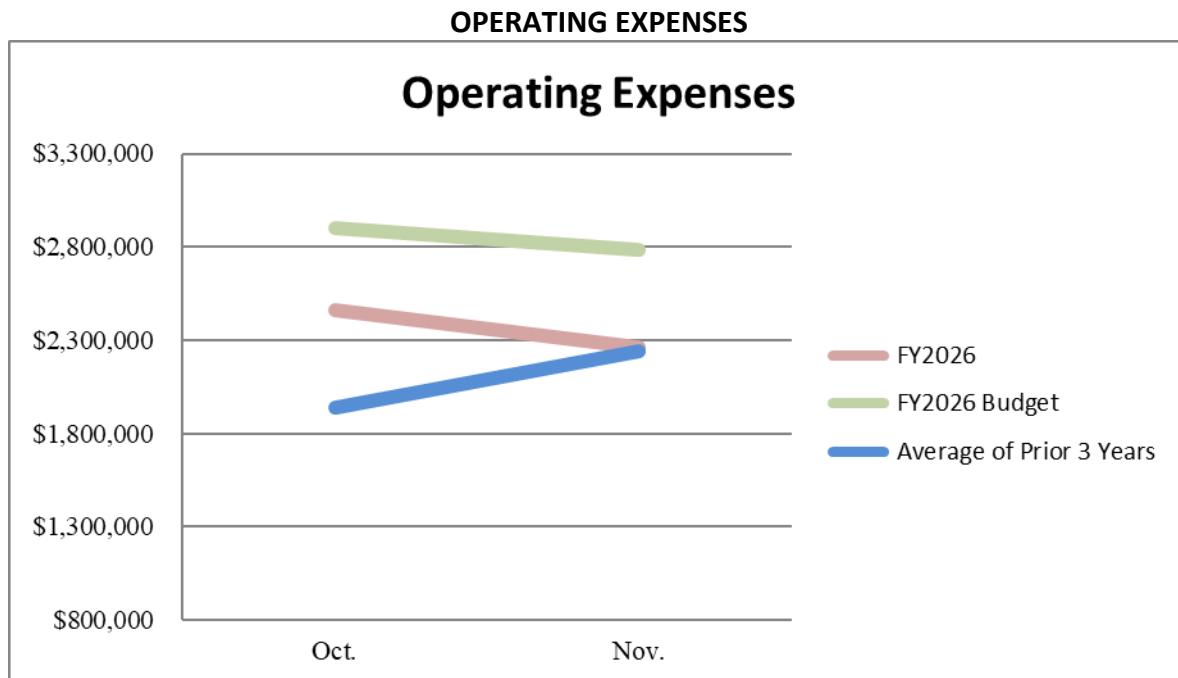
**Security fees**, corresponding with wharfage and dockage, stand at \$762,950 which is \$121,032 or 19% above budget.

**Facility use fees** are \$521,526. This is over budget by \$139,102 or 36%.

**Other customer service fees** (Port service charges, incidental services, customer re-bills, water, etc.) are \$342,576 which is \$18,736 or 5% below budgeted levels.

**Ground leases** stand at \$2,291,094, which is \$77,198 or 3% below budget.

**Other leases** are at \$145,477 or at the budgeted level of \$145,478.



**Total operating expenses** are \$4,721,594, which is under budget \$966,122 or 17% for the two months ending November 30, 2025. The following are more specific explanations for variances in operating expenses:

**Port salaries/wages and benefits** are \$913,354. This is \$260,092 or 22% less than the budget. This is due to the timing of year end accruals.

**Professional services** are \$519,889 which is under budget 29% or \$214,396.

**Training, travel & promotional** expenses are \$141,692 which is below budget \$79,583 or 36%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$74,457, which is below budgeted levels by \$61,048 or 45%.
- Sales/promotional travel costs are \$7,683 which is below the budgeted level by \$6,606.
- Governmental relations costs are \$1,221 which is below budget by \$2,546 or 68% due to timing of government related travel.
- Community events are \$35,370 which is above budgeted levels \$8,160 or 30%.
- Technical training is \$11,754 which is \$18,024 or 61% under budget due to timing or postponement of training and onboarding personnel.

**Supplies** are \$35,386 which is below the budget by \$2,156 or 6%.

**Utilities** are \$293,037, which is \$78,704 or 37% above budget.

**Business insurance** is \$417,563 which is \$72,864 or 15% below budgeted levels.

**Other services and charges** at \$96,538 are \$32,384 or 25% below budget.

**Maintenance and repair** expenses at \$243,821 are \$27,099 or 13% 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 \$2,060,314 is \$410,450 or 17% below budget.

**Operating income** is \$5,282,817 compared to the November 2025 budget of \$5,687,716. Seventeen percent above budget.

### **NON-OPERATING REVENUES (EXPENSES)**

**Ad Valorum 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 November 30, 2025, the net revenue of ad valorem taxes collected was 11,180.

**Investment income** is \$576,436, which is below budget by 22% due to changes in fair market values, funds invested in capital projects, and interest rates.

**Debt interest and fees** are \$1,965,944 which is \$11,692 or 1% above budgeted levels.

**Capital Contributions to Others** There are no planned capital contributions to other in the fiscal year 2026 budget. \$15,850 has been spent through year to date on Berth 3 floodwall modifications.

**Grant Revenue** budgeted for the Fiscal Year 2025 is \$1,736,801. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each

project are reported quarterly. \$3,218,202 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 November 30, 2025. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT  
BALANCE SHEET**

	<b>10/31/2025</b>	<b>9/30/2025</b>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
CASH AND CASH EQUIVALENTS	\$ 30,994,080	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	7,531,068	6,665,489
PROPERTY TAXES	20,042	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(52,697)	(235,929)
OTHER GOVERNMENTS	887,179	880,287
ACCRUED INTEREST	0	0
PREPAIDS	1,143,104	959,055
INVENTORY	1,693,965	1,693,965
<b>TOTAL UNRESTRICTED CURRENT ASSETS</b>	<b>\$ 222,477,495</b>	<b>\$ 219,379,433</b>
<b>RESTRICTED ASSETS:</b>		
CASH AND CASH EQUIVALENTS	43,733,006	50,161,240
INVESTMENTS	44,447,012	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	32,058	32,542
OTHER	-	(1,783)
ACCRUED INTEREST	86,681	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
<b>TOTAL RESTRICTED ASSETS</b>	<b>88,301,873</b>	<b>94,701,232</b>
<b>TOTAL CURRENT ASSETS</b>	<b>310,779,368</b>	<b>314,080,666</b>
<b>PROPERTY, PLANT, AND EQUIPMENT:</b>		
PROPERTY, PORT, AND FACILITIES	628,008,894	619,832,717
LESS ACCUMULATED DEPRECIATION	(132,788,065)	(130,727,752)
<b>PROPERTY, PLANT, AND EQUIPMENT NET</b>	<b>495,220,829</b>	<b>489,104,965</b>
<b>TOTAL ASSETS</b>	<b>\$ 806,000,197</b>	<b>\$ 803,185,631</b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
ACCOUNTS PAYABLE	\$ 4,987,310	\$ 5,465,838
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	144,548	144,548
UNEARNED LEASE INCOME	3,105,870	4,763,160
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 8,237,727</b>	<b>\$ 10,373,546</b>
<b>LIABILITIES PAYABLE FROM RESTRICTED ASSETS:</b>		
ACCRUED BOND INTEREST PAYABLE	1,501,478	3,491,349
BONDS PAYABLE	7,590,000	7,590,000
<b>TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS</b>	<b>9,091,478</b>	<b>11,081,349</b>
<b>NON-CURRENT LIABILITIES</b>		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,486,485	20,630,652
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>324,261,485</b>	<b>324,405,652</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 341,590,691</b>	<b>\$ 345,860,548</b>
<b>DEFERRED INFLOW OF RESOURCES</b>		
DEFERRED INFLOW OF RESOURCES	164,224,887	164,224,887
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>\$ 164,224,887</b>	<b>\$ 164,224,887</b>
<b>NET ASSETS</b>		
NET INVESTMENT IN CAPITAL ASSETS	\$ 297,056,503	\$ 295,802,273
RESTRICTED-DEBT SERVICE	18,752,306	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,242	12,242
RESTRICTED CONTRIBUTED TO OTHERS	47,849,827	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,295,966	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,182,054)	(127,218,419)
UNRESTRICTED	50,399,827	46,777,536
<b>TOTAL NET ASSETS</b>	<b>\$ 300,184,618</b>	<b>\$ 293,100,196</b>

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

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	2 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 3,720,965	\$ 3,307,389	13%	\$ 3,573,658	\$ 147,307	4%	\$ 21,441,953
Dockage & deep water berth	1,794,314	1,589,202	13%	1,945,526	(151,212)	-8%	11,673,160
Equipment & pallet use fees	424,685	404,810	5%	431,838	(7,153)	-2%	2,591,025
Facility use fees	521,526	415,949	25%	382,424	139,102	36%	2,294,545
Security Fees	762,950	655,857	16%	641,918	121,032	19%	3,851,515
Other Customer Service Fees	342,576	310,587	10%	361,312	(18,736)	-5%	2,182,675
Ground leases	2,291,094	2,316,321	-1%	2,368,292	(77,198)	-3%	14,209,747
Other leases	145,477	154,420	-6%	145,478	(1)	0%	881,373
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	823	618	33%	123,166	(122,343)	-99%	739,000
Business interruption Claim		-	0%	-	-	0%	-
<b>Total Operating Revenues</b>	<b>10,004,410</b>	<b>9,155,151</b>	<b>9%</b>	<b>9,973,612</b>	<b>30,798</b>	<b>0%</b>	<b>59,864,993</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	710,189	694,477	2%	914,635	(204,446)	-22%	5,287,826
Port employee benefits	203,165	186,656	9%	258,811	(55,646)	-22%	1,791,996
Professional services	519,889	629,014	-17%	734,285	(214,396)	-29%	4,446,506
Training, travel, and promotional	141,692	126,894	12%	221,275	(79,583)	-36%	973,992
Supplies	35,386	38,459	-8%	37,542	(2,156)	-6%	235,400
Utilities	293,037	169,245	73%	214,333	78,704	37%	1,286,013
Business Insurance	417,563	469,390	-11%	490,427	(72,864)	-15%	2,942,554
Other services & charges	96,538	94,759	2%	128,922	(32,384)	-25%	799,432
Maintenance & repair	243,821	292,899	-17%	216,722	27,099	13%	1,388,618
Depreciation	2,060,314	2,029,074	2%	2,470,764	(410,450)	-17%	14,824,585
<b>Total Operating Expenses</b>	<b>4,721,594</b>	<b>4,730,866</b>	<b>0%</b>	<b>5,687,716</b>	<b>(966,122)</b>	<b>-17%</b>	<b>33,976,922</b>
<b>OPERATING INCOME (LOSS)</b>	<b>5,282,817</b>	<b>4,424,285</b>	<b>19%</b>	<b>4,285,896</b>	<b>996,921</b>	<b>23%</b>	<b>25,888,071</b>
	53%	48%		43%			43%
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Ad Valorum tax collections	11,180	(12,244)	-191%	-	11,180	-	-
Investment Income	576,436	910,277	-37%	736,736	(160,300)	-22%	4,420,422
Gain (loss) on sale of assets	-	-	0%	-	-	0%	-
Debt interest and fees	(1,965,944)	(2,023,628)	-3%	(1,954,252)	11,692	1%	(11,726,609)
<b>CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:</b>							
Freeport Harbor Improvement Project		-	0%	-	-	-	-
Berth 2 Floodwall Modifications	(15,850)	-	0%	-	-	-	-
Contributed Capital-Other		-	0%	-	0	0%	-
<b>OTHER:</b>							
Dredge material placement fees	-	-	0%	-	-	0%	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(1,394,178)</b>	<b>(1,125,595)</b>	<b>24%</b>	<b>(1,217,516)</b>	<b>(176,662)</b>	<b>15%</b>	<b>(7,306,187)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>3,888,639</b>	<b>3,298,690</b>	<b>18%</b>	<b>3,068,380</b>	<b>820,259</b>	<b>27%</b>	<b>18,581,884</b>
<b>CAPITAL CONTRIBUTIONS:</b>							
Grants:							
Grants Port-Freeport	3,218,202	-	0%	1,736,801	1,481,401	85%	10,420,831
<b>Total Capital Contributions-Grants</b>	<b>3,218,202</b>	<b>-</b>	<b>0%</b>	<b>1,736,801</b>	<b>1,481,401</b>	<b>85%</b>	<b>10,420,831</b>
<b>EXTRAORDINARY ITEM</b>							
Emergency Recovery Efforts - Hurricane	(22,420)	(208,800)	-89%	-	(22,420)	0%	-
<b>Net Extraordinary Income (Expense)</b>	<b>(22,420)</b>	<b>(208,800)</b>	<b>-89%</b>	<b>-</b>	<b>(22,420)</b>	<b>0%</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 7,084,420</b>	<b>\$ 3,089,890</b>	<b>129%</b>	<b>\$ 4,805,181</b>	<b>\$ 2,279,239</b>	<b>47%</b>	<b>\$ 29,002,715</b>

## STATEMENT OF CASH FLOWS

November 30, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
<b>Cash Flows from Operating Activities:</b>		
Operating Income (Loss)	\$ 5,282,818	\$ 4,424,287
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows		
from Operating Activities:		
Depreciation	2,060,312	2,029,074
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(865,579)	554,440
Other receivables	(183,232)	57,563
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	0	(568)
Prepaid and Other	(185,832)	531,259
Accounts payable	(478,528)	389,045
Deferred lease income	(1,657,290)	(1,642,850)
Accrued compensated absences	-	-
<b>Total Cash Provided from (Used for) Operating Activities</b>	<b><u>3,956,819</u></b>	<b><u>6,342,250</u></b>
<b>Cash Flows from Non-capital Financing Activities:</b>		
Property tax receipts	12,526	8,507
Property tax collection expense	-	-
Emergency Recovery Efforts - Disaster Related	(22,420)	(208,800)
<b>Total Cash Provided from (Used for) Non-capital Financing Activities</b>	<b><u>(9,894)</u></b>	<b><u>(200,293)</u></b>
<b>Cash Flows from Capital Financing Activities:</b>		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	(4,099,981)	(4,216,993)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(8,176,177)	(8,221,946)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	3,211,310	-
Proceeds from sale/disposal of capital assets	-	-
<b>Total Cash Provided from (Used for) Capital Financing Activities</b>	<b><u>(9,064,848)</u></b>	<b><u>(12,438,939)</u></b>
<b>Cash Flows from Investing Activities:</b>		
Investment earnings	548,856	768,582
Change in FMV of marketable investment securities	-	-
<b>Total Cash Provided from (Used for) Investing Activities</b>	<b><u>548,856</u></b>	<b><u>768,582</u></b>
<b>Net Increase(Decrease) in Cash and Cash Equivalents</b>	<b><u>(4,569,066)</u></b>	<b><u>(5,528,401)</u></b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b><u>123,743,164</u></b>	<b><u>133,026,835</u></b>
<b>Cash and Cash Equivalents at End of Period</b>	<b><u>\$ 119,174,099</u></b>	<b><u>\$ 127,498,434</u></b>

## NOTES TO FINANCIAL STATEMENTS

### Note 1 - Accounts Receivable Aging

0 - 30 days	\$ 7,167,089.93	95%
31 - 60 days	171,700	2%
61 - 90 days	173,958	2%
Over 90 days	\$ 58,269	1%
Allowance for uncollectibles	<u>(39,949)</u>	-1%
<b>Net Trade A/R</b>	<b>\$ 7,531,068</b>	

### Note 2 - Accounts Payable Information

Retainage Withheld	\$ 1,425,011
Corps of Engineers*	620,518
Employee Payroll Related	238,400
Accounts Payable	<u>2,703,381</u>
<b>Total A/P</b>	<b>\$ 4,987,310</b>

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	-
<b>Total Bonds</b>	<b>\$ 374,615,000</b>	<b>\$ 56,525,000</b>	<b>\$ 311,365,000</b>
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**  
**November 30, 2025**

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	2 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
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**COMMISSIONERS**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 9,600	\$ 9,600	0%	\$ 9,600	-	0%	\$ 57,600
Port employee benefits	905	919	-2%	742	163	22%	4,974
Professional services	-	-	0%	-	-	0%	-
Training, travel & promotional	12,372	14,115	-12%	21,214	(8,842)	-42%	83,211
Supplies	51	32	59%	100	(49)	-49%	600
Utilities	1,873	1,533	22%	1,480	393	27%	8,900
<b>Total Operating Expenses</b>	<b>\$ 24,801</b>	<b>\$ 26,199</b>	<b>-5%</b>	<b>\$ 33,136</b>	<b>(8,335)</b>	<b>-25%</b>	<b>\$ 155,285</b>

**ADMINISTRATION & FOREIGN TRADE ZONE**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 243,394	\$ 241,580	1%	\$ 326,896	(83,502)	-26%	\$ 1,761,351
Port employee benefits	62,902	55,020	14%	78,491	(15,589)	-20%	562,126
Professional services	61,623	48,872	26%	157,524	(95,901)	-61%	980,933
Training, travel & promotional	46,816	31,941	47%	43,745	3,071	7%	237,274
Supplies	7,945	10,438	-24%	4,134	3,811	92%	27,600
Utilities	13,135	43,867	-70%	11,961	1,174	10%	71,740
Business Insurance	417,563	469,390	-11%	490,427	(72,864)	-15%	2,942,554
Other services & charges	71,673	58,267	23%	86,647	(14,974)	-17%	525,385
Maintenance & repair	17,534	20,491	-14%	30,308	(12,774)	-42%	182,350
Depreciation	2,060,314	2,029,074	2%	2,470,764	(410,450)	-17%	14,824,585
<b>Total Operating Expenses</b>	<b>\$ 3,002,899</b>	<b>\$ 3,008,940</b>	<b>0%</b>	<b>\$ 3,700,897</b>	<b>(697,998)</b>	<b>-19%</b>	<b>\$ 22,115,898</b>

**ENGINEERING**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 55,251	\$ 72,821	-24%	\$ 78,362	(23,111)	-29%	\$ 470,179
Port employee benefits	14,390	23,321	-38%	28,439	(14,049)	-49%	192,697
Professional services	9,396	197,084	-95%	144,398	(135,002)	-93%	866,400
Training, travel & promotional	1,302	1,250	4%	5,510	(4,208)	-76%	31,915
Supplies	440	526	-16%	986	(546)	-55%	5,900
Utilities	845	997	-15%	1,136	(291)	-26%	6,822
Other services & charges	1,181	1,083	9%	1,640	(459)	-28%	9,850
Maintenance & repair	-	601	-100%	84	(84)	-100%	500
<b>Total Operating Expenses</b>	<b>\$ 82,806</b>	<b>\$ 297,683</b>	<b>-72%</b>	<b>\$ 260,555</b>	<b>(177,749)</b>	<b>-68%</b>	<b>\$ 1,584,263</b>

**OPERATIONS**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 305,327	\$ 274,937	11%	\$ 389,650	(84,323)	-22%	\$ 2,337,933
Port employee benefits	92,589	79,553	16%	115,113	(22,524)	-20%	785,403
Professional services	1,577	3,149	-50%	-	1,577	0%	5,000
Training, travel & promotional	4,698	5,577	-16%	7,247	(2,549)	-35%	32,449
Supplies	19,585	18,732	5%	18,796	789	4%	120,100
Utilities	269,055	117,289	129%	191,103	77,952	41%	1,146,593
Other services & charges	10,590	27,923	-62%	22,994	(12,404)	-54%	146,340
Maintenance & repair	216,652	259,919	-17%	174,661	41,991	24%	1,133,318
<b>Total Operating Expenses</b>	<b>\$ 920,073</b>	<b>\$ 787,079</b>	<b>17%</b>	<b>\$ 919,564</b>	<b>509</b>	<b>0%</b>	<b>\$ 5,707,136</b>

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

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	2 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
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**BUSINESS DEVELOPMENT**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 60,459	\$ 59,833	1%	\$ 69,058	(\$8,599)	-12%	\$ 414,344
Port employee benefits	19,314	15,281	26%	20,900	(1,586)	-8%	141,725
Professional services	9,350	-	0%	-	9,350	0%	-
Training, travel & promotional	76,261	73,896	3%	141,180	(64,919)	-46%	575,868
Supplies	433	407	6%	992	(559)	-56%	6,000
Utilities	528	636	-17%	924	(396)	-43%	5,562
Other services & charges	3,250	1,954	66%	5,172	(1,922)	-37%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
<b>Total Operating Expenses</b>	<b>\$ 169,595</b>	<b>\$ 152,006</b>	<b>12%</b>	<b>\$ 238,226</b>	<b>(\$68,631)</b>	<b>-29%</b>	<b>\$ 1,186,531</b>

**PROTECTIVE SERVICES**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 36,158	\$ 35,707	1%	\$ 41,069	(\$4,911)	-12%	\$ 246,419
Port employee benefits	13,065	12,563	4%	15,126	(2,061)	-14%	105,071
Professional services	437,942	379,908	15%	432,363	5,579	1%	2,594,173
Training, travel & promotional	242	115	110%	2,379	(2,137)	-90%	13,275
Supplies	6,931	8,325	-17%	12,534	(5,603)	-45%	75,200
Utilities	7,600	4,924	54%	7,729	(129)	-2%	46,396
Other services & charges	9,843	5,533	78%	12,469	(2,626)	-21%	74,825
Maintenance & repair	9,635	11,888	-19%	11,669	(2,034)	-17%	72,450
<b>Total Operating Expenses</b>	<b>\$ 521,418</b>	<b>\$ 458,963</b>	<b>14%</b>	<b>\$ 535,338</b>	<b>(\$13,920)</b>	<b>-3%</b>	<b>\$ 3,227,809</b>

**CONSOLIDATED - TOTAL**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 710,189	694,478	2%	\$ 914,635	(204,446)	-22%	\$ 5,287,826
Port employee benefits	203,165	186,657	9%	258,811	(55,646)	-22%	1,791,996
Professional services	519,888	629,013	-17%	734,285	(214,397)	-29%	4,446,506
Training, travel & promotional	141,691	126,894	12%	221,275	(79,584)	-36%	973,992
Supplies	35,385	38,460	-8%	37,542	(2,157)	-6%	235,400
Utilities	293,036	169,246	73%	214,333	78,703	37%	1,286,013
Business Insurance	417,563	469,390	-11%	490,427	(72,864)	-15%	2,942,554
Other services & charges	96,537	94,760	2%	128,922	(32,385)	-25%	799,432
Maintenance & repair	243,821	292,899	-17%	216,722	27,099	13%	1,388,618
Depreciation	2,060,314	2,029,074	2%	2,470,764	(410,450)	-17%	14,824,585
<b>Total Operating Expenses</b>	<b>\$ 4,721,593</b>	<b>\$ 4,730,867</b>	<b>0%</b>	<b>\$ 5,687,716</b>	<b>(\$966,123)</b>	<b>-17%</b>	<b>\$ 33,976,922</b>

**PORT FREEPORT - VELASCO TERMINAL ONLY**

**STATEMENT OF REVENUES AND EXPENSES**

**November 30, 2025**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	2 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 485,841	\$ 439,586	11%	\$ 357,366	\$ 128,475	36%	\$ 2,144,196
Dockage & deep water berth	166,214	162,821	2%	194,552	(28,338)	-15%	1,167,316
Equipment & pallet use fees	416,409	358,958	16%	345,470	70,939	21%	2,072,820
Facility use fees	17,126	59,121	-71%	-	17,126	0%	-
Security Fees	78,534	66,861	17%	64,190	14,344	22%	385,148
Other Customer Service Fees	124,016	109,834	13%	177,144	(53,128)	-30%	1,062,867
Ground leases	18,422	84,674	-78%	47,366	(28,944)	-61%	284,196
<b>Total Operating Revenues</b>	<b>1,306,562</b>	<b>1,281,856</b>	<b>2%</b>	<b>1,186,088</b>	<b>120,474</b>	<b>10%</b>	<b>7,116,543</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	87,696	63,862	37%	80,211	7,485	9%	481,284
Port employee benefits	19,578	15,674	25%	22,647	(3,069)	-14%	162,450
Professional services	-	0%	-	-	0%	-	-
Training, travel, and promotional	-	0%	-	-	0%	-	-
Supplies	135	124	9%	-	-	0%	-
Utilities	35,880	14,711	144%	28,747	7,133	25%	172,457
Business Insurance	72,486	76,251	-5%	98,085	(25,599)	-26%	588,511
Maintenance & repair	141,127	165,465	-15%	101,166	39,961	40%	607,000
Depreciation	1,018,298	983,394	4%	1,185,968	(167,670)	-14%	7,115,801
<b>Total Operating Expenses</b>	<b>1,375,200</b>	<b>1,319,481</b>	<b>4%</b>	<b>1,516,824</b>	<b>(141,624)</b>	<b>-9%</b>	<b>9,127,503</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(68,638)</b>	<b>(37,625)</b>	<b>-82%</b>	<b>(330,736)</b>	<b>262,098</b>	<b>79%</b>	<b>(2,010,960)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Debt interest and fees	(415,722)	(430,783)	-3%	(654,340)	238,618	36%	(3,927,189)
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(415,722)</b>	<b>(430,783)</b>	<b>-3%</b>	<b>(654,340)</b>	<b>238,618</b>	<b>-36%</b>	<b>(3,927,189)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>(484,360)</b>	<b>(468,408)</b>	<b>3%</b>	<b>(985,076)</b>	<b>500,716</b>	<b>0%</b>	<b>(5,938,149)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (484,360)</b>	<b>\$ (468,408)</b>	<b>3%</b>	<b>\$ (985,076)</b>	<b>\$ 500,716</b>	<b>-51%</b>	<b>\$ (5,938,149)</b>

