ANNUAL COMPREHENSIVE FINANCIAL REPORT 2024

Port of Corpus Christi Authority of Nueces County, Texas
For the year ended 12.31.24

The crude oil tanker Asia departs the Port of Corpus Christi Inner Harbor on October 25, 2024.

PORT CORPUS CHRISTI®

Annual Comprehensive Financial Report

Port of Corpus Christi Authority
of Nueces County, Texas

For the Year Ended December 31, 2024

Prepared by the Finance Department

Cindy Bertolami
Chief Financial Officer

INTRODUCTORY SECTION

Bundled sections of eucaboard – a hardboard made from eucalyptus fibers – is offloaded at Port of Corpus Christi Cargo Dock 9 on January 26, 2024.

PORT CORPUS CHRISTI®

March 27, 2025

To Chairman Engel, Distinguished Members of the Port Commission of the Port of Corpus Christi Authority of Nueces County, Texas (“Authority”), and the Readers of this Report:

Ladies and Gentlemen:

Texas state law requires that every navigation district or port authority publish at the close of each fiscal year a complete set of audited financial statements. This report, the Annual Comprehensive Financial Report (“ACFR”), is published to fulfill that requirement for the year ended December 31, 2024. The ACFR includes descriptions of the Authority’s operations, facilities, and various statistics, and provides the reader with the Authority’s financial condition and activities that demonstrate strong and responsible growth over a sustained period, and record growth for the past seven consecutive years.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Mauldin and Jenkins, LLC, Certified Public Accountants, have issued an unmodified (“clean”) opinion on the Authority’s financial statements for the year ended December 31, 2024. The independent auditor’s report is located at the front of the financial section of this report.

The Authority’s management follows a comprehensive set of financial policies and guidelines with oversight from the Port Commission. The Authority operates as an enterprise, using the revenues generated in return for services provided to enhance and maintain the Corpus Christi Ship Channel, provide reliable infrastructure for Authority customers, and acquire property that can be used to enhance economic development that benefits the entire region. The Authority is committed to full transparency in financial reporting, exceeding requirements to provide business insights to stakeholders, and took steps in 2024 to provide additional access to the public into the financial affairs of the Authority throughout the year.

The Port Commission adopts an annual budget each year, on a basis consistent with accounting principles generally accepted in the United States of America for proprietary funds, as a prudent management tool. Monthly and quarterly financial reports are prepared for management to maintain proper budgetary control. Those reports are provided to Commissioners monthly and are reviewed by the Port Commission in a public Commission meeting on a quarterly basis and subsequently posted on the Authority’s website.

The Authority's Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it. Among other things, it contains a detailed description of the Authority's views on both the micro and macro-economic conditions under which we operate.

PROFILE OF THE AUTHORITY

The Authority is located along the southeastern Gulf coast of Texas approximately 150 miles north of the Mexican border and approximately 200 miles south of Houston. The Authority maintains one of the deepest ports along The Gulf with a current channel depth of 47 feet Mean Lower Low Water ("MLLW") in parts and 54 feet MLLW in parts, and an authorized depth of 54 feet MLLW for all the main Corpus Christi Ship Channel, which is close to completion of a fully authorized and funded deepening and widening project. The Authority's port facilities are part of the Port of Corpus Christi complex. The Authority, formed in 1922, has been a deep draft port since its opening in 1926. The Corpus Christi Ship Channel is approximately 36 miles long and links the Authority's Inner Harbor, Ingleside, and Harbor Island locations with The Gulf, and the six-mile-long La Quinta Ship Channel, which diverges from the main channel south of the City of Ingleside, Texas. The Corpus Christi Ship Channel is also directly connected to the Texas and Louisiana Gulf Intra-Coastal Waterway.

The Authority is a navigation district and independent political subdivision of the State of Texas, having boundaries co-extensive with those of Nueces and San Patricio Counties, Texas. The Authority operates under the provisions of Article XVI, Section 59, of the Texas Constitution and related laws of the State of Texas, particularly Sections 60 and 62 of the Texas Water Code, and all amendments thereto. The Authority is a separate and distinct governmental entity and operates independently of the local municipalities and counties with its own governing body called the Port Authority Commission ("Port Commission"). The Port Commission is comprised of seven commissioners, each who serve staggered terms of three years without pay, with a maximum of four full terms. At least one appointment is made to the Port Commission each year. Three commissioners are appointed by the Corpus Christi City Council, the governing body of the City of Corpus Christi; three commissioners are appointed by the Nueces County Commissioners Court, the governing body of Nueces County; and one commissioner is appointed by the San Patricio County Commissioners Court, the governing body of San Patricio County. In the event the Port Commission deems it necessary to issue tax-supported bonds, it must request the Nueces County Commissioners Court call an election to do so. The Commissioners Court would call the election, canvas the vote, and if the bond issue is approved, thereafter set the necessary tax rate to service the bonds.

The Authority directly employs nearly 300 highly trained individuals in a variety of key roles, including engineering services, environmental planning and compliance, police operations and emergency management, maintenance, bulk material handling, harbormaster operations, accounting and finance, risk management, long range planning, real estate, and talent development / human resources. The Authority's operations and customer base, however, are responsible for generating far more employment throughout the region and the state. The most recent study of the economic impact created by operations in the port complex, performed by the South Texas Economic Development Center at Texas A&M University Corpus Christi, revealed port customer operations were directly and indirectly responsible for nearly 100,000 jobs across the state.

The Authority plays an active role in shaping public policy in both the maritime and energy industries. Authority staff and commissioners hold key positions on various commissions, committees, and advisory boards across the region, the State of Texas, and at a national level with a focus on innovations in responsible energy development and freight mobility. Active participation in numerous trade associations help shape supportive policy by informing and ensuring that elected officials, legislators, stakeholders, and regulators have the data-driven information they need to make policy decisions that affect our industry, our stakeholders, and our community.

BUSINESS OF THE AUTHORITY

The executive staff, under the leadership of the Chief Executive Officer, manages the day-to-day operations of the Authority and executes on the direction set by the Port Commission as a whole. Port Commission efforts are directed toward setting policy and strategic direction that encourages industrial expansion, attracts new cargos, and leads to the building and maintaining of marine terminals and related transportation infrastructure.

The Authority is a "landlord" Port Authority, whereby it owns land, develops land, and leases land and facilities to third parties across a broad spectrum of industrial sectors. The Authority is also the primary non-federal sponsor of the Corpus Christi Ship Channel. The Authority owns docks, wharves, piers, rail infrastructure, roads, transit sheds, open storage facilities, freight handling facilities and equipment, warehouses, a grain elevator, a bulk material handling terminal, and a conference center. In addition, the Authority owns and maintains a large portfolio of area for the placement of dredged material. The Authority-owned docks include ten general cargo docks, sixteen liquid bulk cargo docks, two dry bulk material docks, two bagging facilities, a shipside grain elevator, cotton storage facilities, and a conference center. Most of the privately-owned facilities at the Authority are owned by, and operated exclusively for, the various refineries, petrochemical plants, crude oil terminals, dry bulk facilities, an LNG export terminal, and other industries that line the Corpus Christi Ship Channel and the La Quinta Channel. A listing of the public and private docks by type is included in the Statistical Section of the Authority's ACFR.

The Authority derives revenue from nearly all facilities, public and private, along the Corpus Christi and La Quinta Ship Channels. Since 2019, the Authority has overseen the opening of new public or private docks for South Texas Gateway, Pin Oak Terminals, EPIC Midstream, South Texas Cement, Gulf Coast Growth Ventures, and the Plains All-American/Enterprise Products Eagle Ford joint venture. The Authority has served the local economy for a century, celebrating the 100-year anniversary of its founding in 2022, and is continually diversifying, upgrading, and expanding its facilities to better serve industry and shippers throughout Texas and the nation.

The Authority is currently ranked as the third largest port in the nation in terms of total tonnage and one of the largest gateways for energy related exports in the United States. In 2024, the Authority set a new annual tonnage record surpassing 206 million tons, 2% higher than the previous year. It was the seventh consecutive year establishing a new tonnage record, and double the tonnage moved just seven years ago. Three crude oil pipelines from the Permian Basin that opened in 2018 and 2019, combined with large investments in terminal and storage capacity in the Authority's operating area in the past decade, have made the Authority and its customers the leading destination for export crude oil in the Country. The 2.3 million barrels per day of crude oil exported by the Authority's customers in 2024 accounted for roughly 60 percent of the total exports from the United States in that period.

The Authority is committed to leveraging its strong financial position and its position of prominence in the seaport space to create the most efficient and cost-competitive environment for our existing customers to conduct business. At the same time, the Authority seeks to use the deep-water ship channel, its vast portfolio of land, and its public docks and facilities to attract new commercial development that will increase the economic vitality of the region. The Authority also works directly to enhance the quality of life in the surrounding regions by funding significant environmental protection and sustainability programs and by supporting local non-profit and charitable organizations whose mission is to help those in our community who are less fortunate. The Authority negotiates directly with potential customers who need use of the facilities we provide, always with an eye on improvement of the region's economic fortunes.

MAJOR INITIATIVES

Corpus Christi Ship Channel Improvement Project

The most immediate and critical project the Authority has managed over the past several years is the congressionally authorized Corpus Christi Ship Channel Improvement Project ("Channel Improvement Project" or "CIP"). The four-phase CIP will provide safer transit through our waterways and improve the cost competitiveness of our customers by allowing larger vessels to transit with more cargo. The project is fully funded by both the Authority and the Federal Government, with the Authority contributing roughly $186 million and the Federal government just over $405 million to date.

The project was broken into four contracts, with Great Lakes Dredge & Dock Company executing on the first and third contracts, and Callan Marine, Ltd. working on the second and fourth contracts. The sections of the channel to Ingleside have been open since July 2023, and the remainder of the project will be open in the second quarter of 2025. The project makes the Corpus Christi Ship Channel the most improved channel on the Gulf Coast, which we expect will open up commercial opportunities that were not previously available.

Strategic Planning

In 2014, the Authority undertook its inaugural strategic planning process. The effort ultimately yielded the Authority's current vision, mission, and six strategic goals, which define the Authority's overarching priorities. Those priorities should remain relevant indefinitely, while the specific/measurable/time-bound objectives that directly support those priorities are updated on a recurring (3 year) basis. At the end of 2022, the Authority approved the next iteration of its Strategic Plan, replacing Strategic Plan 2023 with Strategic Plan 2026. The new plan includes twice as many objectives as its predecessor, which speaks to the maturation of the planning culture within the Authority. These objectives define specific strategies for enhancing Authority operations and are thus inherently interdisciplinary. Staff from all departments drove — with input throughout from our governing Commissioners — development of these objectives and are now accountable for them. Since these objectives will guide the allocation of staff time and financial resources, the process of developing them in the public realm is an act of transparency in governance. Strategic Plan 2026 will sunset at the end of 2025 and will, in turn, be replaced by Strategic Plan 2029, which is under development now.

Cargo Growth and Diversification

The Port of Corpus Christi continues to reinforce its position as the leading export gateway in the nation for American energy, driven by production in the Permian Basin and Eagle Ford Shale as well as infrastructure investments made by customers and the Authority in tandem. The Authority remains committed to supporting its core base of traditional oil and gas customers, which has been instrumental in the growth seen in the Coastal Bend region over the past decade. More than 95,000 jobs in Texas are supported by Port-related activities and its customers, with the oil and gas industry alone providing $27.3 billion in state and local taxes, as well as state royalties. Moreover, the Authority is working to diversify its commodity portfolio to generate additional opportunities for future economic growth for the region.

The Authority in 2024 saw increased pet coke volumes brought into its Bulk Terminal facility by Motiva. The influx from Motiva's pet coke volumes added 1.07 million tons in 2024, increasing traffic by more than 10,000 railcars and representing 4% of total revenues. The Authority is currently evaluating the feasibility of further expansion of the Bulk Terminal, including expansion of its pet coke unloading assets and purchase of a new ship loader to increase throughput of that commodity.

New commodities, such as plywood and alumina hydrate, have also begun utilizing warehouse storage space within the Authority's Inner Harbor, with commercial discussions for potential new commodities such as wood pulp and fertilizers also occurring. The Authority also helps facilitates the movement of military cargoes in support of the United States armed forces. In 2024, an estimated 10,201 pieces of equipment aboard 18 vessels were moved through the Corpus Christi Ship Channel.

Wind components moved into the Authority are stored at Rincon Industrial Park before they are moved by rail to destinations across North America. As an example, the Authority received the largest onshore wind blades at 80.5 meters long in 2024, which are being used in the construction of a $5 billion, 3,500MW wind project in New Mexico that will be capable of supplying power to more than 3 million Americans when completed. The Authority is ranked No. 2 in both the Gulf and United States for wind turbine imports, behind Houston.

To accommodate this growth, the Authority has invested more than $1 billion in critical capital infrastructure projects and upgrades in the past five years. This includes expansion of rail infrastructure at the Nueces Rail Yard and $36.5 million worth of investment into new laydown capacity, as well as road and rail upgrades at Rincon Industrial Park to facilitate the wind component business.

It is anticipated that the new depth of the Corpus Christi Ship Channel will increase commercial opportunities not currently available, such as movement of containers and the opportunity to bring larger classes of crude carriers into the Inner Harbor. The Authority also remains committed to diversifying and attracting low-carbon industries – such as hydrogen, ammonia and carbon capture projects in coordination with existing customers and new investments. The availability of wind, solar and natural gas resources along with the deep-draft ship channel should facilitate the creation of new clean energy opportunities.

Inland Rail Terminal

The Authority has recognized in past years the limitations of the infrastructure within its existing footprint and has begun planning to open new opportunities outside of the traditional space where it operates. Over the past two years the Authority has purchased or has under contract approximately fifteen hundred acres of land near Robstown, TX, in Nueces County, located between main rail lines operated by Union Pacific and the Canadian Pacific Kansas City railroads. The Authority will use that property to create an additional rail yard, which will be needed to accommodate growing rail volumes in excess of the near capacity levels the Authority is already nearing. In addition, the Authority anticipates that compatible uses of that property will arise, creating additional commercial opportunities in a currently underserved area within the Authority's operating area.

Addressing Key Regional Infrastructure Needs

The Coastal Bend region, and much of the central part of the State, is completely dependent upon surface water and has been in varying stages of drought conditions for much of the past decade. Similarly, the growth of new residential and commercial developments throughout the region has strained the existing power supply networks. New industry development is heavily dependent on both a reliable water source and a ready supply of energy, as are most of the existing industries in the region.

Though The Authority has no direct role in providing either, it has been working proactively to make sure both are available in the future. The Authority is creating options for water resource development by undertaking regulatory permitting for a potential large-scale seawater desalination facility on Authority-owned property at Harbor Island and submitted the final two permit applications needed in early 2025. The Port has also partnered with AEP Texas, the regional power transmission provider, on engineering studies to assess the required solutions for power transmission in the Port operating areas.

Environmental Stewardship

The Authority's commitment to environmental leadership, locally and within the international maritime industry, is codified in one of our six Strategic Goals. Environmental leadership means proactively going beyond compliance; to this end, the Authority has a progressive Environmental policy approved by the Port Commission that defines six environmental precepts. All our decisions are evaluated against these six precepts, and we have also set aspirational performance targets for ourselves in each of the six areas. The Environmental Sustainability Action Plan (ESAP) to support meeting precept targets has also been finalized and implemented in 2024 and identifies several multi-year initiatives. The ESAP is kept current through ongoing research and benchmarking.

The Authority has purchased 100 percent renewable electricity since 2017, is a member of the U.S. Environmental Protection Agency's (EPA) Green Power Partnership and maintains a robust recycling program. We have also voluntarily undertaken international 3rd party standards and certifications in the form of ISO 14001 Environmental Management Systems, the Green Marine Maritime Certification program, and U.S. Environmental Protection Agency's Green Power Partnership. The Authority has maintained its ISO 14001 certification for 16 years which includes a third-party audit every year. The most recent third-party audit was a surveillance audit and resulted in no findings. Additionally, in 2024, the Authority's performance under the Green Marine Certification program maintained the highest level of performance in all applicable performance indicators and making steady progress on achieving updated and new performance indicators. The status is published by Green Marine on their website annually.

The Authority is the sole or primary funder for several local environmental groups that provide relevant and important services to protect the environment in the Coastal Bend Region. These organizations include the Coastal Bend Air Quality Partnership, Coastal Bend Bays & Estuaries Program, Corpus Christi Area Oil Spill Control Association, and the Pollution Prevention Partnership hosted by Texas A&M University Corpus Christi. The Coastal Bend Air Quality Partnership has completed the development of a Coastal Bend Community Air Action Plan, and the Authority is deeply involved in the working groups established as part of that effort.

Community Engagement

As a key U.S. energy export hub and a significant driver of economic activity in Texas and the nation, the Authority understands the importance of engaging with and supporting the community through strategic initiatives that align with its role in fostering long-term economic growth and sustainability. By law, the Authority is allowed to set aside a Promotion and Development (P&D) Fund of not more than five percent (5%) of its gross income from operations each calendar year to support activities that help promote the business of the Authority or improve the general welfare of the region in which we operate.

The Authority has long dedicated a portion of its annual revenues to the P&D Fund, supporting community initiatives that align with its core mission. While the specific categories for fund allocation have evolved, the overarching purpose remains unchanged: to foster community prosperity, protect the environment, and set future generations up for success.

The Authority actively partners with community organizations to educate and inform the public about its projects and programs while also funding sponsorships that align with its key Areas of Impact:

- Community Vitality
- Economic Development & Job Creation
- Education and Workforce Development
- Health Care & Safety
- Sustainability and Environmental Stewardship

Over the years, the Authority's commitment to the community has grown substantially. Contributions through the P&D Fund have increased from $1.3 million in 2018 to $5.9 million in 2024, reflecting both record-breaking revenue growth and the rising needs of the region. While the scale of investment has expanded, our focus remains steadfast on initiatives that create lasting, meaningful impacts in these critical areas. A prime example of our commitment is our partnership with Learning Undefeated, a STEM nonprofit, to introduce high school students to environmental sustainability through PORT-Able Learning Lab. This $300,000 annual investment has not only provided hands-on learning experiences and exposed students to career opportunities in the energy industry but has also earned national recognition for the Authority's education outreach efforts. With growth comes responsibility, and the Authority remains committed to investing in the well-being of the South Texas Coastal Bend. By prioritizing these Areas of Impact, we are delivering meaningful, long-term benefits for the communities we serve today and for generations to come.

ECONOMIC OUTLOOK

In 2025, the Authority expects full year crude oil exports that match what we saw in 2024. Texas oil fields have seen significant growth in production, fueled by an unwavering global demand for reliable and affordable energy. As a leading U.S. energy export gateway, the Authority has enabled its customers to be at the forefront of this expansion, delivering Texas energy to Europe and beyond. While the region is nearing its maximum pipeline capacity, continued production growth and strong demand throughout the world will likely lead to increased capacity development in the coming years. The Authority believes that the robust global demand for fossil fuels will endure for decades, including additional opportunities in the dry bulk business in the form of pet coke exports. Even as the U.S. energy sector actively seeks to reduce its environmental footprint, and governments advocate for lower emissions and a shift to renewable sources, the crucial role of fossil fuels will be in meeting energy needs as Countries across the globe are increasingly converting to natural gas fired power generation. That will present growing demand opportunities for liquified natural gas (LNG) from Cheniere Energy's Corpus Christi Liquefaction, LLC (CCL) plant with their Stage 3 (CCL Stage 3) expansion project currently in the construction and commissioning phases. In December 2024, Train 1 of CCL Stage 3 produced LNG and is expected to reach substantial completion in early 2025. Two additional midscale trains are expected to achieve substantial completion in 2025, and the remaining four midscale trains are expected to reach substantial completion in 2026. Completion of CCL Stage 3 will add approximately ten million tons per year of LNG production to that facility's existing 15-million-ton nameplate capacity.

AWARDS AND ACKNOWLEDGMENTS

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Port of Corpus Christi Authority of Nueces County, Texas, for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2023. This was the 41st consecutive year that the Authority has received this prestigious award. To be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report. This report satisfies both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. We believe our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

We wish to express our appreciation for the efficient and dedicated services of the entire staff of the Authority's Finance and Accounting Department, who were primarily responsible for assembling and compiling the data comprising the ACFR. It should also be noted that the preparation of this report would not have been possible without the teamwork of the Authority's most important asset, its people. Adhering to its SEAPORT Values (Safety, Empowerment, Accountability, Preparedness, Optimism, Respect, and Teamwork), Authority Staff are dedicated to their overall fiduciary role to ensure the transparency and responsibility of the funds entrusted to them by the Port Commission. The performance of Staff could not be possible without the extraordinary governance of the Port Commission, who uphold the highest of standards in transparent and responsible governance and policymaking.

Respectfully Submitted,

Kent A. Britton	Cindy Bertolami
Chief Executive Officer	Chief Financial Officer

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Port of Corpus Christi Authority of Nueces County Texas

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill
Executive Director/CEO

PORT COMMISSION, PORT OF CORPUS CHRISTI AUTHORITY

Chief Executive Officer	**Kent Britton**
Chief Financial Officer	Cindy Bertolami
Director of Finance	Marie-Eve Reyes
Director of Real Estate	Sam Esquivel
Manager of Foreign Trade Zone	Danielle Converse
Director of Procurement	Eduardo Belmarez
Director of Information Technology	Brooks Lobingier
Chief Talent Officer	Brenda Reed
Chief Operating Officer	Kyle Hogan
Director of Engineering Services	Natasha Fudge
Chief of Design & Construction	vacant
Chief of Design & Construction	Jacob Morales
Chief of Program Management	Sonya Lopez-Sosa
Director of Channel Infrastructure	Dan Koesema
Director of Operations	Tony MacDonald
Assistant Director of Operations	Jesse Robinson
Harbormaster	Russell Cordo
Manager of Bulk Terminal	Kaleb Moseley
Facilities Manager	Craig Gotthardt
Safety Manager	Regina Powers
Director of Port Security	Mark Gutierrez
Chief of Port Police	Eric Giannamore
Director of Emergency Management	Danielle Hale
Chief External Affairs Officer	Omar Garcia
Director of Community Relations	Rosaura Bailey
Director of Communications	Lisa Hinojosa
Director of Government Affairs	Neldo Olivo
Director of Commercial Business Development	Yudi Takizawa
Chief Strategy & Sustainability Officer	Jeff Pollack
Director of Environmental Planning & Compliance	Sarah Garza
Director of Planning	Leslie Ruta

PORT COMMISSIONERS

David P. Engel, Chairman

Wes Hoskins, Vice-Chair

Gabe Guerra, Secretary

Rajan Ahuja, Commissioner

Diane Gonzalez, Commissioner

Tony LaMantia, Commissioner

Mike Pedrotti, Commissioner

EXECUTIVE STAFF

Kent Britton, Chief Executive Officer
Omar Garcia, Chief External Affairs Officer
Kyle Hogan, Chief Operating Officer
Brenda Reed, Chief Talent Officer
Jeff Pollack, Chief Strategy & Sustainability Officer
Cindy Bertolami, Chief Financial Officer
Rosaura Bailey, Director of Community Relations
Nelda Olivo, Director of Government Affairs
Natasha Fudge, Director of Engineering Services
Sarah Garza, Director of Environmental Planning & Compliance
Tony MacDonald, Director of Operations
Mark Gutierrez, Director of Port Security
Sam Esquivel, Director of Real Estate
Brooks Lobingier, Director of Information Technology
Marie-Eve Reyes, Director of Finance
Yudi Takizawa, Director of Commercial Business Development
Eduardo Belmarez, Director of Procurement
Lisa Hinojosa, Director of Communications
Dan Koesema, Director of Channel Infrastructure
Leslie Ruta, Director of Planning
Danielle Hale, Director of Emergency Management

PORT CORPUS CHRISTI®

FINANCIAL SECTION

Pet coke is loaded onto the vessel Ocean Freedom in December 2024 at the Port of Corpus Christi Bulk Dock facility.

