

RULE 15c2-12 FILING COVER SHEET

This cover sheet is sent with all submissions to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") pursuant to Securities and Exchange Commission (SEC) Rule 5c2-12 or any analogous state statutes.

Issuer Name: **Brooks Development Authority**

Issue(s):

\$ 32,650,000 Special Facilities Hotel Revenue Refunding Bonds, Series 2017

Filing Format electronic ___ paper; If available on the Internet, give URL: _____

CUSIP Numbers to which the information filed relates (optional):

Nine-digit number(s) (see following page(s)):

___ Six-digit number if information filed relates to all securities of the issuer

Financial & Operating Data Disclosure Information

Annual Financial Report or CAFR

Financial Information & Operating Data

Other (describe) _____

Fiscal Period Covered: QE 09-30-19

Monthly Quarterly Annual Other: _____

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: /s/ Samantha Carneiro 

Name: Samantha Carneiro Title: Chief Operating Officer

Employer: Brooks Development Authority

Telephone Number: 210-678-3391

Email Address: samantha@livebrooks.com

DESCRIPTION OF ISSUES COVERED BY THIS REPORT

Special Facilities Hotel Revenue Refunding Bonds, Series 2017

Date	Principal	CUSIP
08/15/52	\$ 32,650,000	11440PAA7
	\$ 32,650,000	

CONTINUING DISCLOSURE REPORT
FOR THE
QUARTER ENDED SEPTEMBER 30, 2019

BROOKS DEVELOPMENT AUTHORITY

HOTEL REVENUE



HTS Continuing Disclosure Services
A Division of Hilltop Securities.

SIGNATURE OF ISSUER

The information set forth herein has been obtained from the Finance Authority and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a promise or guarantee. This Quarterly Continuing Disclosure Report may contain, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized. The information and expressions of opinion contained herein are subject to change without notice, and the delivery of this Quarterly Continuing Disclosure Report will not, under any circumstances, create any implication that there has been no change in the affairs of the Finance Authority or other matters described.

Brooks Development Authority

/s/ Samantha Carneiro

Samantha Carneiro

Chief Operating Officer

Approved for Submission:

~~09/20/2019~~

Date

10/30/2019 

Embassy Suites San Antonio Brooks Hotel and Spa
Profit and Loss by Month
October 2018 - September 2019