**PORT FREEPORT**  
 Port Improvement Projects Summary  
 November 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
<b>24/25 Port Network Upgrades</b>	<b>150,000.00</b>	<b>0.00</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>0.00</b>	<b>18,638.71</b>	<b>18,638.71</b>	<b>131,361.29</b>
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
<b>DSWi Acct Software Upgrade</b>	<b>237,000.00</b>	<b>0.00</b>	<b>237,000.00</b>	<b>237,000.00</b>	<b>11,541.25</b>	<b>111,780.00</b>	<b>123,321.25</b>	<b>113,678.75</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		11,541.25	111,780.00	123,321.25	113,678.75
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT- North Gate Entrance</b>	<b>760,847.52</b>	<b>0.00</b>	<b>760,847.52</b>	<b>720,847.52</b>	<b>0.00</b>	<b>782,011.66</b>	<b>782,011.66</b>	<b>(21,164.14)</b>
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
<b>VT- Access Project</b>	<b>13,159,432.83</b>	<b>70,000.00</b>	<b>13,229,432.83</b>	<b>13,229,432.83</b>	<b>65,559.00</b>	<b>12,327,089.63</b>	<b>12,392,648.63</b>	<b>836,784.20</b>
EDSA	1,218,718.00	70,000.00	1,288,718.00		0.00	1,184,981.61	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00		65,559.00	11,130,690.19	11,196,249.19	733,047.81
Other not in contract	11,417.83	0.00	11,417.83		0.00	11,417.83	11,417.83	0.00
<b>VT- Refrigerated Cross Dock</b>	<b>1,332,908.38</b>	<b>0.00</b>	<b>1,332,908.38</b>	<b>500,000.00</b>	<b>500.00</b>	<b>74,916.76</b>	<b>75,416.76</b>	<b>1,257,491.62</b>
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
<b>VT Backlands Area V Phase II</b>	<b>19,375,578.35</b>	<b>0.00</b>	<b>19,375,578.35</b>	<b>20,500,000.00</b>	<b>1,489,764.54</b>	<b>17,685,432.65</b>	<b>19,175,197.19</b>	<b>200,381.16</b>
EDSA	849,800.00	0.00	849,800.00		139,958.63	581,834.00	721,792.63	128,007.37
Construction	18,508,603.35	0.00	18,508,603.35		1,349,805.91	17,086,423.65	18,436,229.56	72,373.79
Other not in contract	17,175.00	0.00	17,175.00		0.00	17,175.00	17,175.00	0.00
<b>VT East 5th Reconstruction</b>	<b>2,263,318.31</b>	<b>0.00</b>	<b>2,263,318.31</b>	<b>500,000.00</b>	<b>1,290,484.06</b>	<b>673,095.95</b>	<b>1,963,580.01</b>	<b>299,738.30</b>
EDSA	84,272.00	0.00	84,272.00		18,262.00	84,828.00	103,090.00	(18,818.00)
Construction	2,179,046.31	0.00	2,179,046.31		1,272,222.06	588,267.95	1,860,490.01	318,556.30
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT -Utility Relocation of Land Acquisition &amp; land</b>	<b>582,805.28</b>	<b>3,525.00</b>	<b>586,330.28</b>	<b>1,800,000.00</b>	<b>0.00</b>	<b>667,081.55</b>	<b>667,081.55</b>	<b>(80,751.27)</b>
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)
<b>Pumpstation 1400 E Floodgate &amp; P14 Drainage</b>	<b>1,446,405.61</b>	<b>0.00</b>	<b>1,446,405.61</b>	<b>1,440,000.00</b>	<b>0.00</b>	<b>1,446,405.61</b>	<b>1,446,405.61</b>	<b>0.00</b>
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
<b>Non-TWIC Lot Precheck Gate Electrical</b>	<b>1,892.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>1,892.00</b>	<b>0.00</b>
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
<b>EOC Additional Parking</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>EOC HVAC Upgrade/Replacement</b>	<b>534,795.00</b>	<b>0.00</b>	<b>534,795.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>24,355.00</b>	<b>24,355.00</b>	<b>510,440.00</b>
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		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
<b>Gate 4 Acess Road Widening</b>	<b>1,215,132.58</b>	<b>0.00</b>	<b>1,215,132.58</b>	<b>1,215,132.58</b>	<b>45,762.50</b>	<b>27,658.38</b>	<b>73,420.88</b>	<b>1,141,711.70</b>
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		45,762.50	0.00	45,762.50	1,103,224.70
Other not in contract	8.38	0.00	8.38		0.00	8.38	8.38	0.00
<b>Greenbelt with Port Expansion Area Tribute</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Joint Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Railroad Track Renovations</b>	<b>0.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>0.00</b>	<b>11,320.00</b>	<b>11,320.00</b>	<b>63,680.00</b>
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
<b>M &amp; R - Roads</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R Transformer Yard Replacement</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>4,078.00</b>	<b>0.00</b>
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  
 November 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
<b>M &amp; R Fence Razor Wire Upgrade</b>	<b>23,350.00</b>	<b>0.00</b>	<b>23,350.00</b>	<b>23,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,350.00</b>
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
<b>M &amp; R Inner Harbor Berth Repairs</b>	<b>191,000.00</b>	<b>12,023.80</b>	<b>203,023.80</b>	<b>300,000.00</b>	<b>0.00</b>	<b>168,760.00</b>	<b>168,760.00</b>	<b>34,263.80</b>
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
<b>Chiquita Asphalt 2024</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>0.00</b>	<b>200,758.62</b>	<b>200,758.62</b>	<b>49,241.38</b>
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)
<b>Total</b>				<b>\$ 42,045,117.93</b>	<b>\$ 2,903,611.35</b>	<b>\$ 34,225,274.52</b>	<b>\$ 37,128,885.87</b>	<b>\$ 4,560,206.79</b>

## Vendor Expenditure

Period: 11/01/25..11/30/25

## Port Freeport

Monday, January 12, 2026

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FREEPORT\OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 11/01/25..11/30/25

### Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
	Invoice No.	PO No.	GL Account Name	Line Description	Line Amount
98394	11/04/25	V00011	Gulftex Vending	228.76	
	135882	132727		Office Supplies	79.57
	135882	132727		Office Supplies	39.78
	135882	132727		Office Supplies	9.95
	135882	132727		Office Supplies	29.84
	135882	132727		Office Supplies	29.84
	135882	132727		Office Supplies	39.78
				Line Amount Total	228.76
98395	11/04/25	V00013	Mary Campus	50.00	
	135909	132756		Consultant Fees - Other	50.00
				Line Amount Total	50.00
98396	11/04/25	V00040	The Brazosport Facts	276.00	
	135915	132759		Subscriptions	276.00
				Line Amount Total	276.00
98397	11/04/25	V00052	KM&L,LLC	8,500.00	
	135897	132702		Consultant Fees - Audit	8,500.00
	135897	132702		Audit Services for FYE 9/30/25	
				Line Amount Total	8,500.00
98398	11/04/25	V00067	Quill LLC	43.48	
	135885	132741		Office Supplies	15.13
	135885	132741		Office Supplies	7.56
	135885	132741		Office Supplies	1.89
	135885	132741		Office Supplies	5.67
	135885	132741		Office Supplies	5.67
	135885	132741		Office Supplies	7.56
				Line Amount Total	43.48
98399	11/04/25	V00071	Verizon Wireless	151.98	
	135920	132775		Telephone	76.00
	135920	132775		Telephone	37.99
	135920	132775		Telephone	37.99
				Line Amount Total	151.98
98400	11/04/25	V00075	Vicki L. Smith	75.00	
	135916	132770		Telephone - Nov	75.00
				Line Amount Total	75.00
98401	11/04/25	V00083	Jason Hull	136.75	
	135883	132748		Telephone	136.75
				Line Amount Total	136.75
98402	11/04/25	V00101	Sunstates Security, LLC	97,433.06	
	135926	132753		Security Service Fees	47,121.79
	135886	132722		Security Service Fees	429.00
	135899	132724		Security Service Fees	1,468.85
	135900	132723		Security Service Fees	46,571.73
	135913	132751		Security Service Fees	107.25
	135914	132752		Security Service Fees	572.00
	135927	132754		Security Service Fees	1,162.44
				Line Amount Total	97,433.06
				Unaudited	
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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
98403	11/04/25	V00102	ABB, Inc					4,203.66
		135921		132766			Inventory- Spare Parts New Berth 8 Cranes	4,203.66
							Line Amount Total	4,203.66
98404	11/04/25	V00104	Donald Mullett					456.56
		135908		132757			Construction in Progress	456.56
							Line Amount Total	456.56
98405	11/04/25	V00118	Second Street Properties, LLC					72.89
		135911		132761			Fuel/Oil	32.56
		135912		132762			Fuel/Oil	40.33
							Line Amount Total	72.89
98406	11/04/25	V00121	Holly Soria					44.58
		135919		132776			Community Events	44.58
							Line Amount Total	44.58
98407	11/04/25	V00141	Vernor Material & Equipment Co., Inc.					880.18
		135889		132745			M&R Roads-Other	880.18
							Line Amount Total	880.18
98408	11/04/25	V00185	BMP Rackmount Solutions, LLC					658.00
		135878		132737			Badge Supplies	310.00
		135879		132738			Badge Supplies	348.00
							Line Amount Total	658.00
98409	11/04/25	V00187	Brazoria County Septic Service					3,285.58
		135891		132744			Contract Services	2,019.58
		135892		132742			Contract Services Sept	271.26
		135892		132742			Contract Services Oct	994.74
							Line Amount Total	3,285.58
98410	11/04/25	V00200	The Chamber Brazosport Area					400.00
		135887		132725			Dues & Memberships & Licenses	400.00
							Line Amount Total	400.00
98411	11/04/25	V00209	Datavox, Inc.					565.92
		135906		132769			AXIS BODY CAMERA SYSTEM x5 2025	565.92
							Line Amount Total	565.92
98412	11/04/25	V00242	Detail Products Inc.					198.00
		135907		132758			Commercial Events	198.00
							Line Amount Total	198.00
98413	11/04/25	V00248	Promotions Unlimited					268.85
		135910		132763			Promotional Items - Community	268.85
							Line Amount Total	268.85
98414	11/04/25	V00249	JOC Group Inc.					7,872.00
		135923		131781			Sales/Promotion Travel - JOC TPM Long Beach, CA	7,872.00
		135923		131781			March 1-4 2026 Bronze Sponsor	
							Line Amount Total	7,872.00
98415	11/04/25	V00256	Blueline Shop & Copy Center					1,142.35
		135890		132615			Community Event-Port Golf Tournament	1,142.35
		135890		132615			Various Banners & Signs for sponsors	
		135890		132615			Golf Tournament 10/27/2025	
							Line Amount Total	1,142.35

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount			
				PO No.	GL Account Name	Line Description	Line Amount
98416	11/04/25	V00386	Industrial Disposal Supply Co., LLC			970.61	
		135818	132681			M&R TOE-Street Sweeper	970.61
						Line Amount Total	970.61
98417	11/04/25	V00389	Austin Seth			208.99	
		135903	132767			Sales/Promotion Travel Sept	34.22
		135903	132767			Community Events	144.77
		135903	132767			Sales/Promotion Travel Oct	30.00
						Line Amount Total	208.99
98418	11/04/25	V00422	Pinkey's Golf Carts			550.00	
		135884	132733			Community Event-Port Golf Tournament	550.00
						Line Amount Total	550.00
98419	11/04/25	V00431	West Columbia Chamber of Commerce			200.00	
		135917	132764			Community Events	200.00
						Line Amount Total	200.00
98420	11/04/25	V00456	Superior Fence Services			3,890.00	
		135901	132675			M&R Other-Chainlink Fence Repair/Replace	3,890.00
						Line Amount Total	3,890.00
98421	11/04/25	V00595	Dow Academic Center at Brazosport College			1,029.00	
		135895	132739			Community Events	1,029.00
						Line Amount Total	1,029.00
98422	11/04/25	V00608	Economic Development Alliance for Brazoria County			175.00	
		135880	132734			Community Events	105.00
		135880	132734			Community Events	35.00
		135880	132734			Community Events	35.00
						Line Amount Total	175.00
98423	11/04/25	V00668	DARE Capital Partners, LLC			1,817.60	
		135893	132747			M&R Other-Mowing, Weed Control Etc	908.80
		135894	130156			M&R TOE-Gantry Crane	454.40
		135894	130156			M&R TOE-Gantry Crane	454.40
		135894	130156			Painters to chip, scrape and paint Cranes	
		135894	130156			\$20.29 per hour	
		135894	130156			\$20.00 / hour plus 1.47% Mark Up	
		135894	130156			Not to exceed \$10,000.00	
						Line Amount Total	1,817.60
98424	11/04/25	V00672	Applied Concepts, Inc. dba Stalker Radar			2,380.00	
		135862	132496			TRAILER MESSAGING SIGN WITH RADAR	1,225.00
		135862	132496			LX60 Modem Kit for the MC360 (015-4128-36)	
		135862	132496			Annual Shield Web Access	1,125.00
		135862	132496			Shipping	30.00
						Line Amount Total	2,380.00
98425	11/04/25	V00770	UniFirst Holdings Inc.			117.86	
		135888	132743			Other Receivables	28.12
		135888	132743			Maint and Operations Supplies	89.74
						Line Amount Total	117.86
98426	11/04/25	V00880	Christine Lewis			144.94	
		135905	132768			Telephone - Oct	75.00
		135905	132768			Safety Supplies	42.96

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Check No.	Check Date	Vendor No.	Vendor Name	Line Description	Check Amount	Line Amount
		Invoice No.	PO No.	GL Account Name		
		135905	132768	Community Events	26.98	
					Line Amount Total	144.94
98427	11/04/25	V01001	Christie Garcia		54.01	
		135918	132777	Community Events	54.01	
					Line Amount Total	54.01
98428	11/04/25	V01011	Charles Gryseels III		115.18	
		135904	132771	Telephone	75.00	
		135904	132771	Automobile Expense	40.18	
					Line Amount Total	115.18
98429	11/04/25	V01017	GFL Plant Services LP		522.90	
		135881	132740	Contract Services	522.90	
					Line Amount Total	522.90
98430	11/04/25	V01049	Amy O'Brien		478.81	
		135877	132736	Telephone	75.00	
		135877	132736	Technical Training	403.81	
					Line Amount Total	478.81
98431	11/04/25	V01067	Sabre Technologies, LP		5,667.83	
		135925	132087	Sales/Promotion Travel-10x10 two panel system,	5,667.83	
		135925	132087	splits into two panels, halo rally counter, kiosk,		
		135925	132087	back lighting, monitor mount		
					Line Amount Total	5,667.83
98432	11/04/25	V01147	Motion Media Co., LLC		1,000.00	
		135924	132732	Community Advertising	1,000.00	
		135924	132732	Golf Tournament Video Coverage		
					Line Amount Total	1,000.00
98433	11/13/25	V00011	Gulftek Vending		90.40	
		135953	132831	Office Supplies	90.40	
					Line Amount Total	90.40
98434	11/13/25	V00012	FedEx		24.09	
		135934	132774	Postage and Freight	24.09	
					Line Amount Total	24.09
98435	11/13/25	V00016	Rodney Blackstock		69.35	
		135939	132819	M&R Groundskeeping Equip Zero Turn 61" Mower	69.35	
					Line Amount Total	69.35
98436	11/13/25	V00023	Patrick's Enterprises, Inc.		105.00	
		135961	132801	M&R Roads-Parcel 14 Road	105.00	
					Line Amount Total	105.00
98437	11/13/25	V00026	Lowe's		2,067.01	
		135998	132817	M&R Bldgs-Security Bldg	378.86	
		135998	132817	M&R Bldgs-Security Bldg	388.55	
		135998	132817	M&R Transit Shed-T.S. 1	540.55	
		135998	132817	M&R TOE-Gantry Crane	379.53	
		135998	132817	M&R TOE-Gantry Crane	379.52	
					Line Amount Total	2,067.01
98438	11/13/25	V00040	The Brazosport Facts		850.04	
		135946	132778	Legal Fees	187.64	

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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
		135946	132778	Community Advertising	662.40
				Line Amount Total	850.04
98439	11/13/25	V00043	Union Pacific Railroad Company	1,600.00	
		136005	132853	Other Receivables	1,600.00
				Line Amount Total	1,600.00
98440	11/13/25	V00049	Brazos Fasteners, Inc	49.14	
		135947	132781	M&R TOE-Gantry Crane	16.32
		135947	132781	M&R TOE-Gantry Crane	16.32
		135948	132783	M&R TOE-Gantry Crane	8.25
		135948	132783	M&R TOE-Gantry Crane	8.25
				Line Amount Total	49.14
98441	11/13/25	V00051	Velasco Drainage District	15,850.00	
		136004	132851	Berth Floodwall Modification	15,850.00
				Line Amount Total	15,850.00
98442	11/13/25	V00054	Payment vendor ledger entry is not found check# 98442.	0.00	
				Line Amount Total	
98443	11/13/25	V00054	Summit Electric Supply	9,700.32	
		135968	132793	M&R Warehouse-Warehouse 51	732.59
		135969	132794	M&R Warehouse-Warehouse 51	917.56
		135970	132795	M&R TOE-Gantry Crane	437.90
		135970	132795	M&R TOE-Gantry Crane	437.90
		135971	132796	M&R Warehouse-Warehouse 51	934.42
		135972	132797	M&R Warehouse-Warehouse 51	969.52
		135973	132798	M&R Warehouse-Warehouse 51	78.90
		135974	132821	M&R Warehouse-Warehouse 51	64.98
		135975	132822	M&R Warehouse-Warehouse 51	15.00
		135976	132823	Maint and Operations Supplies	135.62
		135977	132824	M&R Warehouse-Warehouse 51	212.45
		135977	132824	Summit Electric-Rebill Dole 50/50	35.53
		135978	132825	Maint and Operations Supplies	68.31
		135979	132837	M&R Leased Facilities-T.S. 5 Offices	630.12
		135980	132838	M&R Leased Facilities-HTS- (Parcel 19 & 25)	982.84
		135981	132839	M&R Docks-Dock Berth 7-VT	60.16
		135982	132842	M&R Transit Shed-T.S. 1	340.28
		135983	132843	M&R Transit Shed-T.S. 1	680.56
		135984	132844	M&R Leased Facilities-HTS- (Parcel 19 & 25)	982.84
		135985	132845	M&R Leased Facilities-HTS- (Parcel 19 & 25)	982.84
				Line Amount Total	9,700.32
98444	11/13/25	V00066	The Wilderness Golf Club	10,051.00	
		136006	131662	Charitable Golf Tournament-Oct 27, 2025	
		136006	131662	Green Fees, drinks	10,051.00
				Line Amount Total	10,051.00
98445	11/13/25	V00067	Quill LLC	200.33	
		135937	132806	Office Supplies	45.90
		135937	132806	Office Supplies	22.95
		135937	132806	Office Supplies	5.74
		135937	132806	Office Supplies	17.21
		135937	132806	Office Supplies	17.21

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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
	135937	132806		Office Supplies	22.96
	135959	132830		Office Supplies	1.87
	135960	132836		Office Supplies	66.49
				Line Amount Total	200.33
<b>98446</b>	<b>11/13/25</b>	<b>V00070</b>	<b>Darlene Winkler</b>	<b>63.19</b>	
	135933	132818		Community Event-Port Golf Tournament	32.90
	135933	132818		Office Supplies	30.29
				Line Amount Total	63.19
<b>98447</b>	<b>11/13/25</b>	<b>V00071</b>	<b>Verizon Wireless</b>	<b>1,509.20</b>	
	136007	132849		Telephone	1,054.07
	136007	132849		Telephone	75.21
	136007	132849		Telephone	303.92
	136007	132849		Telephone	76.00
				Line Amount Total	1,509.20
<b>98448</b>	<b>11/13/25</b>	<b>V00095</b>	<b>Swisher &amp; Swisher</b>	<b>4,155.00</b>	
	135940	132807		M&R Leased Facilities-Other	250.00
	135941	132808		M&R Leased Facilities-Other	950.00
	135942	132809		M&R Roads-Parcel 14 Road	800.00
	135943	132810		M&R Roads-Parcel 14 Road	680.00
	135944	132811		M&R Roads-Parcel 14 Road	800.00
	135945	132812		M&R Leased Facilities-Tenaris	675.00
				Line Amount Total	4,155.00
<b>98449</b>	<b>11/13/25</b>	<b>V00096</b>	<b>CenterPoint Energy</b>	<b>45.36</b>	
	135932	132773		Water & Gas	45.36
				Line Amount Total	45.36
<b>98450</b>	<b>11/13/25</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>272.27</b>	
	135967	132792		Fuel/Oil	272.27
				Line Amount Total	272.27
<b>98451</b>	<b>11/13/25</b>	<b>V00115</b>	<b>AT&amp;T:979-373-0021 663 4</b>	<b>979.42</b>	
	135930	132803		Telephone	340.68
	135930	132803		Telephone	170.33
	135930	132803		Telephone	42.58
	135930	132803		Telephone	127.75
	135930	132803		Telephone	127.75
	135930	132803		Telephone	170.33
				Line Amount Total	979.42
<b>98452</b>	<b>11/13/25</b>	<b>V00124</b>	<b>Carriage House Partners</b>	<b>5,000.00</b>	
	135993	129818		Consultant Fees - Other	5,000.00
	135993	129818		Government Liason Service Agreement Jan 2025-	
	135993	129818		December 2027	
	135993	129818		Board Approval 12/19/2024	
				Line Amount Total	5,000.00
<b>98453</b>	<b>11/13/25</b>	<b>V00150</b>	<b>Brazoria County Clerk's Office</b>	<b>500.00</b>	
	135931	132815		Office Supplies	500.00
				Line Amount Total	500.00
<b>98454</b>	<b>11/13/25</b>	<b>V00177</b>	<b>Arthur J. Gallagher Risk Management Services, LLC</b>	<b>543,642.46</b>	
	135837	132680		Insurance Expense-Admin	434,913.97
	135837	132680		Insurance Expense - VT	108,728.49
				Line Amount Total	543,642.46