PORT CORPUS CHRISTI®

INDEPENDENT AUDITOR'S REPORT

To the Port Commissioners
Port of Corpus Christi Authority of Nueces County, Texas
Corpus Christi, Texas

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the **Port of Corpus Christi Authority of Nueces County, Texas** (the "Authority"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of December 31, 2024, the changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 6 through 14), the Schedule of Changes in the Net Pension Liability (Asset) and Related Ratios (on page 41), the Schedule of Employer Contributions to the Pension Plan (on page 42), and the Schedule of Changes in Total OPEB Liability and Related Ratios (on page 43) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The supplemental schedules, as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for the purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, the statistical section, and the Additional Information (Continuing Disclosure Under SEC Rule 15c2-12) as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report

Other Reporting Required by *Government Auditing Standards*

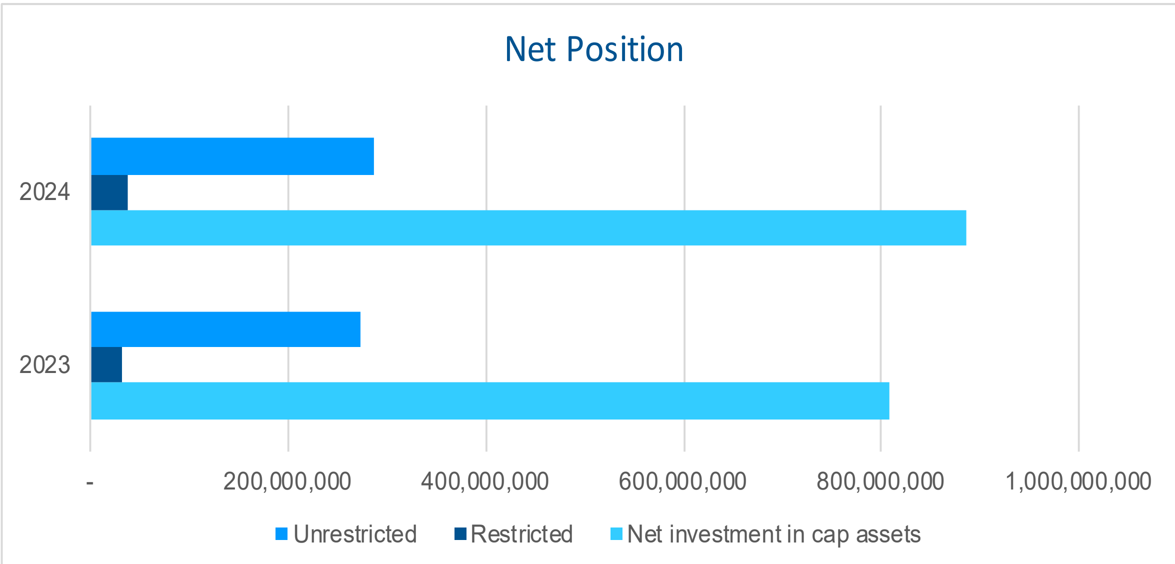
In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 27, 2025

As management of the Port of Corpus Christi Authority of Nueces County, Texas (Authority), we offer readers as an introduction to the Authority's financial statements, this narrative overview and analysis of the Authority's activities and financial performance for the year ended December 31, 2024. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements taken as a whole. All amounts, unless otherwise indicated, are expressed in whole dollars.

FINANCIAL HIGHLIGHTS



- The total net position of the Authority at December 31, 2024 was $1,210,802,762 increasing $97,558,058 or 8.8% over the prior year.
- The net investment in capital increased $76,535,414 over the prior year as a result of capital additions net of depreciation of $78,241,868 and a decrease in the related capital debt as a result of existing debt requirements.
- Restricted net position increased $6,110,105 over the prior year. The required restriction for debt service increased $2,421,737. Escrow funds included total $639,277.
- Unrestricted net position of $287,564,561 may be used to meet the Authority's current ongoing obligations to employees and creditors and increased $14,912,539 over the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are comprised of the financial statements and the notes to the financial statements. The basic financial statements can be found on pages 15 through 40 of this report. Since the Authority is comprised of a single enterprise fund, no fund level financial statements are shown. This report also contains other supplementary information in addition to the basic financial statements themselves.

Basic Financial Statements

The basic financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. These statements offer short and long-term financial information about its activities.

The Statement of Net Position presents information on all the Authority's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as net position. The assets and liabilities are presented in a format which distinguishes between current and long-term assets and liabilities. Net position increases when revenues exceed expenses. An increase in assets without a corresponding increase to liabilities results in increased net position, which indicates an improved financial position.

The Statement of Revenues, Expenses, and Changes in Net Position accounts for all of the Authority's current year's revenues and expenses. All changes in net position are reported as soon as the underlying event occurs, regardless of timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods (e.g., earned but unused vacation leave).

The Statement of Cash Flows primary purpose is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

Required Supplementary Information

In addition to the financial statements and accompanying notes, this report also presents certain *required supplementary information* that further explains and supports the information in the basic financial statements found on pages 41 - 43 of this report.

FINANCIAL ANALYSIS

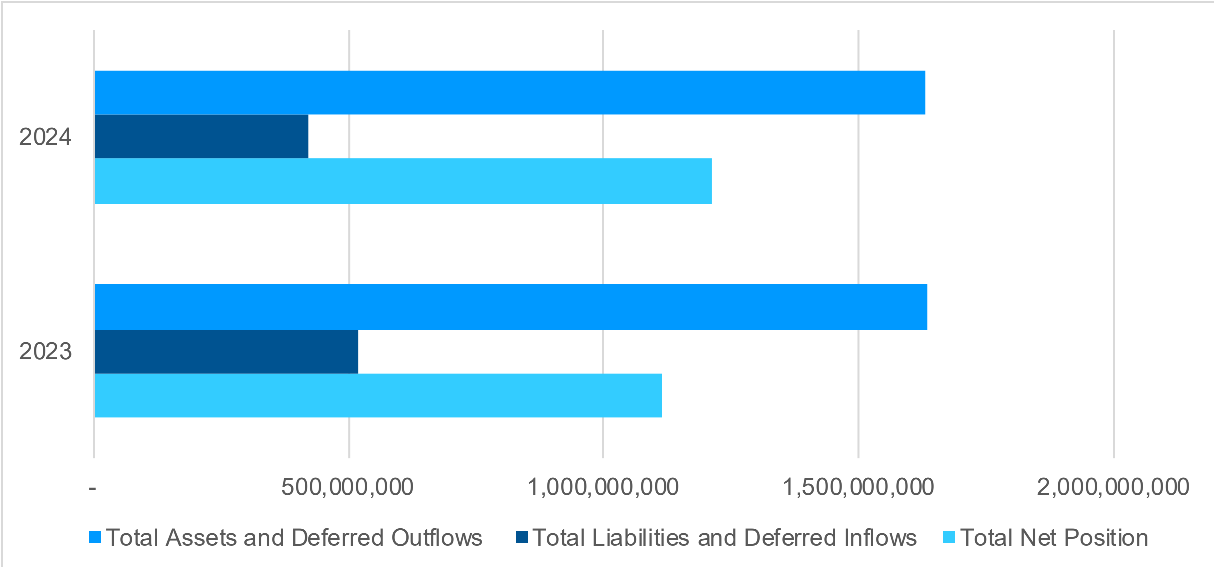
The fundamental question that is most asked of business is, as a whole "Are you better off or worse off as a result of the year's activities?" The Statement of Net Position, and the Statements of Revenues, Expenses, and Changes in Net Position report information about the Authority's activities in a way that will help answer this question. These two statements report the net position of the Authority and changes in it. Over time, increases or decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating.

Statement of Net Position

Net Position is the difference between the Authority's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources. Over time, increases or decreases in net position may serve as an indicator of whether the Authority's financial position is improving or deteriorating.

The following condensed Statement of Net Position provides an overview of the Authority's net position as of December 31, 2024 and 2023:

	2024	2023	2024-2023 Change
Assets			
Current assets	$ 334,959,836	$ 333,295,935	$ 1,663,901
Restricted assets	37,930,299	31,820,194	6,110,105
Capital assets, net	1,183,783,644	1,105,541,776	78,241,868
Other non-current assets	69,195,101	157,205,301	(88,010,200)
Total Assets	**1,625,868,880**	**1,627,863,206**	**(1,994,326)**
Deferred Outflows of Resources			
Deferred outflows	4,750,550	5,873,367	(1,122,817)
Total Assets and Deferred Outflows of Resources	**1,630,619,430**	**1,633,736,573**	**(3,117,143)**
Liabilities			
Current liabilities	72,011,294	42,424,473	29,586,821
Long-term debt, net of current portion	264,127,063	274,295,586	(10,168,523)
Other liabilities	5,372,665	5,526,749	(154,084)
Total Liabilities	**341,511,022**	**322,246,808**	**19,264,214**
Deferred Inflows of Resources			
Deferred inflows	78,305,646	198,245,061	(119,939,415)
Total Liabilities and Deferred Inflows of Resources	**419,816,668**	**520,491,869**	**(100,675,201)**
Net Position			
Net investment in capital assets	885,307,902	808,772,488	76,535,414
Restricted	37,930,299	31,820,194	6,110,105
Unrestricted	287,564,561	272,652,022	14,912,539
Total Net Position	**$ 1,210,802,762**	**$ 1,113,244,704**	**$ 97,558,058**



The Authority's net position of $1,210,802,762 at the close of 2024 increased by $97,558,058 over 2023. The largest portion of the Authority's net position (73.1%) reflects its net investment in capital assets. The Authority uses these capital assets to provide services to its customers and consequently, these assets are not available for future spending. Although the Authority's investment in capital assets is reported net of related debt and construction and retainage payables, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Unrestricted net position (23.8%) may be used to meet the Authority's ongoing obligations to employees and creditors. The remainder of the Authority's net position (3.1%) represents resources that are subject to external legal restrictions on how they may be used.

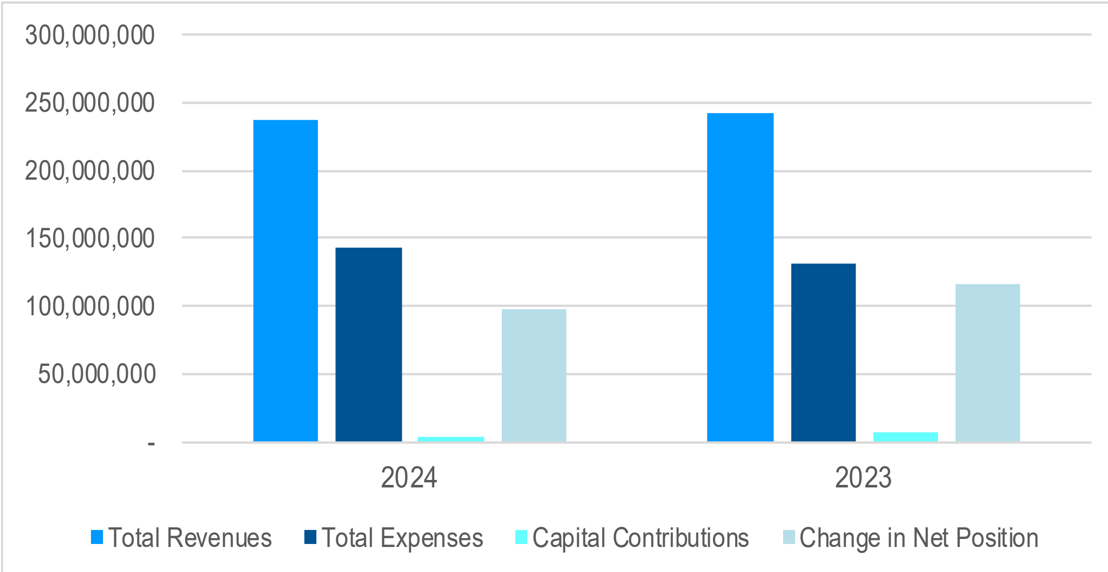
The Authority's total assets and deferred outflows decreased by $3,117,143 (.2%) below 2023. Most of this decrease is in Other non-current assets due to GASB Statement No. 87 and is shown in detail on page 7 of the Management's Discussion and Analysis.

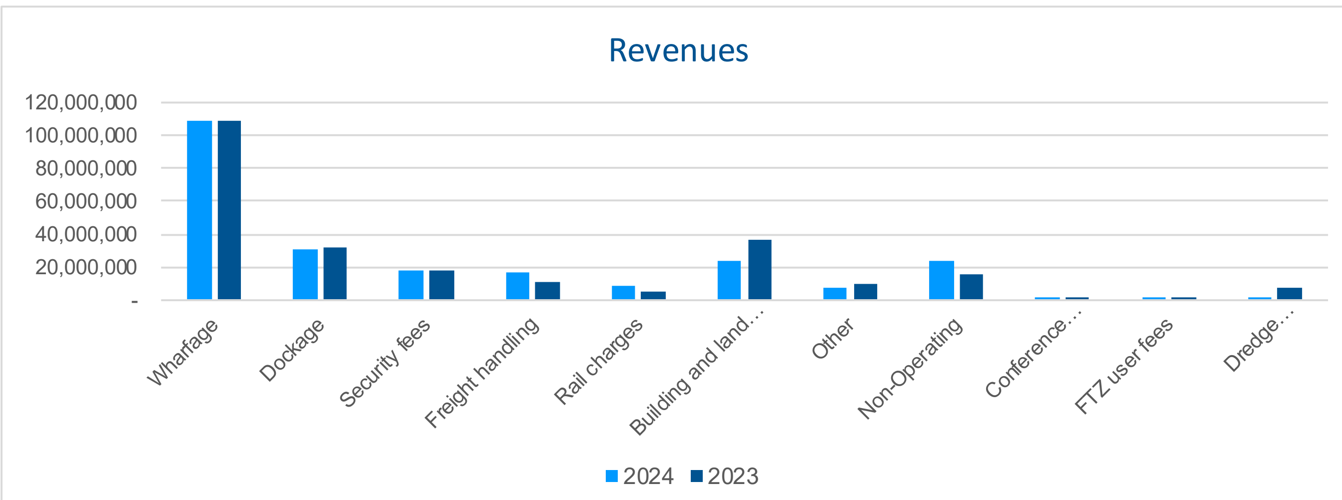
The Authority's total liabilities and deferred inflows decreased by $100,675,201 (19.3%) below 2023. Current liabilities have increased $29,586,821 as part of GASB Statement No. 87. Deferred inflows decreased $119,939,415 as part of GASB Statement No. 87. Long term debt, net of current portion, as noted on page 7, has decreased by $10,168,523 from 2023. This decrease includes the change in the Authority's revenue bonds and compensated absences.

Statement of Revenues, Expenses, Change in Net Position

The Statement of Revenues, Expenses, and Change in Net Position serve as a measure to determine how successful the Authority was during the past year in recovering its costs through its user fees and other charges, as well as its profitability and credit worthiness. The following Statement of Revenues, Expenses, and Change in Net Position summarizes the operations of the Authority for the years ended December 31, 2024 and 2023:

	2024	2023	2024-2023 Change
Revenues			
Operating revenues:			
Wharfage	$ 109,366,152	$ 109,041,748	$ 324,404
Dockage	30,710,296	31,995,536	(1,285,240)
Security fees	18,051,462	18,383,241	(331,779)
Freight handling	16,362,047	11,245,390	5,116,657
Rail charges	8,263,630	5,631,480	2,632,150
Building and land rentals	24,046,503	37,129,428	(13,082,925)
Conference center services	1,392,787	1,870,759	(477,972)
FTZ user fees	240,750	246,500	(5,750)
Dredge placement fees	1,340,792	7,257,336	(5,916,544)
Other	4,841,361	2,743,383	2,097,978
Total operating revenues	214,615,780	225,544,801	(10,929,021)
Investment income	14,843,649	14,761,885	81,764
Federal and other grant assistance	8,492,574	1,139,590	7,352,984
Total Revenues	**237,952,003**	**241,446,276**	**(3,494,273)**
Expenses			
Operating expenses:			
Maintenance and operations	54,015,665	40,895,035	13,120,630
General and administrative	46,174,800	51,421,517	(5,246,717)
Depreciation	30,041,105	26,743,013	3,298,092
Total operating expenses	130,231,570	119,059,565	11,172,005
Interest expense and fiscal charges	12,046,234	12,297,347	(251,113)
Loss on disposal of assets	966,272	738,954	227,318
Total Expenses	**143,244,076**	**132,095,866**	**11,148,210**
Income Before Contributions	**94,707,927**	**109,350,410**	**(14,642,483)**
Capital Grants and Contributions	2,850,131	7,511,525	(4,661,394)
Changes in Net Position	97,558,058	116,861,935	(19,303,877)
Total Net Position, Beginning of Year	1,113,244,704	996,382,769	116,861,935
Total Net Position, End of Year	**$ 1,210,802,762**	**$ 1,113,244,704**	**$ 97,558,058**





Operating revenues in 2024 decreased by $10,929,021 or (4.8%) below 2023. The major variances in revenues from 2024 to 2023 are as follows:

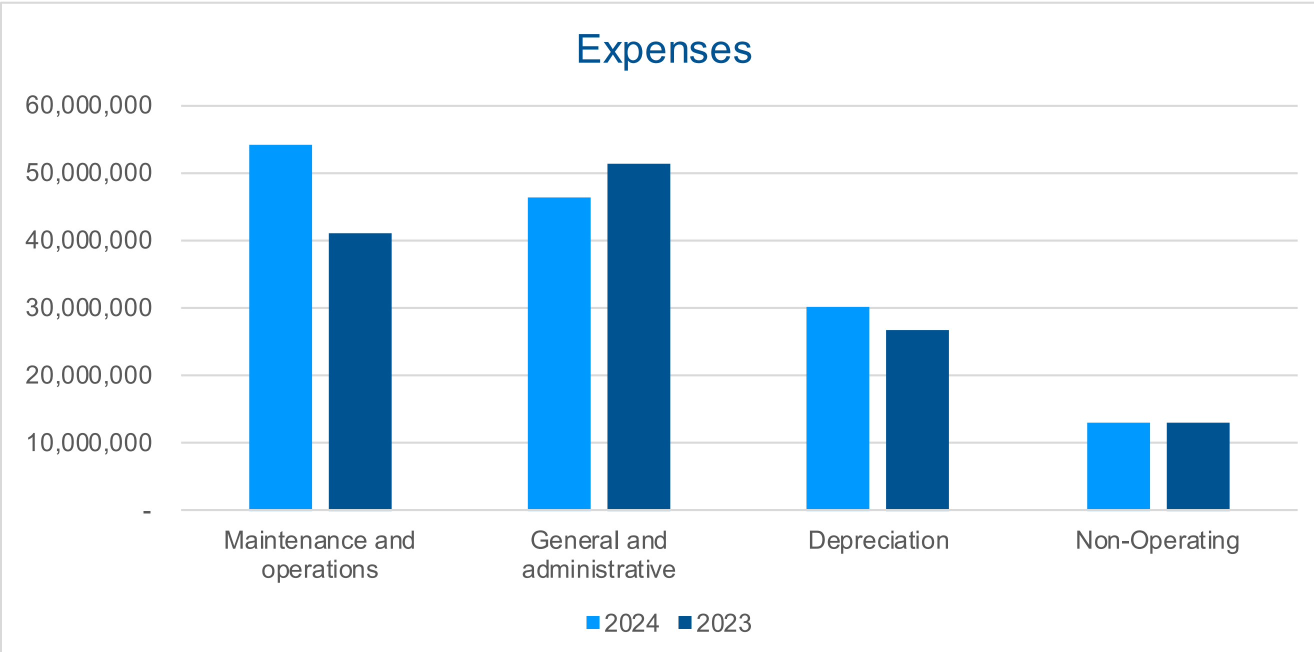
• Building and land rentals	$ (13,082,925)
• Dockage	(1,285,240)
• Handling fees	5,116,657

Building and Land Rental decreased $13,082,925 or (35.2%) below 2023 as part of GASB Statement No. 87. Without GASB 87 entries, Building and Land Rental revenue was $26.2 million in 2023 and $26.1 in 2024. Wharfage increased by $2,552,607 at the private oil docks driven by the two largest crude oil export terminals, Enbridge (Ingleside Energy Center) and Gibson Energy. The two facilities in Ingleside are the only two in the area that are capable of handling Very Large Crude Carriers. The 54-foot channel enables these two terminals to fully load a Suezmax. Both terminals consolidated the market share with over 70% of total exports overall in Corpus Christi driving both wharfage and dockage decreases at the public docks of $3,430,124 and $1,285,240, respectively, below 2023. The Authority maintained crude oil exports at approximately 2.3 million barrels per day in 2024. The Authority remains the largest crude oil export gateway in the United States keeping close to 60% of the total market share in 2024.

The increase in wharfage at the bulk docks of $1,361,536 was a result of the increases in pet coke and steel businesses.

The increase in handling fees of $5,116,657 was due to the increased Pet Coke business. Increased pet coke volumes brought into the Bulk Terminal facility by Motiva added 1.07 million tons in 2024, increasing traffic by more than 10,000 railcars and representing 4% of total revenues.

Non-operating revenues have increased $7,434,748 over 2023 due to the recognition of Section 2106 funds from USACE only recognized upon completion of work.



Operating expenses in 2024 increased $11,172,005 or (9.4%) over 2023. The major variances in expenses from 2024 to 2023 are as follows:

• Maintenance	$ 10,755,823
• Depreciation	3,298,092
• Insurance	1,125,289

Maintenance expense increased mainly due to an increase in maintenance and repairs to the Authority's infrastructure and dredging. Depreciation expense continues to increase as the Authority purchases and constructs additional capital assets. Insurance increased as a result of higher property values.

Capital Grants and Contributions

Capital grants and contributions decreased $4,661,394 from 2023. The Authority is the recipient of a number of federal and state grants from a variety of programs. These grant funds are recorded on the basis of project expenditures made. As projects are advanced and expenditures incurred, grant funds are requested on a reimbursement basis and then recognized.

Capital grants and contributions at December 31, 2024 include the following:

• Federal/state disaster grants	$ 1,768,162
• Security improvements	1,376,613
• Environmental programs	1,828

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Authority's investment in capital assets as of December 31, 2024, amounts to $1,183,784,644 (net of accumulated depreciation and amortization). This investment in capital assets includes port facilities, elevator and bulk terminal facilities, machinery and equipment, property and buildings, furniture and equipment, intangibles, SBITAS, leases and construction in progress. This amount represents a net increase (additions net of retirements and depreciation) of $78,241,868 or 7.1%. Additional information regarding the Authority's capital assets can be found in Note 4 to the financial statements on page 27.