	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Income													
4100 Rooms Revenue													0.00
4102 Group Corporation	54,305.00	7,914.00	36,658.00	19,343.00	5,197.00	7,778.00	49,431.00	5,984.00	2,992.00	2,816.00	7,934.00	5,514.00	205,866.00
4103 Group National Association	42,022.00	372.00	4,104.00	0.00	13,138.00	16,649.00	102,598.00	41,195.00	28,980.00	1,764.00	8,091.00	22,821.00	281,734.00
4104 Group Smearf	21,490.00	73,725.00	4,274.00	35,223.00	38,028.00	15,925.00	8,879.00	25,331.00	28,758.00	76,167.00	11,817.00	22,299.00	361,916.00
4105 Group Government		2,772.00	2,772.00	0.00	6,300.00	0.00	0.00	5,372.00	0.00	0.00	0.00	0.00	17,216.00
4107 Corporate Special	38,028.00	37,468.00	9,367.00	15,518.00	25,796.00	33,923.00	33,402.00	25,967.00	23,743.00	29,265.00	36,597.00	31,880.00	340,954.00
4108 Corporate Volume/Airline	1,277.00	1,087.00	276.00	278.00	100.00	446.00	2,893.00	597.00	1,222.00	2,103.00	1,654.00	1,724.00	13,657.00
4109 Transient	110,310.00	117,012.00	141,275.00	138,227.00	168,651.00	200,892.00	173,109.00	172,469.00	159,061.00	184,768.00	173,294.00	166,916.00	1,905,984.00
4110 Corporate Rack	64,728.00	39,177.00	24,503.00	48,088.00	74,971.00	59,705.00	48,332.00	56,314.00	56,752.00	49,181.00	51,895.00	62,379.00	636,025.00
4111 Package	13,363.00	10,415.00	14,041.00	7,708.00	14,026.00	22,797.00	7,540.00	21,014.00	23,133.00	22,159.00	25,917.00	10,670.00	192,783.00
4112 Discount	102,333.00	95,493.00	113,351.00	66,329.00	80,194.00	170,184.00	80,850.00	129,805.00	166,724.00	186,510.00	171,490.00	113,633.00	1,476,896.00
4113 Government	27,161.00	20,951.00	17,623.00	34,104.00	53,684.00	38,230.00	46,442.00	43,693.00	55,344.00	41,058.00	20,687.00	39,500.00	438,477.00
Total 4100 Rooms Revenue	\$ 475,017.00	\$ 406,386.00	\$ 368,244.00	\$ 364,818.00	\$ 480,085.00	\$ 566,529.00	\$ 553,476.00	\$ 527,741.00	\$ 546,709.00	\$ 595,791.00	\$ 509,376.00	\$ 477,336.00	\$ 5,871,508.00
4200 Food Revenue													0.00
4201 Starbucks	2,392.82	1,997.95	2,171.54	1,754.50	1,896.36	3,231.21	3,093.97	3,429.60	2,867.12	3,330.60	2,619.25	2,252.30	31,037.22
4202 Restaurant Breakfast	49,882.64	31,669.59	24,211.99	28,762.50	27,195.96	29,091.00	24,687.83	44,541.15	56,755.50	51,984.99	48,817.97	42,423.36	460,024.48
4203 Restaurant Lunch	14,908.00	15,230.28	19,110.00	17,190.98	25,184.40	27,909.79	33,747.80	22,900.98	12,810.30	14,394.33	17,749.02	27,323.22	248,459.10
4204 Restaurant Dinner	12,865.09	13,349.35	9,699.64	13,551.89	15,196.91	14,624.27	12,798.88	14,025.90	13,311.90	17,612.29	13,923.63	13,569.28	164,529.03
4205 Room Service Dinner	4,940.68	3,896.88	3,845.15	3,177.42	4,316.97	4,861.27	4,833.76	3,756.06	5,381.68	6,539.18	6,479.94	5,110.29	57,139.28
4206 Room Service Delivery Charges	495.00	397.50	375.00	357.50	467.50	497.50	565.00	552.50	557.50	622.50	657.50	505.00	6,050.00
4207 Banquet Breaks	10,064.00	13,740.50	5,940.00	4,456.00	4,001.20	12,849.18	20,859.46	19,826.42	15,236.50	9,766.50	6,513.00	9,542.50	132,795.26
4208 Banquet Breakfast	14,756.00	12,679.10	2,720.00	0.00	65.00	388.00	1,184.00	7,093.00	9,874.00	3,742.00	1,483.50	3,097.00	57,081.60
4209 Banquet Lunch	36,588.00	2,288.00	15,370.00	2,032.00	450.00	4,268.50	36,451.37	18,565.00	8,246.00	10,165.00	6,854.00	6,976.00	148,253.87
4210 Banquet Dinner	12,577.25	20,294.00	41,136.55	4,537.00	41,119.78	18,879.00	21,230.80	5,571.23	9,012.77	17,621.42	17,354.52	10,115.46	219,449.78
