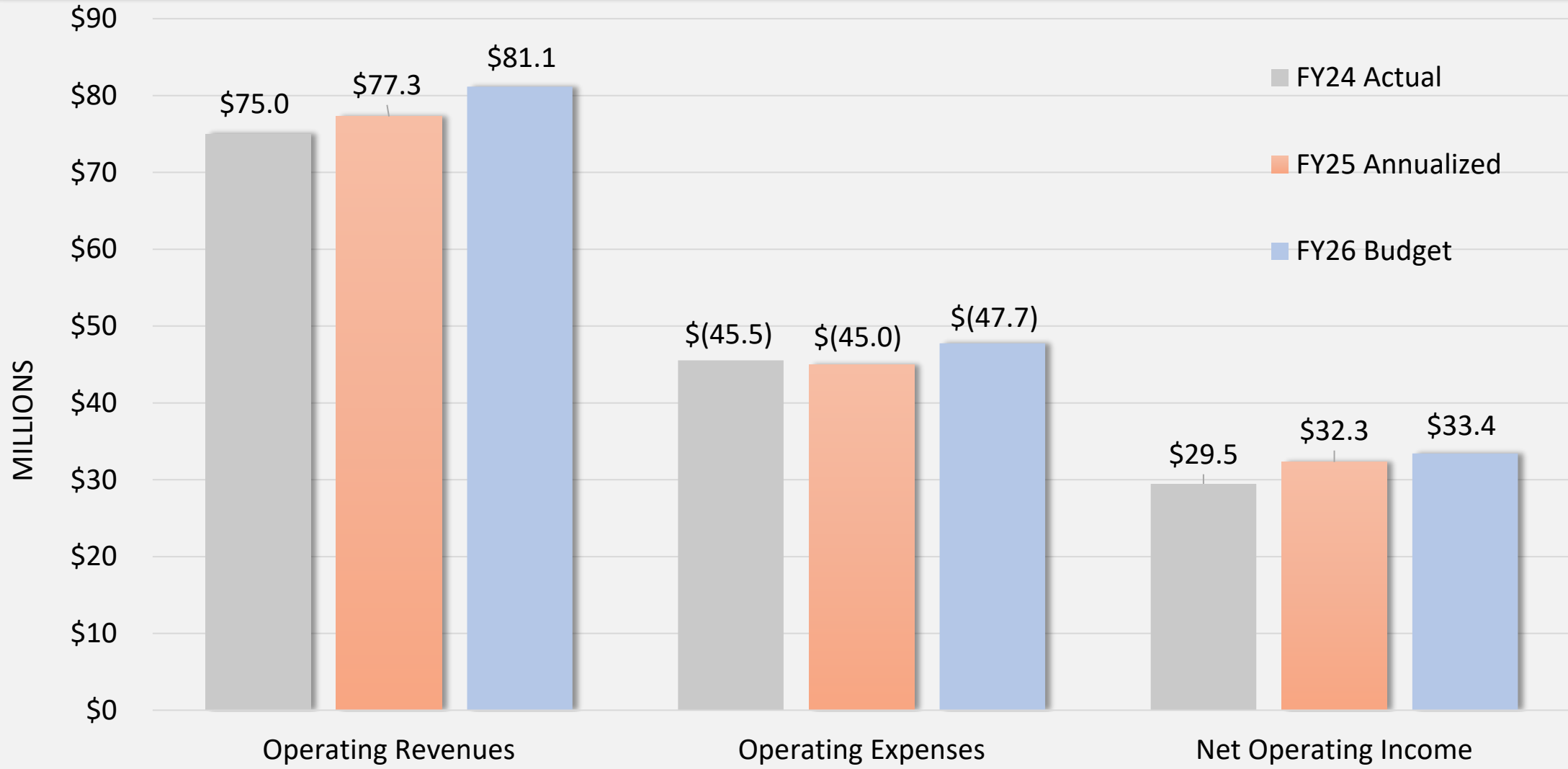


Port San Antonio does not collect an ad valorem (property) tax, therefore no impact on taxes