Major capital asset activity during 2024 include the following:

- Land purchases 22,514,637
- Channel improvement 18,445,622
- Bulk facilities 7,934,274

		2024		2023		2024-2023 Change
Capital assets, not being depreciated/amortized:						
Land	$	322,185,539	$	299,670,902	$	22,514,637
Channel and waterfront improvements		79,277,883		79,277,883		-
Intangibles		387,429		387,429		-
Construction in progress		312,181,827		288,046,415		24,135,412
		714,032,678		667,382,629		46,650,049
Capital assets, being depreciated/amortized:						
Port facilities		346,944,107		334,501,001		12,443,106
Buildings and improvements		97,996,157		81,640,276		16,355,881
Machinery and equipment		19,797,738		20,302,992		(505,254)
Intangibles		1,965,829		981,592		984,237
Subscription based IT arrangements		2,898,034		733,286		2,164,748
Lease- easement		149,101		-		149,101
		469,750,966		438,159,147		31,591,819
Net Capital Assets	**$**	**1,183,783,644**	**$**	**1,105,541,776**	**$**	**78,241,868**

Long-Term Debt

On May 27, 2015, the Authority issued $115,000,000 in taxable revenue bonds for the purposes of acquiring land and acquiring, purchasing, constructing, enlarging, extending, repairing or developing facilities or aids incident to or useful or necessary in the operation or development of the Authority's ports and waterways or in aid of navigation and commerce. The bonds are secured by the pledged revenues from the operation of Port Facilities after the deduction of maintenance and operating expenses other than those related to depreciation or the interest expense on the bonds.

On August 8, 2018, the Authority issued $92,530,000 in Series A Non-Taxable revenue bonds for the purpose of the Corpus Christi Ship Channel Project to deepen and widen the main channel and to add barge lanes. Also on that date, the Authority issued $115,000,000 in Series B Taxable revenue bonds for the purpose of acquisition, design, construction, reconstruction, repair, rehabilitation, improvement and equipping the Port facilities in the Authority's capital improvement program, including the acquisition of land for authorized Authority purposes and construction of the Corpus Christi Ship Channel Project.

Additional information regarding the Authority's long-term debt can be found in Note 8 to the financial statements on page 28. As of December 31, 2024, the Authority had long-term debt outstanding of $276,030,646. The following table summarizes the Authority's long-term debt outstanding as of December 31, 2024, and 2023.

		2024		2023		2024-2023 Change
Revenue bonds	$	262,025,000	$	271,535,000	$	(9,510,000)
Bond premium		11,979,931		12,804,380		(824,449)
Total revenue bonds outstanding		274,004,931		284,339,380		(10,334,449)
Subscription based IT arrangements		2,025,715		586,768		1,438,947
Total	$	**276,030,646**	$	**284,926,148**	$	**(8,895,502)**

The Authority's outstanding Revenue Bonds, Series 2015 (Taxable) ("Prior Lien Revenue Bonds") have been assigned an AA- rating from S&P Global Ratings and an Aa3 rating from Moody's Investor Services. The Authority's outstanding Senior Lien Revenue Bonds have been assigned an AA- rating from S&P and an A1 rating from Moody's. In accordance with the Authority's general revenue bond covenants, the Authority is required to maintain a revenue bond coverage of at least 1.25 times the average annual debt service requirements. As of December 31, 2024, the Authority's revenue bond coverage was 6.54 times the average annual remaining debt service requirements.

ECONOMIC OUTLOOK

In 2024, new challenges continued to affect both the local region and global trade markets, with sanctions imposed by the U.S., EU, and other global allies on Russian crude oil and natural gas following the Russian invasion of Ukraine. This translated into a sustained increase in demand for Texas-produced energy, as reflected in the throughput at the Authority's LNG and crude terminals. Economies worldwide remained impacted by inflation and interest rates, with central banks actively working to curb inflationary pressures.

Consistent increased demand out of Europe for crude oil, refined products, and LNG, resulted in record tonnage shipment levels again in 2024, marking the seventh straight year of new highs. Following a 2023 year which the Authority's customers saw significant positive changes in several areas, overall movements of crude oil increased by 3.5% over 2023 to 130.5 million tons, led by crude oil exports at 2.34 million barrels per day in 2024. The Authority's customers set new records for total shipments throughout the year.

Texas has experienced unprecedented growth in crude oil production, with crude oil production from the Permian and Eagle Ford shale growing from just over 1 million barrels per day in 2010 to 7.3 million barrels per day in 2024. The Authority has consistently grown overall shipments and market share of crude oil being exported from Corpus Christi, becoming the largest export gateway for crude oil in the United States in the process. In 2024, the Authority maintained its share of total crude oil exports from the United States, with 60% of total exports. The Authority continues to play a vital role as a major refined products hub, captured additional opportunities in the Pet Coke business in the past two years and remains a logistical and distribution center for cargoes used in steel, construction, crude oil E&P activities, hydraulic fracturing, project cargo, breakbulk, and renewable energy projects such as wind energy components.

The Authority is committed to leveraging its strong financial position and its position of prominence in the seaport space to try to create the most efficient and cost-competitive environment for our customers to conduct business. We consistently deploy our own capital to both create new infrastructure within our port and maintain long-lived assets under our control, giving our customers base access to world-class facilities that enhance their business goals in this region. In addition, we have been highly successful in acquiring state and federal grant funds for a diverse suite of uses, including improving roadway connectivity, creating and enhancing rail operations, providing additional physical and cyber security, investigation the utility of regional property for scalable carbon management, and allowing port operators to acquire clean energy solutions like tugboats and locomotives.

The most immediate and critical project the Authority has managed over the past several years is the congressionally authorized Corpus Christi Ship Channel Improvement Project ("Channel Improvement Project" or "CIP"). The four-phase CIP will provide a safer transit through our waterways and improve the cost competitiveness of our customers by allowing larger vessels to transit with more cargo. The project is fully funded by both the Authority and the Federal Government, with the Authority contributing roughly $186 million and the Federal government just over $405 million to date. The project was broken into four contracts, with Great Lakes Dredge & Dock Company executing on the first and third contracts, and Callen Marine, Ltd. working on the second and fourth contracts. The sections of the channel to Ingleside have been open since July 2023, and the remainder of the project will be open in the second quarter of 2025. The project makes the Corpus Christi Ship

Channel the most improved channel on the Gulf Coast, which we expect will open up commercial opportunities that were not previously available.

The Coastal Bend region, and much of the central part of the State, is completely dependent upon surface water and has been in varying stages of drought conditions for much of the past decade. Similarly, the growth of new residential and commercial developments throughout the region has strained the existing power supply networks. New industry development is heavily dependent on both a reliable water source and a ready supply of energy, as are most of the existing industries in the region. Though the Authority has no direct role in providing either, it has been working proactively to make sure both are available in the future. The Authority is creating options for water resource development by undertaking regulatory permitting for a potential large-scale seawater desalination facility on Authority-owned property at Harbor Island and expects to submit the final two permit applications needed in early 2025. The Port has also partnered with AEP Texas, the regional power transmission provider, on engineering studies to assess the required solutions for power transmission in the Port operating areas.

In 2025, the Authority expects full year crude oil exports that match what we saw in 2024. Texas oil fields are poised for significant growth in production, fueled by an unwavering global demand for reliable and affordable energy. As the leading U.S. energy export gateway, the Authority's customers will be at the forefront of this expansion, delivering Texas energy to Europe and beyond. While the region is nearing its maximum pipeline capacity, continued production growth and strong demand throughout the world will likely lead to increased capacity development in the coming years. The Authority believes that the robust global demand for fossil fuels will endure for decades, including additional opportunities in the dry bulk business in the form of pet coke exports. Even as the U.S. energy sector actively seeks to reduce its environmental footprint, and governments advocate for lower emissions and a shift to renewable sources, the crucial role of fossil fuels will be in meeting energy needs as Countries across the globe are increasingly converting to natural gas fired power generation. That will present growing demand opportunities for liquified natural gas (LNG) from Cheniere Energy's Corpus Christi Liquefaction, LLC (CCL) plant with their Stage 3 (CCL Stage 3) expansion project currently in the construction and commissioning phases. In December 2024, Train 1 of CCL Stage 3 produced LNG and is expected to reach substantial completion in early 2025. Two additional midscale trains are expected to achieve substantial completion in 2025, and the remaining four midscale trains are expected to reach substantial completion in 2026. Completion of CCL Stage 3 will add approximately ten million tons per year of LNG production to that facility's existing 15-million-ton nameplate capacity.

The Authority, along with its customers, is intently watching what the impact of the change in Federal administrations may have on the relationship between the United States and worldwide consumers of U.S. produced energy. While the new administration will be unabashedly supportive of U.S. energy independence, there are factors such as tariffs or other financial surcharges that could result in decreases in the use of U.S. produced energy that the Authority will continue to monitor.

With over $326 million of cash, cash equivalents and investments on hand at the end of 2024, access to $50 million line of credit with Frost Bank and the potential to raise additional capital as needed, the Authority is well positioned to maintain existing assets, invest in assets or additional property to facilitate regional growth, and to navigate any short to medium term disruptions in revenues generated through customer shipments. In addition, the Authority will take appropriate measures to control both operational and capital spending in 2025 and future years to ensure the financial viability of the organization in the event of any changes in our revenue outlook.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Authority's Chief Financial Officer, 400 Charles Zahn, Jr. Drive, Corpus Christi, TX 78401.

ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents (Note 2)	$	61,502,620
Investments (Note 2)		232,680,682
Accounts receivable (Note 3)		23,252,500
Lease receivable (Note 6)		12,395,705
Interest receivable		1,205,142
Intergovernmental receivable		43,061
Inventory		1,059,954
Prepaid expenses		2,820,172
Total current assets		334,959,836
NON-CURRENT ASSETS:		
RESTRICTED ASSETS:		
Restricted cash and cash equivalents (Note 2)		32,284,968
Net pension asset (Note 9)		5,006,054
Escrow agreement (Note 5)		639,277
Total Restricted Assets		37,930,299
CAPITAL ASSETS:		
Capital assets, not being depreciated (Note 4)		714,032,678
Capital assets, being depriciated, net (Note 4)		466,703,831
Subscription based IT arrangements, net (Note 4)		2,898,034
Leases, net (Note 4)		149,101
Capital Assets, Net		1,183,783,644
OTHER NON-CURRENT ASSETS::		
Lease receivable (Note 6)		69,195,101
Total Other Non-Current Assets		69,195,101
Total Non-Current Assets		1,290,909,044
TOTAL ASSETS		1,625,868,880
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflow related to pensions (Note 9)		4,627,089
Deferred outflow related to OPEB (Note 10)		123,461
Total Deferred outflows of resources		4,750,550
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		1,630,619,430
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES:		
Accounts payable		27,518,734
Accrued expenses		3,610,824
Accrued interest payable		1,029,020
Unearned revenue		25,488,610
Current maturities of long-term debt (Note 8)		11,903,583
Compensated absences, current portion (Note 8)		2,281,863
Total OPEB liability, current portion (Note 10)		178,660
Total Current Liabilities		72,011,294
NON-CURRENT LIABILITIES:		
Security deposits		750,000
Long-term debt, net of current liabilities (Note 8)		264,127,063
Compensated absences, net of current portion (Note 8)		3,159,042
Total OPEB liability, net of current portion (Note 10)		1,463,623
Total Non-Current Liabilities		269,499,728
TOTAL LIABILITIES		341,511,022
DEFERRED INFLOWS OF RESOURCES		
Deferred inflow related to pensions (Note 9)		194,074
Deferred inflow related to OPEB (Note 10)		502,575
Deferred inflow related to Leases (Note 6)		77,608,997
Total Deferred Inflows of Resources		78,305,646
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES		419,816,668
NET POSITION:		
Net investment in capital assets (Note 13)		885,307,902
Restricted:		
Bond interest and redemption		32,262,264
Escrow agreement (Note 5)		639,277
Law enforcement		22,704
Pension benefits		5,006,054
Unrestricted		287,564,561
TOTAL NET POSITION	$	1,210,802,762

See accompanying notes to financial statements

OPERATING REVENUES:		
Wharfage	$	109,366,152
Dockage		30,710,296
Security fees		18,051,462
Freight and material handling		16,362,047
Rail Charges		8,263,630
Building and land rentals		24,046,503
Conference center services		1,392,787
FTZ user fees		240,750
Dredging fees		1,340,792
Other		4,841,361
Total Operating Revenues		214,615,780
OPERATING EXPENSES:		
Maintenance and operations		54,015,665
General and administrative		46,174,800
Depreciation and amortization		30,041,105
Total Operating Expenses		130,231,570
Operating Income		84,384,210
NON-OPERATING REVENUES (EXPENSES):		
Investment income		14,843,649
Federal and other grant assistance		8,492,574
Interest expense and fiscal charges		(12,046,234)
Loss on disposal of assets		(966,272)
Net Non-Operating Revenues		10,323,717
Income Before Capital Grants and Contributions		94,707,927
CAPITAL GRANTS AND CONTRIBUTIONS		2,850,131
Change in net position		97,558,058
Total Net Position, Beginning of Year		1,113,244,704
Total Net Position, End of Year	$	1,210,802,762

See accompanying notes to financial statements

CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash received from customers	$ 212,904,562
Cash payments to suppliers for goods & services	(59,493,359)
Cash payments to employees for services	(37,313,074)
Net Cash Provided by Operating Activities	116,098,129
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Operating grants received	8,492,574
Net Cash Provided by Noncapital Financing Activities	8,492,574
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition and construction of capital assets	(109,303,701)
Proceeds from sale of capital assets	54,454
Capital grants and contributions	5,800,838
Proceeds from capital debt	3,947,133
Principal payment on capital debt	(12,018,186)
Interest expense and fiscal charges	(12,894,067)
Net Cash Used in Capital and Related Financing Activities	(124,413,529)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment income	9,233,499
Proceeds from sale and maturities of investments	296,487,178
Purchase of investments	(323,514,740)
Net Cash used in Investing Activities	(17,794,063)
Net decrease in cash and cash equivalents	(17,616,889)
Cash and Cash Equivalents, Including Restricted Accounts:	
Beginning	111,404,477
Ending	$ 93,787,588

See accompanying notes to financial statements

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating income	$	84,384,210
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization		30,041,105
Changes in assets and liabilities:		
Increase in accounts and intergovernmental receivables		(2,531,413)
Decrease in lease receivables		98,097,825
Decrease in inventories		316,808
Decrease in prepaid items		101,163
Increase in net pension asset		(3,678,070)
Decrease in deferred outflows of resources - pension and OPEB		1,122,817
Increase in accounts payable and accrued expenses		5,012,350
Increase in unearned revenue		23,105,989
Decrease in total OPEB liability		(265,889)
Increase in compensated absences		330,649
Decrease in deferred inflows of resources		(119,939,415)
Net cash provided by operating activities	$	116,098,129

Noncash Investing, Capital, and Financing Activities

Amortization of premium on investments	$	4,619,304
Change in fair value of investments		(1,176,278)
Change in accrued interest on investments		189,995
Change in intergovernmental receivables		2,950,707
Amortization of premium on revenue bonds		(824,449)
Net non-cash investing, capital, and financing activities	$	5,759,279

See accompanying notes to financial statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Port of Corpus Christi Authority of Nueces County, Texas (Authority) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

GENERAL HISTORY OF THE PORT OF CORPUS CHRISTI AUTHORITY

The Nueces County Navigation District No. 1 was created November 30, 1922, by an order of the Commissioners Court of Nueces County, Texas after an election duly held on October 31, 1922, at which time the establishment of said district was submitted to the qualified taxpaying voters of Nueces County, Texas. The territorial boundaries of the District were made co-extensive with those of Nueces County. In 2003, Senate Bill 1934 was passed that allowed for the annexation of San Patricio County into the territorial jurisdiction of the Authority. The District was organized under Article III, Section 52, of the Constitution of the State of Texas, but has since been transferred to and is operating under Article XVI, Section 59, of the Texas Constitution and related laws of the State of Texas, particularly Sections 60 and 62 of the Texas Water Code and all amendments thereto. The Authority being a navigation district and political subdivision of the State of Texas is a separate and distinct entity from Nueces County and operates independent with its own Port Commission as its governing body. The only relationship the Authority and Nueces County have is that in the event the Port Commission deems it necessary to issue tax supported bonds, it must request the Commissioners Court of Nueces County to call an election. The Commissioners Court shall call the election, canvas the vote, and if the bond issue is approved, thereafter set the necessary tax rate to service the bonds. The original property, plant and equipment of the Authority were acquired with funds from the sale of bonds, the interest and sinking funds being provided from ad valorem taxes levied on the property within Nueces County, Texas. Additions to the property, plant and equipment of the Authority have been made with surplus funds arising from the operations of the Authority facilities, grants from the Federal Government, proceeds of general revenue bonds, and improvement bonds supported by ad valorem tax levies.

On May 20, 1981, the Governor of the State of Texas signed into law a bill changing the legal name of the Nueces County Navigation District No. 1 to the Port of Corpus Christi Authority of Nueces County, Texas.

REPORTING ENTITY

In evaluating how to define the Authority for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth in Section 2100 of the GASB Codification of Governmental Accounting and Financial Reporting Standards. GASB defines the reporting entity as the primary government and those component units for which the primary government is financially accountable.

BASIS OF ACCOUNTING

The Authority operates as an enterprise fund to report on its financial position and the results of its operations. Enterprise funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. All enterprise funds are accounted for on a flow of economic resources measurement focus, whereby all assets and all liabilities associated with the operation of these funds are included on the statement of net position. Proprietary fund equity is classified as net position. Enterprise fund operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net position.

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to customers for the use of facilities and services provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The Port Commission adopts an annual budget each year, on a basis consistent with accounting principles generally accepted in the United States of America for proprietary funds, as a prudent management tool. Monthly and quarterly financial reports are prepared for management to maintain proper budgetary control. Those reports are provided to Commissioners monthly and are reviewed by the Port Commission in a public Commission meeting on a quarterly basis, and subsequently posted on the Authority's website.

CASH AND CASH EQUIVALENTS

The Authority's cash and cash equivalents consists of cash on hand, cash held on deposit with financial institutions in demand deposit accounts, and short-term investments with original maturities of three months or less from the date of acquisition. Cash and cash equivalents are included in both unrestricted and restricted assets.

INVESTMENTS

In accordance with its Investment Policy and the Texas Public Funds Investment Act, Chapter 2256, Texas Government Code (PFIA), the Authority may invest in obligations of the US Government, its agencies and instrumentalities, fully collateralized or insured time deposits, local government investment pools having a rating not less than AAA, money market mutual funds registered with the SEC whose assets consist exclusively of obligations of the US Treasury, its agencies or instrumentalities and repurchase agreements backed by those securities, fully collateralized repurchase agreements, general debt obligations of states, agencies, counties, cities and other subdivisions of the United States with a rating not less than AA, fully insured brokered certificates of deposit, delivered versus payment to the Authority's safekeeping agent, and A1/P1 commercial paper with a maturity not to exceed 270 days.

Investments that mature within one year of acquisition are stated at cost or amortized cost. Investments with the remaining maturity of more than one year at the time of purchase are carried at fair value. Any realized gains and losses in fair value are reported in the operations of the current period.

ACCOUNTS RECEIVABLE

Trade receivables are shown net of an allowance for uncollectible accounts which is determined based on historical experience and collection efforts. Bad debts are written off against the accounts receivable allowance when deemed uncollectible.

INVENTORY AND PREPAID ITEMS

Inventory is valued at cost utilizing the first in first out method. Inventory consists of expendable materials used in the operation and maintenance of port facilities.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

PROPERTY, PLANT AND EQUIPMENT

Property constructed or acquired by purchase is stated at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are stated at acquisition value as of the date received. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized. Authority policy has set the capitalization threshold for capital assets at $5,000. The Authority reviews the carrying value of its capital assets to determine if circumstances exist indicating impairment in the carrying value. If facts or circumstances support impairment, management follows guidance in GASB No.42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*.

Depreciation is computed using the straight-line method over the following useful lives:

Port facilities	10-50 Years
Buildings and improvements	5-50 Years
Machinery and equipment	3-50 Years
Intangibles	3-5 Years

RESTRICTED ASSETS

Certain resources set aside for the repayment of debt are classified as restricted assets on the Statement of Net Position because their use is limited by applicable bond covenants.

Certain assets are reclassified as restricted due to the restriction on the use of these funds for a particular purpose.

The Authority receives an annual allocation payment from the Law Enforcement Officer Standards and Education (LEOSE) account and that cash is restricted until spent for qualified expenses related to the continuing education of law enforcement personnel.

When an expense is incurred for purposes for which restricted and unrestricted net position are available, the Authority's policy is to apply restricted assets first.

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The Authority has the following items that qualify for reporting in this category.

- Pension contributions after the measurement date – These contributions are deferred and recognized the following fiscal year.
- Difference in expected and actual pension experience - This difference is deferred and recognized over the average remaining service life for all active, inactive, and retired members.
- Changes in actuarial assumptions used to determine the net pension asset and total OPEB liability -This difference is deferred and amortized over the average remaining service life for all active, inactive, and retired members.
- Difference in projected and actual earnings on pension assets - This difference is deferred and amortized over a period of five years.
- Difference in expected and actual OPEB experience – This difference is deferred and amortized over a period of five years.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has the following items that qualify for reporting in this category:

- Difference in expected and actual pension experience – This difference is deferred and recognized over the average remaining service life for all active, inactive, and retired members.
- Difference in expected and actual OPEB experience – This difference is deferred and amortized over a period of five years.
- Changes in actuarial assumptions used to determine the net pension asset and total OPEB liability – This difference is deferred and amortized over the average remaining service life for all active, inactive, and retired members.
- Leases – This represents the amount to be received for lease contracts over their respective term.

PENSION PLAN

For purposes of measuring the net pension asset, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCDRS's fiduciary net position have been determined on the same basis as they are reported by TCDRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For more information on the Authority's pension plans, see Note 9 of the Notes to the Financial Statements.

COMPENSATED ABSENCES

Authority employees are granted vacation at rates of 10 to 25 days per year and may accumulate up to a maximum of 30 to 75 days, depending on their length of employment. Upon termination, employees are paid for any unused accumulated vacation up to a maximum of two (2) times their annual vacation accrual. Sick leave accumulates at the rate of 12 days per year. Upon termination for any reason other than for cause, employees are paid for any unused sick leave up to a maximum of 60 days. Compensated absences are accrued when incurred.

UNEARNED REVENUE

Advance payments for the deposit of dredge materials into the Authority's dredge placement areas are recognized as the materials are deposited. Damage claims and foreign trade zone user fees are recognized as income over the term of related agreements. Amounts received but not yet earned are reflected as unearned revenue in the accompanying statement of net position.

NET POSITION

Net position represents the residual interest in the Authority's assets and deferred outflows after liabilities and deferred inflows are deducted and consists of three sections: net investment in capital assets; restricted and unrestricted. Net investment in capital assets consists of capital assets net of accumulated depreciation and amortization and the outstanding balances of any borrowing spent for the acquisition, construction or improvements of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Net position that does not meet the definition of net investment in capital assets or restricted is classified as unrestricted.

CASH RESERVE POLICY

It is the desire of the Authority to maintain adequate funds to maintain liquidity in anticipation of economic downturns or natural disasters. The Authority's Commission has adopted a Cash Reserve Policy and established target goals to further this position.

- Contingencies – a target goal of $10,000,000 was established to cover emergency expenditures incurred due to catastrophic events.
- Self Insurance – a target goal of $5,000,000 was established to cover managed risk exposures.
- Operating – a target goal of a minimum of six months and a maximum of nine months of annual operating expenses, net of depreciation based on the annual operating budget to maintain financial flexibility, liquidity and stability.
- Early Bond Repayment- a target goal of $60,000,000 was established to be held until the time of early redemption.

These target goals are reviewed annually and will be modified as necessary to ensure adequate resources for statutory and legal reserves.