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				Invoice No.	PO No.	GL Account Name	Line Description	Line Amount
98455	11/13/25	V00189	Energia Resources, Inc.					546.00
				135949	132833		M&R TOE-Toyota Forklift	442.00
				135950	132834		M&R TOE-Toyota Forklift	9.00
				135951	132835		M&R Docks-Dock Berth 5	95.00
							Line Amount Total	546.00
98456	11/13/25	V00193	Grainger					698.00
				135952	132832		Safety Supplies	698.00
							Line Amount Total	698.00
98457	11/13/25	V00194	Johnson Supply					603.60
				135957	132800		M&R Bldgs-Security Bldg	603.60
							Line Amount Total	603.60
98458	11/13/25	V00209	Datavox, Inc.					3,377.97
				136008	132317		AXON BODY CAMERA SYSTEM 2025	3,377.97
				136008	132317		Axis W120 Body Camera (5 pack)	
				136008	132317		Axis Body Warn Live	
				136008	132317		Axis TW100 Clip Mounts (5 pack)	
				136008	132317		Axis W701 MK II Docking Station, 8 Bay	
							Line Amount Total	3,377.97
98459	11/13/25	V00217	Rick's Outdoor Power Equipment					485.95
				135962	132846		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	272.00
				135963	132847		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	213.95
							Line Amount Total	485.95
98460	11/13/25	V00244	Pitney Bowes Bank Inc Purchase Power					86.09
				135936	132772		Postage and Freight	14.50
				135936	132772		Postage and Freight	7.25
				135936	132772		Postage and Freight	38.06
				135936	132772		Postage and Freight	1.81
				135936	132772		Postage and Freight	5.45
				135936	132772		Postage and Freight	3.62
				135936	132772		Postage and Freight	2.71
				135936	132772		Postage and Freight	5.44
				135936	132772		Postage and Freight	7.25
							Line Amount Total	86.09
98461	11/13/25	V00267	IWS Gas and Supply of Texas					34.31
				135956	132799		Maint and Operations Supplies	34.31
							Line Amount Total	34.31
98462	11/13/25	V00270	The Bulletin					525.00
				135986	132780		Community Advertising - Veteran's Day Ad	525.00
							Line Amount Total	525.00
98463	11/13/25	V00303	Sherwin-Williams					433.48
				135965	132790		M&R TOE-Gantry Crane	58.26
				135965	132790		M&R TOE-Gantry Crane	58.26
				135966	132791		M&R TOE-Gantry Crane	158.48
				135966	132791		M&R TOE-Gantry Crane	158.48
							Line Amount Total	433.48
98464	11/13/25	V00376	The Goodman Corporation					5,331.00
				136000	131840		Consultant Fees - Other - EPA Clean Air Grant	5,331.00

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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
		136000		131840			Management	
		136000		131840			Board Approval on 05/29/2025	
							Line Amount Total	5,331.00
98465	11/13/25	V00531	Rob Lowe					583.17
		135938		132805			Telephone	136.75
		135938		132805			Commerical Event-Breakbulk-Administration	80.94
		135938		132805			Technical Training	365.48
							Line Amount Total	583.17
98466	11/13/25	V00663	B&K Motor Parts, Inc					1,851.95
		136002		132816			Maint and Operations Supplies	167.94
		136002		132816			M&R TOE-General, Terminal Ops Equip & Tools	198.26
		136002		132816			M&R Security Equipment-John Deere Gator	50.20
		136002		132816			M&R TOE-Street Sweeper	90.16
		136002		132816			M&R Groundskeeping Equip Zero Turn 61" Mower	193.40
		136002		132816			M&R Vehicles-Ford Pick Up	35.54
		136002		132816			M&R Vehicles-International Fuel Truck	375.96
		136002		132816			M&R Vehicles-2020 Chev PU	740.49
							Line Amount Total	1,851.95
98467	11/13/25	V00668	DARE Capital Partners, LLC					1,924.10
		135990		130156			M&R TOE-Gantry Crane	454.40
		135990		130156			M&R TOE-Gantry Crane	454.40
		135990		130156			Painters to chip, scrape and paint Cranes	
		135990		130156			\$20.29 per hour	
		135990		130156			\$20.00 / hour plus 1.47% Mark Up	
		135990		130156			Not to exceed \$10,000.00	
		135991		132782			M&R Other-Mowing, Weed Control Etc	1,015.30
							Line Amount Total	1,924.10
98468	11/13/25	V00735	Diligent Corporation					4,200.00
		135929		132802			Subscriptions	4,200.00
							Line Amount Total	4,200.00
98469	11/13/25	V00770	UniFirst Holdings Inc.					219.99
		135987		132828			Other Receivables	28.12
		135987		132828			Maint and Operations Supplies	89.74
		135987		132828			M&R Bldgs-Operations Bldg	37.37
		135988		132826			M&R Bldgs-Admin Bldg 1100 Cherry St	41.19
		135989		132827			M&R Bldgs-Security Bldg	23.57
							Line Amount Total	219.99
98470	11/13/25	V00821	Summit Fire & Security, LLC					4,874.00
		135964		132789			M&R Transit Shed-T.S. 1	990.00
		135992		132820			M&R Transit Shed-T.S. 1	1,015.00
		135851		130806			M&R Bldgs-Security Bldg	150.00
		135851		130806			M&R Transit Shed-T.S. 1	
		135851		130806			M&R Transit Shed-T.S. 3	1,572.43
		135851		130806			Chiquita	
		135851		130806			M&R Warehouse-Warehouse 51	573.28
		135851		130806			M&R Warehouse-Warehouse 52	
		135851		130806			M&R Bldgs-Admin Bldg 1100 Cherry St	573.29
		135851		130806			M&R Terminal Facilities-Other	
		135851		130806			Annual Fire Protection System Inspection	
							Line Amount Total	4,874.00

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Check No.	Check Date	Vendor No.	Vendor Name	Line Description	Check Amount	Line Amount
					105.00	
Invoice No.	PO No.	GL Account Name				
98471 11/13/25	V00863	Enrico Arbolante			105.00	
136023	132872		Telephone - Oct			75.00
136023	132872		Subscriptions			30.00
				Line Amount Total		105.00
98472 11/13/25	V00956	Texas A&M University-Corpus Christi			21,294.50	
135902	129658		Contract Services			21,294.50
135902	129658		Professional Services for the			
135902	129658		maintenance of the NOAA Port Sensors			
				Line Amount Total		21,294.50
98473 11/13/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade			1,552.48	
135954	132840		Office Supplies			562.60
135955	132841		Office Supplies			989.88
				Line Amount Total		1,552.48
98474 11/13/25	V01037	Harper Brothers Construction, LLC			489,793.21	
135997	130459		Construction in Progress-Job J00564			515,571.80
135997	130459		Furnish labor, materials, equipment and insurance			
135997	130459		for the East 5th Street Replacement project			
135997	130459		Board Approval 02/27/2025			
135997	130459		Retainage Payable			
135997	130459		Retainage Payable			
135997	130459		Retainage Payable			
135997	130459		Retainage Payable			
135997	130459		Retainage Payable			
135997	130459		Retainage Payable			
				Line Amount Total		489,793.21
98475 11/13/25	V01082	Greetly, Inc.			5,724.00	
135996	132785		Contract Services			477.00
135996	132785		Visitor Management Professional for 3			
135996	132785		locations Oct 2025			
135996	132785		Nov 2025-Sept 2026			5,247.00
				Line Amount Total		5,724.00
98476 11/13/25	V01088	Ruby Dunn			39.83	
136003	132848		Automobile Expense			18.27
136003	132848		Community Event-Port Golf Tournament			21.56
				Line Amount Total		39.83
98477 11/13/25	V01099	Frost Construction Company, Inc.			21,298.66	
135995	129821		Emergency Recovery Efforts - Hurricane			22,419.64
135995	129821		Furnish labor, materials, equipment & insurance			
135995	129821		for Hurricane Beryl Repairs			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
135995	129821		Retainage Payable			
				Line Amount Total		-1,120.98
						21,298.66

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Check No.	Check Date	Vendor No.	Vendor Name	Line Description	Check Amount	Line Amount
					PO No.	
98478	11/13/25	V01172	Fuseco, Inc.		747.32	
		135935	132813	M&R TOE-Gantry Crane	373.66	
		135935	132813	M&R TOE-Gantry Crane	373.66	
				Line Amount Total	747.32	
98479	11/19/25	V00006	Michaela Bevers		204.39	
		136077	132913	Telephone - Oct	75.00	
		136077	132913	Commercial Event-Breakbulk-Administration	97.89	
		136077	132913	Automobile Expense	16.10	
		136077	132913	Community Event-Port Golf Tournament	15.40	
				Line Amount Total	204.39	
98480	11/19/25	V00009	Williams Diesel, Inc		162.05	
		136022	132863	M&R TOE-Street Sweeper	162.05	
				Line Amount Total	162.05	
98481	11/19/25	V00010	Specialties Company		162.36	
		136019	132860	M&R TOE-Hyster Forklift 440	162.36	
				Line Amount Total	162.36	
98482	11/19/25	V00013	Mary Campus		200.00	
		136076	132916	Consultant Fees - Other	200.00	
				Line Amount Total	200.00	
98483	11/19/25	V00037	Briggs Equipment		419.08	
		136014	132864	M&R TOE-135' JLG Man Lift	419.08	
				Line Amount Total	419.08	
98484	11/19/25	V00038	Killum Pest Control		525.00	
		136017	132852	M&R Bldgs-Gate 4	525.00	
				Line Amount Total	525.00	
98485	11/19/25	V00039	Brazosport Tire		1,899.19	
		136010	132855	M&R Security Equipment-John Deere Gator	371.75	
		136011	132856	M&R TOE-Toyota Forklift	575.70	
		136012	132857	M&R TOE-Toyota Forklift	244.56	
		136013	132858	M&R TOE-Toyota Forklift	707.18	
				Line Amount Total	1,899.19	
98486	11/19/25	V00044	Ready Refresh		649.01	
		136045	132889	Office Supplies	66.20	
		136045	132889	Office Supplies	33.11	
		136045	132889	Office Supplies	8.28	
		136045	132889	Office Supplies	24.83	
		136045	132889	Office Supplies	458.65	
		136045	132889	Office Supplies	24.83	
		136045	132889	Office Supplies	33.11	
				Line Amount Total	649.01	
98487	11/19/25	V00047	Art's Sign Service		15.00	
		136009	132861	M&R Roads-Other	15.00	
				Line Amount Total	15.00	
98488	11/19/25	V00053	Stericycle, Inc		249.37	
		136078	132923	Office Supplies	41.99	
		136078	132923	Office Supplies	21.00	
		136078	132923	Office Supplies	110.23	
		136078	132923	Office Supplies	5.24	

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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
136078		132923		Office Supplies	15.79
136078		132923		Office Supplies	10.50
136078		132923		Office Supplies	7.86
136078		132923		Office Supplies	15.76
136078		132923		Office Supplies	21.00
				Line Amount Total	249.37
<b>98489</b>	<b>11/19/25</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>851.22</b>	
136020		132865		M&R Leased Facilities-HTS- (Parcel 19 & 25)	294.30
136050		132906		M&R Transit Shed-T.S. 1	38.16
136051		132907		M&R Bldgs-Operations Bldg	178.48
136052		132908		M&R Transit Shed-T.S. 1	340.28
				Line Amount Total	851.22
<b>98490</b>	<b>11/19/25</b>	<b>V00091</b>	<b>Wells Fargo</b>	<b>21,757.89</b>	
136001		132804		Other Accounts Payable (JE)	21,757.89
				Line Amount Total	21,757.89
<b>98491</b>	<b>11/19/25</b>	<b>V00097</b>	<b>Comcast</b>	<b>1,434.86</b>	
135922		132760		Contract Services	1,434.86
				Line Amount Total	1,434.86
<b>98492</b>	<b>11/19/25</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>1,378.87</b>	
136047		132902		Fuel/Oil	446.62
136046		132901		Fuel/Oil	639.40
136048		132903		Fuel/Oil	292.85
				Line Amount Total	1,378.87
<b>98493</b>	<b>11/19/25</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>101,785.63</b>	
136025		132874		Security Service Fees	357.50
136026		132876		Security Service Fees	178.75
136027		132880		Security Service Fees	286.00
136028		132881		Security Service Fees	214.50
136030		132878		Security Service Fees	47,265.98
136031		132879		Security Service Fees	1,162.44
136032		132882		Security Service Fees	51,233.85
136033		132883		Security Service Fees	1,086.61
				Line Amount Total	101,785.63
<b>98494</b>	<b>11/19/25</b>	<b>V00102</b>	<b>ABB, Inc</b>	<b>98,680.85</b>	
136058		132437		M&R TOE-Gantry Crane-Drive Filter Module	11,304.41
136058		132437		M&R TOE-Gantry Crane-Drive Filter Module	11,304.40
136058		132437		Drive Module - Inverter...0460	16,334.25
136058		132437		Drive Module - Inverter...0460	16,334.24
136058		132437		Drive Module - Inverter...0610	21,701.78
136058		132437		Drive Module - Inverter...0610	21,701.77
				Line Amount Total	98,680.85
<b>98495</b>	<b>11/19/25</b>	<b>V00139</b>	<b>Pfeiffer &amp; Son, LTD</b>	<b>31,728.00</b>	
136069		132185		2025 CAMERA REPLACEMENT PROJECT	31,728.00
136069		132185		2025 Camera Project	
136069		132185		Board Approval 08/28/2025	
				Line Amount Total	31,728.00
<b>98496</b>	<b>11/19/25</b>	<b>V00166</b>	<b>Van Scyoc Associates</b>	<b>8,502.69</b>	
136068		130475		Consultant Fees - 10/2025	8,500.00
136068		130475		Expenses incurred - Not to exceed \$2,000.00 over	2.69

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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
		136068			130475		the course of the 1-year contract	
								Line Amount Total
								8,502.69
98497	11/19/25	V00177	Arthur J. Gallagher Risk Management Services, LLC				40,580.89	
		136079			132917		AJG Broker Fee 12/01-11/30/26	29,500.00
		136037			132888		Insurance Expense	175.00
		136080			132918		Property-Surplus Mar-Oct	7,270.56
		136080			132918		Property-Surplus Nov - Feb	3,635.33
								Line Amount Total
								40,580.89
98498	11/19/25	V00178	Waypoint				4,000.00	
		136035			132885		Consultant Fees - Professional Services - VMWare	4,000.00
		136035			132885		Health Check	
								Line Amount Total
								4,000.00
98499	11/19/25	V00187	Brazoria County Septic Service				422.00	
		136057			132897		Contract Services	422.00
								Line Amount Total
								422.00
98500	11/19/25	V00248	Promotions Unlimited				1,364.85	
		136087			132430		Community Events	1,364.85
		136087			132430		65 Shirts S-XL \$25 ea \$1,625.00	
		136087			132430		6 Shirts (2XL) \$27 ea \$162	
		136087			132430		3 Shirts (3XL) \$28 da \$84	
		136087			132430		1 Shirt (4XL) \$29 ea \$ 29	
		136087			132430		Embroidery for arm on 75 shirts (\$5.90 -\$675.00)	
		136087			132430		Embroidery on Chest on 75 shirts(\$9 - \$442.00)	
		136087			132430		Digitized Logo \$20	
		136087			132430		Shipping \$25	
								Line Amount Total
								1,364.85
98501	11/19/25	V00250	Lincoln National Life Insurance Company				3,254.00	
		136066			132887		Group STD Insurance	333.39
		136066			132887		Group LTD Insurance	281.19
		136066			132887		Group STD Insurance	133.54
		136066			132887		Group LTD Insurance	114.78
		136066			132887		Group STD Insurance	583.60
		136066			132887		Group LTD Insurance	404.76
		136066			132887		Group STD Insurance	21.16
		136066			132887		Group LTD Insurance	12.78
		136066			132887		Group STD Insurance	145.31
		136066			132887		Group LTD Insurance	129.86
		136066			132887		Group STD Insurance	102.58
		136066			132887		Group LTD Insurance	85.69
		136066			132887		Group STD Insurance	51.60
		136066			132887		Group LTD Insurance	32.65
		136066			132887		Group STD Insurance	139.47
		136066			132887		Group LTD Insurance	114.31
		136066			132887		Group STD Insurance	143.09
		136066			132887		Group LTD Insurance	89.51
		136066			132887		Group STD Insurance	192.16
		136066			132887		Group LTD Insurance	142.57
								Line Amount Total
								3,254.00
98502	11/19/25	V00260	CMT Technical Services				8,451.75	
		136081			128251		Construction in Progress	8,451.75

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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
		136081	128251	Professional Services for the	
		136081	128251	East 5th St Geotechnical and Materials Testing SCP	
		136081	128251	Board Approval 06/27/2024	
				Line Amount Total	8,451.75
98503	11/19/25	V00267	IWS Gas and Supply of Texas	131.61	
		136015	132862	Maint and Operations Supplies	131.61
				Line Amount Total	131.61
98504	11/19/25	V00275	The Alvin Sun	225.00	
		136029	132884	Community Advertising - Brazoria County Fair Ad	225.00
				Line Amount Total	225.00
98505	11/19/25	V00322	Extreme Marine	145.25	
		136024	132873	M&R Security Equipment-SeaArk Commander Boat	145.25
				Line Amount Total	145.25
98506	11/19/25	V00386	Industrial Disposal Supply Co., LLC	836.72	
		136016	132854	M&R TOE-Street Sweeper	836.72
				Line Amount Total	836.72
98507	11/19/25	V00471	Honeywell International, Inc.	16,720.00	
		136086	132765	M&R IT Equipment Feb 2026-Jan 2027	6,750.00
		136086	132765	SSAEUPWCE-Ann end user 24/7 Software Suppt Agmt	
		136086	132765	SSAEUPWCEU-Concurrent users licenses add-on	6,300.00
		136086	132765	SSAEUPWCEB-Concurrent badging license add-on	790.00
		136086	132765	CPSSYOPPRM-Semi-annual remote system optimization	2,880.00
		136086	132765	support	
				Line Amount Total	16,720.00
98508	11/19/25	V00668	DARE Capital Partners, LLC	2,257.80	
		136064	132899	M&R Other-Mowing, Weed Control Etc	1,121.80
		136063	130156	M&R TOE-Gantry Crane	568.00
		136063	130156	M&R TOE-Gantry Crane	568.00
		136063	130156	Painters to chip, scrape and paint Cranes	
		136063	130156	\$20.29 per hour	
		136063	130156	\$20.00 / hour plus 1.47% Mark Up	
		136063	130156	Not to exceed \$10,000.00	
				Line Amount Total	2,257.80
98509	11/19/25	V00770	UniFirst Holdings Inc.	235.72	
		136021	132859	Other Receivables	28.12
		136021	132859	Maint and Operations Supplies	89.74
		136055	132900	Other Receivables	28.12
		136055	132900	Maint and Operations Supplies	89.74
				Line Amount Total	235.72
98510	11/19/25	V00808	Whitener Enterprises Inc.	1,957.41	
		136034	132703	Fuel/Oil - Unleaded Gas	1,792.16
		136034	132703	Surcharges	165.25
				Line Amount Total	1,957.41
98511	11/19/25	V00864	Visual Edge IT, Inc.	193.97	
		136056	132875	Maint & Repair - Office Equipment	193.97
				Line Amount Total	193.97

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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
		136085		129346			Retainage Payable	
		136085		129346			Retainage Payable	-49,286.92
							Line Amount Total	991,280.73
98518	11/19/25	V01070	Alliance Terminal Equipment Services, LLC				9,704.00	
		136059		132013			M&R TOE-Gantry Crane - Main Roller	2,808.00
		136059		132013			Main Roller	2,808.00
		136059		132013			Tariff	1,294.00
		136059		132013			Tariff	1,294.00
		136059		132013			Air shipping fee	750.00
		136059		132013			Air shipping fee	750.00
							Line Amount Total	9,704.00
98519	11/19/25	V01080	Legacy LL Management LLC				998.00	
		136018		132850			M&R Leased Facilities-Riviana	998.00
							Line Amount Total	998.00
98520	11/19/25	V01086	Clinton Woodson				341.33	
		136074		132915			Telephone	75.00
		136074		132915			Sales/Promotion Travel	232.17
		136074		132915			Commercial Events	34.16
							Line Amount Total	341.33
98521	11/19/25	V01087	Amanda Veliz				201.85	
		136072		132921			Commercial Events	194.15
		136072		132921			Community Event-Port Golf Tournament	7.70
							Line Amount Total	201.85
98522	11/19/25	V01135	Amazon Capital Services				1,963.32	
		136036		132912			Office Supplies	108.78
		136036		132912			Office Supplies	30.94
		136036		132912			Office Supplies	62.66
		136036		132912			Office Supplies	23.92
		136036		132912			Office Supplies	2.60
		136036		132912			Office Supplies	32.30
		136036		132912			Safety Supplies	1,018.68
		136036		132912			Badge Supplies	76.20
		136036		132912			Community Events - CAP	-8.88
		136036		132912			Community Event-Port Golf Tournament	407.64
		136036		132912			Maint and Operations Supplies	61.56
		136036		132912			Furniture and Equipment Purchases <\$5,000	46.94
		136036		132912			Furniture and Equipment Purchases <\$5,000	99.98
							Line Amount Total	1,963.32
98523	11/19/25	V01136	Gridmatic Rosa LLC				110,812.13	
		135896		132735			Electricity	3,603.38
		135896		132735			Electricity	86,652.02
		135896		132735			Electricity	3,064.59
		135896		132735			Electricity	17,492.14
							Line Amount Total	110,812.13
98524	11/19/25	V01153	Crawford Electric Supply				98.30	
		136041		132904			M&R Bldgs-Gate 12	98.30
							Line Amount Total	98.30
98525	11/19/25	V01163	FedEx				69.21	
		136075		132922			Postage and Freight	69.21
							Line Amount Total	69.21
							Unaudited	69.21
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				Invoice No.	PO No.	GL Account Name	Line Description	Line Amount
98526	11/19/25	V01168	StormGeo Inc					3,500.00
				135898	132636		Contract Services	3,500.00
				135898	132636		Tropical Watch Annual Service Fee	
				135898	132636		11/01/2025-10/31/2026	
								Line Amount Total
								3,500.00
98527	11/19/25	V01170	Creative Design & Marketing					550.00
				136082	132787		Community Events	550.00
				136082	132787		Graphic Design Creation	
				136082	132787		Save the Date	
				136082	132787		Invite	
				136082	132787		Centennial Logo for T-Shirt	
				136082	132787		Event Program	
				136082	132787		Event Screen Graphics	
								Line Amount Total
								550.00
98528	11/19/25	V01178	Galveston Limousine & Transportation					3,990.00
				136084	132866		Community Events	3,990.00
				136084	132866		Mini Coach Seats 35 Passengers for 7 hours	
								Line Amount Total
								3,990.00
98529	11/21/25	V00001	Norma Cheline					1,300.00
				136124	129546		Lease Expense	1,300.00
				136124	129546		Off Site Storage in Angleton	
								Line Amount Total
								1,300.00
98530	11/21/25	V00004	City of Freeport					62,485.12
				136038	132893		Water & Gas	225.60
				136039	132894		Water & Gas	88.72
				136040	132895		Water & Gas	234.15
				136060	132890		Water & Gas	57,833.85
				136061	132891		Water/Gas Rebill to VW	2,885.71
				136062	132892		Water/Gas Rebill to VW	1,217.09
								Line Amount Total
								62,485.12
98531	11/21/25	V00023	Patrick's Enterprises, Inc.					36.00
				136096	132940		M&R Bldgs-Operations Bldg	36.00
								Line Amount Total
								36.00
98532	11/21/25	V00031	Culligan Water Systems					147.90
				136090	132924		M&R Bldgs-Operations Bldg	147.90
								Line Amount Total
								147.90
98533	11/21/25	V00037	Briggs Equipment					162.66
				136089	132927		M&R TOE-JLG 80 HX Manlift	162.66
								Line Amount Total
								162.66
98534	11/21/25	V00038	Killum Pest Control					149.99
				136119	132955		M&R Bldgs-Operations Bldg	149.99
								Line Amount Total
								149.99
98535	11/21/25	V00041	Evco Industrial Hardware					724.31
				136108	132968		M&R TOE-Gantry Crane #1	104.08
				136108	132968		M&R TOE-Gantry Crane #2	104.08
				136108	132968		Discount	-1.04
				136108	132968		Discount	-1.04
				136109	132969		M&R TOE-Gantry Crane #1	261.73
				136109	132969		M&R TOE-Gantry Crane #2	261.73