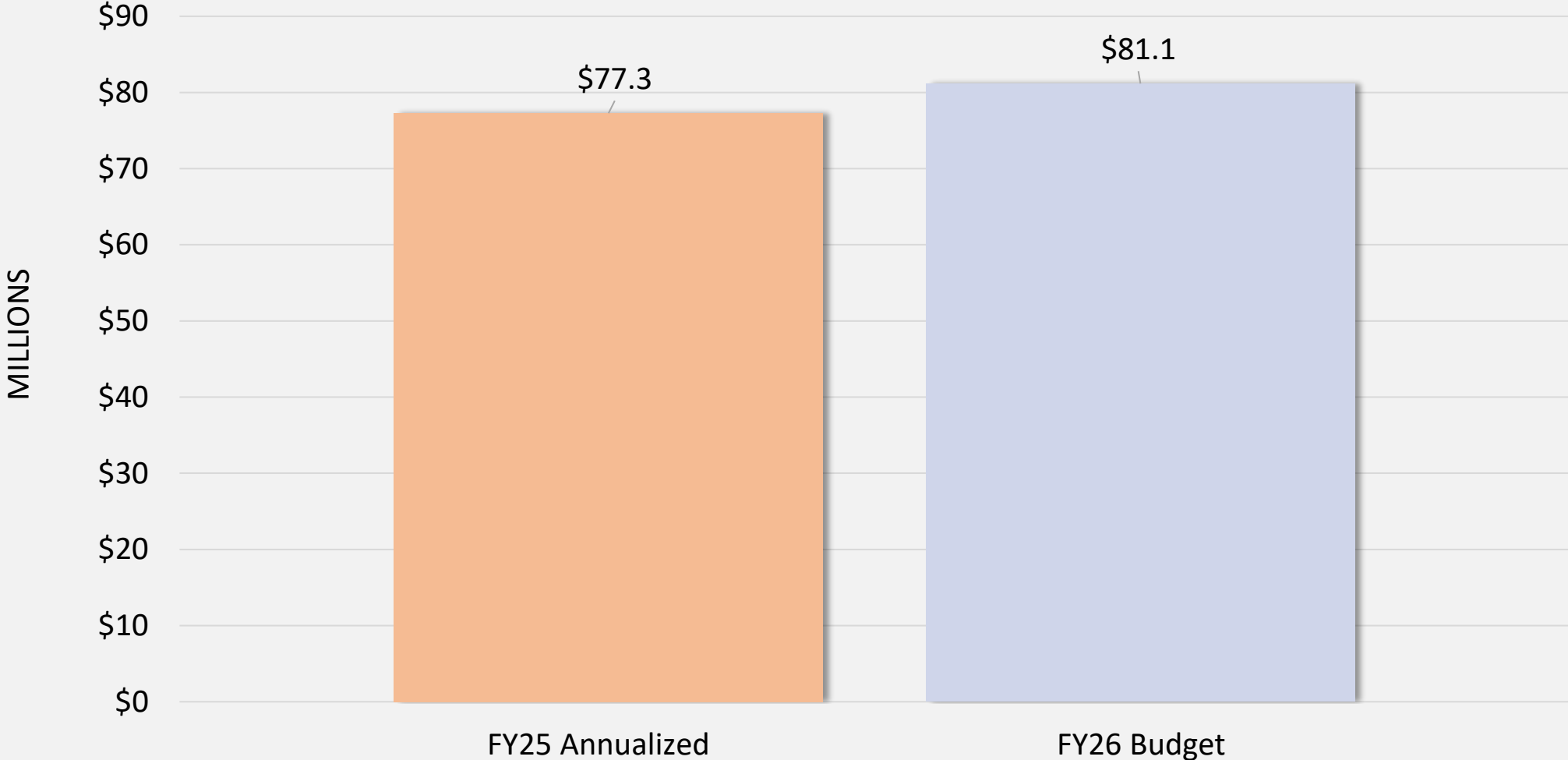


Budget Overview FY 2026

Financial Comparison – FY24 Actual, FY25 Annualized & FY26 Budget

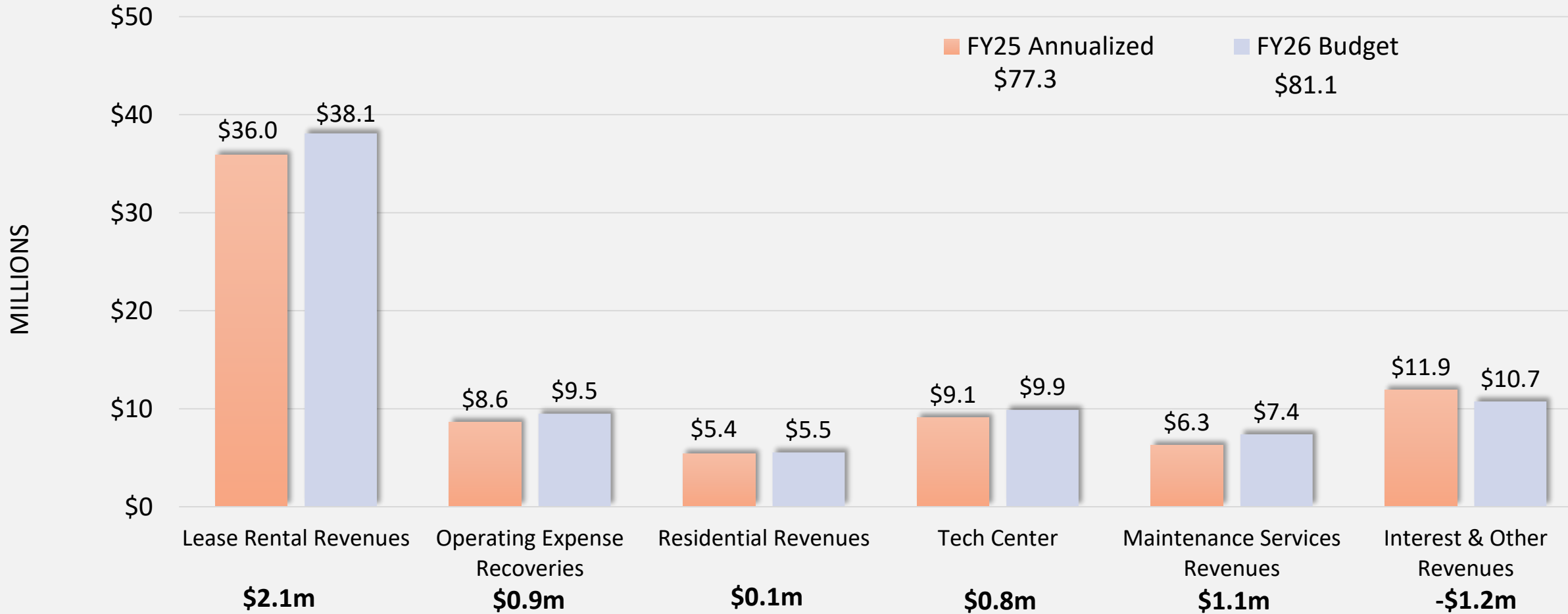


Operating Revenues – FY25 Annualized vs. FY26 Budget

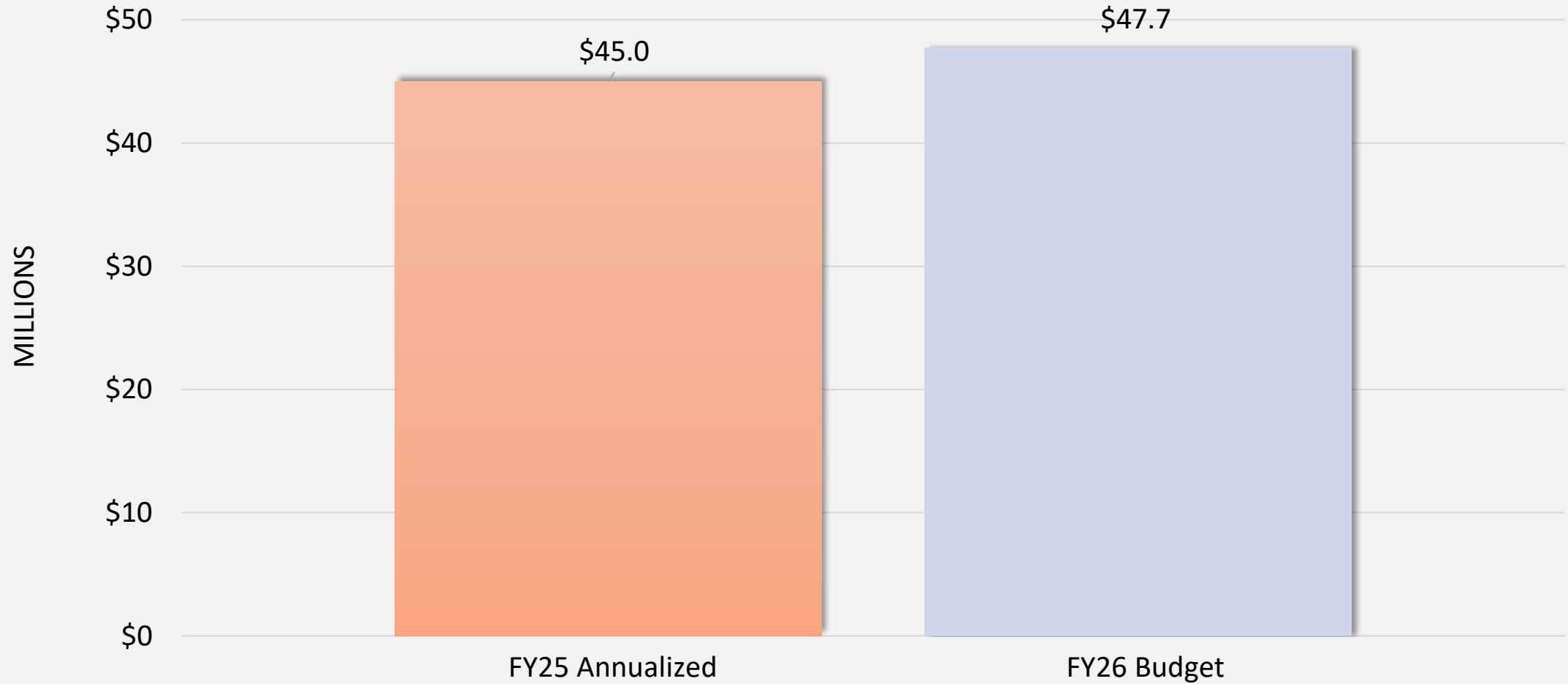


\$3.8 million – 4.9%