LEASES

The Authority is a lessor for noncancellable leases of land and improvements. The Authority recognizes a lease receivable and a deferred inflow of resources in the Statement of Net Position. At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments received to present value, (2) lease term, and (3) lease receipts:

- The Authority uses the interest rate charged as the discount rate. When the interest rate charged is not provided in the agreement, the Authority generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments and purchase option prices that the Authority is reasonably certain to receive.

The Authority monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflow of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

SUBSCRIPTION BASED INFORMATION TECHNOLOGY ARRANGEMENTS (SBITA)

The Authority has noncancellable SBITAs of various IT software. The Authority recognizes a SBITA liability and an intangible right-to-use SBITA asset on the Statement of Net Position. The Authority recognizes SBITA's with an initial, individual value of $25,000 or more.

At the commencement of a SBITA, the Authority initially measures the SBITA liability at the present value of payments expected to be made during the SBITA term. Subsequently, the SBITA liability is reduced by the principal portion of SBITA payments made. The SBITA asset is initially measured as the initial amount of the SBITA liability, adjusted for SBITA payments made at or before the SBITA commencement date, plus certain implementation and conversion costs. Subsequently, the SBITA asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to SBITA's include how the Authority determines (1) the discount rate it uses to discount the expected SBITA payments to present value, (2) the SBITA term, and (3) SBITA payments:

- The Authority uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the Authority uses its estimated incremental borrowing rate as the discount rate.
- The Authority term includes the noncancellable period of the SBITA. SBITA payments included in the measurement of the SBITA liability are composed of fixed payments and purchase option prices that the SBITA is reasonably certain to exercise.

The Authority monitors changes in circumstances that would require a remeasurement of its SBITA and will remeasure the SBITA asset and liability if certain changes occur that are expected to significantly affect the amount of the SBITA liability.

The Authority reports SBITA assets with capital assets and SBITA liabilities with long-term debt on the Statement of Net Position.

CONCENTRATION OF REVENUES

The Authority's operating revenues may be subject to risk because of their concentration in the petroleum industry, which has the potential to be negatively impacted by future changes in consumer demand because of a variety of possible negative external factors, domestic policy changes, or limitations on local resources necessary for continued operations. External factors could include a potential global recession as a result prolonged inflation and the impacts of an ongoing land war in Europe, as well as a quicker than expected transition away from fossil fuels to mitigate the perceived impact of those fuels on environmental climate change. Domestic policy changes including tariffs and other surcharges could negatively impact the Authority's customers access to or competitiveness in overseas markets. Local shortages in water available for industrial use or limitations on power transmission could negatively impact existing industry as well as the ability to continue to grow local regional output.

The Authority's top ten customers in terms of total revenue are from the petroleum industry and 81 percent of the Authority's revenue base for 2024. The overarching product groups of crude oil and petroleum products (which include Refined Products, Pet Coke, LNG and NGLs) accounted for 88 percent of the Authority's tonnage total in 2024. The Authority believes, however, that much of the risk identified above is mitigated by minimum guaranteed throughputs and long-term contracted land lease revenues, combined with a base demand level for all petroleum products that will remain in place despite any current economic uncertainty. In addition, Petroleum products, which are the Authority's second most prevalent commodity group representing 24 percent of all cargo, is a broad catch-all for multiple distinct products such as LNG, LPG and refined products such as gasoline and diesel, and thus represent significant diversification from crude oil. Even within the crude oil commodity, there is significant variety in uses of the product, with approximately half of consumed crude oil being used for transportation needs and the other half used to produce widely used consumer goods. The Authority believes that the long-term demands for crude oil, petroleum products, and their derivatives will remain robust for the foreseeable future even as the addition of other types of energy products continues. The Authority has commented on its overall view of the general economic conditions in which it operates in both the MD&A and in the Transmittal Letter which accompanies these financial statements.

ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

2. DEPOSITS AND INVESTMENTS

At December 31, 2024, the carrying amount of the Authority's demand deposits and cash on hand was $61,502,620.

The exit or fair value prices used for these fair value valuations of the portfolio are all Level 1 and represent unadjusted quoted prices in active markets for identical assets and liabilities that have been accessed at the measurement date.

The Authority's investments at December 31, 2024 carried at fair value are as follows:

	2024		
Investment Type	**Fair Value**	**Weighted Average Maturity (Days)**	**Credit Risk**
Local government pool	$ 88,697,927	1	AAA
Municipal Bonds	29,593,889	880	
United States Treasuries	55,116,797	1294	
United States Agencies	47,919,855	1197	
Commercial Papers	100,050,141	154	A-1/P-1
Total	321,378,609		
Short-term investments included in cash and cash equivalents	88,697,927		
Equity in Total Investments	**$ 232,680,682**		

In accordance with GASB Codification Section 150.151-.158, the Authority's financial statements are required to address custodial credit risk, credit risk of investments, concentration of risk, foreign currency risk, and interest rate risk.

CUSTODIAL CREDIT RISK

To control custody and safekeeping risk, State law and the Authority's adopted Investment Policy requires collateral for all time and demand deposits, as well as collateral for repurchase agreements, be transferred delivery versus payment and held by an independent party approved by the Authority. The custodian is required to provide original safekeeping receipts and monthly reporting of positions with position descriptions including market value for both type transactions. All repurchase agreements and deposits must be collateralized to 102% and be executed under written agreements. The counterparty of each type transaction is held contractually liable for monitoring and maintaining the required collateral margins on a daily basis.

The Authority's portfolio contained no repurchase agreements and all bank demand deposits were fully insured and collateralized. All pledged bank collateral for demand deposits and certificates of deposits were held by an independent institution outside the bank's holding company.

CREDIT RISK

The primary stated objective of the Authority's adopted Investment Policy is the safety of principal and avoidance of principal loss. Credit risk within the Authority's approved investments authorized by the adopted Investment Policy occurs in time and demand deposits, repurchase agreements, investment pools, commercial paper, and state and municipal obligations. All other investments are rated AAA, or equivalent, by at least one nationally recognized securities rating organization (NRSRO). State law and the adopted Investment Policy requires inclusion of a procedure to monitor and act as necessary to changes in credit rating on any investment which requires a rating. The adopted Investment Policy also requires a procedure to verify continued FDIC insurance weekly on brokered certificates of deposit.

State law and the adopted policy allow for investment in general obligations of any United States state or its agencies or sub-divisions not to exceed five years to stated maturity and rated not less than AA or its equivalent by one nationally recognized rating agency. The Authority's Investment Policy further restricts bonds to a maximum of $10 million per issuer and block size purchases are limited to $10 million.

Local government investment pools in Texas are required to be rated AAA, or equivalent, by at least one nationally recognized rating organization. The adopted Investment Policy restricts investments to AAA-rated, local government investment pools striving to maintain a $1 net asset value and further regulated by state law.

CONCENTRATION OF RISK

The Authority recognizes over-concentration of assets by market sector or maturity as a risk to the portfolio. The adopted Investment Policy establishes diversification as a major objective of the investment program and sets diversification limits for all authorized investment types which are monitored on at least a monthly basis. Diversification limits are established as:

Investment Policy		Percent of Portfolio 2024
United States Treasury securities	100%	16.83%
United States Agency securities	100%	14.63%
Depository Certificates of Deposit	80%	-
Repurchase Agreements	100%	-
Flex Agreements by bond fund	100%	-
Local Government Investment Pools	100%	27.08%
Percent of pool ownership	10%	-
Money Market Mutual Funds	100%	1.83%
Percent of pool ownership	10%	-
Interest bearing accounts	100%	-
Brokered Certificates of Deposit	10%	-
State and Local Debt Obligations	80%	9.03%
Percent of one issuer	10%	-
Commercial Paper	35%	30.60%
Limit per Issuer	10%	-

INTEREST RATE RISK

Interest rate risk is the risk associated with declines or rises in interest rates, which cause an investment in a fixed-income security to increase or decrease in value. In order to limit interest and market rate risk from changes in interest rates, the Authority's adopted Investment Policy sets maximum maturity dates for authorized investment types and a maximum dollar-weighted average maturity limit for the portfolio. The maximum stated final maturity of any investment is five years. The dollar-weighted average maturity (WAM) of the total portfolio is restricted to a maximum of two years.

For purposes of disclosing interest-rate risk, the maturity of a government's position in an external investment pool is based on the average maturity of the pool's investments regardless of the ability of the pool's participants to withdraw funds on demand. As of December 31, 2024, the portfolio contained six structured callable notes which would be impacted by interest rate risk as listed in the following table:

Issuer	Coupon Rate	Purchase Date	Maturity Date	Call Date	Call Structure	Book Value	Market Value
TEXAS TRANSN COMMN ST HWY FD REV	5.028%	10/16/2023	4/1/2026	N/A	Simk/M-W Call	$ 1,923,558	$ 1,940,480
INDIANA BD BK REV	5.490%	8/17/2023	7/15/2026	N/A	Simk/M-W Call	2,877,448	2,895,618
BOARD OF REGENTS TEXAS A&M UNIVERSITY SYSTEM	2.986%	8/14/2024	5/15/2028	N/A	Continuously callable	5,100,723	5,000,100
FFCB	5.420%	5/15/2024	5/15/2028	5/15/2025	Continuously callable with 5 days notice	5,000,000	5,005,900
FFCB	5.430%	6/28/2024	6/20/2028	6/20/2025	Continuously callable with 5 days notice	5,001,191	5,009,800
FHLB	5.710%	5/2/2029	5/2/2029	5/2/2025	Continuously callable with 5 days notice	3,999,133	4,007,480
				TOTAL		**$ 23,902,053**	**$ 23,859,378**

Abbreviations:
FFCB Federal Farm Credit Bank
FHLB Federal Home Loan Bank System

FOREIGN CURRENCY RISK

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or a deposit. As of December 31, 2024, the Authority had no foreign currency risk.

3. RECEIVABLES

Receivables as of December 31, 2024, including the applicable allowance for uncollectible accounts, are as follows:

	2024
Trade receivables	23,106,749
Damage claims receivable	145,751
Current account receivable	$ 23,252,500

4. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024, is as follows:

	Beginning Balance	Transfers and Additions	Transfers and Retirements	Ending Balance
Capital assets, not being depreciated:				
Land	$ 299,670,902	$ 22,763,049	$ 248,412	$ 322,185,539
Channel and waterfront improvements	79,277,883	-	-	79,277,883
Intangibles	387,429	-	-	387,429
Construction in progress	288,046,415	104,855,913	80,720,501	312,181,827
Total capital assets, not being depreciated	667,382,629	127,618,962	80,968,913	714,032,678
Capital assets, being depreciated/amortized:				
Port facilities	538,909,546	31,313,636	1,855,974	568,367,208
Buildings and improvements	152,731,507	22,826,755	72,254	175,486,008
Machinery and equipment	66,471,064	4,012,064	1,062,854	69,420,274
Intangibles	4,573,551	1,392,874	-	5,966,425
Subscription based IT arrangements	915,658	2,947,133	27,148	3,835,643
Lease- easement	-	161,190		161,190
Total capital assets, being depreciated/amortized	763,601,326	62,653,652	3,018,230	823,236,748
Less: accumulated depreciation/amortization for				
Port facilities	204,408,545	18,029,297	1,014,741	221,423,101
Buildings and improvements	71,091,231	6,417,486	18,866	77,489,851
Machinery and equipment	46,168,072	4,391,211	936,747	49,622,536
Intangibles	3,591,959	408,637	-	4,000,596
Subscription based IT arrangements	182,372	782,385	27,148	937,609
Lease- easement	-	12,089		12,089
Total accumulated depreciation/amortization	325,442,179	30,041,105	1,997,502	353,485,782
Total capital assets, being depreciated/amortized, net,	438,159,147	32,612,547	1,020,728	469,750,966
Total capital assets, net	**$ 1,105,541,776**	**$ 160,231,509**	**$ 81,989,641**	**$ 1,183,783,644**

5. ESCROW AGREEMENT

Restricted Assets includes an amount of $639,277 including interest, held in escrow as part of a settlement agreement between nearby neighbors and the Port for construction of a marine facility and processing plant in the Inner Harbor. The terms of the settlement agreement provide compensation to affected adjacent property owners, if construction is initiated on the subject project, in exchange for those parties not contesting the air permit application with the Texas Commission on Environmental Quality (TCEQ). The original settlement was signed on May 26, 2015 and TCEQ issued a pre-construction air quality permit shortly thereafter. The Port purchased the settlement agreement from the original lessee for $627,941 in 2019 and considers it an asset running concurrent with the property. If construction on the property begins in 2025 then the money will be released to the other parties to the agreement as intended; if no construction occurs before the expiration of the TCEQ permit, then the Port will be refunded the money. Management reviews any deposits for impairment on an annual basis. At December 31, 2024, there was no reduction of the recorded deposit because construction had not yet commenced.

6. LEASES

The Authority is the lessor for various land and improvements, which meet the definition of a lease under GASB Statement No. 87 as noted in Note 1. For the year ended December 31, 2024, the Authority recognized $14,359,373 as lease revenue.

7. LINE OF CREDIT

During the year ended December 31, 2024, the Authority drew down $1,000,000 on a line of credit with a financial institution and repaid the same amount during the year which included interest of $1,992.

8. NON-CURRENT LIABILITIES

LONG-TERM DEBT

On May 27, 2015, the Authority issued revenue bonds, Series 2015 (Taxable), in the amount of $115,000,000 to pay costs of projects to acquire land and to acquire, purchase, construct, enlarge, extend, repair or develop facilities or aids incident to or useful or necessary in the operation or development of the Authority's ports and waterways or in aid or navigation and commerce. The source of repayment, as defined by the bond resolutions, includes pledged revenues from the operation of Port facilities after the deduction of maintenance and operating expenses other than those related to depreciation or the interest expense on the bonds. Interest is payable on June 1 and December 1 of each year.

On August 8, 2018, the Authority issued senior lien revenue bonds, Series 2018A (Non-AMT) in the amount of $92,530,000 to pay a portion of the costs of the construction, acquisition, and equipping of the Corpus Christi Ship Channel Project (main channel deepening and widening and barge lane separable elements), and Series 2018B (Taxable) in the amount of $115,000,000 to pay the costs of the acquisition, design, construction, reconstruction, repair, rehabilitation, improvement and equipping of Port facilities contained in the Authority's capital improvement program, including the acquisition of land for authorized Authority purposes and construction of the Corpus Christi Ship Channel Project. Certain proceeds of the Bonds were used to pay the costs of issuing the bonds and establishing the Debt Service Reserve Account as defined by the bond resolutions. The source of repayment, includes the Net Operating Revenues as defined in the Master Resolution, however the lien and pledge securing these bonds shall be junior and subordinate to the lien on and pledge of Net Operating Revenues made for the security and payment of the Prior Lien Bonds and the deposits required by the Prior Lien Resolution to the Prior Lien Interest and Sinking Fund and the Prior Lien Reserve Fund while the Prior Lien bonds are outstanding. Interest is payable June 1 and December 1 of each year. Total interest expense for the year ended December 31, 2024 was $ 12,046,234.

At December 31, 2024, revenue bonds currently outstanding are as follows:

	Interest Rate %	Issue Date	Maturity Date	Outstanding
Revenue Bonds, Series 2015 (Taxable)	7.9-4.6	5/1/2015	12/1/2035	$ 72,725,000
Senior Lien Revenue Bonds, Series 2018A (non-AMT)	4-5	8/1/2018	12/1/2048	85,660,000
Senior Lien Revenue Bonds, Series 2018B (Taxable)	2.9-5	8/1/2018	12/1/2048	103,640,000
Total				**$ 262,025,000**

A statement of changes in long-term debt for the year ended December 31, 2024, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Revenue bonds	$271,535,000	$ -	$ 9,510,000	$262,025,000	$ 9,865,000
Bond premium	12,804,380	-	824,449	11,979,931	807,606
Subscription based IT arrangements	586,768	2,947,133	1,508,186	2,025,715	1,230,977
Total	**$284,926,148**	**$ 2,947,133**	**$ 11,842,635**	**$276,030,646**	**$ 11,903,583**

Total debt service requirements for revenue bonds as of December 31, 2024, are as follows:

Years Ending	Principal	Interest	Totals
2025	$ 9,865,000	$ 12,237,807	$ 22,102,807
2026	10,240,000	11,862,810	22,102,810
2027	10,645,000	11,455,439	22,100,439
2028	11,085,000	11,021,666	22,106,666
2029	11,540,000	10,559,280	22,099,280
2030-2034	65,805,000	44,695,137	110,500,137
2035-2039	46,155,000	30,348,250	76,503,250
2040-2044	48,455,000	19,563,250	68,018,250
2045-2048	48,235,000	6,176,500	54,411,500
Total	**$ 262,025,000**	**$ 157,920,139**	**$ 419,945,139**

Total debt service requirements for subscription-based IT arrangements as of December 31, 2024, are as follows:

Years Ending	Principal	Interest	Totals
2025	$ 1,230,977	$ 13,294	$ 1,244,271
2026	794,738	3,864	798,602
Total	**$ 2,025,715**	**$ 17,158**	**$ 2,042,873**

COMPENSATED ABSENCES

A statement of changes in compensated absences for the year ended December 31, 2024, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Vacation	$ 1,908,494	$ 1,530,234	$ 1,434,418	$ 2,004,310	$ 1,302,943
Sick leave	3,201,762	1,259,955	1,025,122	3,436,595	978,920
Total	**$5,110,256**	**$2,790,189**	**$2,459,540**	**$5,440,905**	**$2,281,863**

9. PENSION PLAN

Plan Description

The Authority provides pension, disability, and death benefits for all its full-time employees through a nontraditional defined benefit pension plan in the state-wide Texas County and District Retirement System (TCDRS). This is accounted for as an agent multiple-employer defined benefit pension plan. The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of 869 defined benefit pension plans which function similarly to cash balance account plans. TCDRS in the aggregate issues an annual comprehensive financial report on a calendar year basis. That report is available upon written request from the TCDRS Board of Trustees at Barton Oaks Plaza IV, Suite 500, 901 South MoPac Expressway, Austin, Texas 78746 or is available on their website at www.tcdrs.org.

Benefits Provided

The plan provisions are adopted by the governing body of the Authority, within the options available in the state statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 5 or more years of service or with 30 years regardless of age or when the sum of their age and years of service equals 75 or more. Members are vested after 5 years but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by the employer.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the Authority within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. By law, employee accounts earn 7% interest. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act. At retirement, the employee's account is matched at a percentage adopted by the Authority's governing body and the current match is 200%. There are no automatic post-employment benefit changes, including automatic cost-of-living adjustments. Ad hoc post-employment benefit changes, including cost-of-living adjustments can be granted by the governing body of the Authority within guidelines of the TCDRS.

Contributions

The Authority has elected the Annually Determined Contribution Rate plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the Authority is actuarially determined annually as of December 31, two years prior to the end of the fiscal year in which contributions are reported.

The actuarially determined rate for the calendar year 2023 was 9.3%, however the governing body of the Authority adopted the rate of 12 percent for calendar year 2023. The employee deposit rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act. Employee and Authority contributions were $1,661,097 and $2,847,594 respectively for the year ended December 31, 2023.

Employees Covered by Benefit Terms

At the measurement date, the following employees were covered by the benefit terms:

	December 31, 2023
Retirees or beneficiaries currently receiving benefits	150
Inactive employees entitled to but not yet receiving benefits	125
Active employees	271
	546

Actuarial Assumptions

The actuarial assumptions that determined the total pension liability as of December 31, 2023 were based on the results of an actuarial experience study for the period January 1, 2017 - December 31, 2020, except where required to be different by GASB Statement 68.

The actuarial valuations were determined using the following actuarial assumptions:

Actuarial Valuation Date	December 31, 2023
Actuarial Cost Method	Individual Entry Age Normal
Long-term Investment Rate of Return	7.50%
Discount Rate	7.60%
Inflation Rate	2.50%
Projected Salary Increase Rates:	
General Wage Inflation	3.00%
Merit, Promotion, Longevity	1.70%
Total Projected Salary Increase Rate	4.70%
Cost-of-Living Adjustment	0%
Retirement Age	Experience-based table with rates of retirement ranging from 5.3% at ages 40-49 with less than 15 years of service to 25.3% at age 74 with over 30 years of service; for all eligible members ages 75 and older, retirement is assumed to occur immediately
Disability	Experience-based table with rates of disability ranging from .011% at age 28 to .198% at age 59; members who become disabled are eligible to commence benefit payments regardless of age
Mortality-for the actuarial valuation:	
Depositing members	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Service retirees, beneficiaries and	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Disabled retirees	160% of Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for males and 125% Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

Discount Rate

The discount rate used to determine the total pension liability as of December 31, 2024 was 7.60%. The discount rate was determined using an alternative method to determine the sufficiency of the fiduciary net position in all future years. This method reflects the funding requirements under the Authority's funding policy and the legal requirements under the TCDRS Act as follows:

1) TCDRS has a funding policy where the Unfunded Actuarial Accrued Liability (UAAL) shall be amortized as a level percent of pay over 20 year closed layered periods.
2) Under the TCDRS Act, the Authority is legally required to make the contribution specified in the funding policy.
3) The Authority's assets are projected to exceed its accrued liabilities in 20 years or less. When this point is reached, the Authority is still required to contribute at least the normal cost.
4) Any increased cost due to the adoption of a cost-of living adjustment is required to be funded over a period of 15 years, if applicable.

Based on the above, the projected fiduciary net position was determined to be sufficient compared to projected benefit payments. Based on the expected level of cash flows and investment returns to the system the fiduciary net position as a percentage of total pension liability is expected to increase from its current level in future years. Since the projected fiduciary net position is projected to be sufficient to pay projected benefit payments in all future years, the discount rate for purposes of calculating the total pension liability and net pension liability (asset) of the Authority is equal to the long-term assumed rate of return on investments of 7.60% for both years presented.

Discount Rate Sensitivity Analysis

The following presents the net pension liability (asset) of the Authority, calculated using the discount rate of 7.60%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.60%) or one percentage point higher (8.60%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
	6.60%	7.60%	8.60%
Net pension (asset)	$ 5,257,866	$ (5,006,054)	$ (13,699,673)

Long-Term Expected Rate of Return

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are based on January 2024 information for a ten-year time horizon. The valuation assumption for long-term expected return is re-assessed a minimum of every four years and is set based on a long-term time horizon, the most recent analysis was performed in 2024.

Asset Class	Benchmark	Target Allocation (1)	Geometric Real Rate of Return (Expected Minus Inflation) (2)
U.S. Equities	Dow Jones U.S. Total Stock Market Index	11.50%	4.75%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index (5)	25.00%	7.75%
Global Equities	MSCI World (net) Index	2.50%	4.75%
International Equities-Developed Markets	MSCI World Ex USA (net) Index	5.00%	4.75%
International Equities-Emerging Markets	MSCI Emerging Markets (net) Index	6.00%	4.75%
Investment-Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	2.35%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	9.00%	3.65%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	7.25%
Distressed Debt	Cambridge Associates Distressed Securities Index (3)	4.00%	6.90%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	4.10%
Master Limited Partnerships	Alerian MLP Index	2.00%	5.20%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index (4)	6.00%	5.70%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	3.25%
Cash Equivalents	90-Day U.S. Treasury	2.00%	0.60%

(1) Target Asset Allocation was adopted at the March 2024 TCDRS Board meeting
(2) Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.2%, per Cliffwater's 2024 capital market assumptions.
(3) Includes vintage years 2005-present of Quarter Pooled Horizon IRRs.
(4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs.
(5) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs.