**Vendor Expenditure**

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Port Freeport

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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
136109		132969		Discount	-2.62
136109		132969		M&R TOE-Gantry Crane #2	-2.61
				Line Amount Total	724.31
<b>98536</b>	<b>11/21/25</b>	<b>V00049</b>	<b>Brazos Fasteners, Inc</b>	<b>23.70</b>	
136088		132933		M&R TOE-Gantry Crane #1	11.85
136088		132933		M&R TOE-Gantry Crane #2	11.85
				Line Amount Total	23.70
<b>98537</b>	<b>11/21/25</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>4,131.39</b>	
136049		132905		M&R Leased Facilities-HTS- (Parcel 19 & 25)	891.60
136053		132909		M&R Leased Facilities-HTS- (Parcel 19 & 25)	891.60
136054		132910		M&R Leased Facilities-HTS- (Parcel 19 & 25)	930.65
136098		132925		M&R TOE-Gantry Crane #1	66.21
136098		132925		M&R TOE-Gantry Crane #2	66.21
136099		132926		M&R TOE-Gantry Crane #1	93.19
136099		132926		M&R TOE-Gantry Crane #2	93.19
136100		132930		M&R TOE-Gantry Crane #1	299.58
136100		132930		M&R TOE-Gantry Crane #2	299.58
136101		132935		M&R TOE-Gantry Crane #1	149.79
136101		132935		M&R TOE-Gantry Crane #2	149.79
136102		132939		M&R TOE-Gantry Crane #1	100.00
136102		132939		M&R TOE-Gantry Crane #2	100.00
				Line Amount Total	4,131.39
<b>98538</b>	<b>11/21/25</b>	<b>V00080</b>	<b>On Hold Marketing Works</b>	<b>78.00</b>	
136114		132954		Lease Expense	39.00
136115		132956		Lease Expense	39.00
				Line Amount Total	78.00
<b>98539</b>	<b>11/21/25</b>	<b>V00095</b>	<b>Swisher &amp; Swisher</b>	<b>1,750.00</b>	
136106		131593		M&R Other-Mowing, Weed Control Etc	1,750.00
136106		131593		Herbicide application	
				Line Amount Total	1,750.00
<b>98540</b>	<b>11/21/25</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>103,525.39</b>	
136116		132950		Security Service Fees	31.20
136120		132964		Security Service Fees	429.00
136121		132961		Security Service Fees	858.00
136122		132960		Security Service Fees	71.50
136138		132966		Security Service Fees	1,067.67
136139		132965		Security Service Fees	51,883.00
136140		132963		Security Service Fees	1,080.29
136141		132962		Security Service Fees	48,104.73
				Line Amount Total	103,525.39
<b>98541</b>	<b>11/21/25</b>	<b>V00119</b>	<b>JH Sanchez Holding Company</b>	<b>6,605.00</b>	
136129		129814		Janitorial Services February 2025-January 2026	
136129		129814		M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00
136129		129814		M&R Bldgs-Operations Bldg	889.00
136129		129814		M&R Bldgs-Security Bldg	651.00
136129		129814		M&R Bldgs-Security Bldg-Customs	880.00
136129		129814		M&R Bldgs-Buildings VT Berth 7	890.00
136129		129814		M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)	110.00
136129		129814		M&R Transit Shed-T.S. 3	91.00
136129		129814		M&R Bldgs-Gate 4	20.00
136129		129814		3 Year Contract with 2 one year options-Second Yr	

**Vendor Expenditure**

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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
	136129	129814		M&R Bldgs-Gate 4	351.00
	136129	129814		Board Approval 12/14/2023	
	136129	129814		Change Order for \$4,212 Board Approval 01/30/2025	
				Line Amount Total	6,605.00
<b>98542</b>	<b>11/21/25</b>	<b>V00166</b>	<b>Van Scoyoc Associates</b>	<b>8,500.00</b>	
	136135	130475		Consultant Fees - 10/2025	8,500.00
	136135	130475		Expenses incurred - Not to exceed \$2,000.00 over	
	136135	130475		the course of the 1-year contract	
				Line Amount Total	8,500.00
<b>98543</b>	<b>11/21/25</b>	<b>V00178</b>	<b>Waypoint</b>	<b>430.36</b>	
	136123	132957		Furniture and Equipment Purchases <\$5,000	430.36
				Line Amount Total	430.36
<b>98544</b>	<b>11/21/25</b>	<b>V00185</b>	<b>BMP Rackmount Solutions, LLC</b>	<b>503.00</b>	
	136112	132943		Badge Supplies	503.00
				Line Amount Total	503.00
<b>98545</b>	<b>11/21/25</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,062.00</b>	
	136103	132932		M&R Docks-Dock Berth 3	1,062.00
				Line Amount Total	1,062.00
<b>98546</b>	<b>11/21/25</b>	<b>V00193</b>	<b>Grainger</b>	<b>759.77</b>	
	136091	132934		M&R TOE-Gantry Crane #1	58.57
	136091	132934		M&R TOE-Gantry Crane #2	58.57
	136092	132936		M&R TOE-Gantry Crane #1	78.82
	136092	132936		M&R TOE-Gantry Crane #2	78.81
	136093	132937		M&R TOE-Gantry Crane #1	111.46
	136093	132937		M&R TOE-Gantry Crane #2	111.46
	136094	132938		M&R TOE-Gantry Crane #1	131.04
	136094	132938		M&R TOE-Gantry Crane #2	131.04
				Line Amount Total	759.77
<b>98547</b>	<b>11/21/25</b>	<b>V00201</b>	<b>CDW Government</b>	<b>667.84</b>	
	136118	132959		Furniture and Equipment Purchases <\$5,000	667.84
				Line Amount Total	667.84
<b>98548</b>	<b>11/21/25</b>	<b>V00228</b>	<b>Department of Information Resources</b>	<b>325.84</b>	
	136113	132941		Telephone	54.87
	136113	132941		Telephone	27.44
	136113	132941		Telephone	144.05
	136113	132941		Telephone	6.84
	136113	132941		Telephone	20.63
	136113	132941		Telephone	13.72
	136113	132941		Telephone	10.26
	136113	132941		Telephone	20.59
	136113	132941		Telephone	27.44
				Line Amount Total	325.84
<b>98549</b>	<b>11/21/25</b>	<b>V00258</b>	<b>HubSpot, Inc.</b>	<b>4,350.00</b>	
	136128	132942		Contract Services	4,350.00
				Line Amount Total	4,350.00
<b>98550</b>	<b>11/21/25</b>	<b>V00268</b>	<b>Martec International</b>	<b>126.00</b>	
	136095	132928		M&R TOE-Gantry Crane #3	63.00
	136095	132928		M&R TOE-Gantry Crane #4	63.00
				Line Amount Total	126.00

**Vendor Expenditure**

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Check No.	Check Date	Vendor No.	Vendor Name	Line Description	Check Amount	Line Amount
					Invoice No.	
PO No.	GL Account Name					
98551 11/21/25	V00330	Southern Tire Mart			824.26	
136097	132931			M&R TOE-Hyster Forklift 440		824.26
					Line Amount Total	824.26
98552 11/21/25	V00389	Austin Seth			189.12	
136111	132958			Technical Training		96.04
136111	132958			Sales/Promotion Travel		93.08
					Line Amount Total	189.12
98553 11/21/25	V00517	Covenant K9 Detection Services			8,250.00	
135994	132480			Security Service Fees		8,250.00
135994	132480			Hourly Rate for K9 Detection Services for 360 Hrs		
					Line Amount Total	8,250.00
98554 11/21/25	V00574	Dan Croft			1,536.75	
136127	132971			Technical Training		1,536.75
					Line Amount Total	1,536.75
98555 11/21/25	V00653	Paul Bridges & Associates, LLC			48,250.97	
136067	124451			Construction in Progress-cranes		48,250.97
136067	124451			Change Order Board Approved 02/22/2024		
					Line Amount Total	48,250.97
98556 11/21/25	V00668	DARE Capital Partners, LLC			2,151.30	
136104	130156			M&R TOE-Gantry Crane		345.94
136104	130156			M&R TOE-Gantry Crane		345.96
136104	130156			Painters to chip, scrape and paint Cranes		
136104	130156			\$20.29 per hour		
136104	130156			\$20.00 / hour plus 1.47% Mark Up		
136104	130156			Not to exceed \$10,000.00		
136105	132929			M&R TOE-Gantry Crane #1		222.05
136105	132929			M&R TOE-Gantry Crane #2		222.05
136105	132929			M&R Other-Mowing, Weed Control Etc		1,015.30
					Line Amount Total	2,151.30
98557 11/21/25	V00809	Thomson Reuters - West			235.00	
136134	132788			Subscriptions - Oct		235.00
136134	132788			Subscriptions- new rate FY 2026		
136134	132788			CLEAR Govt Investigations Advanced		
136134	132788			CLEAR Criminal Justice Arrest Gateway Pro		
136134	132788			ENCLR Pro Alert Premium Band		
					Line Amount Total	235.00
98558 11/21/25	V00837	All Traffic Solutions Inc.			1,500.00	
136125	132786			Contract Services		1,500.00
136125	132786			Traffic Suite Software (12 mo) for Equipment		
136125	132786			Management, Reporting, Alerts, Mapping, and		
136125	132786			Premier Care		
136125	132786			Dec 2025-Nov 2026		
					Line Amount Total	1,500.00
98559 11/21/25	V00850	Kendra L Conkle			625.00	
136107	132972			Community Advertising		625.00
					Line Amount Total	625.00

**Vendor Expenditure**

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Check No.	Check Date	Vendor No.	Vendor Name	Line Description	Check Amount	Line Amount
					Invoice No.	
				PO No.	GL Account Name	
98560	11/21/25	V00880	Christine Lewis		3,779.49	
	136126		132970	Community Events		3,779.49
					Line Amount Total	3,779.49
98561	11/21/25	V00909	Randle Law Office Ltd.		6,850.00	
	136132		132952	Legal Fees		4,000.00
	136133		132953	Legal Fees		2,850.00
					Line Amount Total	6,850.00
98562	11/21/25	V00973	ImageNet Consulting LLC		222.43	
	136071		132919	Maint & Repair - Office Equipment		222.43
					Line Amount Total	222.43
98563	11/21/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade		32.44	
	136070		132920	Office Supplies		32.44
					Line Amount Total	32.44
98564	11/21/25	V01046	K&L Gates LLP		3,101.30	
	136130		132951	Legal Fees		3,101.30
					Line Amount Total	3,101.30
98565	11/21/25	V01102	Multiview, Inc.		6,250.00	
	136137		132886	Industry Advertising		6,250.00
	136137		132886	IFPA News Brief-Ad Zone 5 Run Dates 5/7/26-7/30/26		
					Line Amount Total	6,250.00
98566	11/21/25	V01105	MetLife		4,369.82	
	136131		132947	Group Dental Insurance		339.17
	136131		132947	Group Vision Insurance		66.76
	136131		132947	Group Life Insurance		356.46
	136131		132947	Group Dental Insurance		234.08
	136131		132947	Group Vision Insurance		45.51
	136131		132947	Group Life Insurance		139.62
	136131		132947	Group Dental Insurance		876.70
	136131		132947	Group Vision Insurance		161.20
	136131		132947	Group Life Insurance		398.19
	136131		132947	Group Dental Insurance		14.31
	136131		132947	Group Vision Insurance		3.03
	136131		132947	Group Life Insurance		14.04
	136131		132947	Group Dental Insurance		200.33
	136131		132947	Group Vision Insurance		38.55
	136131		132947	Group Life Insurance		154.05
	136131		132947	Group Dental Insurance		142.66
	136131		132947	Group Vision Insurance		26.47
	136131		132947	Group Life Insurance		91.65
	136131		132947	Group Dental Insurance		63.14
	136131		132947	Group Vision Insurance		12.08
	136131		132947	Group Life Insurance		33.54
	136131		132947	Group Dental Insurance		207.72
	136131		132947	Group Vision Insurance		39.49
	136131		132947	Group Life Insurance		120.90
	136131		132947	Group Dental Insurance		169.00
	136131		132947	Group Vision Insurance		32.10
	136131		132947	Group Life Insurance		77.22
	136131		132947	Group Dental Insurance		151.96

**Vendor Expenditure**

Period: 11/01/25..11/30/25

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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
		136131	132947	Group Vision Insurance	31.20
		136131	132947	Group Life Insurance	128.69
				Line Amount Total	4,369.82
<b>98567</b>	<b>11/21/25</b>	<b>V01175</b>	<b>Alsc Uniforms</b>	<b>183.04</b>	
		136136	132657	Other Receivables	
		136136	132657	Maint and Operations Supplies	96.73
		136136	132657	M&R Bldgs-Operations Bldg	86.31
		136136	132657	M&R Bldgs-Admin Bldg 1100 Cherry St	
		136136	132657	M&R Bldgs-Security Bldg	
		136136	132657	Maint and Operations Supplies	
				Line Amount Total	183.04
<b>98568</b>	<b>11/21/25</b>	<b>V01181</b>	<b>Non-Destructive Inspection Corp</b>	<b>322.45</b>	
		136110	132967	M&R TOE-Gantry Crane #1	161.23
		136110	132967	M&R TOE-Gantry Crane #2	161.22
				Line Amount Total	322.45
<b>98569</b>	<b>11/21/25</b>	<b>V01182</b>	<b>GiGi's Cupcakes</b>	<b>1,130.00</b>	
		136117	132945	Community Events - 400 Sugar Cookies with Layer of	1,130.00
		136117	132945	Butter Cream Icing and Centennial Logo on Top	
				Line Amount Total	1,130.00
		<b>Texas Gulf Bank Accounts Payable</b>		<b>3,073,652.35</b>	



# PORT FREEPORT<sup>SM</sup>

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:

December 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 quarter of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues at planned levels. Further, operating expenses were below planned levels by a factor of 16%. These factors combined have contributed to producing an operating profit of \$7,929,587, and an operating margin of 53%, which is above planned performance levels by 22% or \$1,432,069 and is \$400,389 or 2% above the prior year's results.

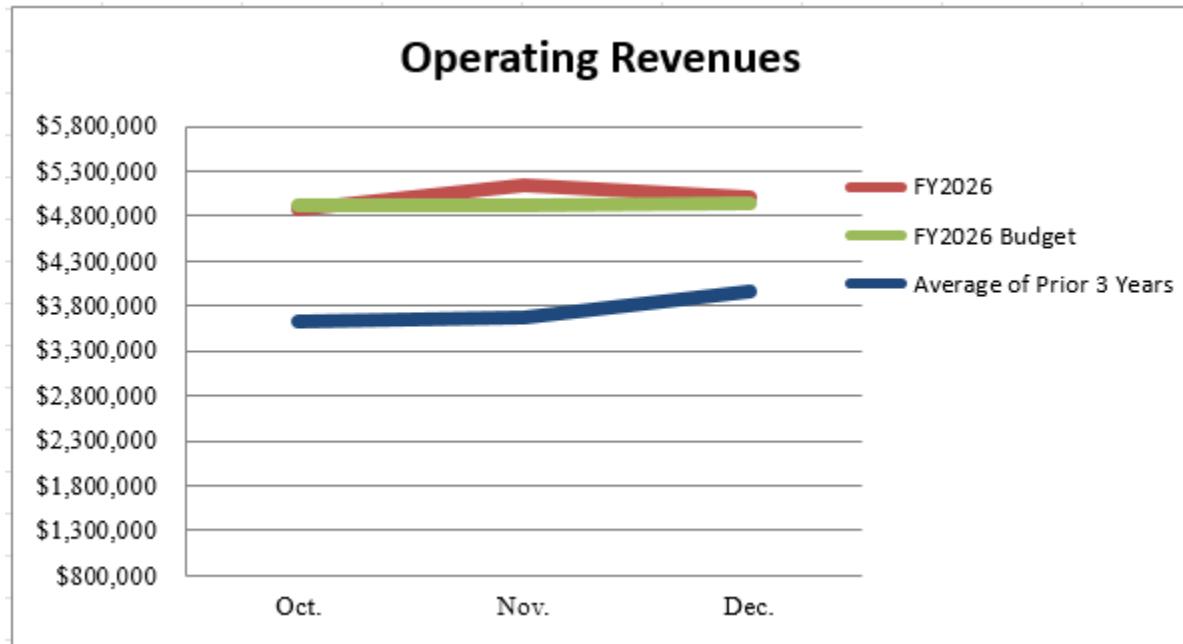
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 7.204 to 1, which reflects a strong position of liquidity, and a debt ratio of 109.7%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date			Variance Favorable (Unfavorable)	% Var
	Actuals	Budget			
<b>Statement of Revenues, Expenses and Changes in Net Assets</b>					
Operating revenues	\$ 15,009,632	\$ 14,975,218	\$ 34,414		0%
Operating expense	<u>7,080,046</u>	<u>8,477,700</u>	1,397,654		16%
Operating income (loss)	<u>7,929,587</u>	<u>6,497,518</u>	1,432,069		22%
Operating margin	52.8%	43.4%			
Net non operating revenues (expense)	(1,781,996)	(1,826,274)	44,278		-2%
Capital contributions	3,218,202	2,605,204	612,998		24%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)		0%
Change in net assets	<u>\$ 9,343,372</u>	<u>\$ 7,276,448</u>	\$ 2,066,925		
<b>Balance Sheet</b>					
Cash and cash equivalents	\$ 71,695,703	Current ratio (unrestricted)			
Lease receivable	180,260,753	(Exclusive of GASB 87)			
Current unrestricted assets (less lease receivable)	41,827,857	7.204 to 1			
Total assets	806,831,124				
Current unrestricted liabilities	5,806,168	Debt to Net Assets Ratio			
Total liabilities	340,162,668	109.7%			
Deferred inflow of resources	164,224,887				
Total Net Assets	\$ 302,443,569				

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 December 31, 2025.

## OPERATING REVENUES

**Total operating revenues** for the period ending December 31, 2025, are \$15,009,632. This is \$34,414 above planned levels. The following provide more specific explanations for variances in revenue:



**Wharfage** revenue stands at \$5,483,520 which is 2% above the budget of \$5,360,487. The following is a brief analysis of wharfage results by cargo category:

	3 Months	Year	Over	% Over
	Budget	To Date	(Under)	(Under)
Agriculture Products	\$ 263,595	\$ 92,477	\$ (171,118)	-65%
Bulk Aggregate	-	206,500	\$ 206,500	
Containerized Cargo	802,886	694,662	\$ (108,224)	-13%
General Cargo	3,566,125	3,933,725	\$ 367,600	10%
Project Cargo	83,750	517	\$ (83,233)	0%
Ro-Ro Cargo	644,134	555,639	\$ (88,495)	-14%
Total	\$ 5,360,491	\$ 5,483,520	\$ 123,031	2%

**Dockage** revenue stands at \$2,812,827 which is \$105,462 or 4% below budgeted levels. Year-to-date ship calls are 162 compared to a budget of 181.

**Equipment use fees** stand at \$626,289 which is under budget \$121,468 or 3%.

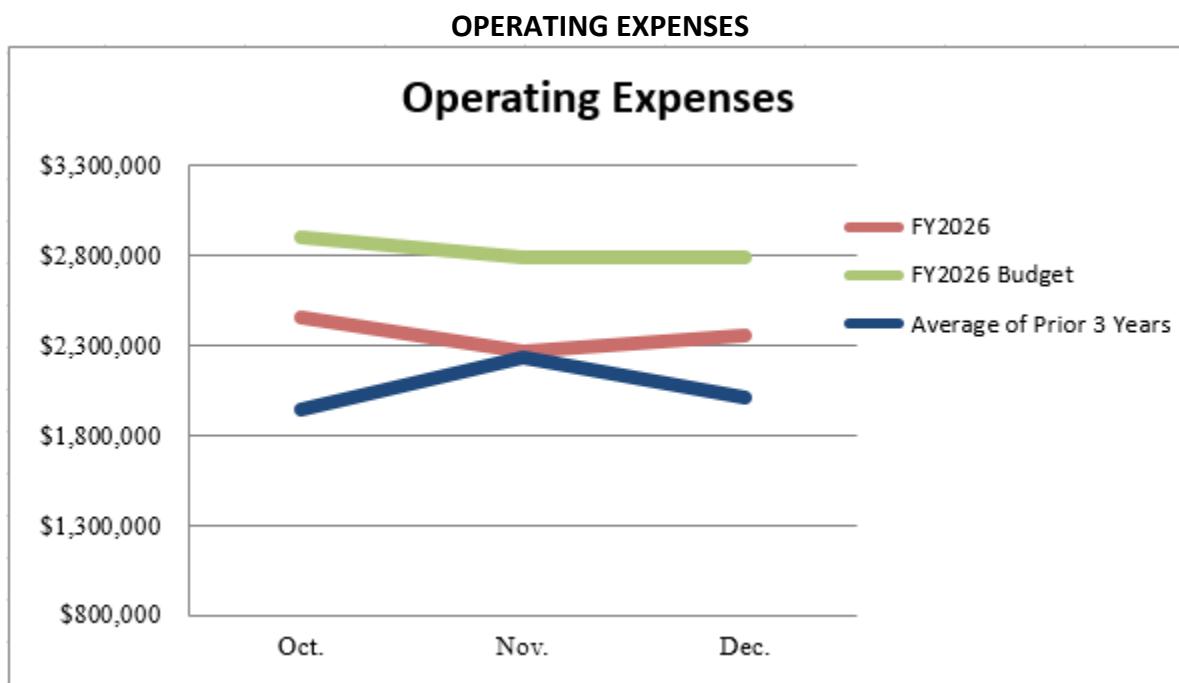
**Security fees** stand at \$1,162,615 which is \$199,738 or 21% above budget.

**Facility use fees** are \$742,774. This is over budget by \$169,138 or 29%.

**Other customer service fees** (Port service charges, incidental services, customer re-bills, water, etc.) are \$503,187 which is \$53,581 or 10% below budgeted levels.

**Ground leases** stand at \$3,449,535, which is \$102,903 or 3% below budget.

**Other leases** are at \$227,755 which is \$9,538 or 4% above budgeted level.



**Total operating expenses** are \$7,080,046, which is under budget \$1,397,654 or 16% for the three months ending December 31, 2025. The following are more specific explanations for variances in operating expenses:

**Port salaries/wages and benefits** are \$1,268,387. This is \$471,784 or 27% less than the budget. This is due to delays in filling open positions.

**Professional services** are \$774,222 which is under budget 30% or \$334,007.

**Training, travel & promotional** expenses are \$241,738 which is below budget \$50,217 or 17%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$89,188, which is below budgeted levels by \$85,736 or 49%.
- Sales/promotional travel costs are \$12,385, which is below the budgeted level by \$8,960.
- Governmental relations costs are \$1,665 which is below budget by \$3,806 or 70% due to timing of government related travel.
- Community events are \$106,941 which is above budgeted levels \$69,167 or 183%. This is due to the timing of events such as the Centennial Celebration.
- Technical training is \$14,752 which is \$21,604 or 59% under budget due to timing or postponement of training and onboarding personnel.

**Supplies** are \$50,078 which is below the budget by \$6,236 or 11%.

**Utilities** are \$481,067, which is \$159,569 or 50% above budget. This is due to the timing of pass through invoices being issued to customers.

**Business insurance** is \$624,628 which is \$111,012 or 15% below budgeted levels.

**Other services and charges** at \$162,351 are \$30,921 or 16% below budget.

**Maintenance and repair** expenses at \$361,695 are \$37,220 or 11% 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, \$98,680.

**Depreciation** expense at \$3,115,880 is \$590,266 or 16% below budget.

**Operating income** is \$7,929,587 compared to the December 2025 budget of \$6,497,518. Twenty-two percent above budget.

#### **NON-OPERATING REVENUES (EXPENSES)**

**Ad Valorum 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 December 31, 2025, the net revenue of ad valorem taxes collected was \$14,293.

**Investment income** is \$1,189,041, which is above budget by 8% due to changes in fair market values, funds invested in capital projects, and interest rates.

**Debt interest and fees** are \$2,969,480 which is \$38,102 or 1% above budgeted levels.

**Capital Contributions to Others** There are no planned capital contributions to other in the fiscal year 2026 budget. \$15,850 has been spent through year to date on Berth 3 floodwall modifications.