Operating Revenues by Category – FY25 Annualized vs. FY26 Budget

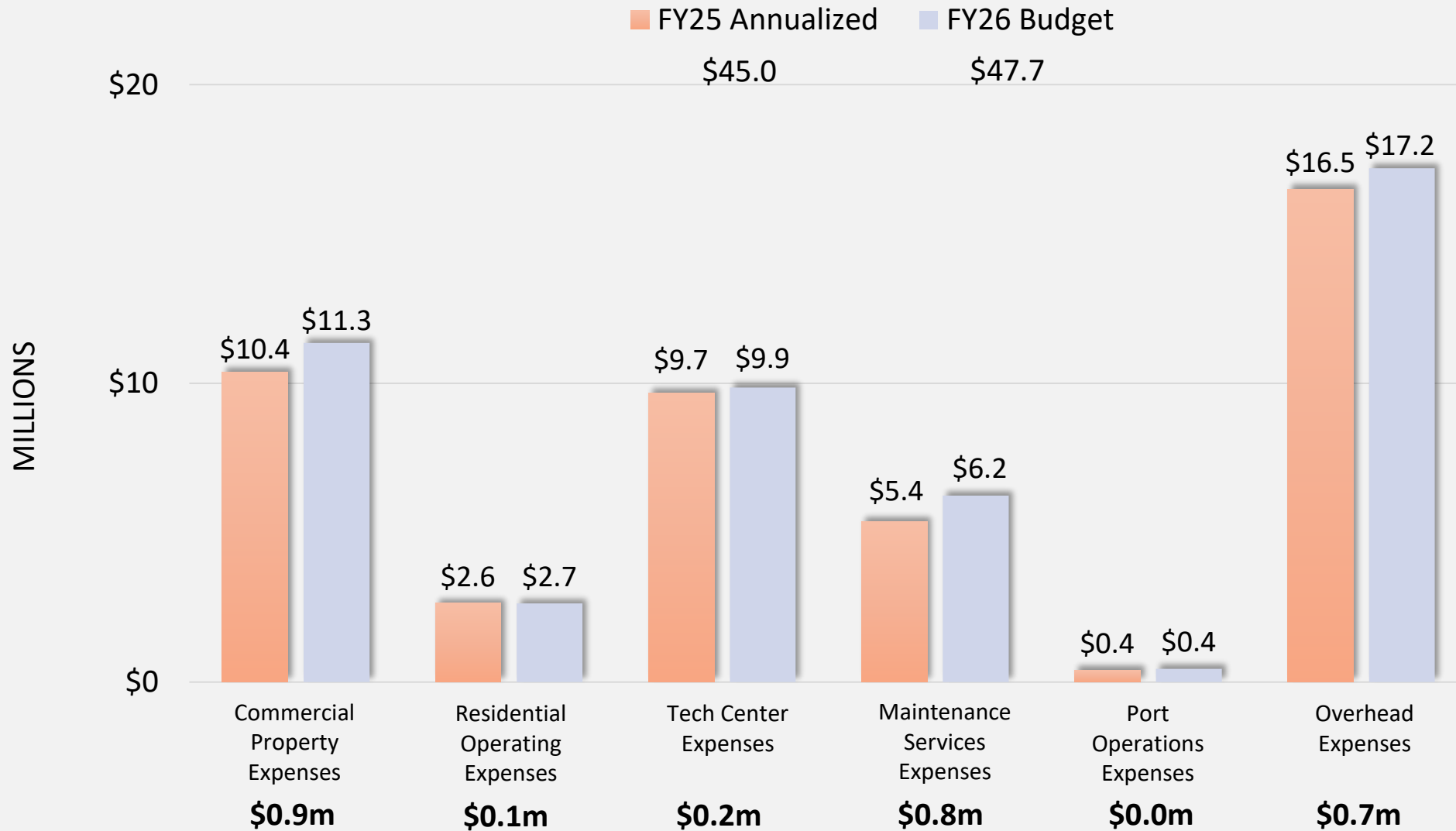


Operating Expenses – FY25 Annualized vs. FY26 Budget

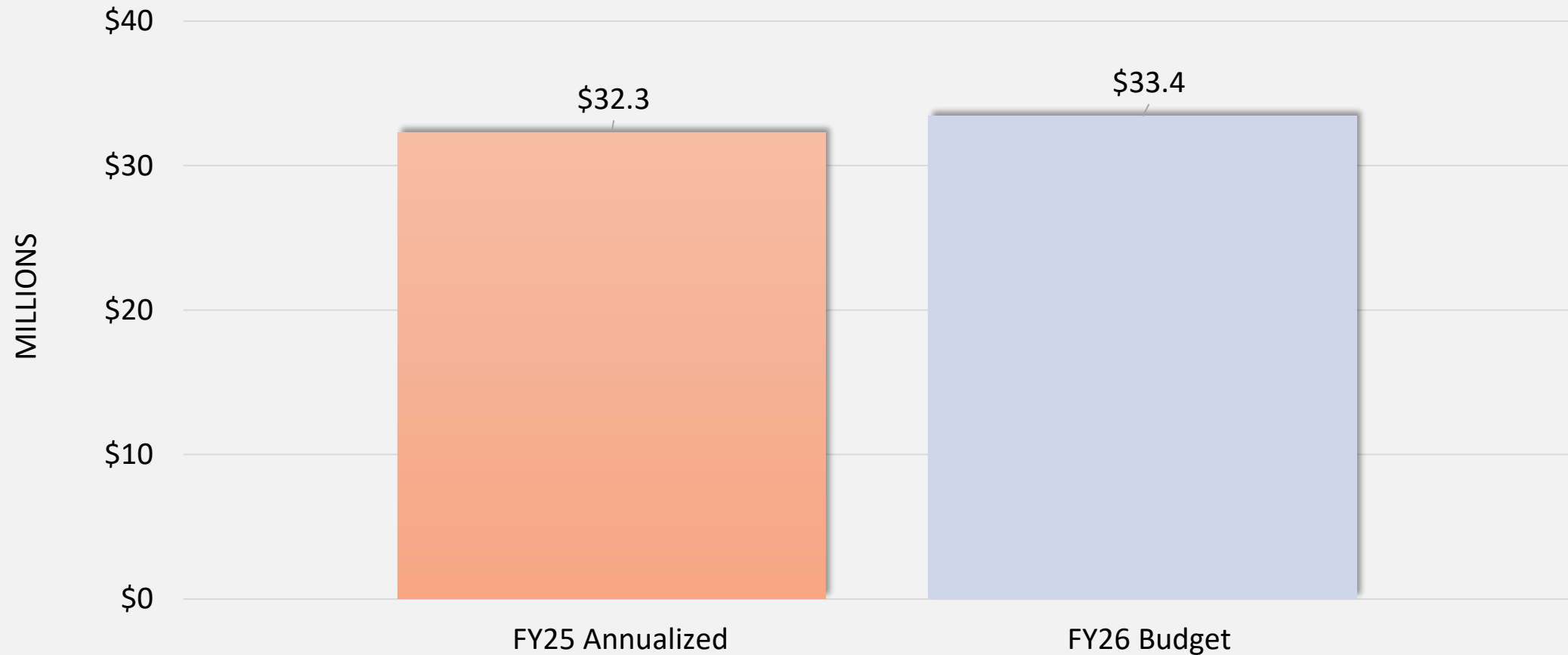


**\$2.7 million –
6.0%**

Operating Expenses By Category – FY25 Annualized vs. FY26 Budget



Net Operating Income – FY25 Annualized vs. FY26 Budget



**\$1.1 million –
3.4%**

FY26 Capital Budget – Part I

Project	FY26 Budget	Capital Contributions/ Loan Proceeds	Net FY26 Budget
Corporate			
Computer Equipment	325,000	-	325,000
HVAC Replacements	745,000	-	745,000
Landscaping Equipment	45,000	-	45,000
Port Vehicles	225,000	-	225,000
Total Corporate	1,340,000	-	1,340,000
Building Improvements			
Roberson Elevator & Common Area Imp	1,119,285	-	1,119,285
HVAC Replacements	1,000,000	-	1,000,000
Parking Lot Repairs	200,000	-	200,000
B652/655 Roof	1,398,300	-	1,398,300
B365 Roof	354,942	-	354,942
Other Roof Repairs and Replacements	1,756,927	-	1,756,927
Other Minor Building Improvements	607,500	-	607,500
Tenant Improvements Allowances	2,429,380	-	2,429,380
Tenant Improvements for Possible Leases	1,869,120	-	1,869,120
Total Building Improvements	10,735,454	-	10,735,454