4211 Banquet Reception	17,000.89	0.00	575.00	0.00	0.00	3,030.00	28.00	2,800.00	0.00	0.00	585.00	9,040.50	33,059.39
4212 Banquet Service Charges	41,938.52	18,393.90	23,613.48	3,943.20	12,213.97	12,647.40	31,317.32	16,319.68	13,022.14	10,687.23	8,802.19	10,541.96	203,440.99
4213 Meeting Room Rental	13,200.00	18,150.29	10,318.59	18,175.00	15,300.00	21,300.00	16,893.63	14,178.75	9,078.50	700.00	2,950.00	34,720.00	174,964.76
4214 Audio Visual Income	17,320.65	2,550.00	4,007.30	3,651.50	1,206.00	6,755.00	27,540.25	3,815.00	7,270.30	1,695.00	2,100.00	4,295.00	82,206.00
4215 Banquet Misc	18,754.00	8,277.00	18,325.20	2,547.00	627.85	2,531.20	14,030.95	7,242.00	1,625.00	2,632.00	2,050.00	8,720.87	87,363.07
4216 Banquet MR Service Charge	3,036.00	4,174.57	3,611.00	3,340.85	5,185.92	4,793.00	3,885.53	1,678.45	2,088.05	161.00	678.50	7,985.60	40,618.47
Total 4200 Food Revenue	\$ 270,719.54	\$ 167,088.91	\$ 185,030.44	\$ 107,477.34	\$ 154,427.82	\$ 167,656.32	\$ 253,148.55	\$ 186,295.72	\$ 167,137.26	\$ 151,654.04	\$ 139,618.02	\$ 196,218.34	\$ 2,146,472.30
4300 Beverage Revenue													0.00
4302 Liquor Sales	23,719.58	17,940.49	14,764.76	15,778.54	18,377.41	14,295.89	12,391.01	14,885.44	16,056.74	15,638.30	16,618.77	14,483.43	194,950.36
4303 Beer Sales	15,756.38	10,519.22	8,167.76	12,034.68	11,837.80	7,648.46	14,484.77	9,258.54	9,481.91	8,226.36	8,418.56	8,175.87	124,010.31
4304 Wine Sales	8,952.61	6,638.94	4,591.35	5,612.88	6,329.57	3,422.04	5,056.21	4,044.51	3,636.22	3,613.85	3,306.92	3,814.44	59,019.54
4305 Banquet Liquor Sales	4,911.89	3,441.42	4,806.10	0.00	0.00	0.00	0.00	887.54	1,546.39	187.44	282.43	2,137.01	18,200.22
4306 Banquet Beer Sales	1,768.51	0.00	224.93	0.00	0.00	0.00	1,038.93	187.44	0.00	74.98	150.28	311.56	3,756.63
4307 Banquet Wine Sales	3,410.50	0.00	2,113.41	0.00	0.00	0.00	0.00	0.00	0.00	269.92	153.55	13.12	5,960.50
Total 4300 Beverage Revenue	\$ 58,519.47	\$ 38,540.07	\$ 34,668.31	\$ 33,426.10	\$ 36,544.78	\$ 25,366.39	\$ 32,970.92	\$ 29,263.47	\$ 30,721.26	\$ 28,010.85	\$ 28,930.51	\$ 28,935.43	\$ 405,897.56
4450 Other Revenue													0.00
4451 Internet Connection	59.40	44.55	24.75	74.25	103.95	108.90	217.80	153.45	89.10	59.40	108.90	148.50	1,192.95
4452 Vending Commissions	445.05	306.11	246.21	185.25	177.45	226.20	277.13	202.49	0.00	482.48	370.20	438.34	3,356.91
4453 Other Income	448.62	51.08	513.18	163.60	712.73	-208.75	1,938.34	823.53	325.33	833.18	329.66	199.69	6,130.19
4454 Long Distance Telephone Sales	16.82	21.64	12.60	6.71	49.09	15.27	2.47	12.07	33.29	14.99	35.94	21.42	242.31
4455 Retail / Sundries	4,245.87	3,589.41	3,185.35	3,166.47	4,272.60	5,573.55	4,511.90	3,805.13	5,181.80	5,398.20	4,782.03	4,237.17	51,949.48
4457 Retail Beverage	692.50	428.50	1,130.15	282.00	688.50	453.00	339.50	550.00	510.00	567.00	625.50	777.00	7,043.65
4458 Movie	1,384.33	658.93	919.62	698.92	2,005.21	1,637.05	813.58	1,000.87	1,051.69	1,694.30	1,154.47	1,037.62	14,056.59
4459 Discount Retail Beverage	5,767.52	-317.50	977.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,427.52
4605 Rooms Damage	250.00	0.00	250.00	1,150.00	0.00	0.00	525.00	170.00	185.00	750.00	500.00	1,120.00	4,900.00
4606 No Shows	823.78	746.20	412.12	493.62	1,443.29	374.56	987.24	957.60	1,405.45	2,748.08	6,858.18	900.20	18,150.32
Total 4450 Other Revenue	\$ 14,133.89	\$ 5,528.92	\$ 7,671.48	\$ 6,220.82	\$ 9,452.82	\$ 8,179.78	\$ 9,612.96	\$ 7,675.14	\$ 8,781.66	\$ 12,547.63	\$ 14,764.88	\$ 8,879.94	\$ 113,449.92

