

Port Commission Snapshot

	September	October	November	FYTD	
City Harbor					
Revenue	\$ 12,821.16	\$ 12,863.12	\$ 12,905.00	\$ 25,768.12	
Expenses	\$ 3,417.46	\$ 3,161.98	\$ 3,492.76	\$ 6,654.74	
Gain / (Loss)	<u>\$ 9,403.70</u>	<u>\$ 9,701.14</u>	<u>\$ 9,412.24</u>	<u>\$ 19,113.38</u>	
Harbor of Refuge					
Revenue	\$ 36,331.14	\$ 45,280.42	\$ 44,659.69	\$ 89,940.11	
Expenses	\$ 16,815.29	\$ 15,561.85	\$ 11,624.29	\$ 27,186.15	
Gain / (Loss)	<u>\$ 19,515.85</u>	<u>\$ 29,718.57</u>	<u>\$ 33,035.40</u>	<u>\$ 62,753.96</u>	
Nautical Landings					
Revenue	\$ 14,857.10	\$ 15,057.65	\$ 15,533.15	\$ 30,590.80	
Expenses	\$ 26,649.14	\$ 29,142.87	\$ 25,178.69	\$ 54,321.56	
Gain / (Loss)	<u>\$ (11,792.04)</u>	<u>\$ (14,085.22)</u>	<u>\$ (9,645.54)</u>	<u>\$ (23,730.76)</u>	
Smith Harbor					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72	
Expenses	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Gain / (Loss)	<u>\$ 697.20</u>	<u>\$ 756.08</u>	<u>\$ 933.37</u>	<u>\$ 1,689.45</u>	
Interest Income	<u>\$ 2,535.44</u>	<u>\$ 2,790.72</u>	<u>\$ 2,660.39</u>	<u>\$ 5,451.11</u>	
Property Tax Revenue	<u>\$ -</u>	<u>\$ 96,284.00</u>	<u>\$ -</u>	<u>\$ 96,284.00</u>	
Grant Revenue	<u>\$ 191,036.25</u>	<u>\$ 266,088.00</u>	<u>\$ 178,010.06</u>	<u>\$ 444,098.06</u>	
Total Gain / (Loss)	<u>\$ 211,396.39</u>	<u>\$ 391,253.29</u>	<u>\$ 214,405.92</u>	<u>\$ 605,659.21</u>	\$ 695,101.92

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



Cash Profit and Loss Statement

	September	October	November	FYTD
City Harbor				
Dock Lease	\$ 12,821.16	\$ 12,863.12	\$ 12,863.12	\$ 25,726.24
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ 41.88	\$ 41.88
Total City Harbor	\$ 12,821.16	\$ 12,863.12	\$ 12,905.00	\$ 25,768.12
Harbor of Refuge				
Tarrifs				
Oil	\$ 4,620.03	\$ -	\$ 4,534.06	\$ 4,534.06
Fertilizer	\$ -	\$ 14,976.67	\$ 8,057.37	\$ 23,034.04
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 9,100.00	\$ 7,500.00	\$ 9,100.00	\$ 16,600.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 21,393.99	\$ 21,456.81	\$ 21,476.55	\$ 42,933.36
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Late Payment Penalties	\$ 217.12	\$ 346.94	\$ 491.71	\$ 838.65
Total Harbor of Refuge	\$ 36,331.14	\$ 45,280.42	\$ 44,659.69	\$ 89,940.11
Nautical Landings				
Dock Rent	\$ 75.00	\$ -	\$ -	\$ -
Dock Lease	\$ 6,727.25	\$ 6,644.30	\$ 6,885.80	\$ 13,530.10
Building Lease	\$ 8,054.85	\$ 8,383.35	\$ 8,383.35	\$ 16,766.70
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ 264.00	\$ 264.00
Miscellaneous	\$ -	\$ 30.00	\$ -	\$ 30.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 14,857.10	\$ 15,057.65	\$ 15,533.15	\$ 30,590.80
Smith Harbor				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72
Interest Income	\$ 2,535.44	\$ 2,790.72	\$ 2,660.39	\$ 5,451.11
Property Tax Revenue	\$ -	\$ 96,284.00	\$ -	\$ 96,284.00
Grant Revenue	\$ 191,036.25	\$ 266,088.00	\$ 178,010.06	\$ 444,098.06
Total Income	\$ 259,065.95	\$ 439,848.77	\$ 255,253.15	\$ 695,101.92

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Cash Profit and Loss Statement