**Grant Revenue** budgeted for the Fiscal Year 2025 is \$1,736,801. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$3,218,202 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 December 31, 2025. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT  
BALANCE SHEET**

	<b>12/31/2025</b>	<b>9/30/2025</b>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
CASH AND CASH EQUIVALENTS	\$ 30,623,329	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	7,771,733	6,665,489
PROPERTY TAXES	19,932	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(112,298)	(235,929)
OTHER GOVERNMENTS	890,521	880,287
ACCRUED INTEREST	0	0
PREPAIDS	940,675	959,055
INVENTORY	<u>1,693,965</u>	<u>1,693,965</u>
<b>TOTAL UNRESTRICTED CURRENT ASSETS</b>	<b>\$ 222,088,610</b>	<b>\$ 219,379,433</b>
<b>RESTRICTED ASSETS:</b>		
CASH AND CASH EQUIVALENTS	41,072,374	50,161,240
INVESTMENTS	45,039,976	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	30,956	32,542
OTHER	-	(1,783)
ACCRUED INTEREST	73,261	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
<b>TOTAL RESTRICTED ASSETS</b>	<b>86,219,682</b>	<b>94,701,232</b>
<b>TOTAL CURRENT ASSETS</b>	<b><u>308,308,292</u></b>	<b><u>314,080,666</u></b>
<b>PROPERTY, PLANT, AND EQUIPMENT:</b>		
PROPERTY, PORT, AND FACILITIES	632,366,463	619,832,717
LESS ACCUMULATED DEPRECIATION	(133,843,632)	(130,727,752)
<b>PROPERTY, PLANT, AND EQUIPMENT NET</b>	<b>498,522,831</b>	<b>489,104,965</b>
<b>TOTAL ASSETS</b>	<b><u>\$ 806,831,124</u></b>	<b><u>\$ 803,185,631</u></b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
ACCOUNTS PAYABLE	\$ 3,349,539	\$ 5,465,838
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	0	144,548
UNEARNED LEASE INCOME	2,456,628	4,763,160
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 5,806,168</b>	<b>\$ 10,373,546</b>
<b>LIABILITIES PAYABLE FROM RESTRICTED ASSETS:</b>		
ACCRUED BOND INTEREST PAYABLE	2,577,099	3,491,349
BONDS PAYABLE	7,590,000	7,590,000
<b>TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS</b>	<b>10,167,099</b>	<b>11,081,349</b>
<b>NON-CURRENT LIABILITIES</b>		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,414,402	20,630,652
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>324,189,402</b>	<b>324,405,652</b>
<b>TOTAL LIABILITIES</b>	<b><u>\$ 340,162,668</u></b>	<b><u>\$ 345,860,548</u></b>
<b>DEFERRED INFLOW OF RESOURCES</b>		
DEFERRED INFLOW OF RESOURCES	164,224,887	164,224,887
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b><u>\$ 164,224,887</u></b>	<b><u>\$ 164,224,887</u></b>
<b>NET ASSETS</b>		
NET INVESTMENT IN CAPITAL ASSETS	\$ 296,653,972	\$ 295,802,273
RESTRICTED-DEBT SERVICE	19,254,651	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,216	12,242
RESTRICTED CONTRIBUTED TO OTHERS	48,157,431	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,393,934	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,163,871)	(127,218,419)
UNRESTRICTED	52,135,234	46,777,536
<b>TOTAL NET ASSETS</b>	<b><u>\$ 302,443,568</u></b>	<b><u>\$ 293,100,196</u></b>

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

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	3 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 5,483,520	\$ 5,217,157	5%	\$ 5,360,487	\$ 123,033	2%	\$ 21,441,953
Dockage & deep water berth	2,812,827	2,734,785	3%	2,918,289	(105,462)	-4%	11,673,160
Equipment & pallet use fees	626,289	635,142	-1%	647,757	(21,468)	-3%	2,591,025
Facility use fees	742,774	618,321	20%	573,636	169,138	29%	2,294,545
Security Fees	1,162,615	1,073,142	8%	962,877	199,738	21%	3,851,515
Other Customer Service Fees	503,187	497,075	1%	556,768	(53,581)	-10%	2,182,675
Ground leases	3,449,535	3,468,396	-1%	3,552,438	(102,903)	-3%	14,209,747
Other leases	227,755	231,629	-2%	218,217	9,538	4%	881,373
GASB 87 Lease recognition	-	0%	-	-	-	0%	-
Other revenue	1,130	8,428	-87%	184,749	(183,619)	-99%	739,000
Business interruption Claim	-	0%	-	-	-	0%	-
<b>Total Operating Revenues</b>	<b>15,009,632</b>	<b>14,484,075</b>	<b>4%</b>	<b>14,975,218</b>	<b>34,414</b>	<b>0%</b>	<b>59,864,993</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	968,338	928,793	4%	1,351,949	(383,611)	-28%	5,287,826
Port employee benefits	300,049	274,697	9%	388,222	(88,173)	-23%	1,791,996
Professional services	774,222	959,304	-19%	1,108,229	(334,007)	-30%	4,446,506
Training, travel, and promotional	241,738	235,683	3%	291,955	(50,217)	-17%	973,992
Supplies	50,078	54,346	-8%	56,314	(6,236)	-11%	235,400
Utilities	481,067	254,432	89%	321,498	159,569	50%	1,286,013
Business Insurance	624,628	701,505	-11%	735,640	(111,012)	-15%	2,942,554
Other services & charges	162,351	93,707	73%	193,272	(30,921)	-16%	799,432
Maintenance & repair	361,695	408,123	-11%	324,475	37,220	11%	1,388,618
Depreciation	3,115,880	3,044,287	2%	3,706,146	(590,266)	-16%	14,824,585
<b>Total Operating Expenses</b>	<b>7,080,046</b>	<b>6,954,877</b>	<b>2%</b>	<b>8,477,700</b>	<b>(1,397,654)</b>	<b>-16%</b>	<b>33,976,922</b>
<b>OPERATING INCOME (LOSS)</b>	<b>7,929,587</b>	<b>7,529,198</b>	<b>5%</b>	<b>6,497,518</b>	<b>1,432,069</b>	<b>22%</b>	<b>25,888,071</b>
	53%	52%		43%			43%
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Ad Valorum tax collections	14,293	(16,608)	-186%	-	14,293	-	-
Investment Income	1,189,041	1,466,795	-19%	1,105,104	83,937	8%	4,420,422
Gain (loss) on sale of assets	-	-	0%	-	-	0%	-
Debt interest and fees	(2,969,480)	(3,052,766)	-3%	(2,931,378)	38,102	1%	(11,726,609)
<b>CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:</b>							
Freeport Harbor Improvement Project	-	0%	-	-	-	-	-
Berth 2 Floodwall Modifications	(15,850)	0%	-	-	-	-	-
Contributed Capital-Other	-	0%	-	0	0%	-	-
<b>OTHER:</b>							
Dredge material placement fees	-	0%	-	-	-	0%	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(1,781,996)</b>	<b>(1,602,578)</b>	<b>11%</b>	<b>(1,826,274)</b>	<b>44,278</b>	<b>-2%</b>	<b>(7,306,187)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>6,147,591</b>	<b>5,926,620</b>	<b>4%</b>	<b>4,671,244</b>	<b>1,476,347</b>	<b>32%</b>	<b>18,581,884</b>
<b>CAPITAL CONTRIBUTIONS:</b>							
Grants:							
Grants Port-Freeport	3,218,202	-	0%	2,605,204	612,998	24%	10,420,831
<b>Total Capital Contributions-Grants</b>	<b>3,218,202</b>	<b>-</b>	<b>0%</b>	<b>2,605,204</b>	<b>612,998</b>	<b>24%</b>	<b>10,420,831</b>
<b>EXTRAORDINARY ITEM</b>							
Emergency Recovery Efforts - Hurricane	(22,420)	(206,739)	-89%	-	(22,420)	0%	-
<b>Net Extraordinary Income (Expense)</b>	<b>(22,420)</b>	<b>(206,739)</b>	<b>-89%</b>	<b>-</b>	<b>(22,420)</b>	<b>0%</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 9,343,372</b>	<b>\$ 5,719,881</b>	<b>63%</b>	<b>\$ 7,276,448</b>	<b>\$ 2,066,924</b>	<b>28%</b>	<b>\$ 29,002,715</b>

## STATEMENT OF CASH FLOWS

December 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
<b>Cash Flows from Operating Activities:</b>		
Operating Income (Loss)	\$ 7,929,586	\$ 7,491,206
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows		
from Operating Activities:		
Depreciation	3,115,880	3,044,287
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(1,106,244)	(289,361)
Other receivables	(123,631)	111,289
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	-	(568)
Prepaid and Other	16,597	582,651
Accounts payable	(2,116,299)	(757,196)
Deferred lease income	(2,306,532)	(2,277,676)
Accrued compensated absences	<u>(144,548)</u>	<u>(146,828)</u>
<b>Total Cash Provided from (Used for) Operating Activities</b>	<b><u>5,248,959</u></b>	<b><u>7,757,804</u></b>
<b>Cash Flows from Non-capital Financing Activities:</b>		
Property tax receipts	16,852	7,506
Property tax collection expense	-	-
Emergency Recovery Efforts - Disaster Related	<u>(22,420)</u>	<u>(206,739)</u>
<b>Total Cash Provided from (Used for) Non-capital Financing Activities</b>	<b><u>(5,568)</u></b>	<b><u>(199,233)</u></b>
<b>Cash Flows from Capital Financing Activities:</b>		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	(4,099,980)	(4,216,993)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(12,533,747)	(8,730,130)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	3,207,968	896,141
Proceeds from sale/disposal of capital assets	<u>-</u>	<u>-</u>
<b>Total Cash Provided from (Used for) Capital Financing Activities</b>	<b><u>(13,425,759)</u></b>	<b><u>(12,050,982)</u></b>
<b>Cash Flows from Investing Activities:</b>		
Investment earnings	1,174,881	1,270,341
Change in FMV of marketable investment securities	<u>-</u>	<u>-</u>
<b>Total Cash Provided from (Used for) Investing Activities</b>	<b><u>1,174,881</u></b>	<b><u>1,270,341</u></b>
<b>Net Increase(Decrease) in Cash and Cash Equivalents</b>	<b><u>(7,007,487)</u></b>	<b><u>(3,222,071)</u></b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b><u>123,743,164</u></b>	<b><u>133,026,835</u></b>
<b>Cash and Cash Equivalents at End of Period</b>	<b><u>\$ 116,735,679</u></b>	<b><u>\$ 129,804,765</u></b>

## NOTES TO FINANCIAL STATEMENTS

### Note 1 - Accounts Receivable Aging

0 - 30 days	\$ 7,430,466.39	95%
31 - 60 days	374,031	5%
61 - 90 days	-	0%
Over 90 days	\$ 7,184	0%
Allowance for uncollectibles	<u>(39,949)</u>	-1%
<b>Net Trade A/R</b>	<b>\$ 7,771,733</b>	

### Note 2 - Accounts Payable Information

Retainage Withheld	\$ 1,440,789
Corps of Engineers*	620,518
Employee Payroll Related	181,102
Accounts Payable	<u>1,107,130</u>
<b>Total A/P</b>	<b>\$ 3,349,540</b>

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	-
<b>Total Bonds</b>	<b>\$ 374,615,000</b>	<b>\$ 56,525,000</b>	<b>\$ 311,365,000</b>
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**  
**December 31, 2025**

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	3 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
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**COMMISSIONERS**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 14,400	\$ 14,400	0%	\$ 14,400	-	0%	\$ 57,600
Port employee benefits	1,353	1,381	-2%	1,115	238	21%	4,974
Professional services	-	-	0%	-	-	0%	-
Training, travel & promotional	15,111	21,766	-31%	23,879	(8,768)	-37%	83,211
Supplies	51	32	59%	150	(99)	-66%	600
Utilities	2,615	2,275	15%	2,222	393	18%	8,900
<b>Total Operating Expenses</b>	<b>\$ 33,530</b>	<b>\$ 39,854</b>	<b>-16%</b>	<b>\$ 41,766</b>	<b>(8,236)</b>	<b>-20%</b>	<b>\$ 155,285</b>

**ADMINISTRATION & FOREIGN TRADE ZONE**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 321,383	\$ 306,192	5%	\$ 470,342	(148,959)	-32%	\$ 1,761,351
Port employee benefits	91,568	80,560	14%	117,742	(26,174)	-22%	562,126
Professional services	82,179	87,648	-6%	238,086	(155,907)	-65%	980,933
Training, travel & promotional	122,187	84,325	45%	62,489	59,698	96%	237,274
Supplies	10,516	11,507	-9%	6,200	4,316	70%	27,600
Utilities	19,773	14,933	32%	17,939	1,834	10%	71,740
Business Insurance	624,628	701,505	-11%	735,640	(111,012)	-15%	2,942,554
Other services & charges	112,216	45,383	147%	129,974	(17,758)	-14%	525,385
Maintenance & repair	27,779	28,361	-2%	45,463	(17,684)	-39%	182,350
Depreciation	3,115,880	3,044,287	2%	3,706,146	(590,266)	-16%	14,824,585
<b>Total Operating Expenses</b>	<b>\$ 4,528,109</b>	<b>\$ 4,404,701</b>	<b>3%</b>	<b>\$ 5,530,021</b>	<b>(1,001,912)</b>	<b>-18%</b>	<b>\$ 22,115,898</b>

**ENGINEERING**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 80,270	\$ 98,428	-18%	\$ 117,542	(37,272)	-32%	\$ 470,179
Port employee benefits	23,388	33,927	-31%	42,659	(19,271)	-45%	192,697
Professional services	9,396	199,481	-95%	216,599	(207,203)	-96%	866,400
Training, travel & promotional	1,966	2,074	-5%	8,146	(6,180)	-76%	31,915
Supplies	736	761	-3%	1,477	(741)	-50%	5,900
Utilities	1,282	1,432	-10%	1,704	(422)	-25%	6,822
Other services & charges	1,771	1,675	6%	2,461	(690)	-28%	9,850
Maintenance & repair	90	601	-85%	126	(36)	-29%	500
<b>Total Operating Expenses</b>	<b>\$ 118,900</b>	<b>\$ 338,379</b>	<b>-65%</b>	<b>\$ 390,714</b>	<b>(271,814)</b>	<b>-70%</b>	<b>\$ 1,584,263</b>

**OPERATIONS**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 426,903	\$ 387,946	10%	\$ 584,478	(157,575)	-27%	\$ 2,337,933
Port employee benefits	137,219	118,392	16%	172,671	(35,452)	-21%	785,403
Professional services	3,316	3,149	5%	5,000	(1,684)	-34%	5,000
Training, travel & promotional	5,720	6,435	-11%	9,322	(3,602)	-39%	32,449
Supplies	27,131	28,594	-5%	28,194	(1,063)	-4%	120,100
Utilities	445,620	225,640	97%	286,652	158,968	55%	1,146,593
Other services & charges	27,365	34,062	-20%	34,377	(7,012)	-20%	146,340
Maintenance & repair	320,120	360,717	-11%	261,377	58,743	22%	1,133,318
<b>Total Operating Expenses</b>	<b>\$ 1,393,394</b>	<b>\$ 1,164,934</b>	<b>20%</b>	<b>\$ 1,382,071</b>	<b>11,323</b>	<b>1%</b>	<b>\$ 5,707,136</b>

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

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	3 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
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**BUSINESS DEVELOPMENT**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 81,801	\$ 80,971	1%	\$ 103,583	(21,782)	-21%	\$ 414,344
Port employee benefits	27,554	22,445	23%	31,350	(3,796)	-12%	141,725
Professional services	25,850	100,000	-74%	-	25,850	0%	-
Training, travel & promotional	96,276	120,856	-20%	184,650	(88,374)	-48%	575,868
Supplies	574	466	23%	1,493	(919)	-62%	6,000
Utilities	773	996	-22%	1,386	(613)	-44%	5,562
Other services & charges	5,991	2,495	140%	7,758	(1,767)	-23%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
<b>Total Operating Expenses</b>	<b>\$ 238,819</b>	<b>\$ 328,228</b>	<b>-27%</b>	<b>\$ 330,220</b>	<b>(91,401)</b>	<b>-28%</b>	<b>\$ 1,186,531</b>

**PROTECTIVE SERVICES**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 43,581	\$ 40,856	7%	\$ 61,604	(18,023)	-29%	\$ 246,419
Port employee benefits	18,967	17,993	5%	22,685	(3,718)	-16%	105,071
Professional services	653,480	569,026	15%	648,544	4,936	1%	2,594,173
Training, travel & promotional	477	225	112%	3,469	(2,992)	-86%	13,275
Supplies	11,069	12,987	-15%	18,800	(7,731)	-41%	75,200
Utilities	11,004	9,158	20%	11,595	(591)	-5%	46,396
Other services & charges	15,009	10,092	49%	18,702	(3,693)	-20%	74,825
Maintenance & repair	13,706	18,444	-26%	17,509	(3,803)	-22%	72,450
<b>Total Operating Expenses</b>	<b>\$ 767,293</b>	<b>\$ 678,782</b>	<b>13%</b>	<b>\$ 802,908</b>	<b>(35,615)</b>	<b>-4%</b>	<b>\$ 3,227,809</b>

**CONSOLIDATED - TOTAL**

**OPERATING EXPENSES:**

Port salaries/wages	\$ 968,338	928,793	4%	\$ 1,351,949	(383,611)	-28%	\$ 5,287,826
Port employee benefits	300,049	274,698	9%	388,222	(88,173)	-23%	1,791,996
Professional services	774,221	959,304	-19%	1,108,229	(334,008)	-30%	4,446,506
Training, travel & promotional	241,737	235,681	3%	291,955	(50,218)	-17%	973,992
Supplies	50,077	54,347	-8%	56,314	(6,237)	-11%	235,400
Utilities	481,067	254,434	89%	321,498	159,569	50%	1,286,013
Business Insurance	624,628	701,505	-11%	735,640	(111,012)	-15%	2,942,554
Other services & charges	162,352	93,707	73%	193,272	(30,920)	-16%	799,432
Maintenance & repair	361,695	408,123	-11%	324,475	37,220	11%	1,388,618
Depreciation	3,115,880	3,044,287	2%	3,706,146	(590,266)	-16%	14,824,585
<b>Total Operating Expenses</b>	<b>\$ 7,080,046</b>	<b>\$ 6,954,877</b>	<b>2%</b>	<b>\$ 8,477,700</b>	<b>(1,397,654)</b>	<b>-16%</b>	<b>\$ 33,976,922</b>

**PORT FREEPORT - VELASCO TERMINAL ONLY**

**STATEMENT OF REVENUES AND EXPENSES**

**December 31, 2025**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	3 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 694,662	\$ 677,832	2%	\$ 536,049	\$ 158,613	30%	\$ 2,144,196
Dockage & deep water berth	229,821	251,508	-9%	291,828	(62,007)	-21%	1,167,316
Equipment & pallet use fees	610,302	558,052	9%	518,205	92,097	18%	2,072,820
Facility use fees	43,480	93,589	-54%	-	43,480	0%	-
Security Fees	111,912	105,311	6%	96,285	15,627	16%	385,148
Other Customer Service Fees	178,756	172,915	3%	265,716	(86,960)	-33%	1,062,867
Ground leases	27,770	116,648	-76%	71,049	(43,279)	-61%	284,196
<b>Total Operating Revenues</b>	<b>1,896,703</b>	<b>1,975,856</b>	<b>-4%</b>	<b>1,779,132</b>	<b>117,571</b>	<b>7%</b>	<b>7,116,543</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	129,270	103,190	25%	120,318	8,952	7%	481,284
Port employee benefits	29,443	22,801	29%	33,972	(4,529)	-13%	162,450
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	602	124	385%	-	-	0%	-
Utilities	56,188	31,121	81%	43,118	13,070	30%	172,457
Business Insurance	108,728	114,377	-5%	147,128	(38,400)	-26%	588,511
Maintenance & repair	194,648	228,786	-15%	151,749	42,899	28%	607,000
Depreciation	1,545,587	1,474,991	5%	1,778,951	(233,364)	-13%	7,115,801
<b>Total Operating Expenses</b>	<b>2,064,466</b>	<b>1,975,389</b>	<b>5%</b>	<b>2,275,236</b>	<b>(210,770)</b>	<b>-9%</b>	<b>9,127,503</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(167,763)</b>	<b>467</b>	<b>36024%</b>	<b>(496,104)</b>	<b>328,341</b>	<b>66%</b>	<b>(2,010,960)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Debt interest and fees	(628,471)	(649,998)	-3%	(981,510)	353,039	36%	(3,927,189)
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(628,471)</b>	<b>(649,998)</b>	<b>-3%</b>	<b>(981,510)</b>	<b>353,039</b>	<b>-36%</b>	<b>(3,927,189)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>(796,234)</b>	<b>(649,531)</b>	<b>23%</b>	<b>(1,477,614)</b>	<b>681,380</b>	<b>0%</b>	<b>(5,938,149)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (796,234)</b>	<b>\$ (649,531)</b>	<b>23%</b>	<b>\$ (1,477,614)</b>	<b>\$ 681,380</b>	<b>-46%</b>	<b>\$ (5,938,149)</b>

**PORT FREEPORT**  
 Port Improvement Projects Summary  
 December 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
<b>24/25 Port Network Upgrades</b>	<b>150,000.00</b>	<b>0.00</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>0.00</b>	<b>18,638.71</b>	<b>18,638.71</b>	<b>131,361.29</b>
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
<b>DSWi Acct Software Upgrade</b>	<b>237,000.00</b>	<b>0.00</b>	<b>237,000.00</b>	<b>237,000.00</b>	<b>57,267.50</b>	<b>111,780.00</b>	<b>169,047.50</b>	<b>67,952.50</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		57,267.50	111,780.00	169,047.50	67,952.50
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT- North Gate Entrance</b>	<b>760,847.52</b>	<b>0.00</b>	<b>760,847.52</b>	<b>720,847.52</b>	<b>0.00</b>	<b>782,011.66</b>	<b>782,011.66</b>	<b>(21,164.14)</b>
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
<b>VT- Access Project</b>	<b>13,159,432.83</b>	<b>70,000.00</b>	<b>13,229,432.83</b>	<b>13,229,432.83</b>	<b>129,559.00</b>	<b>12,327,089.63</b>	<b>12,456,648.63</b>	<b>772,784.20</b>
EDSA	1,218,718.00	70,000.00	1,288,718.00		0.00	1,184,981.61	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00		129,559.00	11,130,690.19	11,260,249.19	669,047.81
Other not in contract	11,417.83	0.00	11,417.83		0.00	11,417.83	11,417.83	0.00
<b>VT- Refrigerated Cross Dock</b>	<b>1,332,908.38</b>	<b>0.00</b>	<b>1,332,908.38</b>	<b>500,000.00</b>	<b>500.00</b>	<b>74,916.76</b>	<b>75,416.76</b>	<b>1,257,491.62</b>
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
<b>VT Backlands Area V Phase II</b>	<b>19,375,578.35</b>	<b>0.00</b>	<b>19,375,578.35</b>	<b>20,500,000.00</b>	<b>1,489,764.54</b>	<b>17,685,432.65</b>	<b>19,175,197.19</b>	<b>200,381.16</b>
EDSA	849,800.00	0.00	849,800.00		139,958.63	581,834.00	721,792.63	128,007.37
Construction	18,508,603.35	0.00	18,508,603.35		1,349,805.91	17,086,423.65	18,436,229.56	72,373.79
Other not in contract	17,175.00	0.00	17,175.00		0.00	17,175.00	17,175.00	0.00
<b>VT East 5th Reconstruction</b>	<b>2,263,318.31</b>	<b>0.00</b>	<b>2,263,318.31</b>	<b>500,000.00</b>	<b>1,596,812.96</b>	<b>673,095.95</b>	<b>2,269,908.91</b>	<b>(6,590.60)</b>
EDSA	84,272.00	0.00	84,272.00		18,262.00	84,828.00	103,090.00	(18,818.00)
Construction	2,179,046.31	0.00	2,179,046.31		1,578,550.96	588,267.95	2,166,818.91	12,227.40
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT -Utility Relocation of Land Acquisition &amp; land</b>	<b>582,805.28</b>	<b>3,525.00</b>	<b>586,330.28</b>	<b>1,800,000.00</b>	<b>0.00</b>	<b>667,081.55</b>	<b>667,081.55</b>	<b>(80,751.27)</b>
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)
<b>Pumpstation 1400 E Floodgate &amp; P14 Drainage</b>	<b>1,446,405.61</b>	<b>0.00</b>	<b>1,446,405.61</b>	<b>1,440,000.00</b>	<b>0.00</b>	<b>1,446,405.61</b>	<b>1,446,405.61</b>	<b>0.00</b>
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
<b>Non-TWIC Lot Precheck Gate Electrical</b>	<b>1,892.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>1,892.00</b>	<b>0.00</b>
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
<b>EOC Additional Parking</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>EOC HVAC Upgrade/Replacement</b>	<b>534,795.00</b>	<b>0.00</b>	<b>534,795.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>24,355.00</b>	<b>24,355.00</b>	<b>510,440.00</b>
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		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
<b>Gate 4 Acess Road Widening</b>	<b>1,215,132.58</b>	<b>0.00</b>	<b>1,215,132.58</b>	<b>1,215,132.58</b>	<b>93,002.50</b>	<b>27,658.38</b>	<b>120,660.88</b>	<b>1,094,471.70</b>
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		93,002.50	0.00	93,002.50	1,055,984.70
Other not in contract	8.38	0.00	8.38		0.00	8.38	8.38	0.00
<b>Greenbelt with Port Expansion Area Tribute</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Joint Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Railroad Track Renovations</b>	<b>0.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>0.00</b>	<b>11,320.00</b>	<b>11,320.00</b>	<b>63,680.00</b>
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
<b>M &amp; R - Roads</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R Transformer Yard Replacement</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>4,078.00</b>	<b>0.00</b>
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  
 December 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
<b>M &amp; R Fence Razor Wire Upgrade</b>	<b>23,350.00</b>	<b>0.00</b>	<b>23,350.00</b>	<b>23,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,350.00</b>
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
<b>M &amp; R Inner Harbor Berth Repairs</b>	<b>191,000.00</b>	<b>12,023.80</b>	<b>203,023.80</b>	<b>300,000.00</b>	<b>0.00</b>	<b>168,760.00</b>	<b>168,760.00</b>	<b>34,263.80</b>
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
<b>Chiquita Asphalt 2024</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>0.00</b>	<b>200,758.62</b>	<b>200,758.62</b>	<b>49,241.38</b>
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)
<b>Total</b>				<b>\$ 42,045,117.93</b>	<b>\$ 3,366,906.50</b>	<b>\$ 34,225,274.52</b>	<b>\$ 37,592,181.02</b>	<b>\$ 4,096,911.64</b>