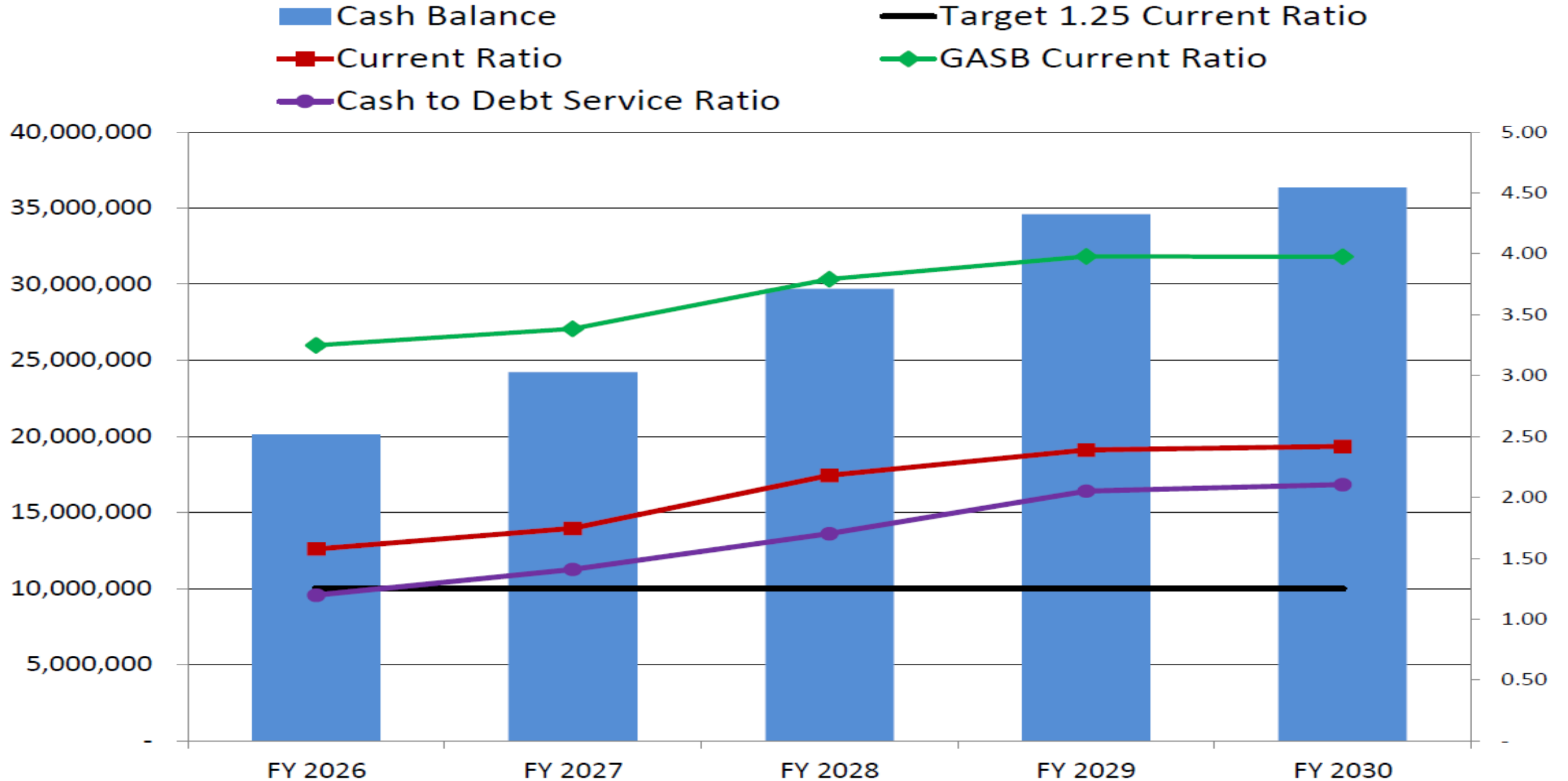
FY26 Capital Budget – Part II

Project	FY26 Budget	Capital Contributions/ Loan Proceeds	Net FY26 Budget
Infrastructure			
Streetscapes Project	12,597,912	(12,597,912)	-
Other Street Improvements	970,000	-	970,000
Airport Underground Utilities on 36 th St.	3,711,154	(3,000,000)	711,154
Airport Taxiway M Extension	16,244,033	(14,120,923)	2,123,110
Incomplete FY25 Project Expenditures	267,052	-	267,052
Total Infrastructure	33,790,151	(29,718,835)	4,071,316
New Development			
Innovation Tower Design	6,459,240	(6,459,240)	-
Pre-Development Planning	600,000	-	600,000
Pre-Development Building Schematic Design	333,333	-	333,333
Boeing Center Improvements & FFE	500,000	-	500,000
Bungalows Renovation	1,000,000	-	1,000,000
Monument Relocation	358,724	-	358,724
Campus Beautification & Amenities	450,000	-	450,000
First-Generation Tenant Improvements	3,601,502	-	3,601,502
Total New Development	13,302,799	(6,459,240)	6,843,559
TOTAL FY26 CAPITAL PROJECTS	59,168,404	(36,178,075)	22,990,329