Net Pension Liability (Asset)

The Net Pension Liability (Asset) is the difference between the Total Pension Liability and the plan's Fiduciary Net Position. For the year ended December 31, 2024, the Authority's Net Pension Liability (Asset) was measured as of December 31, 2023, and the Total Pension Liability was determined by an actuarial valuation as of that date.

The changes in net pension liability (asset) for the measurement date of December 31, 2023 based on the actuarial date of December 31, 2023 is reflected below:

	Increase (Decrease)		
Changes in Net Pension Liability/ (Asset)	**Total Pension Liability**	**Fiduciary Net Position**	**Net Position Liability/ (Asset)**
Balances as of December 31, 2022	$ 77,937,202	$ 79,265,186	$ (1,327,984)
Changes for the Year:			
Service cost	3,052,438	-	3,052,438
Interest on total pension liability (1)	5,998,028	-	5,998,028
Effect of economic/demographic gains or losses	494,876	-	494,876
Refund of contributions	(222,958)	(222,958)	-
Benefit payments	(3,990,646)	(3,990,646)	-
Administrative expenses	-	(46,094)	46,094
Member contributions	-	1,661,097	(1,661,097)
Net investment income	-	8,714,247	(8,714,247)
Employer contributions	-	2,847,594	(2,847,594)
Other (3)	-	46,568	(46,568)
Balances as of December 31, 2023	**$ 83,268,940**	**$ 88,274,994**	**$ (5,006,054)**

1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.
2) No plan changes valued.
3) Relates to allocation of system-wide items

For the year ended December 31, 2024, the Authority recognized pension expense as follows:

	January 1, 2023 to December 31, 2023
Service cost	$ 3,052,438
Interest on total pension liability	5,998,028
Administrative expenses	46,094
Member contributions	(1,661,097)
Expected investment return net of investment expenses	(6,035,182)
Recognition of deferred inflows/outflows of resources:	
Recognition of economic/demographic gains or losses	136,164
Recognition of assumption changes or inputs	645,608
Recognition of investment gains or losses	(1,433,576)
Other (allocated system-wide items)	(46,566)
Pension expense	**$ 701,911**

For the year ended December 31, 2024, the Authority recorded deferred outflows and inflows of resources related to the pension as follows:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	$	431,730	$	31,634
Changes of assumptions		726,828		162,440
Net difference between projected and actual earnings		410,748		-
Contributions made subsequent to measurement date		3,057,783		-
TOTALS	$	**4,627,089**	$	**194,074**

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of $3,057,783 will be recognized as an increase in the net pension asset for the measurement year ending December 31, 2024 (i.e. recognized in the Authority's financial statements December 31, 2025). Other amounts reported as deferred outflows/inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:		
2025	$	235,437
2026		(249,454)
2027		1,826,085
2028		(436,836)
Total	**$**	**1,375,232**

10. OTHER POST EMPLOYMENT BENEFITS (OPEB)

GASB Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (OPEB) replaces previous authoritative literature. For plans that do not have formal trusts, GASB Statement No. 75 requires state and local government employers to recognize the total OPEB liability and the related expense on their financial statements along with the related deferred outflows and inflows of resources. In addition to the deferred outflows/inflows associated with plan experience and assumption changes, the standard requires the benefits payments and administrative costs incurred subsequent to the measurement date and before the end of the employer's reporting period to be reported as a deferred outflow of resources. The Authority is required to obtain an actuarial valuation at least once every two years in accordance with GASB 75 standards. The Authority's latest valuation is dated as of January 1, 2023 with the measurement date of December 31, 2024. There have been no significant changes between the valuation date and the measurement date.

Plan Description

The Authority has a single-employer plan and provides postretirement healthcare benefits to eligible retired employees and their spouses through provisions enacted by the authority of the Port Commission. At December 31, 2024, eleven former employees were eligible for these benefits. The Authority funds a portion of the premiums for health insurance. Continuation of these benefits and the Authority's contributions are dependent on periodic authorization by the Port Commission. The health insurance benefits provided to retirees are the same as those offered to active employees. The supplied benefits include hospital, doctor, dental and prescription drug charges.

Employees, who have reached age 60, may continue coverage under the Authority's healthcare plan as a retiree until the age of 65. The Authority does not cover benefits after Medicare eligibility. Coverage is offered to spouses of retirees who are currently receiving benefits and spousal coverage ceases upon the retiree's attainment of age 65. Medical coverage is not available in the event of disability prior to eligibility for retirement.

The plan is not accounted for as a trust fund, as an irrevocable trust has not been established to fund the plan. The OPEB plan does not issue stand-alone financial reports, but includes the total OPEB Liability in the noncurrent liabilities section of the Statement of Net Position, net of the current portion.

Funding Policy

The Authority's contribution to the plan consists of pay-as-you-go claims in excess of the retiree contributions for the year. Retiree's contributions are based on same rates paid by active employees dependent upon coverage levels selected. For the year ended December 31, 2024 retirees contributed $4,563 for healthcare benefits under the plan and the Authority contributed $178,660 which is the claims paid in excess of the premiums collected from the retirees.

Employees Covered by Benefit Terms

At the valuation date, the following employees were covered by the benefit terms:

	January 1, 2023
Active employees	246
Retirees or beneficiaries currently receiving benefits	6
Spouses of retirees	6
	258

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below, and was then projected forward to the measurement date. Any significant changes during this period have been reflected as prescribed by GASB No. 75:

Actuarial Valuation Date	January 1, 2023	
Valuation Timing	The valuation is performed at January 1, 2023 with measurements date December 31, 2024	
	December 31, 2023	**December 31, 2024**
Actuarial Cost Method	Entry Age Normal	Entry Age Normal
Discount Rate (1)	3.26%	4.08%
Inflation	2.30%	2.30%
Coverage Assumptions	100% of active eligible employees are assumed to continue coverage at retirement	
Marriage Assumptions	85% of employees and retirees are assumed to have a covered spouse in retirement	
Medical Inflation	Dental assumptions are at 4.0% in year 2023, dropping to 3.7% in the years 2073+ Medical/pharmacy assumptions range from 6.5% in 2023, dropping to 3.7% in the years 2073+	
Mortality	PubG.H-2010 as projected forward with MP-2021	
Retirement Rates	Experience-based table with rates of retirement ranging from 5.25% at ages 40-44 to 20.7% at age 70+	
Projected Salary Increase Rates	Based on the 2022 TCDRS Report and range from 5.25% in the first year of service with entry age of <30 to .40% with 30+ years or more of service with entry age of 50+.	
Ad Hoc Post-employment Benefit Changes	None	

(1) The discount rate is based on the Bond Buyer's 20 year General Obligation Index immediately prior to or coincident with the measurement date.

Discount Rate

The Authority does not pre-fund benefits. The current funding policy is to pay benefits directly from general assets on a pay-as-you-go basis, and therefore, the discount rate used to measure the total OPEB liability is the municipal bond rate. The discount rate used to measure the total OPEB liability as of the beginning of the measurement year was 3.26%. The discount rate used to measure the total OPEB liability as of the end of the measurement year was 4.08%, which amounted to an increase of 0.82%. The source of the municipal bond rate was the Bond Buyer Index of general obligation bonds with 20 years to maturity and mixed credit quality. The bonds average credit quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard & Poor's Corp's AA rating. Projected cash flows into the plan are equal to projected benefit payments out of the plan. Because the plan operates on a pay-as-you-go basis and is not intended to accumulate assets, there is no long-term expected rate of return on plan assets and therefore the years of projected benefit payments to which the long-term expected rate of return is applicable is zero years.

Discount Rate Sensitivity Analysis

The following presents the total OPEB liability of the Authority, calculated using the discount rate of 4.08%, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.08%) or one percentage point higher (5.08%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
	3.08%	4.08%	5.08%
Total OPEB liability	$ 1,744,197	$ 1,642,283	$ 1,547,097

Healthcare Trend Rate Sensitivity Analysis

The following presents the total OPEB liability of the Authority, calculated using the current healthcare cost trend rates as well as what the Authority's total OPEB liability would be if it were calculated using trend rates that are one percentage point lower or one percentage point higher than the current trend rates.

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB liability	$ 1,467,912	$ 1,642,283	$ 1,847,812

Total OPEB Liability

	December 31, 2023	December 31, 2024
Total OPEB liability	$ 1,908,172	$ 1,642,283
Covered payroll	22,022,293	22,682,962
Total OPEB liability as a % of covered payroll	8.66%	7.24%

The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Authority's total OPEB liability.

Changes in Total OPEB Liability		**Increase (Decrease) in Total OPEB Liability**
Balances as of December 31, 2023	$	1,908,172
Changes for the Year:		
Service cost		148,495
Interest on total OPEB liability		64,158
Effect of assumptions changes or inputs		(299,882)
Benefit payments		(178,660)
Balances as of December 31, 2024	**$**	**1,642,283**

For the year ended December 31, 2024 the Authority recognized OPEB expense as follows:

		January 1, 2024 to December 31, 2024
Service cost	$	148,495
Interest on total OPEB liability		64,158
Recognition of deferred inflows/outflows of resources:		
Recognition of economic/demographic gains or losses		64,368
Recognition of assumption changes or inputs		(119,426)
OPEB expense	**$**	**157,595**

For the year ended December 31, 2024, the Authority recorded deferred outflows and inflows of resources related to OPEB as follows:

		Deferred Outflows of Resources		**Deferred Inflows of Resources**
Differences between expected and actual experience		123,461		115,552
Changes in actuarial assumptions		-		387,023
Total	$	123,461	$	502,575

Amounts currently reported as deferred outflows of resources and deferred inflows of resources related to other postemployment benefits will be recognized in OPEB expense as follows:

Year ended December 31:		
2025	$	(55,058)
2026		(134,924)
2027		(128,678)
2028		(59,857)
2029		(597)
Total	**$**	**(379,114)**

11. CONSTRUCTION AND IMPROVEMENT COMMITMENTS

At December 31, 2024, the Authority had remaining unpaid contractual construction and improvement commitments of $30,354,693. These commitments are being financed through operating revenues and capital grants.

12. COMMITMENTS AND CONTINGENCIES

LITIGATION

From time to time, the Authority is subject to routine litigation incidental to its operations. Management believes that the results of any claims or litigation will not materially affect the Authority's financial position.

RISK MANAGEMENT

The Authority has a combined risk financing approach using both risk transfer and risk retention in order to appropriately manage risk in accordance with financial and operational goals. The Authority retains a maximum $4,000,000 retention on the property insurance program with primary limits of $25 million and excess limits of $75 million for a combined limit of $100 million. The Authority has complied with all bond covenants with respect to the maintenance of insurance. For a listing of all policies carried, see Table 16 of the Statistical Section. All insurance premiums for the policies in force have been paid. In order to manage liability loss exposures, various liability policies are purchased which include employment practices liability, property damage and bodily injury, law enforcement, cyber, and foreign liability. The Authority has established a self-funded health and dental plan (plan) for its employees and dependents. A specific stop loss policy is in force for individual plan claims in excess of $100,000 annually, and an aggregate stop loss policy is in force for annual aggregate claims in excess of approximately $4,767,045. The Authority is covered for workers' compensation claims through Texas Mutual Insurance. Prior to 2005, the Authority was self-insured for workers' compensation and estimated remaining workers' compensation claims are reflected below. The Authority has made no significant changes in its insurance coverage from coverage in the prior year. In the past three years the Authority has had no settlements that exceeded insurance coverage

A liability for unpaid claims is reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. The Authority's liability is an estimate and includes an amount for claims that have been incurred but not reported (IBNR). The methodology used to determine the liability is based on recent claim settlement trends, including frequency and number of payouts, and other factors such as inflation, changes in legal doctrines and damage awards. At December 31, 2024, the liability of $223,866 is comprised of estimated health claims of $219,592 and estimated worker's compensation claims of $4,274.

Changes in the balances of claims liabilities as of December 31, 2024 and 2023 are as follows:

	2024	2023
Unpaid claims, beginning of fiscal year	$ 91,216	$ 430,602
Incurred claims (including IBNRs)	6,548,999	1,813,411
Claim payments	(6,416,349)	(2,152,797)
Unpaid claims, end of fiscal year	**$ 223,866**	**$ 91,216**

FACILITIES FINANCING BONDS

The Authority has entered into an agreement with an unrelated entity to finance construction of a solid waste disposal facility. To accomplish this, the Authority acted as issuers of facilities financing revenue bonds in the original amount of $258,200,000. The bonds are secured solely by the facilities and installment sales agreements, and the Authority assumed no current or future obligation for repayment of the bonds. The installment sales agreements were entered into with the entity for an amount equal to the outstanding bonds to secure repayment. The proceeds of the bonds were received and used by the entity and are repaid when due directly by the entity. At December 31, 2024, facilities financing revenue bonds outstanding amounted to $258,200,000.

13. NET INVESTMENT IN CAPITAL ASSETS

The calculation of the Authority's net investment in capital assets as of December 31, 2024 is as follows:

Capital assets, not being depreciated	$	714,032,678
Capital assets, being depreciated, net		466,703,831
Subscription based IT arrangements, net		2,898,034
Leases, net		149,101
Less: Capital Related Debt		(276,030,646)
Less: Retainage Payable		(4,531,609)
Less: Construction Related Accounts Payable		(17,913,487)
Net Investment in Capital Assets	**$**	**885,307,902**

Required Supplementary Information (Unaudited)
Schedule of Changes in Net Pension Liability and Related Ratios
Texas County and District Retirement System
Last Ten Fiscal Years

	Measurement Year 2014	Measurement Year 2015	Measurement Year 2016	Measurement Year 2017	Measurement Year 2018	Measurement Year 2019	Measurement Year 2020	Measurement Year 2021	Measurement Year 2022	Measurement Year 2023
TOTAL PENSION LIABILITY										
Service Cost	$ 1,020,446	$ 1,261,508	$ 1,646,309	$ 1,583,238	$ 1,706,000	$ 1,737,142	$ 2,229,892	$ 2,670,104	$ 2,708,854	$ 3,052,438
Interest on Total Pension Liability	3,162,730	3,506,024	3,737,072	4,007,179	4,286,314	4,572,481	5,072,168	5,364,586	5,646,872	5,998,028
Effect of Plan Changes	2,280,346	(209,318)	-	60,522	-	2,374,511	-	-	-	-
Effect of Assumption Changes/Inputs	-	449,183	-	213,158	-	-	3,634,136	(406,097)	-	-
Effect of Economic/Demographic (Gains) or Losses	570,613	(217,150)	(640,607)	(151,261)	168,127	78,021	179,141	(55,489)	(15,731)	494,876
Benefit Payments/Contribution Refunds	(1,854,244)	(1,975,611)	(2,043,433)	(2,330,624)	(2,450,682)	(2,874,901)	(3,305,322)	(3,877,830)	(3,918,036)	(4,213,603)
Net Change in Total Pension Liability	5,179,891	2,814,636	2,699,341	3,382,212	3,709,759	5,887,254	7,810,015	3,695,274	4,421,959	5,331,739
Total Pension Liability, Beginning	38,336,862	43,516,753	46,331,389	49,030,729	52,412,941	56,122,700	62,009,954	69,819,969	73,515,243	77,937,202
Total Pension Liability, Ending	$ 43,516,753	$ 46,331,389	$ 49,030,730	$ 52,412,941	$ 56,122,700	$ 62,009,954	$ 69,819,969	$ 73,515,243	$ 77,937,202	$ 83,268,941
FIDUCIARY NET POSITION										
Employer Contributions	$ 827,147	$ 979,505	$ 996,832	$ 1,068,177	$ 1,145,090	$ 1,259,909	$ 2,208,489	$ 2,323,442	$ 2,540,533	$ 2,847,594
Member Contributions	827,147	979,505	996,832	1,068,177	1,145,090	1,259,909	1,288,285	1,355,341	1,481,978	1,661,097
Investment Income Net of Investment Expenses	2,888,058	(508,400)	3,346,977	7,068,420	(1,031,672)	8,875,863	6,458,730	15,161,281	(4,936,562)	8,714,248
Benefit Payments/Contribution Refunds	(1,854,244)	(1,975,611)	(2,043,433)	(2,330,624)	(2,450,682)	(2,874,901)	(3,305,322)	(3,877,830)	(3,918,036)	(4,213,603)
Administrative Expenses	(34,241)	(32,747)	(36,388)	(36,764)	(43,410)	(47,640)	(50,583)	(45,477)	(46,451)	(46,094)
Other	19,158	44,753	(87,598)	(2,950)	772	(3,448)	12,879	13,398	84,955	46,567
Net Change in Fiduciary Net Position	2,673,025	(512,995)	3,173,222	6,834,436	(1,234,812)	8,469,692	6,612,478	14,930,155	(4,793,583)	9,009,809
Fiduciary Net Position, Beginning	43,113,568	45,786,593	45,273,598	48,446,820	55,281,256	54,046,444	62,516,136	69,128,614	84,058,769	79,265,186
Fiduciary Net Position, Ending	$ 45,786,593	$ 45,273,598	$ 48,446,820	$ 55,281,256	$ 54,046,444	$ 62,516,136	$ 69,128,614	$ 84,058,769	$ 79,265,186	$ 88,274,995
Net Pension Liability (Asset)	$ (2,269,840)	$ 1,057,791	$ 583,910	$ (2,868,315)	$ 2,076,256	$ (506,182)	$ 691,355	$ (10,543,526)	$ (1,327,984)	$ (5,006,054)
Fiduciary Net Position as a Percentage of Total Pension Liability (Asset)	105.22%	97.72%	98.81%	105.47%	96.30%	100.82%	99.01%	114.34%	101.70%	106.01%
Annual Covered Payroll	$ 11,816,386	$ 13,992,927	$ 14,240,462	$ 15,259,672	$ 16,358,433	$ 17,998,705	$ 18,404,075	$ 19,362,015	$ 21,171,112	$ 23,729,964
Net Pension Liability (Asset) as a Percentage of Covered Payroll	(19.21%)	7.56%	4.10%	(18.80%)	12.69%	(2.81%)	3.76%	(54.45%)	(6.27%)	(21.10%)

PENSION PLAN:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Actuarially Determined Contribution	$ 787,802	$ 710,599	$ 650,062	$ 727,950	$ 725,348	$ 806,098	$ 1,511,467	$ 1,591,186	$ 1,850,936	$ 2,369,782
Actual Employer Contributions	979,505	996,832	1,068,177	1,145,090	1,259,909	2,208,489	2,323,442	2,447,979	2,847,594	3,057,783
Contribution Deficiency (Excess)	(191,703)	(286,233)	(418,115)	(417,140)	(534,561)	(1,402,391)	(811,975)	(856,793)	(996,658)	(688,001)
Annual Covered Payroll	$ 13,992,927	$ 14,240,462	$ 15,259,672	$ 16,358,433	$ 17,998,705	$ 18,404,075	$ 19,377,779	$ 20,399,824	$ 23,729,949	$ 25,481,532
Contribution as a Percentage of Covered Payroll	7.00%	7.00%	7.00%	7.00%	7.00%	12.00%	11.99%	12.00%	12.00%	12.00%

NOTES TO SCHEDULE:

Valuation date: 12/31/2023

Actuarial determined contribution rates are calculated on a calendar year basis as of December 31, two years prior to the end of the fiscal year in which the contributions are recorded.

Methods and Assumptions Used to Determine Contribution Rate for 2024:

Actuarial Cost Method	Entry age normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	0.9 years (based on contribution rate calculated in 12/31/2022 valuation)
Asset Valuation Method	5 year smoothed market
Inflation	2.50%
Salary Increases	4.7% average over career including inflation
Investment Rate of Return	7.5% net of administrative and investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality (both projected with 100% of the MP-2021 Ultimate Scale after 2010)	135% of the Pub-2010 General Retirees Table for males 120% of the Pub-2010 General Retirees Table for Females
Changes in Assumptions and Methods Reflected in the Schedule of Employer Contributions	2015: New inflation, mortality and other assumptions were reflected 2017: New mortality assumptions were reflected 2019: New inflation, mortality and other assumptions were reflected. 2022: New Investment return and inflation assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions	2015: Employer contributions reflect that the current service matching rate was increased to 125% 2017: New Annuity Purchase Rates were reflected for benefits earned after 2017 2020: Employer contributions reflect that the current service matching rate was increased to 200% for future benefits.

Required Supplementary Information (Unaudited)
Schedule of Changes
in Total OPEB Liability and Related Ratios
Last Seven Fiscal Years (Previous years are not available)

	Year Ending December 31, 2018	Year Ending December 31, 2019	Year Ending December 31, 2020	Year Ending December 31, 2021	Year Ending December 31, 2022	Year Ending December 31, 2023	Year Ending December 31, 2024
TOTAL OPEB LIABILITY							
Service Cost	$ 112,650	$ 135,123	$ 113,684	$ 176,619	$ 181,918	$ 173,863	$ 148,495
Interest on Total OPEB Liability	61,055	76,536	42,087	34,420	45,084	80,749	64,158
Effect of Assumption Changes/Inputs	(47,949)	(355,257)	35,805	(15,903)	(170,320)	(118,783)	(299,882)
Effect of Economic/Demographic (Gains) or Losses	-	(108,817)	-	535,005	-	(192,588)	-
Benefit Payments	(63,710)	(48,981)	(64,681)	(270,101)	(69,967)	(63,168)	(178,660)
Net Change in Total OPEB Liability	62,046	(301,396)	126,895	460,040	(13,285)	(119,927)	(265,889)
Total OPEB Liability, Beginning	1,693,799	1,755,845	1,454,449	1,581,344	2,041,384	2,028,099	1,908,172
Total OPEB Liability, Ending	$ 1,755,845	$ 1,454,449	$ 1,581,344	$ 2,041,384	$ 2,028,099	$ 1,908,172	$ 1,642,283
Annual Covered-Employee Payroll	$ 14,371,824	$ 15,037,942	$ 17,061,574	$ 16,565,016	$ 17,061,966	$ 22,022,293	$ 22,682,962
Total OPEB Liability as a Percentage of Covered-Employee Payroll	12.22%	9.67%	9.27%	12.32%	11.89%	8.66%	7.24%

Notes to Schedule

Change of Assumptions:

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

2017	3.44%
2018	4.10%
2019	2.74%
2020	2.12%
2021	2.06%
2022	3.72%
2023	3.26%
2024	4.08%

The plan is not accounted for as a trust fund, as an irrevocable trust has not been established to fund the plan, and therefore, no assets have been accumulated.

PORT CORPUS CHRISTI®

SUPPLEMENTAL SCHEDULES

The U.S.S. Kingsville – an Independence-class littoral combat ship of the United States Navy – makes its way into the Port of Corpus Christi Inner Harbor on August 18, 2024, ahead of her commissioning ceremony.