**Vendor Expenditure**

Period: 12/01/25..12/31/25

Port Freeport

Wednesday, January 14, 2026

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FREEPORT\OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 12/01/25..12/31/25

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98570	12/01/25	V00045	Payment vendor ledger entry is not found check# 98570.	37,415.00
Line Amount Total				
98571	12/01/25	V00045	Leo Martin Chevrolet	37,415.00
136156		133001	2026 CHEVROLET 1500 PICK UP	37,415.00
Line Amount Total				
98572	12/03/25	V01175	Alsc Uniforms	45.54
136142		132657	Other Receivables	
136142		132657	Maint and Operations Supplies	
136142		132657	M&R Bldgs-Operations Bldg	
136142		132657	M&R Bldgs-Admin Bldg 1100 Cherry St	
136142		132657	M&R Bldgs-Security Bldg	45.54
136142		132657	Maint and Operations Supplies	
Line Amount Total				
98573	12/03/25	V01175	Alsc Uniforms	75.54
136150		132657	Other Receivables	
136150		132657	Maint and Operations Supplies	
136150		132657	M&R Bldgs-Operations Bldg	
136150		132657	M&R Bldgs-Admin Bldg 1100 Cherry St	75.54
136150		132657	M&R Bldgs-Security Bldg	
136150		132657	Maint and Operations Supplies	
Line Amount Total				
98574	12/03/25	V01175	Alsc Uniforms	96.73
136163		132657	Other Receivables	
136163		132657	Maint and Operations Supplies	96.73
136163		132657	M&R Bldgs-Operations Bldg	
136163		132657	M&R Bldgs-Admin Bldg 1100 Cherry St	
136163		132657	M&R Bldgs-Security Bldg	
136163		132657	Maint and Operations Supplies	
Line Amount Total				
98575	12/03/25	V00062	AT&T Mobility	826.95
136168		133005	Telephone	151.16
136168		133005	Telephone	157.77
136168		133005	Telephone	366.86
136168		133005	Telephone	151.16
Line Amount Total				
98576	12/03/25	V00114	AT&T:171-799-3737 001	757.10
136167		133004	Telephone	127.50
136167		133004	Telephone	63.75
136167		133004	Telephone	334.71
136167		133004	Telephone	15.90
136167		133004	Telephone	47.92
136167		133004	Telephone	31.87
136167		133004	Telephone	23.85
136167		133004	Telephone	47.85
136167		133004	Telephone	63.75
Line Amount Total				
Unaudited				
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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98577	12/03/25	V00149	Brazoria Chamber of Commerce	150.00
	136197	133053	Community Events	150.00
			Line Amount Total	150.00
98578	12/03/25	V00187	Brazoria County Septic Service	1,266.00
	136151	132985	Contract Services	1,266.00
			Line Amount Total	1,266.00
98579	12/03/25	V00187	Brazoria County Septic Service	2,110.00
	136164	133010	Contract Services	2,110.00
			Line Amount Total	2,110.00
98580	12/03/25	V01179	Brazosport High School	1,703.38
	136193	132871	Community Events	1,489.00
	136193	132871	Floral Table Arrangements	
	136193	132871	Podium Floral Arrangement for Stage	155.37
	136193	132871	MFG	41.11
	136193	132871	Delivery Fee	17.90
	136193	132871	Blue, White & gold Flowers w/Centennial Logo	
			Line Amount Total	1,703.38
98581	12/03/25	V00364	Brazosport Plumbing & Heating	2,425.00
	136152	132979	M&R Transit Shed-T.S. 1-ER repair	2,425.00
			Line Amount Total	2,425.00
98582	12/03/25	V00364	Brazosport Plumbing & Heating	627.00
	136184	133032	M&R Docks-Dock Berth 2	627.00
			Line Amount Total	627.00
98583	12/03/25	V00039	Brazosport Tire	562.59
	136182	133034	M&R TOE-Yale Forklift	562.59
			Line Amount Total	562.59
98584	12/03/25	V00039	Brazosport Tire	558.56
	136183	133033	M&R TOE-John Deere Gator	558.56
			Line Amount Total	558.56
98585	12/03/25	V00039	Brazosport Tire	856.93
	136185	133035	M&R TOE-Toyota Forklift	856.93
			Line Amount Total	856.93
98586	12/03/25	V01183	Brazoswood AFJROTC TX 20054 Booster Club	100.00
	136169	133029	Community Events	100.00
			Line Amount Total	100.00
98587	12/03/25	V00473	Brian Knapp	45.00
	136198	133043	Telephone Oct - Nov	30.00
	136198	133043	Telephone Dec	15.00
			Line Amount Total	45.00
98588	12/03/25	V01144	Carrier Corporation	2,693.26
	136165	133013	M&R Bldgs-Admin Bldg 1100 Cherry St	2,693.26
	136165	133013	Emergency Repairs - HVAC	
			Line Amount Total	2,693.26
98589	12/03/25	V01011	Charles Gryseels III	86.97
	136170	132999	Telephone - Nov	75.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
	136170	132999	Automobile Expense	11.97
			Line Amount Total	86.97
98590	12/03/25	V00880	Christine Lewis	882.49
	136171	133028	Telephone - Nov	75.00
	136171	133028	Maint and Operations Supplies	715.00
	136171	133028	Community Events	79.49
	136171	133028	M&R Vehicles-Nissan Rogue	13.00
			Line Amount Total	882.49
98591	12/03/25	V00084	Crain, Caton & James	6,161.00
	135839	132685	Legal Fees	6,161.00
			Line Amount Total	6,161.00
98592	12/03/25	V01184	Dana Gallardo	124.00
	136199	133055	Employment Related	124.00
			Line Amount Total	124.00
98593	12/03/25	V00668	DARE Capital Partners, LLC	1,590.40
	136153	132982	M&R TOE-Gantry Crane #1	457.95
	136153	132982	M&R TOE-Gantry Crane #2	457.95
	136153	132982	M&R Other-Mowing, Weed Control Etc	674.50
			Line Amount Total	1,590.40
98594	12/03/25	V00104	Donald Mullett	75.00
	136200	133038	Telephone Oct-Nov	50.00
	136200	133038	Telephone Dec	25.00
			Line Amount Total	75.00
98595	12/03/25	V00017	Donnie Joe Evans	75.00
	136201	133046	Telephone Oct-Nov	50.00
	136201	133046	Telephone Dec	25.00
			Line Amount Total	75.00
98596	12/03/25	V00512	DVV Media International Limited	4,200.00
	136194	133003	Industry Advertising	4,200.00
			Line Amount Total	4,200.00
98597	12/03/25	V00012	FedEx	13.19
	136172	133023	Postage and Freight	13.19
			Line Amount Total	13.19
98598	12/03/25	V01017	GFL Plant Services LP	522.90
	136143	132987	Contract Services	522.90
			Line Amount Total	522.90
98599	12/03/25	V00479	Greater Houston Port Bureau	1,000.00
	136166	133012	Dues & Memberships & Licenses	1,000.00
	136166	133012	Membership Renewal	
			Line Amount Total	1,000.00
98600	12/03/25	V00117	Jason Caywood	105.00
	136173	133007	Telephone - Oct	75.00
	136173	133007	Subscriptions	30.00
			Line Amount Total	105.00
98601	12/03/25	V00083	Jason Hull	136.75
	136174	133021	Telephone - Nov	136.75
			Line Amount Total	136.75

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98602	12/03/25	V00110	Jason Miura	<b>70.56</b>
	136175	133027	Sales/Promotion Travel	70.56
			Line Amount Total	70.56
98603	12/03/25	V01085	Judell Davis	<b>45.00</b>
	136202	133051	Telephone Oct-Nov	30.00
	136202	133051	Telephone Dec	15.00
			Line Amount Total	45.00
98604	12/03/25	V00850	Kendra L Conkle	<b>113.45</b>
	136176	133000	Office Supplies-Woodson Bus Cards	113.45
			Line Amount Total	113.45
98605	12/03/25	V00729	Kevin R. Hartney	<b>45.00</b>
	136203	133040	Telephone Oct-Nov	30.00
	136203	133040	Telephone - Dec	15.00
			Line Amount Total	45.00
98606	12/03/25	V00038	Killum Pest Control	<b>500.00</b>
	136144	132988	M&R Leased Facilities-HTS- (Parcel 19 & 25)	500.00
			Line Amount Total	500.00
98607	12/03/25	V00926	Mark Vaughn	<b>45.00</b>
	136204	133042	Telephone Oct-Nov	30.00
	136204	133042	Telephone - Dec	15.00
			Line Amount Total	45.00
98608	12/03/25	V00593	McAllen Signal and Boring , LLC	<b>525.00</b>
	135999	132318	M&R Rail-Other	525.00
	135999	132318	Hwy 36 Crossing Inspection	
	135999	132318	October 2025 - Sept 2026	
			Line Amount Total	525.00
98609	12/03/25	V00050	Northern Tool Commercial Account	<b>39.98</b>
	136192	133030	M&R Terminal Facilities-Other	39.98
			Line Amount Total	39.98
98610	12/03/25	V00248	Promotions Unlimited	<b>975.00</b>
	136195	132479	Community Events	975.00
	136195	132479	4" Metal circle Large Coin Gold	
	136195	132479	4" Coin double stamped w/color inlay	
	136195	132479	set up fee	
	136195	132479	tooling fee	
			Line Amount Total	975.00
98611	12/03/25	V01051	Rail Link, Inc.	<b>56,225.00</b>
	136209	133060	Rail Link-Oct 25	56,225.00
			Line Amount Total	56,225.00
98612	12/03/25	V01051	Rail Link, Inc.	<b>56,225.00</b>
	136210	133057	Rail Link July 2025	56,225.00
			Line Amount Total	56,225.00
98613	12/03/25	V01051	Rail Link, Inc.	<b>56,225.00</b>
	136211	133059	Rail Link-Sept 25	56,225.00
			Line Amount Total	56,225.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98614	12/03/25	V01051	Rail Link, Inc.	54,993.00
	136212	133058	Rail Link-Aug 25	54,993.00
			Line Amount Total	54,993.00
98615	12/03/25	V01051	Rail Link, Inc.	56,332.96
	136213	133056	Rail Link-June 25	56,332.96
			Line Amount Total	56,332.96
98616	12/03/25	V00068	Randy Aparicio	45.00
	136205	133047	Telephone Oct-Nov	30.00
	136205	133047	Telephone Dec	15.00
			Line Amount Total	45.00
98617	12/03/25	V00116	Randy Thompson	45.00
	136206	133050	Telephone Oct-Nov	30.00
	136206	133050	Telephone Dec	15.00
			Line Amount Total	45.00
98618	12/03/25	V00118	Second Street Properties, LLC	244.82
	136177	133006	Fuel/Oil	244.82
			Line Amount Total	244.82
98619	12/03/25	V01104	Select Cybersecurity, LLC	1,350.42
	136196	132998	Contract Services	1,350.42
			Line Amount Total	1,350.42
98620	12/03/25	V00098	Suburban Propane	13.74
	136157	133019	Fuel/Oil	13.74
			Line Amount Total	13.74
98621	12/03/25	V00054	Summit Electric Supply	277.50
	136148	132984	M&R Docks-Dock Berth 7-VT	277.50
			Line Amount Total	277.50
98622	12/03/25	V00054	Summit Electric Supply	240.60
	136149	132978	M&R Bldgs-Operations Bldg	240.60
			Line Amount Total	240.60
98623	12/03/25	V00054	Summit Electric Supply	539.71
	136158	133018	M&R Transit Shed-T.S. 3	539.71
			Line Amount Total	539.71
98624	12/03/25	V00054	Summit Electric Supply	948.15
	136159	133017	M&R Leased Facilities-HTS- (Parcel 19 & 25)	948.15
			Line Amount Total	948.15
98625	12/03/25	V00054	Summit Electric Supply	889.29
	136160	133016	M&R Leased Facilities-HTS- (Parcel 19 & 25)	889.29
			Line Amount Total	889.29
98626	12/03/25	V00054	Summit Electric Supply	977.58
	136161	133015	M&R Leased Facilities-HTS- (Parcel 19 & 25)	977.58
			Line Amount Total	977.58
98627	12/03/25	V00054	Summit Electric Supply	374.01
	136162	133014	M&R Transit Shed-T.S. 1	374.01
			Line Amount Total	374.01

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98628	12/03/25	V00821	Summit Fire & Security, LLC	440.00
	136145	132981	M&R Transit Shed-T.S. Sprinkler System	440.00
			Line Amount Total	440.00
98629	12/03/25	V00821	Summit Fire & Security, LLC	802.00
	136146	132980	M&R Warehouse-WH51 Sprinkler System	802.00
			Line Amount Total	802.00
98630	12/03/25	V00821	Summit Fire & Security, LLC	429.00
	136147	132991	M&R Bldgs-Security Bldg	53.62
	136147	132991	M&R Transit Shed-T.S. 1	53.63
	136147	132991	M&R Transit Shed-T.S. 3	53.63
	136147	132991	M&R Leased Facilities-24A (Chiquita)	53.62
	136147	132991	M&R Warehouse-Warehouse 51	53.62
	136147	132991	M&R Warehouse-Warehouse 52	53.62
	136147	132991	M&R Bldgs-Admin Bldg 1100 Cherry St	53.63
	136147	132991	M&R Terminal Facilities-Other	53.63
			Line Amount Total	429.00
98631	12/03/25	V00821	Summit Fire & Security, LLC	1,604.00
	136154	130806	M&R Bldgs-Security Bldg	
	136154	130806	M&R Transit Shed-T.S. 1	723.28
	136154	130806	M&R Transit Shed-T.S. 3	50.85
	136154	130806	Chiquita	123.29
	136154	130806	M&R Warehouse-Warehouse 51	
	136154	130806	M&R Warehouse-Warehouse 52	573.29
	136154	130806	M&R Bldgs-Admin Bldg 1100 Cherry St	
	136154	130806	M&R Terminal Facilities-Other	133.29
			Line Amount Total	1,604.00
98632	12/03/25	V00200	The Chamber Brazosport Area	40.00
	136207	133054	Community Events	40.00
			Line Amount Total	40.00
98633	12/03/25	V00112	Tricia Vela	127.01
	136178	133008	Community Events	127.01
			Line Amount Total	127.01
98634	12/03/25	V00887	UPS Supply Chain Solutions	15.80
	136179	133022	Postage and Freight	15.80
			Line Amount Total	15.80
98635	12/03/25	V00071	Verizon Wireless	493.10
	136180	133024	Telephone	37.99
	136180	133024	Telephone	75.21
	136180	133024	Telephone	303.92
	136180	133024	Telephone	75.98
			Line Amount Total	493.10
98636	12/03/25	V00071	Verizon Wireless	151.98
	136181	133025	Telephone	75.98
	136181	133025	Telephone	37.99
	136181	133025	Telephone	38.01
			Line Amount Total	151.98
98637	12/10/25	V00102	ABB, Inc	11,421.22
	136208	131875	M&R TOE-Gantry Crane	4,282.94

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		136208	131875	M&R TOE-Gantry Crane 4,282.94
		136208	131875	Drive Filter LCL Module
		136208	131875	Change Order 8/22/2025 1,427.67
		136208	131875	Change Order 8/22/2025 1,427.67
		136208	131875	Premium repair quote that includes capacitor replacement
				Line Amount Total 11,421.22
98638	12/10/25	V00207	ABC Texas Gulf Coast	80.00
		136222	133067	Community Events 80.00
				Line Amount Total 80.00
98639	12/10/25	V01175	Alsco Uniforms	96.73
		136243	132657	Other Receivables
		136243	132657	Maint and Operations Supplies 96.73
		136243	132657	M&R Bldgs-Operations Bldg
		136243	132657	M&R Bldgs-Admin Bldg 1100 Cherry St
		136243	132657	M&R Bldgs-Security Bldg
		136243	132657	Maint and Operations Supplies
				Line Amount Total 96.73
98640	12/10/25	V01135	Amazon Capital Services	1,563.10
		136220	133061	Office Supplies 124.01
		136220	133061	Office Supplies 15.88
		136220	133061	Office Supplies 151.11
		136220	133061	Office Supplies 3.98
		136220	133061	Office Supplies 11.97
		136220	133061	Office Supplies 104.93
		136220	133061	Office Supplies 5.95
		136220	133061	Office Supplies 11.90
		136220	133061	Office Supplies 66.77
		136220	133061	Office Supplies 68.45
		136220	133061	Safety Supplies 221.16
		136220	133061	Badge Supplies 15.95
		136220	133061	Community Events 70.96
		136220	133061	Community Events-Centennial 359.36
		136220	133061	Maint and Operations Supplies 330.72
				Line Amount Total 1,563.10
98641	12/10/25	V01049	Amy O'Brien	75.00
		136258	133117	Telephone Nov 75.00
				Line Amount Total 75.00
98642	12/10/25	V00115	AT&T:979-373-0021 663 4	790.46
		136259	133088	Telephone 274.95
		136259	133088	Telephone 137.47
		136259	133088	Telephone 34.37
		136259	133088	Telephone 103.10
		136259	133088	Telephone 103.10
		136259	133088	Telephone 137.47
				Line Amount Total 790.46
98643	12/10/25	V00037	Briggs Equipment	1,905.57
		136186	133037	M&R TOE-Yale Forklift 849.95
		136219	133036	M&R TOE-Yale Forklift 1,055.62
				Line Amount Total 1,905.57

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98644	12/10/25	V00124	Carriage House Partners	5,000.00
		136225	129818	Consultant Fees - Other 5,000.00
		136225	129818	Government Liason Service Agreement Jan 2025-
		136225	129818	December 2027
		136225	129818	Board Approval 12/19/2024
				Line Amount Total 5,000.00
98645	12/10/25	V00201	CDW Government	667.84
		136223	133070	Furniture and Equipment Purchases <\$5,000 667.84
				Line Amount Total 667.84
98646	12/10/25	V00096	CenterPoint Energy	43.50
		136260	133077	Water & Gas 43.50
				Line Amount Total 43.50
98647	12/10/25	V00345	Certified Laboratories	924.24
		136214	133064	Maint and Operations Supplies 924.24
				Line Amount Total 924.24
98648	12/10/25	V00981	Chris Motley	440.00
		136261	133109	Community Events 440.00
				Line Amount Total 440.00
98649	12/10/25	V00398	City of Clute	40.00
		136238	133094	Community Events - BCCA Dinner 2025 40.00
		136238	133094	Dan Croft, Rudy Santos
				Line Amount Total 40.00
98650	12/10/25	V00097	Comcast	1,434.86
		136244	133092	Contract Services 1,434.86
				Line Amount Total 1,434.86
98651	12/10/25	V01185	Coro Medical LLC	792.00
		136262	133127	Safety Supplies 702.00
		136263	133128	Safety Supplies 90.00
				Line Amount Total 792.00
98652	12/10/25	V00517	Covenant K9 Detection Services	8,250.00
		136226	132480	Security Service Fees 8,250.00
		136226	132480	Hourly Rate for K9 Detection Services for 360 Hrs
				Line Amount Total 8,250.00
98653	12/10/25	V01153	Crawford Electric Supply	126.90
		136187	133039	M&R Warehouse-Warehouse 51 126.90
				Line Amount Total 126.90
98654	12/10/25	V00070	Darlene Winkler	10.50
		136264	133081	Community Events 10.50
				Line Amount Total 10.50
98655	12/10/25	V00104	Donald Mullett	363.37
		136265	133111	M&R TOE-Gantry Crane #3 181.69
		136265	133111	M&R TOE-Gantry Crane #4 181.68
				Line Amount Total 363.37
98656	12/10/25	V00221	Dynamics Southwest, Inc.	5,398.75
		136279	130752	Construction in Progress 6,750.00
		136279	130752	Construction in Progress