	September	October	November	FYTD	
City Harbor					
Overhead Allocation	\$ 3,417.46	\$ 3,161.98	\$ 2,392.76	\$ 5,554.74	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ 1,100.00	\$ 1,100.00	
Total City Harbor	\$ 3,417.46	\$ 3,161.98	\$ 3,492.76	\$ 6,654.74	
Harbor of Refuge					
Overhead Allocation	\$ 16,064.26	\$ 14,863.33	\$ 11,247.49	\$ 26,110.83	
Electricity	\$ 751.03	\$ -	\$ 376.80	\$ 376.80	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ 698.52	\$ -	\$ 698.52	
Total Harbor of Refuge	\$ 16,815.29	\$ 15,561.85	\$ 11,624.29	\$ 27,186.15	
Nautical Landings					
Overhead Allocation	\$ 6,591.04	\$ 6,098.31	\$ 4,614.76	\$ 10,713.07	
Cable & Internet	\$ 131.56	\$ 131.56	\$ 131.56	\$ 263.12	
R&M Building	\$ 970.00	\$ -	\$ 16,814.00	\$ 16,814.00	
R&M Infrastructure	\$ 11,798.00	\$ 659.12	\$ -	\$ 659.12	
R&M Furniture & Equip	\$ 199.98	\$ -	\$ -	\$ -	
Cleaning & Janitorial	\$ 1,548.90	\$ -	\$ 819.96	\$ 819.96	
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 293.94	\$ 5,949.71	\$ 293.94	\$ 6,243.65	
Windstorm Insurance	\$ -	\$ 14,621.49	\$ -	\$ 14,621.49	
Flood Insurance	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 4,382.44	\$ -	\$ 2,085.12	\$ 2,085.12	
Telephone	\$ 225.26	\$ 184.68	\$ 37.22	\$ 221.90	
Water	\$ 508.02	\$ -	\$ 382.13	\$ 382.13	
Landscaping	\$ -	\$ -	\$ -	\$ -	
R&M Improvement OTB	\$ -	\$ 1,498.00	\$ -	\$ 1,498.00	
Total Nautical Landings	\$ 26,649.14	\$ 29,142.87	\$ 25,178.69	\$ 54,321.56	
Smith Harbor					
Overhead Allocation	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
Total Smith Harbor	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Total Expenses	\$ 47,669.56	\$ 48,595.48	\$ 40,847.23	\$ 89,442.71	
Operating Cash Flow	\$ (47,669.56)	\$ 391,253.29	\$ 214,405.92	\$ 605,659.21	
CE- Land & Improvements	\$ 128,457.00	\$ -	\$ -	\$ -	
CE - Buildings	\$ 19,990.00	\$ -	\$ -	\$ -	
CE - Infrastructure	\$ 201,455.75	\$ -	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ -	
Net Cash Flow	\$ (397,572.31)	\$ 391,253.29	\$ 214,405.92	\$ 605,659.21	\$ 89,442.71

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PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	13,632.91
Office	\$	17.39
Travel & Training	\$	-
Fuel	\$	(0.87)
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Audit Fees	\$	-
Health & Fitness	\$	-
Legal - Regular	\$	-
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	724.65
Administrative costs	\$	4,432.42
Total	\$	<u>18,806.50</u>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,392.76
Harbor of Refuge	59.81%	\$ 11,247.49
Nautical Landings	24.54%	\$ 4,614.76
Smith Harbor	2.93%	\$ 551.49
	100.00%	\$ 18,806.50

* Administrative costs are 3% of Fiscal Year 2023 actual revenue.

Fiscal Year 2023 actual revenue was \$744,048.

\$ 744,048 * 3% = \$ 22,321.44 per year

\$ 22,321.44 per year / 12 months = \$ 1,860.12 per month

Cash, Encumbrances, Budgeted CIP, & Bond Payments

	As of 9/30/25	As of 10/31/25	As of 11/30/25
Ending Cash Assets			
Ending Cash	\$ (24,868.88)	\$ 218,383.01	\$ 419,524.54
Inventments Logic	\$ 618,048.51	\$ 620,725.39	\$ 623,170.28
Fund 210 Port Projects	\$ (72,700.00)	\$ (72,700.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)	\$ 91,233.77	\$ 91,282.10	\$ 91,329.42
Total Ending Cash Assets	\$ 611,713.40	\$ 857,690.50	\$ 1,061,324.24
Current Encumbrances	Ordered	Received	Outstanding
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>
25-00042	Victoria Engineering		Downtown WaterFront Public Access
		\$ 75,000.00	\$ 56,632.00
		Total	\$ 18,368.00
Budgeted Capital Improvement Projects			
1 Nautical Landing Parking Lot			\$ 150,000.00
2 Bulkhead Smith Harbor			\$ 200,000.00
		Total	\$ 350,000.00
Remaining Bond Payments			
1 FY 25/26 Remaining Bond Payments			\$ 261,238.00
		Total	\$ 261,238.00

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

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