PORT CORPUS CHRISTI®

	Actual	Budget	Variance (%)
OPERATING REVENUES:			
Wharfage	$109,366,152	$ 119,747,793	(9)
Dockage	30,710,296	33,264,177	(8)
Security fees	18,051,462	19,061,874	(5)
Freight and Material handling	16,362,047	10,855,182	51
Rail Charges	8,263,630	3,600,000	130
Building and land rentals	24,046,503	25,256,235	(5)
Conference center services	1,392,787	2,138,924	(35)
FTZ user fees	240,750	219,000	10
Dredge placement fees	1,340,792	103,314	1198
Other	4,841,361	3,609,142	34
Total Operating Revenues	214,615,780	217,855,641	(1)
OPERATING EXPENSES:			
Maintenance and operations	54,015,665	53,770,732	(0)
General and administrative	46,174,800	54,755,350	16
Depreciation	30,041,105	29,837,259	(1)
Total Operating Expenses	130,231,570	138,363,341	6
Operating Income	84,384,210	79,492,300	6
NON-OPERATING REVENUES (EXPENSES):			
Investment income (loss)	14,843,649	4,500,000	230
Federal and other grant assistance	8,492,574	21,205,818	0
Interest expense and fiscal charges	(12,046,234)	(12,591,340)	(4)
Gain on disposal of assets	(966,272)	-	0
Net Non-Operating Expenses	10,323,717	13,114,478	(21)
Income Before Capital Grants and Contributions	94,707,927	92,606,778	2
CAPITAL GRANTS AND CONTRIBUTIONS	2,850,131	-	0
Change in Net Position	$ 97,558,058	$ 92,606,778	5

MAINTENANCE AND OPERATIONS:		
Employee services	$	13,065,181
Other Employment Expenses		24,786
Maintenance		21,723,220
Utilities		1,116,749
Telephone		102,427
Insurance & claims		4,295,531
Professional services		2,048,330
Police expenses		120,679
Contracted services		9,526,288
Office and equipment rental		280,088
Operator and event expenses		1,285,566
Safety/Environmental		367,086
Other Direct Expenses		59,734
Total Maintenance and Operations	$	54,015,665
GENERAL AND ADMINISTRATIVE:		
Employee Services	$	22,942,638
Other Employment Expenses		863,396
Maintenance		900,246
Utilities		259,637
Telecommunication Expense		348,316
Insurance		2,019,076
Professional Services		7,654,134
Police Expenses		1,255
Contracted Services		119,790
Office and Equipment Rental		106,842
Information Technology		3,237,837
Administrative Expenses		1,144,720
Promotion and Development		5,854,653
Commercial & Business Development		200,807
Business Communication		385,560
Safety/Environmental Expenses		70,313
Other Expenses		65,580
Total General and Administrative	$	46,174,800

PORT CORPUS CHRISTI®

STATISTICAL SECTION

Tugboats move the vessel Weco Holli into position at Port of Corpus Christi Cargo Dock 9 after its arrival with a shipment of wind blades on March 12, 2024.

PORT CORPUS CHRISTI®

Statistical Section

(Unaudited)

This part of the Authority's Annual Comprehensive Financial Report presents detailed information to enhance the understanding of the information in the financial statements, note disclosures, and required supplementary information and what the data indicates about the Authority's overall financial health.

Contents	Page

Sources: Unless otherwise noted, the information in these schedules is derived from the Authority's annual comprehensive financial reports and business records for the relevant years.

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Changes in Net Position
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Operating revenues:										
Wharfage	$ 45,779,919	$ 42,337,275	$ 46,948,820	$ 50,487,100	$ 63,467,357	$ 77,700,556	$ 83,998,460	$ 100,935,902	$ 109,041,748	$ 109,366,152
Dockage	14,003,472	11,970,562	13,548,519	15,310,185	17,676,236	16,948,628	20,330,792	28,068,071	31,995,536	30,710,296
Security fees	6,673,782	6,070,139	6,686,343	9,014,385	11,299,077	13,003,968	14,130,111	16,917,513	18,383,241	18,051,462
Freight and material handling	3,153,285	3,463,593	3,892,661	4,033,418	3,437,356	2,843,281	2,151,130	11,345,942	11,245,390	16,362,047
Rail Charges	699,535	1,427,837	2,217,491	2,552,814	3,426,169	2,741,835	2,664,310	3,784,735	5,631,480	8,263,630
Building and land rentals	9,391,040	12,444,299	14,641,254	18,591,803	21,566,430	19,729,444	20,398,560	47,849,586	37,129,428	24,046,503
Conference center services	2,209,031	2,011,136	2,152,659	2,017,419	1,903,112	440,071	606,739	1,636,593	1,870,759	1,392,787
FTZ user fees	207,667	224,000	225,000	241,833	247,000	238,000	248,500	244,500	246,500	240,750
Dredge placement fees	10,151,880	1,870,497	1,920,638	436,910	1,500	8,567,899	4,450,401	1,466,667	7,257,336	1,340,792
Cost sharing agreements	-	-	-	-	-	13,758,035	435,310	-	-	-
Other	1,152,244	1,202,624	2,041,419	2,930,524	3,681,585	4,163,884	5,500,495	3,423,029	2,743,383	4,841,361
Insurance proceeds, Hurricane Harvey	-	-	1,266,289	163,737	1,536,964	-	-	-	-	-
Total operating revenues	93,421,855	83,021,962	95,541,093	105,780,128	128,242,786	160,135,601	154,914,808	215,672,538	225,544,801	214,615,780
Investment income (loss)	518,374	1,184,692	2,417,838	4,807,322	7,974,561	3,835,652	(447,261)	(3,211,567)	14,761,885	14,843,649
Federal and other grant assistance	227,714	152,412	146,950	266,930	877,920	1,809,193	21,473	704,232	1,139,590	8,492,574
Contributions from Harbor Bridge Commitment	-	-	-	14,761,550	14,037,941	6,116,615	-	-	-	-
Total Revenues	94,167,943	84,359,066	98,105,881	125,615,930	151,133,208	171,897,061	154,489,020	213,165,203	241,446,276	237,952,003
Expenses										
Operating expenses:										
Maintenance and operations	21,470,411	21,435,640	21,066,636	24,934,261	27,804,966	29,722,554	26,728,651	33,096,143	40,895,035	54,015,665
General and administrative	19,469,477	20,715,616	23,263,150	25,435,988	31,328,255	38,042,089	36,009,588	45,982,327	51,421,517	46,174,800
Hurricane Harvey related repairs	-	-	233,054	963,247	2,361,711	727,590	-	-	-	-
Depreciation	12,822,653	13,140,057	13,377,640	14,149,761	14,661,500	18,156,728	21,044,928	23,632,566	26,743,013	30,041,105
Total operating expenses	53,762,541	55,291,313	57,940,480	65,483,257	76,156,432	86,648,961	83,783,167	102,711,036	119,059,565	130,231,570
Interest expense and fiscal charges	2,030,505	2,973,844	3,650,348	7,697,446	13,002,641	12,838,761	12,630,519	12,406,874	12,297,347	12,046,234
Bond issuance costs	1,139,597	-	-	1,993,237	-	-	-	-	-	-
Contributions to Harbor Bridge Commitment	-	1,885,410	1,287,176	1,786,441	1,517,492	771,278	366,148	-	-	-
Contributions to other government agencies	3,000,000	3,000,000	4,415,092	3,000,000	3,000,000	-	-	-	-	-
Loss on disposal of assets	5,829,882	67,638	3,590	61,064	636	820,008	1,222,380	(2,826,224)	738,954	966,272
Loss on impairment of capital assets	-	-	428,254	-	-	-	-	-	-	-
Total Expenses	65,762,525	63,218,205	67,724,940	80,021,445	93,677,201	101,079,008	98,002,214	112,291,686	132,095,866	143,244,076
Income (Loss) Before Contributions	28,405,418	21,140,861	30,380,941	45,594,485	57,456,007	70,818,053	56,486,806	100,873,517	109,350,410	94,707,927
Capital Contributions	7,245,620	12,835,396	5,536,616	3,720,723	2,536,407	1,429,850	2,045,162	46,372,797	7,511,525	2,850,131
Changes in Net Position	35,651,038	33,976,257	35,917,557	49,315,208	59,992,414	72,247,903	58,531,968	147,246,314	116,861,935	97,558,058
Total Net Position, Beginning of Year	512,676,450	546,491,840	580,468,097	616,385,654	664,763,412	724,755,826	797,003,729	855,535,697	996,382,769	1,113,244,704
Cumulative Effect of Change in Accounting Principle	1,835,648	-	-	937,450	-	-	-	6,399,242	-	-
Total Net Position, End of Year	$ 546,491,840	$ 580,468,097	$ 616,385,654	$ 664,763,412	$ 724,755,826	$ 797,003,729	$ 855,535,697	$ 996,382,769	$ 1,113,244,704	$ 1,210,802,762
Net Position at Year End										
Net investment in capital assets	$ 346,529,304	$ 364,492,941	442,489,861	464,777,149	519,034,065	556,307,121	593,027,992	701,749,724	808,772,488	885,307,902
Restricted	36,153,709	36,031,915	21,222,100	23,479,446	24,756,790	27,697,524	28,506,730	29,315,077	31,820,194	37,930,299
Unrestricted	163,808,827	179,943,241	152,673,693	176,506,817	180,964,971	212,999,084	234,000,975	265,317,968	272,652,022	287,564,561
Total Net Position	$ 546,491,840	$ 580,468,097	$ 616,385,654	$ 664,763,412	$ 724,755,826	$ 797,003,729	$ 855,535,697	$ 996,382,769	$ 1,113,244,704	$ 1,210,802,762

TABLE 2 (Unaudited)

PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Revenues by Source
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating Revenues:										
Wharfage	$ 45,779,919	$ 42,337,275	$ 46,948,820	$ 50,487,100	$ 63,467,357	$ 77,700,556	$ 83,998,460	$ 100,935,902	$ 109,041,748	$ 109,366,152
Dockage	14,003,472	11,970,562	13,548,519	15,310,185	17,676,236	16,948,628	20,330,792	28,068,071	31,995,536	30,710,296
Security fees	6,673,782	6,070,139	6,686,343	9,014,385	11,299,077	13,003,968	14,130,111	16,917,513	18,383,241	18,051,462
Freight handling	3,153,285	3,463,593	3,892,661	4,033,418	3,437,356	2,843,281	2,151,130	11,345,942	11,245,390	16,362,047
Rail Charges	699,535	1,427,837	2,217,491	2,552,814	3,426,169	2,741,835	2,664,310	3,784,735	5,631,480	8,263,630
Building and land rentals	9,391,040	12,444,299	14,641,254	18,591,803	21,566,430	19,729,444	20,398,560	47,849,586	37,129,428	24,046,503
Conference center services	2,209,031	2,011,136	2,152,659	2,017,419	1,903,112	440,071	606,739	1,636,593	1,870,759	1,392,787
FTZ user fees	207,667	224,000	225,000	241,833	247,000	238,000	248,500	244,500	246,500	240,750
Dredge placement fees	10,151,880	1,870,497	1,920,638	436,910	1,500	8,567,899	4,450,401	1,466,667	7,257,336	1,340,792
Cost sharing agreements	-	-	-	-	-	13,758,035	435,310	-	-	-
Other	1,152,244	1,202,624	2,041,419	2,930,524	3,681,585	4,163,884	5,500,495	3,423,029	2,743,383	4,841,361
Insurance proceeds, Hurricane Harvey	-	-	1,266,289	163,737	1,536,964	-	-	-	-	-
	$ 93,421,855	$ 83,021,962	$ 95,541,093	$ 105,780,128	$ 128,242,786	$ 160,135,601	$ 154,914,808	$ 215,672,538	$ 225,544,801	$ 214,615,780
Non-Operating Revenues:										
Other:										
Investment income (loss)	$ 518,374	$ 1,184,692	$ 2,417,838	$ 4,807,322	$ 7,974,561	$ 3,835,652	$ (447,621)	$ (3,211,567)	$ 14,761,885	$ 14,843,649
Federal and other grant assistance	227,714	152,412	146,950	266,930	877,920	1,809,193	21,473	704,232	1,139,590	8,492,574
Contributions from Harbor Bridge commitment	-	-	-	14,761,550	14,037,941	6,116,615	-	-	-	-
	$ 746,088	$ 1,337,104	$ 2,564,788	$ 19,835,802	$ 22,890,422	$ 11,761,460	$ (426,148)	$ (2,507,335)	$ 15,901,475	$ 23,336,223

PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Expenses by Type
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating Expenses:										
Maintenance and Operation:										
Employee services	$ 9,993,556	$ 9,478,572	$ 9,948,834	$ 9,646,909	$ 10,736,455	$ 11,930,519	$ 10,181,055	$ 10,512,934	$ 12,185,976	$ 13,065,181
Other Employment Expenses	-	-	-	-	-	-	-	-	-	24,786
Maintenance	3,667,189	4,367,556	3,707,172	4,024,567	6,228,088	8,053,779	7,214,415	9,587,761	11,049,405	21,723,220
Utilities	1,073,706	980,564	936,770	910,486	917,987	795,718	715,673	971,266	1,157,673	1,116,749
Telephone	78,674	90,886	88,096	85,140	91,916	93,528	103,284	77,451	61,995	102,427
Insurance & claims	1,745,262	1,520,100	1,336,484	1,493,288	1,629,166	1,950,752	2,431,495	2,422,923	3,780,345	4,295,531
Professional services	864,991	1,160,192	914,565	4,219,869	3,297,467	2,684,827	2,029,479	960,353	1,887,525	2,048,330
Police expenses	31,320	21,709	30,368	59,019	55,740	39,229	27,265	69,886	163,658	120,679
Contracted services	1,334,780	1,680,388	1,849,059	2,265,625	2,578,593	2,874,314	2,615,823	6,564,942	8,771,229	9,526,288
Office and equipment rental	109,355	96,681	126,387	104,596	139,755	139,222	125,269	194,098	220,645	280,088
Operator and event expenses	1,624,343	1,712,280	1,825,207	1,789,206	1,667,343	721,927	737,260	1,403,009	1,413,733	1,285,566
Safety/Environmental	226,784	318,372	298,866	303,262	402,618	225,825	356,700	329,216	178,740	367,086
Other Direct Expenses	720,450	8,340	4,828	32,294	71,640	212,913	190,933	2,303	24,111	59,734
	$ 21,470,411	$ 21,435,640	$ 21,066,636	$ 24,934,262	$ 27,816,769	$ 29,722,554	$ 26,728,651	$ 33,096,143	$ 40,895,035	$ 54,015,665
General and Administrative:										
Employee Services	$ 10,549,722	$ 11,446,283	$ 12,891,866	$ 13,209,035	$ 14,953,056	$ 18,130,677	$ 17,360,942	$ 19,137,012	$ 23,623,175	$ 22,942,638
Other Employment Expenses	246,919	221,672	293,729	290,785	364,917	261,167	518,736	815,708	888,570	863,396
Maintenance	381,394	478,649	241,993	398,975	356,588	248,806	557,209	868,910	812,281	900,246
Utilities	160,630	162,490	173,577	162,957	159,358	131,960	249,140	303,004	307,751	259,637
Telecommunication Expense	91,439	97,984	99,596	118,665	166,452	195,838	223,554	387,669	303,094	348,316
Insurance	109,887	148,816	124,462	117,385	232,747	393,981	341,225	1,238,800	1,408,973	2,019,076
Professional Services	4,191,557	4,344,791	5,362,955	6,254,662	9,658,634	11,340,937	9,254,050	12,375,005	12,092,552	7,654,134
Police Expenses	1,227	233	1,150	1,619	1,038	1,117	1,178	3,761	3,841	1,255
Contracted Services	49,477	143,210	93,104	88,067	247,068	189,893	155,470	233,610	66,927	119,790
Office and Equipment Rental	99,176	123,575	158,778	148,149	139,623	83,474	125,937	85,127	127,327	106,842
Information Technology	820,563	828,858	945,800	1,228,018	1,533,237	1,841,958	1,487,590	2,493,571	3,257,225	3,237,837
Administrative Expenses	866,749	863,552	989,229	899,794	1,081,338	604,410	961,078	2,008,580	1,348,623	1,144,720
Promotion and Development	1,282,639	1,241,584	1,270,694	1,339,391	1,872,634	3,833,482	3,812,384	4,437,829	5,893,009	5,854,653
Commercial & Business Development	424,998	381,011	355,204	340,092	746,498	329,488	574,317	852,008	796,992	200,807
Business Communication	74,691	93,262	187,929	89,249	100,038	210,974	141,211	213,276	148,773	385,560
Safety/Environmental Expenses	43,594	45,881	30,712	46,628	70,524	173,540	98,076	56,193	147,346	70,313
Other Expenses	74,816	93,766	42,371	702,518	43,379	70,389	147,495	472,264	195,058	65,580
	$ 19,469,477	$ 20,715,616	$ 23,263,150	$ 25,435,988	$ 31,727,132	$ 38,042,089	$ 36,009,588	$ 45,982,327	$ 51,421,517	$ 46,174,800
Hurricane Harvey related repairs	-	-	233,054	963,247	2,361,711	727,590	-	-	-	-
Depreciation	$ 12,822,653	$ 13,140,057	13,377,640	14,149,761	14,661,500	18,156,728	21,044,928	23,632,566	26,743,013	30,041,105
Non-Operating Expenses:										
Other:										
Interest	$ 2,030,505	$ 2,973,844	$3,650,348	$7,697,446	$13,002,641	$12,838,761	$12,630,519	$12,406,874	$12,297,347	$12,046,234
Bond issuance expenses	1,139,597	-	-	1,993,237	-	-	-	-	-	-
Contributions to Harbor Bridge commitment	-	1,885,410	1,287,176	1,786,441	1,517,492	771,278	366,148	-	-	-
Other	8,829,882	3,067,638	4,846,936	3,061,064	3,000,636	820,008	1,222,380	(2,826,224)	738,954	966,272
	$ 11,999,984	$ 7,926,892	$ 9,784,460	$ 14,538,188	$ 17,520,769	$ 14,430,047	$ 14,219,047	$ 9,580,650	$ 13,036,301	$ 13,012,506

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Expenses as % Revenues
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating Expenses:										
Maintenance and Operation:										
Employee services	10.70%	11.42%	10.41%	9.12%	8.37%	7.45%	6.57%	4.87%	5.40%	6.09%
Other Employment Expenses	-	-	-	-	-	-	-	-	-	0.01%
Maintenance	3.93%	5.26%	3.88%	3.80%	4.86%	5.03%	4.66%	4.45%	4.90%	10.12%
Utilities	1.15%	1.18%	0.98%	0.86%	0.72%	0.50%	0.46%	0.45%	0.51%	0.52%
Telephone	0.08%	0.11%	0.09%	0.08%	0.07%	0.06%	0.07%	0.04%	0.03%	0.05%
Insurance & claims	1.87%	1.83%	1.40%	1.41%	1.27%	1.22%	1.57%	1.12%	1.68%	2.00%
Professional services	0.93%	1.40%	0.96%	3.99%	2.57%	1.68%	1.31%	0.45%	0.84%	0.95%
Police expenses	0.03%	0.03%	0.03%	0.06%	0.04%	0.02%	0.02%	0.03%	0.07%	0.06%
Contracted services	1.43%	2.02%	1.94%	2.14%	2.01%	1.79%	1.69%	3.04%	3.89%	4.44%
Office and equipment rental	0.12%	0.12%	0.13%	0.10%	0.11%	0.09%	0.08%	0.09%	0.10%	0.13%
Operator and event expenses	1.74%	2.06%	1.91%	1.69%	1.30%	0.45%	0.48%	0.65%	0.63%	0.60%
Safety/Environmental	0.24%	0.38%	0.31%	0.29%	0.31%	0.14%	0.23%	0.15%	0.08%	0.17%
General	0.77%	0.01%	0.01%	0.03%	0.06%	0.13%	0.12%	0.00%	0.01%	0.03%
	22.98%	25.82%	22.05%	23.57%	21.69%	18.56%	17.25%	15.35%	18.13%	25.17%
General and Administrative:										
Employee Services	11.29%	13.79%	13.49%	12.49%	11.66%	11.32%	11.21%	8.87%	10.47%	10.69%
Other Employment Expenses	0.26%	0.27%	0.31%	0.27%	0.28%	0.16%	0.33%	0.38%	0.39%	0.40%
Maintenance	0.41%	0.58%	0.25%	0.38%	0.28%	0.16%	0.36%	0.40%	0.36%	0.42%
Utilities	0.17%	0.20%	0.18%	0.15%	0.12%	0.08%	0.16%	0.14%	0.14%	0.12%
Telecommunication Expense	0.10%	0.12%	0.10%	0.11%	0.13%	0.12%	0.14%	0.18%	0.13%	0.16%
Insurance	0.12%	0.18%	0.13%	0.11%	0.18%	0.25%	0.22%	0.57%	0.62%	0.94%
Professional Services	4.49%	5.23%	5.61%	5.91%	7.53%	7.08%	5.97%	5.74%	5.36%	3.57%
Police Expenses	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contracted Services	0.05%	0.17%	0.10%	0.08%	0.19%	0.12%	0.10%	0.11%	0.03%	0.06%
Office and Equipment Rental	0.11%	0.15%	0.17%	0.14%	0.11%	0.05%	0.08%	0.04%	0.06%	0.05%
Information Technology	0.88%	1.00%	0.99%	1.16%	1.20%	1.15%	0.96%	1.16%	1.44%	1.51%
Administrative Expenses	0.93%	1.04%	1.04%	0.85%	0.84%	0.38%	0.62%	0.93%	0.60%	0.53%
Promotion and Development	1.37%	1.50%	1.33%	1.27%	1.46%	2.39%	2.46%	2.06%	2.61%	2.73%
Commercial & Business Development	0.45%	0.46%	0.37%	0.32%	0.58%	0.21%	0.37%	0.40%	0.35%	0.09%
Business Communication	0.08%	0.11%	0.20%	0.08%	0.08%	0.13%	0.09%	0.10%	0.07%	0.18%
Safety/Environmental Expenses	0.05%	0.06%	0.03%	0.04%	0.05%	0.11%	0.06%	0.03%	0.07%	0.03%
Other Expenses	0.08%	0.11%	0.04%	0.66%	0.03%	0.04%	0.10%	0.22%	0.09%	0.03%
	20.84%	24.95%	24.35%	24.05%	24.74%	23.76%	23.24%	21.32%	22.80%	21.52%

PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Financial Performance Indicators
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operating Revenues (OR)	$ 93,421,855	$ 83,021,962	$ 95,541,093	$ 105,780,128	$ 128,242,786	$ 160,135,601	$ 154,914,808	$ 215,672,538	$ 225,544,801	$ 214,615,780
Operating Expenses (OE) *	(40,939,888)	(42,151,256)	(44,562,840)	(51,333,496)	(61,494,932)	(68,492,233)	(62,738,239)	(79,078,470)	(92,316,552)	(100,190,465)
Net Operating Income (NOI)	52,481,967	40,870,706	50,978,253	54,446,632	66,747,854	91,643,368	92,176,569	136,594,068	133,228,249	114,425,315
Non-Operating Revenues	746,088	1,337,104	2,564,788	19,835,802	22,890,422	11,761,460	2,066,635	47,077,029	23,413,000	26,186,354
Non-Operating Expenses	(11,999,984)	(7,926,892)	(9,784,460)	(14,538,188)	(17,520,769)	(14,430,047)	(14,666,308)	(12,792,217)	(13,036,301)	(13,012,506)
Net Income "A" (NI"A")	41,228,071	34,280,918	43,758,581	59,744,246	72,117,507	88,974,781	79,576,896	170,878,880	143,604,948	127,599,163
Depreciation	(12,822,653)	(13,140,057)	(13,377,640)	(14,149,761)	(14,661,500)	(18,156,728)	(21,044,928)	(23,632,566)	(26,743,013)	(30,041,105)
Net Income (Loss) "B" (NI"B")	$ 28,405,418	$ 21,140,861	$ 30,380,941	$ 45,594,485	$ 57,456,007	$ 70,818,053	$ 58,531,968	$ 147,246,314	$ 116,861,935	$ 97,558,058
Net Capital Assets (NCA) **	$ 297,825,250	$ 296,380,248	$ 321,263,212	$ 386,505,892	$ 387,829,832	$ 497,460,868	$ 710,131,365	$ 755,372,148	$ 816,762,075	$ 871,601,817
Total Assets (TA)	$ 625,138,463	$ 677,119,779	$ 724,780,324	$ 993,775,538	$ 1,080,903,075	$ 1,122,647,245	$ 1,236,493,196	$ 1,585,765,739	$ 1,585,765,739	$ 1,625,868,880
Operating Indicators:										
Operating ROI (NOI/NCA)	17.62%	13.79%	15.87%	14.09%	17.21%	18.42%	12.98%	18.08%	16.31%	13.13%
Operating Margin (NOI/OR)	56.18%	49.23%	53.36%	51.47%	52.05%	57.23%	59.50%	63.33%	59.07%	53.32%
Operating Ratio (OE/OR)	43.82%	50.77%	46.64%	48.53%	47.95%	42.77%	40.50%	36.67%	40.93%	46.68%
Other ROI Indicators:										
ROI "A" (NI"A"/TA)	6.60%	5.06%	6.04%	6.01%	6.67%	7.93%	6.44%	10.78%	9.06%	7.85%
ROI "B" (NI"B"/TA)	4.54%	3.12%	4.19%	4.59%	5.32%	6.31%	4.73%	9.29%	7.37%	6.00%