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		130752	Construction in Progress	-1,351.25
				Line Amount Total
				5,398.75
98657 12/10/25	V00608	Economic Development Alliance for Brazoria County		8,000.00
136280	133116	Economic Development - EDA		8,000.00
				Line Amount Total
				8,000.00
98658 12/10/25	V00002	EM-Print Company		447.88
136266	133089	Office Supplies		447.88
				Line Amount Total
				447.88
98659 12/10/25	V00863	Enrico Arbolante		105.00
136296	133087	Telephone Nov		75.00
136296	133087	Subscriptions		30.00
				Line Amount Total
				105.00
98660 12/10/25	V01017	GFL Plant Services LP		219.96
136267	133123	Contract Services		219.96
				Line Amount Total
				219.96
98661 12/10/25	V00030	Girouard's Ace Hardware		582.67
136268	133118	Maint and Operations Supplies		108.49
136268	133118	Safety Supplies		-1.05
136268	133118	M&R Groundskeeping and Misc. Equipment		-1.80
136268	133118	M&R Groundskeeping Equipment-5510 John Deere		6.99
136268	133118	M&R TOE-Gantry Crane #1		124.53
136268	133118	M&R TOE-Gantry Crane #2		124.51
136268	133118	M&R Security Equipment-Security Sign		-0.10
136268	133118	M&R Security Equipment-SeaArk Commander Boat		-4.40
136268	133118	M&R Vehicles-Ford Pick Up		-0.35
136268	133118	M&R Bldgs-Security Bldg		53.13
136268	133118	M&R Bldgs-Operations Bldg		28.99
136268	133118	M&R Bldgs-Gate 4		-0.48
136268	133118	M&R Bldgs-Gate 8-Guard Bldg		26.71
136268	133118	M&R Transit Shed-T.S. 1		55.96
136268	133118	M&R Leased Facilities-HTS- (Parcel 19 & 25)		61.54
				Line Amount Total
				582.67
98662 12/10/25	V00193	Grainger		431.12
136231	133074	M&R TOE-Gantry Crane #3		73.98
136231	133074	M&R TOE-Gantry Crane #4		73.98
136269	133084	M&R TOE-Gantry Crane #3		141.58
136269	133084	M&R TOE-Gantry Crane #4		141.58
				Line Amount Total
				431.12
98663 12/10/25	V00011	Gulftex Vending		213.74
136188	133048	Office Supplies		213.74
				Line Amount Total
				213.74
98664 12/10/25	V01037	Harper Brothers Construction, LLC		830,543.92
136283	130459	Construction in Progress-Job J00564		756,650.26
136283	130459	Furnish labor, materials, equipment and insurance		
136283	130459	for the East 5th Street Replacement project		
136283	130459	Board Approval 02/27/2025		
136283	130459	Retainage Payable		
136283	130459	Retainage Payable		
136283	130459	Retainage Payable		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
136283		130459	Retainage Payable	
136283		130459	Retainage Payable	
136283		130459	Retainage Payable	
136283		130459	Retainage Payable	-37,832.51
136284		127960	Construction in Progress	71,844.00
136284		127960	Credit memo - Harper issued revision	
136284		127960	for the Velasco Terminal Access Project (EE Rider	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
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136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136284		127960	Retainage Payable	
136294		131394	Construction in Progress	45,762.50
136294		131394	Furnish labor, materials, equipment and insurance	
136294		131394	for the Gate 4 Access project CSJ 9400-00-012	
136294		131394	Board Approval 05/29/2025	
136294		131394	Retainage Payable	-2,288.13
			Line Amount Total	830,543.92
<b>98665</b>	<b>12/10/25</b>	<b>V00609</b>	<b>Hilltop Securities Asset Management, LLC</b>	<b>10,550.00</b>
136285		133091	Consultant Fees - Other	10,550.00
			Line Amount Total	10,550.00
<b>98666</b>	<b>12/10/25</b>	<b>V01010</b>	<b>Imperial Bag &amp; Paper Co LLC dba Imperial Dade</b>	<b>453.40</b>
136239		133095	Office Supplies	157.71
136239		133095	Office Supplies	78.85
136239		133095	Office Supplies	19.71
136239		133095	Office Supplies	59.14
136239		133095	Office Supplies	59.14
136239		133095	Office Supplies	78.85
			Line Amount Total	453.40
<b>98667</b>	<b>12/10/25</b>	<b>V00267</b>	<b>IWS Gas and Supply of Texas</b>	<b>381.68</b>
136215		133065	Maint and Operations Supplies	381.68
			Line Amount Total	381.68
<b>98668</b>	<b>12/10/25</b>	<b>V00117</b>	<b>Jason Caywood</b>	<b>105.00</b>
136270		133086	Telephone Nov	75.00
136270		133086	Subscriptions	30.00
			Line Amount Total	105.00
<b>98669</b>	<b>12/10/25</b>	<b>V01180</b>	<b>KAPE 4 Entertainment</b>	<b>5,000.00</b>
136286		132869	Community Events	5,000.00
136286		132869	Decoration & Centerpieces	
			Line Amount Total	5,000.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
98670	12/10/25	V00172	<b>Lincoln National Life Insurance Company</b>	<b>1,566.01</b>	
		136287	133119	Retirement Expense	314.98
		136287	133119	Retirement Expense	149.51
		136287	133119	Retirement Expense	479.90
		136287	133119	Retirement Expense	13.35
		136287	133119	Retirement Expense	137.64
		136287	133119	Retirement Expense	106.11
		136287	133119	Retirement Expense	16.89
		136287	133119	Retirement Expense	133.93
		136287	133119	Retirement Expense	134.31
		136287	133119	Retirement Expense	79.39
				Line Amount Total	1,566.01
98671	12/10/25	V00026	<b>Lowe's</b>	<b>1,551.30</b>	
		136288	133115	M&R TOE-Gantry Crane #3	775.65
		136288	133115	M&R TOE-Gantry Crane #4	775.65
				Line Amount Total	1,551.30
98672	12/10/25	V00268	<b>Martec International</b>	<b>546.00</b>	
		136271	133083	M&R TOE-Gantry Crane #3	273.00
		136271	133083	M&R TOE-Gantry Crane #4	273.00
				Line Amount Total	546.00
98673	12/10/25	V01147	<b>Motion Media Co., LLC</b>	<b>7,000.00</b>	
		136227	132870	Community Events	1,000.00
		136227	132870	Centennial Video Coverage	
		136227	132870	Day of Event coverage 3 Hours	
		136227	132870	Recap Video	
		136240	133098	Community Events-Centennial Port Tour Vid	750.00
		136289	132433	Industry Advertising-Centennial Documentary	4,250.00
		136289	132433	Centennial Documentary	1,000.00
		136289	132433	Community Events-Centennial Documentary	
		136289	132433	Short-form Centennial Video Production	
				Line Amount Total	7,000.00
98674	12/10/25	V00316	<b>National Association of Foreign Trade Zones</b>	<b>1,250.00</b>	
		136290	133101	Dues & Memberships & Licenses	1,250.00
				Line Amount Total	1,250.00
98675	12/10/25	V00001	<b>Norma Cheline</b>	<b>1,300.00</b>	
		136237	132949	Lease Expense	1,300.00
		136237	132949	Off site storage in Angleton	
		136237	132949	Jan - Dec 2026	
				Line Amount Total	1,300.00
98676	12/10/25	V00697	<b>Northern Safety Co., Inc.</b>	<b>442.62</b>	
		136216	133066	Safety Supplies	301.56
		136232	133075	Safety Supplies	141.06
				Line Amount Total	442.62
98677	12/10/25	V00050	<b>Northern Tool Commercial Account</b>	<b>2,087.98</b>	
		136189	133045	M&R Groundskeeping Equipment-Holland 105 Tractor	293.99
		136190	133044	M&R TOE-Gantry Crane #3	302.00
		136190	133044	M&R TOE-Gantry Crane #4	302.00
		136191	133041	M&R TOE-Gantry Crane #3	370.00
		136191	133041	M&R TOE-Gantry Crane #4	370.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		133062	Maint and Operations Supplies	449.99
				Line Amount Total
				2,087.98
98678	12/10/25	V00139	Pfeiffer & Son, LTD	23,135.00
		132185	2025 CAMERA REPLACEMENT PROJECT	23,135.00
		132185	2025 Camera Project	
		132185	Board Approval 08/28/2025	
				Line Amount Total
				23,135.00
98679	12/10/25	V00244	Pitney Bowes Bank Inc Purchase Power	541.99
		133093	Postage and Freight	91.27
		133093	Postage and Freight	45.64
		133093	Postage and Freight	239.61
		133093	Postage and Freight	11.38
		133093	Postage and Freight	34.31
		133093	Postage and Freight	22.82
		133093	Postage and Freight	17.07
		133093	Postage and Freight	34.25
		133093	Postage and Freight	45.64
				Line Amount Total
				541.99
98680	12/10/25	V00067	Quill LLC	249.06
		133072	Office Supplies	15.30
		133072	Office Supplies	7.65
		133072	Office Supplies	1.91
		133072	Office Supplies	5.74
		133072	Office Supplies	5.74
		133072	Office Supplies	7.65
		133071	Office Supplies	15.30
		133071	Office Supplies	7.65
		133071	Office Supplies	1.91
		133071	Office Supplies	5.74
		133071	Office Supplies	5.74
		133071	Office Supplies	7.65
		133096	Office Supplies	147.49
		133097	Office Supplies	13.59
				Line Amount Total
				249.06
98681	12/10/25	V01051	Rail Link, Inc.	14,796.00
		133121	Re-bill UPRR	14,796.00
				Line Amount Total
				14,796.00
98682	12/10/25	V00437	Retail Industry Leaders Association	20,000.00
		132027	Commercial Events	20,000.00
		132027	LINK 2026 Feb 1-4 Orlando, Florida Hosted Retailer	
		132027	Hosted Retailer and CPG Program:	
		132027	2 tickets and 20 meetings	
				Line Amount Total
				20,000.00
98683	12/10/25	V00073	Roger Johnston	399.17
		133129	M&R Bldgs-Gate 8-Guard Bldg	399.17
				Line Amount Total
				399.17
98684	12/10/25	V00010	Specialties Company	291.48
		133073	M&R TOE-Gantry Crane #3	145.74

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
	136235	133073	M&R TOE-Gantry Crane #4	145.74
			Line Amount Total	291.48
98685	12/10/25	V00821	Summit Fire & Security, LLC	843.00
	136218	133063	M&R Warehouse-WH51 Sprinkler System	843.00
			Line Amount Total	843.00
98686	12/10/25	V00515	Talk About Good	7,662.50
	136228	132867	Community Events	918.75
	136228	132867	Mixed Green Salad	
	136228	132867	Grilled Chicken, Potatoes, Vegetables, Rolls	5,212.50
	136228	132867	Tea & Water	731.25
	136228	132867	Coffee, creamer, sweeteners	
	136228	132867	Servers to plate/serve food, bus tables	800.00
			Line Amount Total	7,662.50
98687	12/10/25	V00301	Texas Port Ministry	43,227.84
	136275	133078	Community Event-Port Golf Tournament	43,227.84
			Line Amount Total	43,227.84
98688	12/10/25	V00040	The Brazosport Facts	1,784.09
	136276	133090	Community Advertising	207.00
	136276	133090	Legal Fees	1,577.09
			Line Amount Total	1,784.09
98689	12/10/25	V00376	The Goodman Corporation	4,406.00
	136277	131840	Consultant Fees - Other - EPA Clean Air Grant	4,406.00
	136277	131840	Management	
	136277	131840	Board Approval on 05/29/2025	
			Line Amount Total	4,406.00
98690	12/10/25	V00809	Thomson Reuters - West	246.75
	136229	132788	Subscriptions - Oct	
	136229	132788	Subscriptions- new rate FY 2026	246.75
	136229	132788	CLEAR Govt Investigations Advanced	
	136229	132788	CLEAR Criminal Justice Arrest Gateway Pro	
	136229	132788	ENCLR Pro Alert Premium Band	
			Line Amount Total	246.75
98691	12/10/25	V01186	Ulisses Treto	440.00
	136278	133103	Community Events	440.00
			Line Amount Total	440.00
98692	12/10/25	V00864	Visual Edge IT, Inc.	231.78
	136295	133114	Maint & Repair - Office Equipment	231.78
			Line Amount Total	231.78
98693	12/10/25	V00178	Waypoint	208.20
	136224	133076	Contract Services	208.20
			Line Amount Total	208.20
98694	12/10/25	V00808	Whitener Enterprises Inc.	2,816.17
	136221	132977	Fuel/Oil - Unleaded Gas	1,534.05
	136221	132977	Fuel/Oil - Dyed Diesel	1,134.64
	136221	132977	Surcharges	147.48
			Line Amount Total	2,816.17

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98695	12/18/25	V01175	AlSCO Uniforms	193.46
		136297	132657	Other Receivables 30.80
		136297	132657	Maint and Operations Supplies 65.93
		136297	132657	M&R Bldgs-Operations Bldg
		136297	132657	M&R Bldgs-Admin Bldg 1100 Cherry St
		136297	132657	M&R Bldgs-Security Bldg
		136297	132657	Maint and Operations Supplies
		136317	132657	Other Receivables 30.80
		136317	132657	Maint and Operations Supplies 65.93
		136317	132657	M&R Bldgs-Operations Bldg
		136317	132657	M&R Bldgs-Admin Bldg 1100 Cherry St
		136317	132657	M&R Bldgs-Security Bldg
		136317	132657	Maint and Operations Supplies
				Line Amount Total 193.46
98696	12/18/25	V00957	AT&T:831-001-2806-788	345.78
		136354	133191	Telephone 165.39
		136354	133191	Telephone 90.21
		136354	133191	Telephone 90.18
				Line Amount Total 345.78
98697	12/18/25	V00663	B&K Motor Parts, Inc	1,006.00
		136350	133159	Maint and Operations Supplies 781.48
		136350	133159	M&R Groundskeeping Equipment-X-Mark Zero Turn 60" 55.08
		136350	133159	M&R Vehicles-Ford Pick Up 139.46
		136350	133159	M&R Vehicles-Chevy S-10 29.98
				Line Amount Total 1,006.00
98698	12/18/25	V00256	Blueline Shop & Copy Center	771.60
		136304	133144	Community Events-Centennial Programs 771.60
				Line Amount Total 771.60
98699	12/18/25	V00187	Brazoria County Septic Service	422.00
		136298	133132	Contract Services 422.00
				Line Amount Total 422.00
98700	12/18/25	V00539	Cintas	807.32
		136368	133174	Office Supplies 256.03
		136368	133174	Office Supplies 149.63
		136368	133174	Office Supplies 287.90
		136368	133174	Office Supplies 113.76
				Line Amount Total 807.32
98701	12/18/25	V00004	City of Freeport	1,921.98
		136355	133198	Water & Gas 88.72
		136356	133197	Water & Gas 183.03
		136357	133196	Water & Gas 225.60
		136366	133194	City of Fport Re-Bill to VW 1,424.63
				Line Amount Total 1,921.98
98702	12/18/25	V00260	CMT Technical Services	9,810.25
		136339	128251	Construction in Progress 9,810.25
		136339	128251	Professional Services for the
		136339	128251	East 5th St Geotechnical and Materials Testing SCP
		136339	128251	Board Approval 06/27/2024
				Line Amount Total 9,810.25

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98703	12/18/25	V00668	<b>DARE Capital Partners, LLC</b>	<b>3,514.50</b>
136245		133100	M&R TOE-Gantry Crane #1	340.80
136245		133100	M&R TOE-Gantry Crane #2	340.80
136245		133100	M&R Other-Mowing, Weed Control Etc	568.00
136352		133177	M&R TOE-Gantry Crane #1	568.00
136352		133177	M&R TOE-Gantry Crane #2	568.00
136352		133177	M&R Other-Mowing, Weed Control Etc	1,128.90
			Line Amount Total	3,514.50
98704	12/18/25	V00041	<b>Evco Industrial Hardware</b>	<b>116.10</b>
136305		133163	M&R TOE-Gantry Crane #3	58.05
136305		133163	M&R TOE-Gantry Crane #4	58.05
			Line Amount Total	116.10
98705	12/18/25	V01078	<b>Everon, LLC</b>	<b>939.48</b>
136358		133187	Badge Supplies	939.48
			Line Amount Total	939.48
98706	12/18/25	V01099	<b>Frost Construction Company, Inc.</b>	<b>209,500.00</b>
136371		133203	Retainage Payable	209,500.00
			Line Amount Total	209,500.00
98707	12/18/25	V01126	<b>General Datatech, L.P.</b>	<b>5,155.30</b>
136281		132948	Maint & Repair - Office Equipment Nov	429.61
136281		132948	Maint & Repair - Office Equipment Dec 2025-Oct 2026	4,725.69
136281		132948	Juniper SVC-ND-EX4300P48	
136281		132948	Juniper SVC-SD-EX460040F	
			Line Amount Total	5,155.30
98708	12/18/25	V01017	<b>GFL Plant Services LP</b>	<b>604.90</b>
136340		133178	Contract Services	219.96
136341		133179	Contract Services	384.94
			Line Amount Total	604.90
98709	12/18/25	V00030	<b>Girouard's Ace Hardware</b>	<b>262.39</b>
136334		133170	M&R Groundskeeping and Misc. Equipment	46.97
136334		133170	M&R Groundskeeping Equipment-5510 John Deere	16.58
136334		133170	M&R TOE-Gantry Crane #1	54.51
136334		133170	M&R TOE-Gantry Crane #2	54.47
136334		133170	M&R Vehicles-Ford Pick Up	58.13
136334		133170	M&R Bldgs-Operations Bldg	7.41
136334		133170	M&R Bldgs-Maintenance Bldg	13.98
136334		133170	M&R Bldgs-Gate 4	10.34
			Line Amount Total	262.39
98710	12/18/25	V00193	<b>Grainger</b>	<b>1,577.32</b>
136306		133161	M&R TOE-Gantry Crane #3	416.06
136306		133161	M&R TOE-Gantry Crane #4	416.06
136307		133160	M&R TOE-Gantry Crane #3	141.58
136307		133160	M&R TOE-Gantry Crane #4	141.58
136342		133181	M&R TOE-Gantry Crane #3	231.02
136342		133181	M&R TOE-Gantry Crane #4	231.02
			Line Amount Total	1,577.32
98711	12/18/25	V00147	<b>Greater Angleton Chamber of Commerce</b>	<b>105.00</b>
136359		133189	Community Events	105.00
			Line Amount Total	105.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98712	12/18/25	V01136	Gridmatic Rosa LLC	101,983.88
		136282	133082	Electricity
		136282	133082	Electricity
		136282	133082	Electricity
		136282	133082	Electricity
				Line Amount Total
				101,983.88
98713	12/18/25	V00011	Gulftex Vending	237.00
		136360	133188	Office Supplies
		136360	133188	Office Supplies
		136360	133188	Office Supplies
		136360	133188	Office Supplies
		136360	133188	Office Supplies
		136360	133188	Office Supplies
				Line Amount Total
				237.00
98714	12/18/25	V01037	Harper Brothers Construction, LLC	345,864.13
		136370	129346	Construction in Progress J00510
		136370	129346	Furnish labor, materials, equipment & insurance
		136370	129346	Velasco Terminal Backland Development Area 5
		136370	129346	(MIP 88)
		136370	129346	Board Approval 10/24/2024
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
		136370	129346	Retainage Payable
				Line Amount Total
				345,864.13
98715	12/18/25	V00973	ImageNet Consulting LLC	94.19
		136343	133176	Maint & Repair - Office Equipment
				Line Amount Total
				94.19
98716	12/18/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	1,494.26
		136344	133171	Office Supplies
		136361	133190	Office Supplies
		136361	133190	Office Supplies
		136361	133190	Office Supplies
		136361	133190	Office Supplies
		136361	133190	Office Supplies
		136361	133190	Office Supplies
				Line Amount Total
				1,494.26
98717	12/18/25	V01058	Integrity Pipeline Services	236,532.06
		136369	133185	CATHODIC PROTECTION SYSTEM DOCK 1, 3, 5, & 7 2025
		136369	133185	Retainage Payable
		136369	133185	Retainage Payable
				Line Amount Total
				236,532.06

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98718	12/18/25	V00055	Jesse Hibbets	128.60
	136353	133136	Sales/Promotion Travel	128.60
			Line Amount Total	128.60
98719	12/18/25	V00249	JOC Group Inc.	31,487.00
	136327	131781	Sales/Promotion Travel - JOC TPM Long Beach, CA	31,487.00
	136327	131781	March 1-4 2026 Bronze Sponsor	
			Line Amount Total	31,487.00
98720	12/18/25	V01080	Legacy LL Management LLC	7,092.00
	136246	132983	M&R Rail-Other	7,092.00
	136246	132983	Rail Loop Repairs	
	136246	132983	Riviana Track	
			Line Amount Total	7,092.00
98721	12/18/25	V01024	LJA Environmental Services, LLC (fka Berg Oliver)	8,850.00
	136328	132784	Consultant Fees - Other	8,850.00
	136328	132784	Environmental Services for Terminal Street	
	136328	132784	and East 2nd Street	
			Line Amount Total	8,850.00
98722	12/18/25	V00593	McAllen Signal and Boring , LLC	525.00
	136299	132318	M&R Rail-Other	525.00
	136299	132318	Hwy 36 Crossing Inspection	
	136299	132318	October 2025 - Sept 2026	
			Line Amount Total	525.00
98723	12/18/25	V00006	Michaela Bevers	93.20
	136367	133202	Telephone - Nov	75.00
	136367	133202	Community Events	18.20
			Line Amount Total	93.20
98724	12/18/25	V00050	Northern Tool Commercial Account	4,656.40
	136272	133085	M&R TOE-Gantry Crane #3	302.00
	136272	133085	M&R TOE-Gantry Crane #4	302.00
	136308	133165	M&R TOE-Gantry Crane #3	393.95
	136308	133165	M&R TOE-Gantry Crane #4	393.95
	136309	133164	M&R TOE-Gantry Crane #3	218.49
	136309	133164	M&R TOE-Gantry Crane #4	218.49
	136310	133162	M&R TOE-Gantry Crane #3	372.32
	136310	133162	M&R TOE-Gantry Crane #4	372.32
	136311	133158	M&R TOE-Gantry Crane #3	175.00
	136311	133158	M&R TOE-Gantry Crane #4	175.00
	136345	133183	M&R TOE-Gantry Crane #3	393.95
	136345	133183	M&R TOE-Gantry Crane #4	393.95
	136346	133182	M&R TOE-Gantry Crane #3	202.49
	136346	133182	M&R TOE-Gantry Crane #4	202.49
	136347	133172	M&R TOE-Gantry Crane #3	270.00
	136347	133172	M&R TOE-Gantry Crane #4	270.00
			Line Amount Total	4,656.40
98725	12/18/25	V00653	Paul Bridges & Associates, LLC	18,607.16
	136247	124451	Construction in Progress-cranes	18,607.16
	136247	124451	Change Order Board Approved 02/22/2024	
			Line Amount Total	18,607.16

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98726	12/18/25	V00266	Pitney Bowes Global Financial Services LLC	222.06
136335		133173	Postage and Freight	37.39
136335		133173	Postage and Freight	18.70
136335		133173	Postage and Freight	98.17
136335		133173	Postage and Freight	4.66
136335		133173	Postage and Freight	14.06
136335		133173	Postage and Freight	9.35
136335		133173	Postage and Freight	6.99
136335		133173	Postage and Freight	14.03
136335		133173	Postage and Freight	18.71
			Line Amount Total	222.06
98727	12/18/25	V00067	Quill LLC	88.67
136300		133134	Office Supplies	11.23
136300		133134	Office Supplies	5.62
136300		133134	Office Supplies	1.40
136300		133134	Office Supplies	4.21
136300		133134	Office Supplies	4.21
136300		133134	Office Supplies	5.62
136301		133133	Office Supplies	56.38
			Line Amount Total	88.67
98728	12/18/25	V00977	Randi Northup	225.00
136318		133137	Telephone Sept - Nov	225.00
			Line Amount Total	225.00
98729	12/18/25	V00044	Ready Refresh	777.45
136362		133199	Office Supplies	120.86
136362		133199	Office Supplies	60.44
136362		133199	Office Supplies	15.11
136362		133199	Office Supplies	45.33
136362		133199	Office Supplies	45.33
136362		133199	Office Supplies	60.44
136362		133199	Office Supplies	429.94
			Line Amount Total	777.45
98730	12/18/25	V00342	Rico Elevators, Inc.	1,485.00
136364		133193	M&R Bldgs-Admin Bldg 1100 Cherry St	1,485.00
			Line Amount Total	1,485.00
98731	12/18/25	V00531	Rob Lowe	273.50
136363		133192	Telephone - Nov	136.75
136363		133192	Telephone - Dec	136.75
			Line Amount Total	273.50
98732	12/18/25	V00349	Saber Power Services	2,217.00
136336		133169	M&R Leased Facilities-Dole	869.00
136351		133168	M&R Leased Facilities-Dole	1,348.00
			Line Amount Total	2,217.00
98733	12/18/25	V00303	Sherwin-Williams	38.84
136348		133180	M&R TOE-Gantry Crane #1	19.42
136348		133180	M&R TOE-Gantry Crane #2	19.42
			Line Amount Total	38.84
98734	12/18/25	V00010	Specialties Company	140.41
136256		133102	M&R TOE-Street Sweeper	40.41

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		136302	133131	M&R Bldgs-Gate 8-Guard Bldg 55.30
		136312	133157	M&R TOE-General, Terminal Ops Equip & Tools 39.28
		136315	133149	Maint and Operations Supplies 5.42
				Line Amount Total 140.41
98735	12/18/25	V00054	Summit Electric Supply	2,900.69
		136248	133113	Other - Rebill to Ports America 245.99
		136249	133112	Other - Rebill to Ports America 203.06
		136250	133110	M&R Leased Facilities-T.S. 5 Offices 281.66
		136251	133108	M&R Transit Shed-T.S. 1 680.56
		136252	133107	Maint and Operations Supplies 11.73
		136253	133106	M&R Leased Facilities-HTS- (Parcel 19 & 25) 37.12
		136254	133105	M&R Transit Shed-T.S. 3 532.12
		136255	133104	M&R Leased Facilities-T.S. 5 Offices 680.56
		136313	133156	M&R Bldgs-Gate 12 157.68
		136314	133155	M&R Bldgs-Gate 12 70.21
				Line Amount Total 2,900.69
98736	12/18/25	V00821	Summit Fire & Security, LLC	996.00
		136303	133130	M&R Transit Shed-T.S. Sprinkler System 996.00
				Line Amount Total 996.00
98737	12/18/25	V00101	Payment vendor ledger entry is not found check# 98737.	0.01
				Line Amount Total
98738	12/18/25	V00101	Sunstates Security, LLC	154,737.38
		136319	133150	Security Service Fees 643.50
		136320	133148	Security Service Fees 536.25
		136321	133147	Security Service Fees 846.55
		136322	133145	Security Service Fees 858.00
		136323	133143	Security Service Fees 849.06
		136324	133142	Security Service Fees 232.38
		136325	133139	Security Service Fees 250.25
		136326	133138	Security Service Fees 858.00
		136329	133152	Security Service Fees 1,077.14
		136330	133151	Security Service Fees 49,438.11
		136331	133141	Security Service Fees 1,096.10
		136332	133140	Security Service Fees 48,419.77
		136349	133146	Security Service Fees 49,632.27
				Line Amount Total 154,737.38
98739	12/18/25	V01187	Texas International Produce Association	1,200.00
		136333	133166	Dues & Memberships & Licenses 1,200.00
				Line Amount Total 1,200.00
98740	12/18/25	V00270	The Bulletin	1,120.00
		136257	133099	Community Advertising 125.00
		136257	133099	Community Advertising 995.00
				Line Amount Total 1,120.00
98741	12/18/25	V00141	Vernor Material & Equipment Co., Inc.	865.11
		136316	133154	M&R Terminal Facilities-Other 865.11
				Line Amount Total 865.11
98742	12/18/25	V00075	Vicki L. Smith	75.00
		136338	133184	Telephone-Dec 75.00
				Line Amount Total 75.00
				Unaudited 75.00
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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98743	12/18/25	V00091	Wells Fargo	11,139.72
	136230	133068	Other Accounts Payable (JE)	11,139.72
			Line Amount Total	11,139.72
98744	12/23/25	V00976	Air Comm	2,139.00
	136399	133153	Furniture and Equipment Purchases <\$5,000	2,139.00
	136399	133153	Radio Kits	
	136399	133153	(2) Motorola Radios, Mic Speaker, Batteries, Shipping	
			Line Amount Total	2,139.00
98745	12/23/25	V01070	Alliance Terminal Equipment Services, LLC	14,688.00
	136395	132755	M&R TOE-Gantry Crane - Fish Plate	2,300.00
	136395	132755	Tariff	1,280.00
	136395	132755	Air shipping	750.00
	136395	132755	Fish Plate	2,300.00
	136395	132755	Tariff	1,280.00
	136395	132755	Air shipping	750.00
	136397	133256	M&R TOE-Gantry Crane #1	490.00
	136397	133256	M&R TOE-Gantry Crane #2	490.00
	136400	132432	M&R TOE-Gantry Crane-ZCHL500-Cb Ring/Spacer/Cover	360.00
	136400	132432	M&R TOE-Gantry Crane-ZCHL500-Cb Ring/Spacer/Cover	360.00
	136400	132432	M&R TOE-Gantry Crane-ZMHL950-Cb Ring/Spacer/Ring	998.00
	136400	132432	M&R TOE-Gantry Crane-ZMHL950-Cb Ring/Spacer/Ring	998.00
	136400	132432	M&R TOE-Gantry Crane-ZTHL900-Cb Ring/Spacer/Cover	666.00
	136400	132432	M&R TOE-Gantry Crane-ZTHL900-Cb Ring/Spacer/Cover	666.00
	136400	132432	Shipping Fee	500.00
	136400	132432	Shipping Fee	500.00
			Line Amount Total	14,688.00
98746	12/23/25	V00256	Blueline Shop & Copy Center	29.94
	136379	133205	Safety Supplies	29.94
			Line Amount Total	29.94
98747	12/23/25	V00354	Bracewell LLP	5,375.00
	136392	133228	Legal Fees	5,375.00
			Line Amount Total	5,375.00
98748	12/23/25	V00187	Brazoria County Septic Service	1,266.00
	136401	133206	Contract Services	1,266.00
			Line Amount Total	1,266.00
98749	12/23/25	V00835	Cathodic Control Systems	8,295.00
	136402	133186	M&R Cat Protection System-B7 VT	8,295.00
	136402	133186	Removal/replacement and repair of rectifier 17 and 19	
			Line Amount Total	8,295.00
98750	12/23/25	V00004	City of Freeport	78,676.87
	136365	133195	City of Fport - Re-Bill to VW	2,227.32
	136393	133243	Water & Gas	76,449.55
			Line Amount Total	78,676.87