Summary Operating Statement – FY25 Annualized vs. FY26 Budget

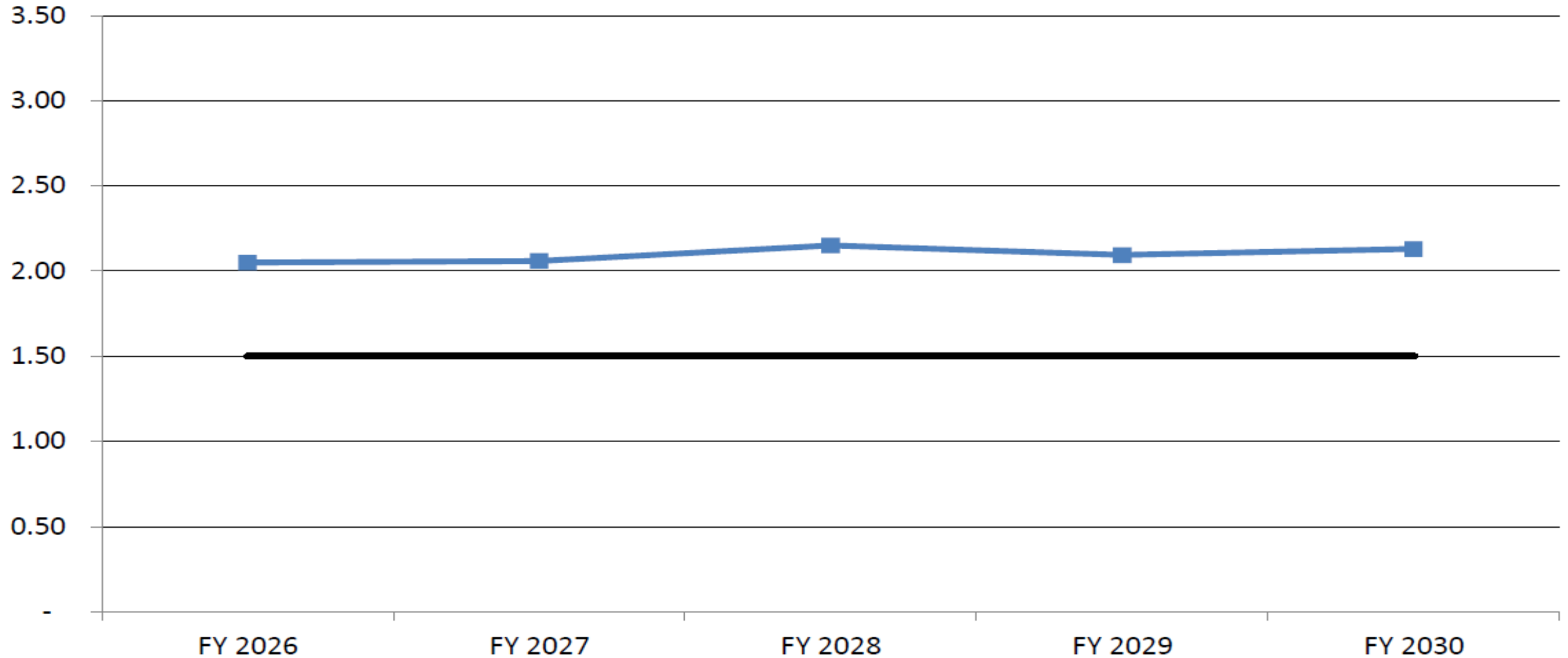
	<u>FY25 Annualized</u>	<u>FY26 Budget</u>	<u>Fav/(Unfav)</u>	<u>%</u>
Operating Revenues	\$77,274,873	\$81,161,137	\$3,886,264	4.9%
Operating Expenses	(44,973,430)	(47,737,691)	(2,764,261)	-6.0%
Net Operating Income	<u>32,301,443</u>	<u>33,423,446</u>	<u>1,122,003</u>	<u>3.4%</u>
Debt Service	(16,829,650)	(16,305,773)	523,877	3.1%
Capital Expenditures	(35,972,310)	(59,168,404)	(23,196,094)	-64.5%
Capital Contributions	7,646,441	28,510,075	20,863,634	272.9%
Financing Transactions	<u>-</u>	<u>7,668,000</u>	<u>7,668,000</u>	<u>N/A</u>
Net Capital Expenditures	(28,325,869)	(22,990,329)	5,335,540	18.8%
Net Operating Cash Flow	<u>(12,854,076)</u>	<u>(5,872,656)</u>	<u>6,981,420</u>	<u>-54.3%</u>
Ending Unrestricted Cash Balance	<u>\$29,149,728</u>	<u>\$21,636,763</u>	<u>(\$7,512,965)</u>	<u>-25.8%</u>

5-Year Cash Projection Charts – FY26 through FY30



5-Year Cash Projection Charts – FY26 through FY30

■ Debt Service Coverage Ratio — Target 1.50 DSCR





Thank You