* - Excludes Depreciation
** - Excludes Construction in Progress

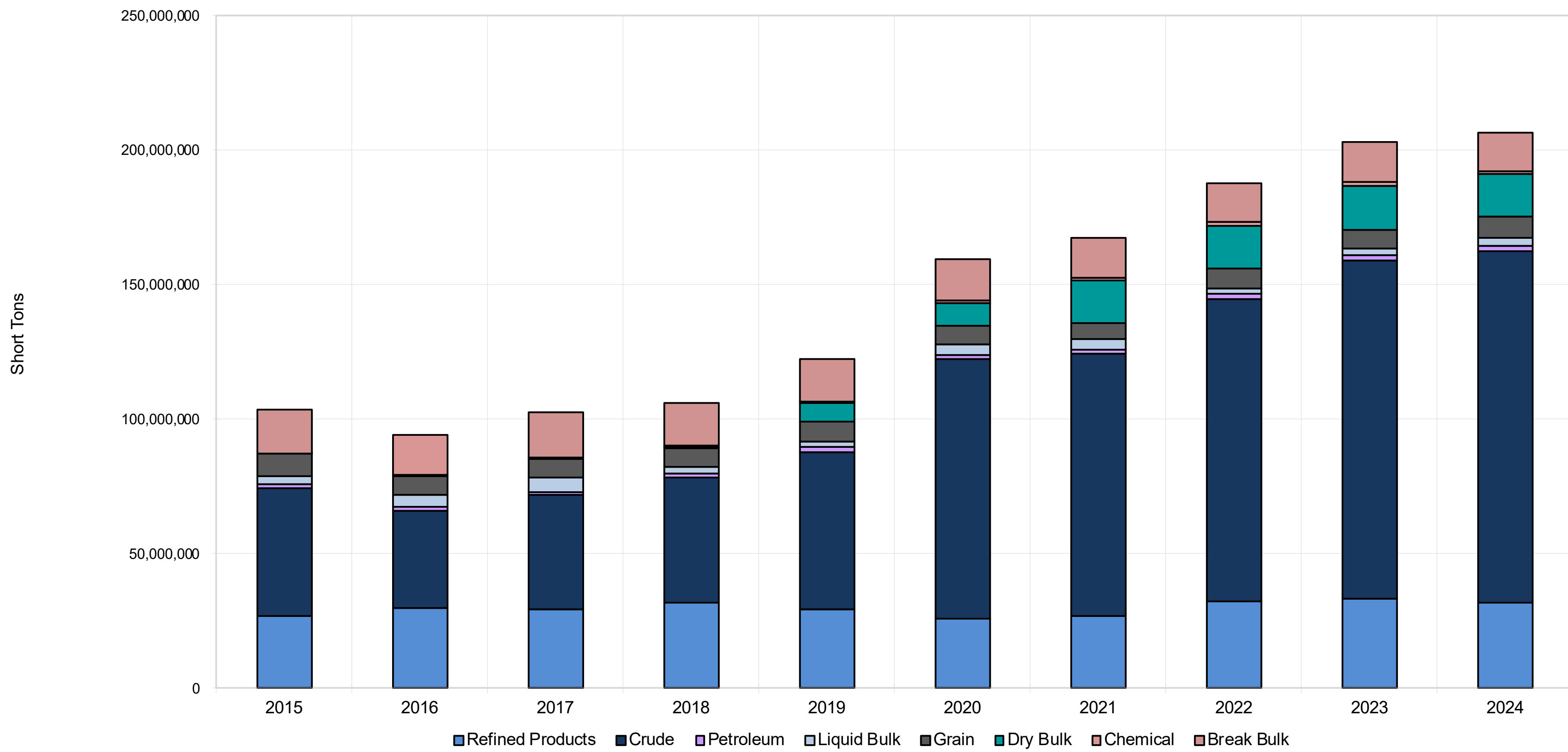
PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Port Commerce By Commodity
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commodity By Port Division - *Short tons*										
Inner Harbor										
Refined Products	26,172,022	29,500,602	29,380,964	31898593.47	29,364,199	25,696,235	26,367,455	32,087,014	32,593,249	31,411,251
Crude Oil	42,677,491	30,496,672	26,642,934	28739505.16	35,140,347	47,101,569	43,329,332	48,374,814	47,523,171	44,207,999
NGL	1,264,409	1,341,643	1,159,599	1409263.518	1,737,470	1,395,042	1,723,829	1,821,346	1,834,927	1,764,730
Agricultural	3,396,829	4,169,145	5,162,711	2601335.955	1,867,544	3,961,667	3,567,886	1,979,514	2,246,799	3,115,075
Dry Bulk (non-ag)	4,128,590	3,728,930	2,947,609	3077745.547	3,614,852	2,928,523	2,550,298	2,590,879	2,845,676	3,640,744
Break Bulk	179,753	218,233	364,514	451028.9733	427,205	534,064	798,688	1,261,905	1,265,635	1,097,475
Other Bulk Liquids	13,694,534	13,064,660	14,208,167	13796139.55	13,304,225	13,409,121	12,240,323	11,556,768	11,740,328	10,684,711
Total	91,513,627	82,519,885	79,866,497	81,973,612	85,455,842	95,026,221	90,577,813	99,672,241	100,049,785	95,921,985
La Quinta										
Refined Products	17,370	23,548	34,454	23,750	20,688	53,492	386,352	70,234	99,181	106,736
NGL			-	45,116	49,197	56,067	55,724	52,779	53,411	32,579
Dry Bulk (non-ag)	4,454,738	3,357,428	4,311,854	4,085,546	4,056,812	4,019,507	3,771,300	4,722,570	4,251,543	4,031,966
LNG			-	148,665	6,841,853	8,650,289	15,677,178	16,225,771	16,250,437	16,095,386
Break Bulk	105,558	85,069	163,312	170,135	139,143	67,210	267,497	70,388	42,883	56,244
Other Bulk Liquids	1,822,132	2,095,329	2,258,959	2,279,158	2,304,539	2,313,173	2,341,482	2,969,180	3,290,977	3,435,048
Total	6,399,799	5,561,374	6,768,580	6,752,369	13,412,232	15,159,738	22,499,533	24,110,923	23,988,432	23,757,959
Ingleside										
Refined Products	589,418	205,741	15,913	13,770	18,292	144,468	164,498	372,316	442,659	482,793
Crude Oil	4,904,927	5,982,277	15,733,332	17,497,170	23,258,262	49,335,388	54,008,485	63,730,912	78,560,176	86,279,633
NGL	9,167	2,282	5,064	-	-	-	-	-	-	-
Dry Bulk (non-ag)	5,257	345	1,339	273	-	-	-	-	-	-
Break Bulk	55,895	12,271	-	67	25,628	47,016	887	76	-	26,757
Other Bulk Liquids	-	8,161	-	91	174	158	-	7,205	-	-
Total	5,564,664	6,211,077	15,755,648	17,511,371	23,302,356	49,527,030	54,173,871	64,110,508	79,002,835	86,789,182
Rincon Point										
Dry Bulk (non-ag)	-		1,124	54	-	52		4,531	-	-
Total	-	-	1,124	54	-	52	-	4,531	-	-
Total	103,478,088	94,292,335	102,391,848	106,237,406	122,170,429	159,713,039	167,251,217	187,898,204	203,041,052	206,469,126
Commodity Totals - *Short tons*										
Refined Products	26,778,809	29,729,890	29,431,331	31,936,114	29,403,179	25,894,194	26,918,305	32,529,564	33,135,090	32,000,780
Crude Oil	47,582,418	36,478,950	42,376,266	46,236,676	58,398,608	96,436,957	97,337,818	112,105,726	126,083,347	130,487,632
NGL	1,273,576	1,343,925	1,159,599	1,454,379	1,786,668	1,451,108	1,779,553	1,874,125	1,888,338	1,797,309
Agricultural	3,385,384	4,169,145	5,162,711	2,601,336	1,867,544	3,961,667	3,567,886	1,979,514	2,246,799	3,115,075
Dry Bulk (non-ag)	8,095,262	7,086,702	7,265,652	7,163,564	7,671,664	6,948,082	6,321,598	7,317,980	7,097,219	7,672,710
LNG	-	315,573	-	148,665	6,841,853	8,650,289	15,677,178	16,225,771	16,250,437	16,095,386
Break Bulk	339,123	15,168,150	529,164	621,285	591,975	648,290	1,067,072	1,332,369	1,308,519	1,180,476
Other Bulk Liquids	16,023,519	-	16,467,126	16,075,389	15,608,938	15,722,453	14,581,806	14,533,153	15,031,305	14,119,759
Total	103,478,090	94,292,335	102,391,849	106,237,408	122,170,430	159,713,040	167,251,216	187,898,202	203,041,054	206,469,127

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Port Commerce By Commodity
Last Ten Years



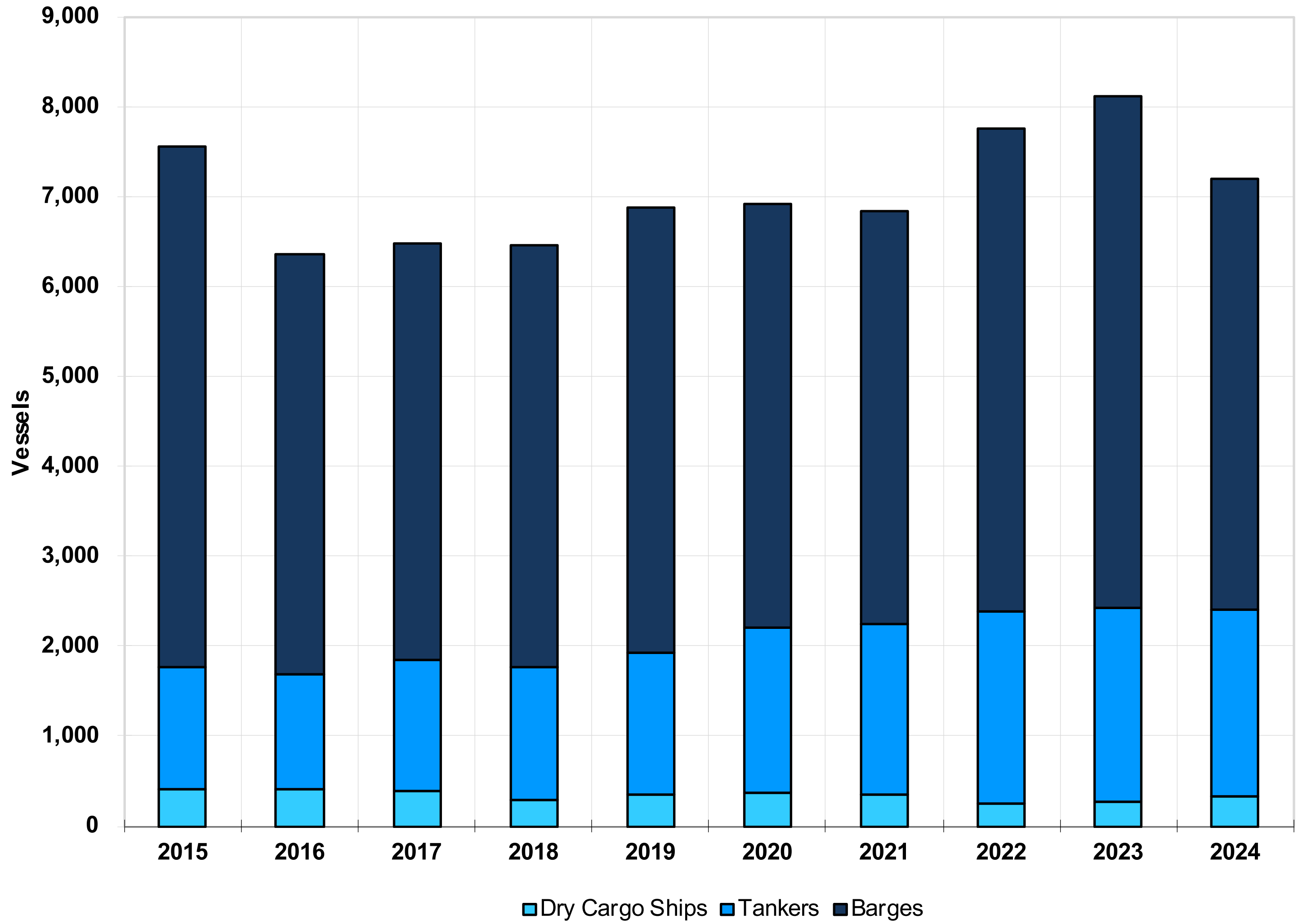
PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Vessel Traffic Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Inner Harbor										
Ships										
Dry Cargo	283	293	280	200	228	202	197	183	185	241
Tankers	1,143	1,039	1,110	1,151	1,140	1,160	1,068	1,187	1,157	1,092
Barges	5,479	4,478	4,153	4,304	4,452	4,288	4,056	4,555	5,067	4,217
Total Vessels	6,905	5,810	5,543	5,655	5,820	5,650	5,321	5,925	6,409	5,550
La Quinta Harbor										
Ships										
Dry Cargo	104	88	102	70	67	103	102	59	66	59
Tankers	124	140	167	136	249	255	350	407	431	405
Barges	118	80	346	321	398	362	478	736	481	291
Total Vessels	346	308	615	527	714	720	930	1,202	978	755
Harbor Island										
Ships										
Dry Cargo	-	-	-	4	48	41	59	12	11	38
Tankers	-	-	-	-	-	1	-	1	4	11
Barges	-	-	-	-	8	5	10	6	10	23
Total Vessels	-	-	-	4	56	47	69	19	25	72
Ingleside Harbor										
Ships										
Dry Cargo	31	35	12	19	4	17	1	-	-	-
Tankers	89	89	169	185	198	422	467	539	568	557
Barges	190	124	142	75	81	52	55	47	130	270
Total Vessels	310	248	323	279	283	491	523	586	698	827
Rincon Point										
Barges	-	-	1	2	-	1	-	21	1	1
Total Vessels	-	-	1	2	-	1	-	21	1	1
Total										
Ships										
Dry Cargo	418	416	394	293	347	363	359	254	262	338
Tankers	1,356	1,268	1,446	1,472	1,587	1,838	1,885	2,134	2,160	2,065
Barges	5,787	4,682	4,642	4,702	4,939	4,708	4,599	5,365	5,689	4,802
Total Vessels	7,561	6,366	6,482	6,467	6,873	6,909	6,843	7,753	8,111	7,205

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Vessel Traffic
Last Ten Years



PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Tariff Rates
Last Ten Years

	U/M	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Wharfage Rates											
All Cargo NOS	W/M	$3.3100	$3.3900	$3.4500	$3.5800	$3.6500	$3.7200	$3.7200	$3.8200	$3.9500	$3.9500
Dry Bulk	S/T	$1.3700	$1.4000	$1.4300	$1.4800	$1.5100	$1.5400	$1.5400	$1.5800	$1.6400	$1.6400
Liquid Bulk	BRL	$0.0965	$0.0987	$0.1005	$0.1041	$0.1061	$0.1084	$0.1084	$0.1112	$0.1151	$0.1151
Beans, Lentils & Peas	S/T	$0.6600	$0.6700	$0.6900	$0.7100	$0.7200	$0.7400	$0.7400	$0.7600	$0.7900	$0.7900
Cotton	Bale	$0.5900	$0.6000	$0.6100	$0.6300	$0.6600	$0.6600	$0.6600	$0.6800	$0.7000	$0.7000
Grain and Grain Products	S/T	$1.5100	$1.5500	$1.5700	$1.6400	$1.6700	$1.7100	$1.7100	$1.7500	$1.8100	$1.8100
Grain and Grain Products (bulk)	S/T	$0.3000	$0.3100	$0.3200	$0.3300	$0.3400	$0.3500	$0.3500	$0.3600	$0.3700	$0.3700
Iron and Steel Articles	S/T	$2.1600	$2.2100	$2.2500	$2.3300	$2.3800	$2.4300	$2.4300	$2.4900	$2.5800	$2.5800
Machinery, agricultural	S/T	$3.3310	$3.3900	$3.4500	$3.5800	$3.6500	$3.7200	$3.7200	$3.8200	$3.9500	$3.9500
Machinery, grading, earth moving	S/T	$3.3100	$3.3900	$3.4500	$3.5800	$3.6500	$3.7200	$3.7200	$3.8200	$3.9500	$3.9500
Military Cargo	S/T	$6.2500	$6.3900	$6.5200	$6.7600	$6.8900	$7.0400	$7.0400	$7.2200	$7.4700	$7.4700
Milk, dehydrated	S/T	$1.7600	$1.8000	$1.8300	$1.9000	$1.9400	$1.9800	$1.9800	$2.0300	$2.1000	$2.1000
Passengers	Person	$6.0300	$6.1700	$6.2800	$6.5100	$6.6400	$6.7800	$0.0000	$0.0000	$0.0000	$0.0000
Power Generation/Plant Equipment	S/T	$3.3100	$3.3900	$3.4500	$3.5800	$3.6500	$3.7200	$3.7200	$3.8200	$3.8200	$3.8200
Refrigerated Cargo	S/T	$1.5100	-	-	-	-	-	-	-	-	-
Rice and Rice Products	S/T	$1.5100	$1.5500	$1.6900	$1.7500	$1.7900	$1.8200	$1.8200	$1.8700	$1.9400	$1.9400
Sand, aggregates, caliche, limestone	S/T	$1.3700	$1.4000	$1.4300	$1.4800	$1.5100	$1.5400	$1.5400	$1.5800	$1.6400	$1.6400
Vegetable oil	S/T	$1.4600	$1.5000	$1.5200	$1.5800	$1.6100	$1.6400	$1.6400	$1.6800	$1.7400	$1.7400
Vehicles	S/T	$5.7200	$5.8500	$5.9600	$6.1800	$6.3000	$6.4300	$6.4300	$6.6000	$6.8300	$6.8300
Vessels, pressure	S/T	$4.1100	$4.2000	$4.2800	$4.4300	$4.5200	$4.6200	$4.6200	$4.7400	$4.9100	$4.9100
Dockage Rates											
General Cargo											
Vessels											
0-199	Feet	$2.75	$2.81	$2.86	$2.97	$3.02	$3.09	$3.09	$3.17	$3.28	$3.28
200-399	Feet	$3.61	$3.70	$3.75	$3.90	$3.97	$4.06	$4.06	$4.16	$4.31	$4.31
400-499	Feet	$5.10	$5.21	$5.31	$5.50	$5.60	$5.73	$5.73	$5.88	$6.09	$6.09
500-599	Feet	$6.86	$7.01	$7.15	$7.41	$7.55	$7.72	$7.72	$7.92	$8.20	$8.20
600-699	Feet	$7.85	$8.03	$8.17	$8.48	$8.64	$8.83	$8.83	$9.06	$9.38	$9.38
700-799	Feet	$10.12	$10.35	$10.52	$10.91	$11.12	$11.36	$11.36	$11.65	$12.06	$12.06
800-899	Feet	$12.19	$12.47	$12.69	$13.15	$13.41	$13.70	$13.70	$14.05	$14.54	$14.54
900-999	Feet	$14.56	$14.89	$15.16	$15.71	$16.01	$16.36	$16.36	$16.78	$17.37	$17.37
1000-1099	Feet	-	-	-	-	$20.90	$21.35	$21.35	$21.90	$22.66	$22.66
Over 1100	Feet	-	-	-	-	$25.79	$26.35	$26.35	$27.03	$27.97	$27.97
Barges - Inland Waterway	Feet	$154.41	$157.93	$157.93	$166.61	$169.84	$173.51	$173.51	$177.99	$177.99	$177.99
Bulk Terminal	GRT	$0.48	$0.49	$0.50	$0.52	$0.53	$0.53	$0.54	$0.55	$0.57	$0.57
Liquid Bulk											
Vessels	DWT	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid
Barges											
0-200 Feet	Barge	$154.41	$157.93	$160.77	$166.61	$169.84	$173.51	$173.51	$177.99	$184.20	$184.20
201-361 Feet	Barge	$231.62	$236.90	$241.16	$249.91	$254.76	$260.27	$260.27	$266.98	$276.30	$276.30
360 +	Barge	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid	See Dry/Liquid
Harbor Safety Fee [2]											
Ships	Ship	$1,153.00	$1,153.00	$1,153.00	$1,446.00	$1,446.00	$1,477.23	$1,477.23	$1,515.34	$1,568.23	$1,568.23
Barges	Barge	$132.00	$132.00	$132.00	$166.00	$166.00	$169.59	$169.59	$173.97	$180.04	$180.04
Security Surcharge Fee [1]		7.5%	7.5%	7.5%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

1 Security surcharge fee is calculated on wharfage and dockage billings
2 Harbor Safety Fees include fireboat fees and a marine patrol fee implemented in 2010
Tariff rates reported on this schedule represent the most significant of the Authority's revenue sources, all rates may be obtained from the Authority's published tariff

S/T - short tons; BRL - barrel; DWT - dead weight tons; NRT - net registered tons; GRT - gross registered tons; W/M - weight or measure

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Ten Largest Customers
December 31, 2024 and 2015

WHARFAGE and DOCKAGE REVENUE:
(by billed counterparty)

Customer	2024 Wharfage and Dockage Revenue	2024 Rank	2024 %	2015 Wharfage and Dockage Revenue	2015 Rank	2015 %
Enbridge Ingleside Energy Center LLC	$ 22,338,823	1	15.95%	$ -		
South Texas Gateway Terminal	12,242,291	2	8.74%	-		
Valero	11,923,658	3	8.51%	8,723,274	1	14.56%
Corpus Chritsti Liquefaction	11,819,808	4	8.44%	-		
Max Shipping, Inc.	9,615,028	5	6.86%	1,718,017	8	2.87%
Citgo	7,006,163	6	5.00%	6,644,057	2	11.09%
Buckeye Texas Hub LLC	6,127,503	7	4.37%	2,718,301	6	4.54%
POTAC LLC	5,639,348	8	4.03%			
NuStar Logistics	5,173,898	9	3.69%	4,740,670	5	7.91%
Arcelormittal Texas HBI, LLC	3,808,163	10	2.72%			
Flint Hills Resources	-			5,678,186	3	9.48%
Martin Operating	-			5,648,267	4	9.43%
Moran-Gulf Shipping Agency	-			1,911,436	7	3.19%
Biehl & Company	-			1,392,522	9	2.32%
EF Terminals Corpus Christi LLC	-			1,328,578	10	2.22%
Subtotal (10 largest)	95,694,683		68.32%	40,503,308		67.62%
Other	44,381,765		31.68%	19,393,286		32.38%
Total	**$ 140,076,448**		**100.00%**	**$ 59,896,594**		**100.00%**

TONNAGE:

Customer	2024 Tonnage	2024 Rank	2024 %	2015 Tonnage	2015 Rank	2015 %
Enbridge Ingleside Energy Center LLC	54,710,805	1	26.50%	$ -		
South Texas Gateway Terminal	30,064,973	2	14.56%			
Valero	20,301,006	3	9.83%	22,032,866	2	21.29%
Citgo	17,644,500	4	8.55%	24,372,147	1	23.55%
Corpus Chritsti Liquefaction	16,095,386	5	7.80%			
Buckeye Texas Hub LLC	14,008,873	6	6.78%	7,596,630	6	7.34%
POTAC LLC	9,375,278	7	4.54%			
EPIC Corpus Christi Marine Terminal	6,712,885	8	3.25%			
NuStar Logistics	6,494,306	9	3.15%	9,030,131	4	8.73%
Eagle Ford Terminals Corpus Christi LLC	5,394,845	10	2.61%			
Flint Hills Resources	-			12,727,226	3	12.30%
Martin Operating	-			8,153,150	5	7.88%
Sherwin Alumina Company LP	-			4,447,763	7	4.30%
ADM/Gromark River System, Inc.	-			2,329,368	8	2.25%
Occidental Chemical Corp.	-			1,822,132	9	1.76%
EF Terminals Corpus Christi LLC	-			1,758,015	10	1.70%
Subtotal (10 largest)	180,802,857		87.57%	94,269,428		91.10%
Other	25,666,269		12.43%	9,208,661		8.90%
Total	**206,469,126**		**100.00%**	**103,478,089**		**100.00%**

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Ratios of Outstanding Debt
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue Bonds	$ 115,000,000	$ 110,640,000	$ 106,245,000	$ 309,325,000	$ 304,795,000	$ 298,160,000	$ 289,580,000	$ 280,710,000	$ 271,535,000	$ 262,025,000
Bond Premium	-	-	-	17,117,024	16,243,611	15,370,382	14,497,153	13,644,786	12,804,380	11,979,931
Subscription based IT arrangements	-	-	-	-	-	-	-	-	586,768	2,025,715
Total Outstanding Debt	$ 115,000,000	$ 110,640,000	$ 106,245,000	$ 326,442,024	$ 321,038,611	$ 313,530,382	$ 304,077,153	$ 294,354,786	$ 284,926,148	$ 276,030,646
Per Capita	$ 2,711	$ 2,736	$ 2,500	$ 7,474	$ 7,112	$ 6,721	$ 5,667	$ 5,360	$ 5,064	$ 4,674
Percent of Personal Income	0.63%	0.64%	0.58%	1.74%	1.66%	1.57%	1.38%	1.23%	1.20%	1.10%

Details regarding the Authority's outstanding debt can be found in Note 8 of the Notes to the Financial Statements. See Table 12, schedule of Demographic and Economic Statistics for personal income and population data.

PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS

Pledged Revenue Bond Coverage
Last Ten Years

Year	Gross Revenues (1)	Maintenance and Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2015	93,903,115	40,939,888	52,963,227	-	2,115,973.00	2,115,973	-
2016	84,052,194	42,151,256	41,900,938	4,360,000.00	4,139,948.00	8,499,948	-
2017	97,336,565	44,329,786	53,006,779	4,395,000.00	4,105,722	8,500,722	6.24
2018	108,637,047	51,333,496	57,303,551	4,450,000	7,138,292	11,588,292	4.94
2019	132,872,595	61,494,932	71,377,663	4,530,000	13,803,917	18,333,917	3.89
2020	162,163,465	68,492,233	93,671,232	6,635,000	13,701,629	20,336,629	4.61
2021	152,659,759	60,743,239	91,916,520	8,580,000	13,522,008	22,102,008	4.16
2022	212,733,264	79,350,763	133,382,501	8,870,000	13,235,090	22,105,090	6.03
2023	225,544,801	92,316,512	133,228,289	9,175,000	12,923,721	22,098,721	6.03
2024	214,615,780	100,190,465	114,425,315	9,510,000	12,591,340	22,101,340	5.18

(1) Gross revenues represent operating revenues, other than insurance reimbursements, and includes interest income not related to bond proceeds

(2) Operating expenses represent maintenance and operating, and general and administrative expenses and any other operating expenses paid in cash, excluding depreciation

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Demographic and Economic Statistics
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Population (1)	423,451	423,993	422,659	422,025	421,457	422,214	422,931	421,628	422,949	423,193
Personal Income-(in thousands) (1)	$18,124,202	$17,306,234	$18,114,539	$18,548,158	$19,645,110	$20,546,865	$22,692,011	$23,154,024	$23,796,989	$24,991,478
Per Capita Personal Income (1)	$42,801	$40,817	$42,859	$43,950	$46,612	$48,665	$53,654	$54,916	$56,264	$59,055
Unemployment rate (2)	5.20%	5.90%	5.80%	4.90%	4.30%	9.28%	7.49%	5.36%	4.53%	4.43%

Source:
(1) Estimates of population from the Bureau of Economic Analysis
for the Corpus Christi, TX Metropolitan Statistical Area consisting of Aransas, Nueces and San Patricio counties
(2) Bureau of Labor Statistics

Principal Employers
December 31, 2024 and 2015

	2024			2015		
Employer	Number of Employees	Rank	Percent of Total MSA Employment	Number of Employees	Rank	Percent of Total MSA Employment
CHRISTUS Spohn Health Services	7,866	1	3.88%	5,144	3	1.98%
Corpus Christi ISD	5,795	2	2.86%	5,178	2	1.99%
Naval Air Station Corpus Christi	5,000	3	2.47%	2,822	6	1.08%
Corpus Christi Army Depot	3,100	4	1.53%	5,800	1	2.23%
City of Corpus Christi	3,062	5	1.51%	3,171	5	1.22%
Driscoll Chidren's Hospital	2,609	6	1.29%	1,800	8	0.69%
Texas A&M University - CC	2,363	7	1.17%			
AEP Texas	2,133	8	1.05%			
Nueces County	2,031	9	1.00%			
HEB	2,019	10	1.00%	5,000	4	1.92%
Bay, Ltd				2,100	7	0.81%
Del Mar College				1,542	9	0.59%
Corpus Christi Medical Center				1,300	10	0.50%
Total	35,978		17.76%	33,857		13.01%

Source:
Employers and Number of Employees provided by Corpus Christi Regional Economic and Development Corporation

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Employees by Function
Last Ten Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Operations:										
Bulk Terminal Facility	22	21	22	22	22	20	17	13	13	14
Harbormaster's Office	9	10	10	10	10	10	10	10	10	10
Maintenance	43	44	45	42	46	48	44	45	44	40
Police Department	48	48	49	47	54	56	56	63	71	73
	122	123	126	121	132	134	127	131	138	137
Administration:										
Chief Executive Officer	-	-	-	2	2	2	3	4	2	2
Executive Director	2	3	3	3	-	-	-	-	-	-
Chief Operating Officer	2	2	2	1	2	2	2	2	2	3
Chief Commercial Officer	2	2	2	3	-	-	-	-	-	-
Chief External Affairs Officer	-	-	-	1	2	3	3	2	2	2
Chief Financial Officer	2	1	3	3	2	2	3	2	1	1
Chief Strategy & Sustainability Officer	-	-	-	-	-	-	-	1	1	1
Planning	-	-	-	3	4	5	4	5	5	5
Government Affairs	1	1	1	2	2	2	2	2	2	2
Human Resources	6	6	6	7	6	6	6	5	8	9
Trade Development	5	5	5	3	1	3	3	5	5	5
Communications & Community Relations	7	6	5	7	8	7	7	10	13	11
Property & Industrial Development	3	4	4	4	5	5	5	5	5	5
Finance & Accounting	10	10	12	13	16	20	16	17	18	16
Procurement	-	3	3	2	4	3	3	5	6	6
Risk Management	2	2	2	3	3	3	3	3	2	2
Safety Management	2	2	2	2	2	4	3	2	2	3
Emergency Management	-	1	1	1	2	3	3	3	3	3
Information Technology	13	13	12	12	14	14	14	17	18	18
Engineering	16	20	20	18	18	19	19	18	21	21
Environmental Planning & Compliance	5	4	5	6	9	10	10	8	9	9
Operations	4	1	4	4	6	5	6	8	8	8
	82	86	92	98	106	116	115	124	133	132
	204	209	218	219	238	250	242	255	271	269

Source:
Employee information obtained from The Authority's Human Resource Department

Employee information is as of December 31st of each respective Year.

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Capital Asset Statistics
Last Ten Years

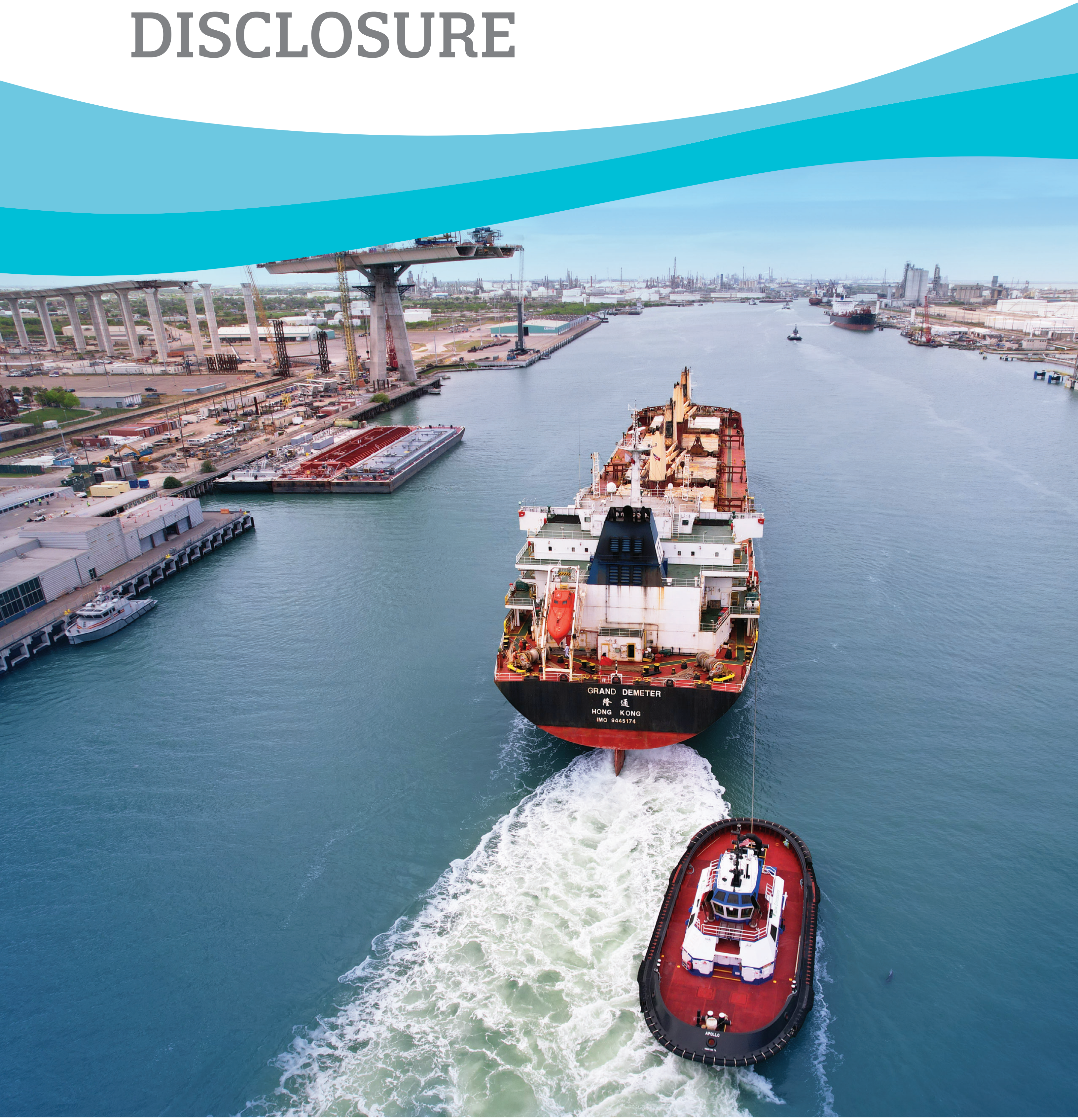
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Harbor divisions	6	6	6	6	6	6	6	6	6	6
Turning basins	7	7	7	7	7	7	7	7	7	7
Corpus Christi Ship Channel (miles)	37	37	37	37	37	37	37	37	37	37
Authorized channel draft (feet)	54	54	54	54	54	54	54	54	54	54
General cargo docks	7	7	7	8	8	9	9	9	9	9
Covered docks	3	3	3	3	3	3	3	3	3	3
Open docks	4	4	4	5	5	6	6	6	6	6
Special public use dock	1	1	1	1	1	1	1	1	1	1
Covered storage (square feet)	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000
Dockside rail access (docks)	4	4	4	4	4	4	4	4	5	5
Roll-on/ Roll-off ramps	1	1	1	1	1	1	1	1	1	1
Liquid bulk docks	13	13	13	15	15	15	15	16	16	16
Ship	7	7	7	8	8	8	8	10	10	10
Barge	6	6	6	7	7	7	7	6	6	6
Bulk material docks	2	2	2	2	2	2	2	2	2	2
Unloading Crane	1	1	1	1	1	1	1	1	1	2
Unloading rate per hour (short tons)	600	600	600	600	600	1,200	1,200	1,200	1,200	1,200
Radial ship loaders	1	1	1	1	1	1	1	1	1	1
Loading rate per hour (short tons)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Layberth facilities/docks	3	3	2	2	2	2	2	5	5	5
Intermodal terminal	1	1	1	1	1	1	1	1	1	1
Open storage (acres)	35	35	35	35	35	50	50	50	50	50
Container handling machines	0	0	0	0	0	0	0	0	0	0
Bagging facilities	2	2	2	2	2	2	2	2	2	2
Grain	1	1	1	1	1	1	1	1	1	1
General purpose	1	1	1	1	1	1	1	1	1	1
Grain elevator	1	1	1	1	1	1	1	1	1	1
Bushel capacity (bushels)	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Ship loading capacity per hour (bushels)	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
Truck unloading capacity per hour (bushels)	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Railcar unloading capacity per hour (bushels)	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Cotton warehouses	1	1	1	1	1	1	1	1	1	1
Covered storage (square feet)	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000
Banquet hall	1	1	1	1	1	1	1	1	1	1
Outdoor plaza	1	1	1	1	1	1	1	1	1	1
Indoor square feet (approximate)	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Outdoor square feet (approximate)	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Industrial parks	1	1	1	1	1	1	1	1	1	1
Acreage	285	285	285	285	285	285	285	285	285	285
Barge canals	2	2	2	2	2	2	2	2	2	2
Land										
Submerged (acres)	18,062	18,062	18,062	18,062	18,062	18,062	18,062	18,062	18,062	18,062
Emerged (acres)	7,301	7,383	7,384	10,379	10,379	10,379	11,841	12,462	13,263	13,884
Dredge Placement Areas	4,974	4,974	4,974	5,391	5,391	5,391	5,391	5,391	5,391	5,391
Open storage/development (acres)	2,327	2,409	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410
Railroads										
Railway (miles)	48	48	58	58	60	60	60	62	66	70
Security Command Center	1	1	1	1	1	1	1	1	1	1

Source:
Various Authority departments

Schedule of Insurance in Force
December 31, 2024

Details of Coverage	Policy Period	Deductible	Liability Limits
All Risk Property	04/01/25-2026	$100,000/$4,000,000	$125,000,000
Active Shooter	10/01/24-2025	-	$1,000,000
Active Shooter, Property Damage Coverage	10/01/24-2025	$2,500	$1,000,000
Auto Physical Damage	10/01/24-2025	500/10,000	Per Schedule
Boiler and Machinery	04/01/25-2026	$25,000	$100,000,000
Business Auto Liability	10/01/24-2025	$5,000	$1,000,000
Cyber Liability	10/01/24-2025	$100,000	$3,000,000
Employee Fidelity (Crime) Bond	10/01/24-2025	$25,000	$1,000,000
Errors and Omissions Liability	10/01/24-2025	$50,000	5,000,000/10,000,000
Federal Flood Insurance	Varies	$1,250	Varies
Firebarge, Boats & Motors	10/01/24-2025	$25,000	$14,009,725
Foreign Liability	10/01/24-2025	-	1,000,000/2,000,000
General Liability/Marine	10/01/24-2025	$50,000	$10,000,000
Law Enforcement Liability	10/01/24-2025	$10,000	5,000,000/10,000,000
Mobile Equipment	10/01/24-2025	$1,000	$4,082,752
Pollution Liability	10/01/24-2025	$10,000	1,000,000/2,000,000
Public Officials Bonds (8)	Varies	-	$5,000
Terrorism	04/01/25-2026	$10,000	$125,000,000
Workers' Compensation	12/31/24 -2025	-	Statutory/1,000,000

CONTINUING BOND DISCLOSURE



The Hong Kong-based vessel Grand Demeter makes its way through the Port of Corpus Christi Inner Harbor on March 12, 2024.

PORT CORPUS CHRISTI®

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Projected Operating Results and
Debt Service Coverage Ratio
Next Four Years

	2025	2026	2027	2028
Operating Revenues:				
Wharfage	$ 122,991,786	$ 122,991,786	$ 122,991,786	$ 129,141,375
Dockage	31,665,621	31,665,621	31,665,621	33,248,902
Security	20,093,632	20,093,632	20,093,632	21,098,314
Material & Freight handling	12,234,174	12,234,174	12,234,174	12,845,883
Rail charges	6,300,000	6,300,000	6,300,000	6,615,000
Building and land rentals	23,718,710	23,718,710	23,718,710	23,718,710
Conference center services	260,500	1,500,000	1,750,000	1,750,000
FTZ user fees	232,000	232,000	232,000	232,000
Dredge placement fees	2,393,763	2,393,763	2,393,763	2,393,763
Other revenue	786,269	786,269	786,269	825,582
Total Operating Revenues	220,676,455	221,915,955	222,165,955	231,869,529
Operating Expenses:				
Direct expenses, excluding depreciation	60,295,292	60,295,292	60,295,292	62,104,151
Indirect expenses, excluding depreciation	49,885,009	49,885,009	49,885,009	51,381,559
Total Operating Expenses	110,180,301	110,180,301	110,180,301	113,485,710
Other Revenues (Expenses):				
Investment Income, excluding proceeds on debt and funds reserved for debt service	10,000,000	6,000,000	4,500,000	4,125,000
Total Other Revenues (Expenses) available for debt service	10,000,000	6,000,000	4,500,000	4,125,000
Net Operating Revenues Available for Debt Service	$ 120,496,154	$ 117,735,654	$ 116,485,654	$ 122,508,819
Debt Service-Prior Lien	8,502,199	8,499,250	8,500,912	8,501,049
Debt Service-Senior Lien	13,600,607	13,603,560	13,599,527	13,605,616
Total Debt Service	$ 22,102,806	$ 22,102,810	$ 22,100,439	$ 22,106,665
Prior Lien Bond Debt Service Coverage	14.17	13.85	13.70	14.41
Total Bond Debt Service Coverage	5.45	5.33	5.27	5.54

The table contains the Authority's projections for Gross Operating Revenues, Maintenance and Operating Expenses, Net Operating Revenues and debt service coverage for the fiscal years ending 2025 through 2028. The projections contained in the table are forward-looking statements. Readers should not place undue reliance on forward-looking statements. This information is based on information available to the Authority on the date hereof, and the Authority assumes no obligation to update any such forward-looking statements. The actual results of the Authority could differ materially from those in such forward-looking statements.

The forward-looking statements in the table are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the Authority. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this this table will prove to be accurate.

Additional Continuing Bond Disclosure Information

The information provided below are the relevant schedules for the Authority's continuing bond disclosure (along with the schedule above) and the page reference in the annual comprehensive financial report where each can be found.

PORT CORPUS CHRISTI®

SINGLE AUDIT SECTION

A shipment of barite is offloaded from the vessel Maera at Port of Corpus Christi Cargo Dock 8 on June 27, 2024.

PORT CORPUS CHRISTI®

MAULDIN & JENKINS

CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND REPORT ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Port Commissioners
Port of Corpus Christi Authority of Nueces County, Texas
Corpus Christi, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Port of Corpus Christi Authority of Nueces County, Texas (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 27, 2025.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 27, 2025

MAULDIN & JENKINS

CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Port Commissioners
Port of Corpus Christi Authority of Nueces County, Texas
Corpus Christi, Texas

Report on Compliance For Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Port of Corpus Christi Authority of Nueces County, Texas' (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended December 31, 2024. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgement made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Savannah, Georgia
March 27, 2025

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP	Unmodified
Internal control over financial reporting: Material weaknesses identified?	No
Significant deficiencies identified not considered to be material weaknesses?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs: Material weaknesses identified?	No
Significant deficiencies identified not considered to be material weaknesses?	None reported
Type of auditor's report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with the 2 CFR 200.516(a)?	No

Identification of major federal programs:

Federal AL Number	Name of Federal Program or Cluster
97.056	U.S. Department of Homeland Security Port Security Grants

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	Yes

State Awards

A single audit of major state awards was not required, as the authority did not spend in excess of $750,000 in state grant funds for the year ended December 31, 2024.

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported.

SECTION IV
STATE AWARDS FINDINGS AND QUESTIONED COSTS

Not applicable.

SECTION V
STATUS OF PRIOR YEAR FINDINGS

None reported.

Program Title	AL Number	Grant Number		Expenditures
US Department of Homeland Security				
Direct Programs				
Port Security Grant #21	97.056	EMW-2021-PU-00579	$	450,000
Port Security Grant #22	97.056	EMW-2022-PU-00544		475,743
Port Security Grant #23	97.056	EMW-2023-PU-00592		450,870
Total US Department of Homeland Security				1,376,613
US Environmental Protection Agency				
Passed through US Department of Treasury				
Gulf of Mexico (Gulf Trash Program)	66.475	MX-01D07420		1,828
Total US Environmental Protection Agency				1,828
US Department of Transportation				
Direct Program				
USDOT-MARAD-OD3 Avery Point	20.823	693JF72040031		1,768,162
Total US Department of Transportation				1,768,162
Total Federal Expenditures			$	3,146,603

Note 1. General

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all Federal financial assistance programs of the Port of Corpus Christi Authority of Nueces County, Texas (Authority). The Authority's reporting entity is defined in the Notes to the Authority's financial statements. All Federal financial assistance received directly from Federal agencies and passed through other government agencies is included on the schedule.

Note 2. Basis of Accounting

The accompanying Schedule of Expenditures of Federal Awards is presented using the accrual basis of accounting, which is described in the Notes to the Authority's financial statements.

Note 3. De-Minimis Indirect Cost Rate

The Authority elected not to use the 10% de-minimis indirect cost rate of the year ended December 31, 2024.

Note 4. Subrecipients

The Authority did not pass through Federal assistance to any subrecipient during the year ended December 31, 2024.

The U.S.S. Kingsville – an Independence-class littoral combat ship of the United States Navy – prepares to dock at the Congressman Solomon P. Ortiz International Center on August 18, 2024, ahead of her commissioning ceremony.