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
98751	12/23/25	V01170	<b>Creative Design &amp; Marketing</b>	<b>1,200.00</b>	
		136394	132787	Community Events	450.00
		136394	132787	Graphic Design Creation for Save The Date,	
		136394	132787	Invite, Cent. Logo, Event Program,	
		136394	132787	and Event Screen Graphics	
		136394	132787	Change Order	750.00
				Line Amount Total	1,200.00
98752	12/23/25	V00031	<b>Culligan Water Systems</b>	<b>147.90</b>	
		136380	133207	M&R Bldgs-Operations Bldg	147.90
				Line Amount Total	147.90
98753	12/23/25	V00668	<b>DARE Capital Partners, LLC</b>	<b>3,060.10</b>	
		136432	133200	M&R TOE-Gantry Crane #1	765.03
		136432	133200	M&R TOE-Gantry Crane #2	765.02
		136432	133200	M&R Other-Mowing, Weed Control Etc	1,530.05
				Line Amount Total	3,060.10
98754	12/23/25	V00228	<b>Department of Information Resources</b>	<b>288.12</b>	
		136396	133223	Telephone	48.51
		136396	133223	Telephone	24.26
		136396	133223	Telephone	127.38
		136396	133223	Telephone	6.05
		136396	133223	Telephone	18.24
		136396	133223	Telephone	12.13
		136396	133223	Telephone	9.08
		136396	133223	Telephone	18.21
		136396	133223	Telephone	24.26
				Line Amount Total	288.12
98755	12/23/25	V00221	<b>Dynamics Southwest, Inc.</b>	<b>23,692.50</b>	
		136403	130752	Construction in Progress	23,692.50
		136403	130752	Construction in Progress	
		136403	130752	Construction in Progress	
				Line Amount Total	23,692.50
98756	12/23/25	V00041	<b>Evco Industrial Hardware</b>	<b>283.40</b>	
		136404	133250	Maint and Operations Supplies	283.40
				Line Amount Total	283.40
98757	12/23/25	V00193	<b>Grainger</b>	<b>1,369.16</b>	
		136405	133261	M&R TOE-Gantry Crane #3	116.12
		136405	133261	M&R TOE-Gantry Crane #4	116.12
		136407	133260	M&R TOE-Gantry Crane #3	100.37
		136407	133260	M&R TOE-Gantry Crane #4	100.37
		136408	133259	M&R TOE-Gantry Crane #3	284.53
		136408	133259	M&R TOE-Gantry Crane #4	284.53
		136409	133258	M&R TOE-Gantry Crane #3	183.56
		136409	133258	M&R TOE-Gantry Crane #4	183.56
				Line Amount Total	1,369.16
98758	12/23/25	V00011	<b>Gulftex Vending</b>	<b>94.44</b>	
		136374	133236	Office Supplies	94.44
				Line Amount Total	94.44

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
98759	12/23/25	V00973	ImageNet Consulting LLC	246.72
	136398	133222	Maint & Repair - Office Equipment	246.72
			Line Amount Total	246.72
98760	12/23/25	V00267	IWS Gas and Supply of Texas	32.67
	136381	133208	Maint and Operations Supplies	32.67
			Line Amount Total	32.67
98761	12/23/25	V00119	JH Sanchez Holding Company	6,605.00
	136433	129814	Janitorial Services February 2025-January 2026	
	136433	129814	M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00
	136433	129814	M&R Bldgs-Operations Bldg	889.00
	136433	129814	M&R Bldgs-Security Bldg	651.00
	136433	129814	M&R Bldgs-Security Bldg-Customs	880.00
	136433	129814	M&R Bldgs-Buildings VT Berth 7	890.00
	136433	129814	M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)	110.00
	136433	129814	M&R Transit Shed-T.S. 3	91.00
	136433	129814	M&R Bldgs-Gate 4	20.00
	136433	129814	3 Year Contract with 2 one year options-Second Yr	
	136433	129814	M&R Bldgs-Gate 4	351.00
	136433	129814	Board Approval 12/14/2023	
	136433	129814	Change Order for \$4,212 Board Approval 01/30/2025	
			Line Amount Total	6,605.00
98762	12/23/25	V01046	K&L Gates LLP	727.00
	136406	133229	Legal Fees	727.00
			Line Amount Total	727.00
98763	12/23/25	V00100	LJA Engineering Inc.	139,958.63
	136427	126888	Construction in Progress Project 24-01	44,796.70
	136427	126888	Professional Services for the	
	136427	126888	Velasco Terminal Area 5 Concrete Container Yard	
	136427	126888	MIP 88 Grant	
	136427	126888	Board Approval 01/25/2024	
	136428	126888	Construction in Progress Project 24-01	50,804.10
	136428	126888	Professional Services for the	
	136428	126888	Velasco Terminal Area 5 Concrete Container Yard	
	136428	126888	MIP 88 Grant	
	136428	126888	Board Approval 01/25/2024	
	136429	126888	Construction in Progress Project 24-01	37,569.11
	136429	126888	Professional Services for the	
	136429	126888	Velasco Terminal Area 5 Concrete Container Yard	
	136429	126888	MIP 88 Grant	
	136429	126888	Board Approval 01/25/2024	
	136430	126888	Construction in Progress Project 24-01	6,788.72
	136430	126888	Professional Services for the	
	136430	126888	Velasco Terminal Area 5 Concrete Container Yard	
	136430	126888	MIP 88 Grant	
	136430	126888	Board Approval 01/25/2024	
			Line Amount Total	139,958.63
98764	12/23/25	V00214	McFarland PLLC	675.00
	136431	133230	Legal Fees	675.00
			Line Amount Total	675.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
98765	12/23/25	V01105	MetLife	4,218.60	
		136413	133247	Group Dental Insurance	339.17
		136413	133247	Group Vision Insurance	66.76
		136413	133247	Group Life Insurance	356.46
		136413	133247	Group Dental Insurance	234.08
		136413	133247	Group Vision Insurance	45.51
		136413	133247	Group Life Insurance	139.62
		136413	133247	Group Dental Insurance	755.89
		136413	133247	Group Vision Insurance	149.12
		136413	133247	Group Life Insurance	379.86
		136413	133247	Group Dental Insurance	14.31
		136413	133247	Group Vision Insurance	3.03
		136413	133247	Group Life Insurance	14.04
		136413	133247	Group Dental Insurance	200.33
		136413	133247	Group Vision Insurance	38.55
		136413	133247	Group Life Insurance	154.05
		136413	133247	Group Dental Insurance	142.66
		136413	133247	Group Vision Insurance	26.47
		136413	133247	Group Life Insurance	91.65
		136413	133247	Group Dental Insurance	63.14
		136413	133247	Group Vision Insurance	12.08
		136413	133247	Group Life Insurance	33.54
		136413	133247	Group Dental Insurance	207.72
		136413	133247	Group Vision Insurance	39.49
		136413	133247	Group Life Insurance	120.90
		136413	133247	Group Dental Insurance	169.00
		136413	133247	Group Vision Insurance	32.10
		136413	133247	Group Life Insurance	77.22
		136413	133247	Group Dental Insurance	151.96
		136413	133247	Group Vision Insurance	31.20
		136413	133247	Group Life Insurance	128.69
				Line Amount Total	4,218.60
98766	12/23/25	V00571	Miner Ltd.	3,494.21	
		136410	132814	M&R TOE-General, Terminal Ops Equip & Tools	3,494.21
		136410	132814	Dock Leveler Replacement Parts	
				Line Amount Total	3,494.21
98767	12/23/25	V00050	Northern Tool Commercial Account	699.98	
		136411	133254	M&R TOE-Gantry Crane #3	214.99
		136411	133254	M&R TOE-Gantry Crane #4	214.99
		136412	133253	M&R TOE-Gantry Crane #3	135.00
		136412	133253	M&R TOE-Gantry Crane #4	135.00
				Line Amount Total	699.98
98768	12/23/25	V00005	Phyllis Saathoff	1,384.64	
		136415	133237	Telephone - Oct	136.75
		136415	133237	Governmental Relations Travel	80.69
		136415	133237	Community Events	94.46
		136417	133233	Governmental Relations Travel	832.60
		136419	133232	Community Events	240.14
				Line Amount Total	1,384.64
98769	12/23/25	V00067	Quill LLC	700.61	
		136375	133238	Furniture and Equipment Purchases <\$5,000	440.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		136376	133234	Office Supplies 16.14
		136377	133231	Office Supplies 37.39
		136420	133220	Office Supplies 88.19
		136421	133219	Office Supplies 118.89
				Line Amount Total 700.61
98770	12/23/25	V00909	Randle Law Office Ltd.	6,694.00
		136422	133226	Legal Fees 2,514.00
		136423	133225	Legal Fees 4,000.00
		136424	133224	Legal Fees 180.00
				Line Amount Total 6,694.00
98771	12/23/25	V01088	Ruby Dunn	70.03
		136434	133227	Community Events 7.98
		136434	133227	Community Events 19.25
		136434	133227	Governmental Relations Travel 3.22
		136434	133227	Community Event-TACFT 6.02
		136434	133227	Community Events 5.88
		136434	133227	Community Events 27.68
				Line Amount Total 70.03
98772	12/23/25	V01104	Select Cybersecurity, LLC	1,350.42
		136414	133248	Contract Services 1,350.42
				Line Amount Total 1,350.42
98773	12/23/25	V00010	Specialties Company	165.96
		136416	133252	M&R Groundskeeping Equipment-5510 John Deere 165.96
				Line Amount Total 165.96
98774	12/23/25	V01120	Sterling Solutions, LLC	9,350.00
		136373	133204	Consultant Fees - Other 9,350.00
		136373	133204	Owner's Cold Storage Industry Represenative: Monthly fee of \$16,500.00, not to exceed \$100,000.00
				Line Amount Total 9,350.00
98775	12/23/25	V00098	Suburban Propane	271.41
		136390	133209	Fuel/Oil 271.41
				Line Amount Total 271.41
98776	12/23/25	V00942	Sudden Service, Inc	590.00
		136372	132302	M&R Bldgs-Security Bldg
		136372	132302	basic annual service -Sept
		136372	132302	41-Point inspection-Dec, Mar, June 590.00
				Line Amount Total 590.00
98777	12/23/25	V00054	Summit Electric Supply	3,697.56
		136382	133217	M&R Warehouse-Warehouse 51 360.71
		136383	133216	M&R Transit Shed-T.S. 1 475.80
		136384	133215	M&R Leased Facilities-T.S. 5 Offices 680.56
		136385	133214	M&R Transit Shed-T.S. 1 340.28
		136386	133213	M&R Transit Shed-T.S. 1 743.14
		136387	133212	M&R Transit Shed-T.S. 1 371.57
		136388	133211	M&R Transit Shed-T.S. 1 680.56
		136389	133210	M&R Leased Facilities-HTS- (Parcel 19 & 25) 44.94
				Line Amount Total 3,697.56
98778	12/23/25	V00060	Sun Coast Resources	1,618.93
		136418	133201	Fuel/Oil-Unleaded Gas 1,451.40

**Vendor Expenditure**

Period: 12/01/25..12/31/25

Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		136418	133201	Surcharges Line Amount Total
				167.53 1,618.93
98779	12/23/25	V00095	Swisher & Swisher	1,750.00
		136425	131593	M&R Other-Mowing, Weed Control Etc
		136425	131593	Herbicide application Line Amount Total
				1,750.00 1,750.00
98780	12/23/25	V00219	Toyota Lift of Houston	599.66
		136391	133218	M&R TOE-Toyota Forklift Line Amount Total
				599.66 599.66
98781	12/23/25	V00864	Visual Edge IT, Inc.	214.35
		136378	133235	Maint & Repair - Office Equipment Line Amount Total
				214.35 214.35
98782	12/23/25	V00178	Waypoint	208.20
		136426	133221	Contract Services Line Amount Total
				208.20 208.20
98783	12/30/25	V00062	AT&T Mobility	826.95
		136447	133266	Telephone
		136447	133266	Telephone
		136447	133266	Telephone
		136447	133266	Telephone Line Amount Total
				151.16 157.77 366.86 151.16 826.95
98784	12/30/25	V00114	AT&T:171-799-3737 001	757.10
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone
		136448	133265	Telephone Line Amount Total
				127.50 63.75 334.71 15.90 47.92 31.87 23.85 47.85 63.75 757.10
98785	12/30/25	V00235	Brazoria County Hispanic Chamber of Commerce	1,000.00
		136451	133241	Community Events - Annual Gala 2/12/26
		136451	133241	Table with 8 seats Line Amount Total
				1,000.00 1,000.00
98786	12/30/25	V00187	Brazoria County Septic Service	2,110.00
		136453	133270	Contract Services Line Amount Total
				2,110.00 2,110.00
98787	12/30/25	V00070	Darlene Winkler	117.23
		136449	133267	Community Events Line Amount Total
				117.23 117.23
98788	12/30/25	V00221	Dynamics Southwest, Inc.	6,750.00
		136454	130752	Construction in Progress
		136454	130752	Construction in Progress
		136454	130752	Construction in Progress Line Amount Total
				6,750.00 6,750.00

**Vendor Expenditure**

Period: 12/01/25..12/31/25

Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
98789	12/30/25	V00041	<b>Evco Industrial Hardware</b>	<b>1,431.99</b>	
		136436	133276	M&R TOE-Gantry Crane #3	355.39
		136436	133276	M&R TOE-Gantry Crane #4	355.39
		136437	133273	M&R TOE-Gantry Crane #3	360.61
		136437	133273	M&R TOE-Gantry Crane #4	360.60
				Line Amount Total	1,431.99
98790	12/30/25	V00012	<b>FedEx</b>	<b>20.39</b>	
		136455	133280	Postage and Freight	20.39
				Line Amount Total	20.39
98791	12/30/25	V00193	<b>Grainger</b>	<b>228.54</b>	
		136438	133274	M&R TOE-Gantry Crane #3	114.27
		136438	133274	M&R TOE-Gantry Crane #4	114.27
				Line Amount Total	228.54
98792	12/30/25	V00011	<b>Gulftex Vending</b>	<b>23.51</b>	
		136439	133271	Office Supplies	23.51
				Line Amount Total	23.51
98793	12/30/25	V01010	<b>Imperial Bag &amp; Paper Co LLC dba Imperial Dade</b>	<b>287.82</b>	
		136440	133268	M&R TOE-Gantry Crane #3	143.91
		136440	133268	M&R TOE-Gantry Crane #4	143.91
				Line Amount Total	287.82
98794	12/30/25	V00045	<b>Leo Martin Chevrolet</b>	<b>510.00</b>	
		136441	133275	M&R Vehicles-2021 Chevy Tahoe	340.00
		136442	133272	M&R Vehicles-2020 Chev PU	170.00
				Line Amount Total	510.00
98795	12/30/25	V01105	<b>MetLife</b>	<b>4,148.85</b>	
		136457	133286	Group Dental Insurance	339.17
		136457	133286	Group Vision Insurance	66.76
		136457	133286	Group Life Insurance	356.46
		136457	133286	Group Dental Insurance	234.08
		136457	133286	Group Vision Insurance	45.51
		136457	133286	Group Life Insurance	139.62
		136457	133286	Group Dental Insurance	819.03
		136457	133286	Group Vision Insurance	149.12
		136457	133286	Group Life Insurance	398.19
		136457	133286	Group Dental Insurance	14.31
		136457	133286	Group Vision Insurance	3.03
		136457	133286	Group Life Insurance	14.04
		136457	133286	Group Dental Insurance	200.33
		136457	133286	Group Vision Insurance	38.55
		136457	133286	Group Life Insurance	154.05
		136457	133286	Group Dental Insurance	142.66
		136457	133286	Group Vision Insurance	26.47
		136457	133286	Group Life Insurance	91.65
		136457	133286	Group Dental Insurance	63.14
		136457	133286	Group Vision Insurance	12.08
		136457	133286	Group Life Insurance	33.54
		136457	133286	Group Dental Insurance	207.72
		136457	133286	Group Vision Insurance	39.49
		136457	133286	Group Life Insurance	120.90
		136457	133286	Group Dental Insurance	169.00

**Vendor Expenditure**

Period: 12/01/25..12/31/25

Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount
		136457	133286	Group Vision Insurance 32.10
		136457	133286	Group Life Insurance 77.22
		136457	133286	Group Dental Insurance 151.96
		136457	133286	Group Vision Insurance 31.20
		136457	133286	Group Life Insurance 128.69
		136457	133286	Group Dental Insurance Durel Adj -57.67
		136457	133286	Group Vision Insurance - Durel Adj -12.08
		136457	133286	Group Dental Insurance S. Davis Adj -63.14
		136457	133286	Group Life Insurance S. Davis Adj -18.33
				Line Amount Total 4,148.85
98796	12/30/25	V00050	Northern Tool Commercial Account	992.00
		136435	133263	M&R TOE-Gantry Crane #3 496.00
		136435	133263	M&R TOE-Gantry Crane #4 496.00
				Line Amount Total 992.00
98797	12/30/25	V00285	Shoppa's Farm Supply	1,069.33
		136443	133279	M&R Groundskeeping Equipment-5510 John Deere 253.15
		136444	133278	M&R TOE-John Deere Gator 482.14
		136445	133277	M&R TOE-John Deere Gator 334.04
				Line Amount Total 1,069.33
98798	12/30/25	V01120	Sterling Solutions, LLC	16,500.00
		136452	133204	Consultant Fees - Other 16,500.00
		136452	133204	Owner's Cold Storage Industry Represenative: Monthly fee of \$16,500.00, not to exceed \$100,000.00
				Line Amount Total 16,500.00
98799	12/30/25	V00188	Steve Alongis	210.00
		136450	133264	M&R Other-Mowing, Weed Control Etc 210.00
				Line Amount Total 210.00
98800	12/30/25	V00821	Summit Fire & Security, LLC	990.00
		136446	133269	M&R Transit Shed-T.S. Sprinkler System 990.00
				Line Amount Total 990.00
98801	12/30/25	V00071	Verizon Wireless	151.96
		136456	133282	Telephone 75.98
		136456	133282	Telephone 37.99
		136456	133282	Telephone 37.99
				Line Amount Total 151.96
		<b>Texas Gulf Bank Accounts Payable</b>		
				<b>2,967,847.07</b>



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## MEMORANDUM

**TO:** Commissioners  
Directors  
Legal Counsel

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

**DATE:** January 13, 2026

**SUBJECT:** **Approval of a Temporary Easement to the US Army Corps of Engineers for their use of Dredge Material Placement Area 1**

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The Project Partnership Agreement that Port Freeport and US Army Corps of Engineering signed requires that we make Dredge Material Placement Area 1 available for Corps use in maintaining the Channel. The previous temporary easement was granted in August 2004 and expired in August of 2024. This temporary easement will expire on December 31, 2045.

I recommend approval of the new Temporary Dredge Material Placement 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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## M E M O R A N D U M

**TO:** Commissioners  
Directors  
Legal Counsel

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

**DATE:** January 13, 2026

**SUBJECT:** **Approval Charge Order No. 1 for Rider 37 Roadways**  
**CSJ: 0912-31-337**

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The Rider 37 Roadways Project (Velasco Terminal Access CSJ: 0912-31-337) is currently closing out. The project had a reduction in scope of underground utilities, and street tie-ins to the TxDOT FM 1495 project. The project also had a combination of weather and utility company relocation delays which increased the contract time. Attached is Change Order No. 1 (Final) which is being requested by TxDOT to close out the project.

I recommend approval of Change Order No. 1 (Final) 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

## CHANGE ORDER

Change Order No. 1 (Final)

Date: 1/13/2026

PROJECT: Rider 37 Roadways (Velasco Terminal Access CSJ: 0912-31-337)

PROJECT NUMBER: 23-01

CONTRACTOR: Harper Brothers Construction, Inc.

This contract shall be modified to include the changes listed below, and the contract price and/or contract time shall be changed to reflect these modifications.

1. Decrease Contract amount by \$675,000.00 for reduction in scope of underground utilities; and
2. Decrease Contract amount by \$65,309.24 for reduction in scope of 4<sup>th</sup> and 8<sup>th</sup> street tie-ins; and
3. Increase Contract time by 180 days due to weather and multiple utility relocation delays

Decrease in Contract Amount: \$740,309.76

Increase in Contract Time: 180 Calendar days

Original Contract Amount: \$ 9,000,000.00

Total Amount of Previous Change Orders: \$ 0.00

Amount of this Change Order: \$ (740,309.24)

Revised Contract Amount: \$8,259,690.76

This Change Order is accepted and executed by Port Freeport and Harper Brothers Construction, Inc. (Contractor) as signed by their duly authorized representatives below.

Port Freeport  
(Owner)

Harper Brothers Construction, Inc.  
(Contractor)

By: \_\_\_\_\_  
Phyllis Saathoff, CEO



By: \_\_\_\_\_  
[Name, Title]



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**TO:** Executive Director/CEO  
Port Freeport Commissioners  
Legal Counsel

**FROM:** Director of Business & Economic Development

**DATE:** January 22, 2026

**SUBJECT:** Economic Impact Study – Texas A&M Transportation Institute

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Every 2-3 years, Port Freeport has an Economic Impact Study performed. The study collects employment data for the activity along the Freeport Harbor Channel and calculate Port Freeport's Economic Impact to the County, the State of Texas and the United States.

The last study was performed in 2022, and staff would recommend having another study performed. Texas A&M Transportation Institute ("TTI") has performed previous studies, and TTI has offered to perform the study for \$87,000. The study would take about 7 months to complete. In 2022, TTI performed the study for \$66,500.

Staff would recommend engaging TTI for the 2026 study and is seeking the Finance Committee's support and the Port Commission's approval.

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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**TO:** Executive Director/CEO  
Port Freeport Commissioners  
Legal Counsel

**FROM:** Director of Business & Economic Development

**DATE:** January 22, 2026

**SUBJECT:** IFPA – Global Produce and Floral Show 2026

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The [International Fresh Produce Association's](#) ("IFPA") [Global Produce and Floral Show](#) will take place in Orlando, FL on October 14-16, 2026. This Global Conference brings together entities from all facets of the supply chain related to fresh produce and floral, and an excellent opportunity to connect with growers, buyers, retailers, carriers, freight forwarders and garner Port Freeport more industry exposure.

Port Freeport exhibited at the 2025 event and felt it was very beneficial and the port gained further exposure within this segment of industry. The event will occur in Port Freeport's FY2027 for which a budget has not been adopted, thus staff requests the Port Commissions approval to incur costs related to the IFPA Global Produce and Floral Show Breakbulk Americas in advance of the adoption of Port Freeport's FY2027.

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