6220 Food Expense													0.00
6221 China, Glass & Silver	7,111.46	180.82	-869.14	161.68	403.36	79.34	468.71		788.98	1,472.75	432.54		10,230.50
6222 Cleaning Supplies	1,203.70	1,297.77	644.95	521.73	327.00	357.02	1,022.43	771.27	1,029.21	385.36	1,159.44	819.22	9,539.10
6223 Decorations	97.75		78.35	7.53	72.99								256.62
6224 Equipment Maintenance	117.52	117.52	267.52	117.52		117.52	235.04	117.52	117.52	159.89	961.06	422.06	2,750.69
6225 Equipment Rental	13,963.98	694.08	1,867.30	2,489.08	784.08	2,698.50	3,681.40	679.98	10,497.43	45.18	313.08	553.08	38,267.17
6227 Kitchen Fuels	230.06	98.50	33.95	116.05	64.60		205.28	119.20	242.17	105.25	160.07	34.80	1,409.93
6228 Licenses							732.00						732.00
6229 Linen	5,701.88	3,330.67	4,428.26	1,253.94	3,287.27	1,569.20	3,863.65	2,706.36	1,925.05	1,692.29	1,517.75	1,842.36	33,118.68
6230 Small Equipment	1,298.33	635.27	948.64	924.08	161.75	230.14	618.04	446.79	383.00	353.56	390.48	326.79	6,716.87
6231 Other Operating Expenses	2,391.69	849.60	930.45	227.03	449.29	1,182.47	387.19	1,639.67	940.60	81.44	208.96	1,736.81	11,025.20
6232 Paper Supplies	3,798.97	2,980.71	1,934.15	3,466.88	2,702.39	3,108.11	2,983.05	3,404.13	3,150.44	3,942.31	4,680.15	2,780.62	38,931.91
6233 Printing, Stationery & Supplies	98.08		58.53		62.76			108.50			85.42	192.67	605.96
6234 Training								696.45					696.45
6235 Uniforms	17.20	193.00	77.44	77.44	77.23	611.99	145.60	622.43	145.65	178.17	392.13	132.89	2,671.17
6236 F & B Catering Update			544.55		78.63		117.97					579.62	1,320.77
6237 Entertainment	2,000.00	1,300.00	1,878.61	1,700.00	1,200.00	1,200.00	1,500.00	1,500.00	1,200.00	800.00	1,500.00	1,200.00	16,978.61
6238 Guest Satisfaction	164.74	252.46	498.64	405.65	445.29	251.69	395.85	736.26	458.47	1,959.36	1,528.45	1,207.08	8,303.94
Total 6220 Food Expense	\$ 38,195.36	\$ 11,930.40	\$ 13,322.20	\$ 11,468.61	\$ 10,116.64	\$ 11,405.98	\$ 16,356.21	\$ 13,548.56	\$ 20,878.52	\$ 11,175.56	\$ 13,329.53	\$ 11,828.00	\$ 183,555.57
6310 Beverage Payroll													0.00
6311 Beverage Payroll.	3,990.88	3,437.98	3,495.76	3,469.30	3,179.21	2,920.34	3,106.65	4,090.75	3,195.47	4,071.71	3,716.24	3,637.39	42,311.68
6313 Payroll Tax & Benefits	545.99	553.40	412.56	481.13	1,450.58	752.81	685.29	692.05	650.03	723.35	808.62	806.38	8,562.19
Total 6310 Beverage Payroll	\$ 4,536.87	\$ 3,991.38	\$ 3,908.32	\$ 3,950.43	\$ 4,629.79	\$ 3,673.15	\$ 3,791.94	\$ 4,782.80	\$ 3,845.50	\$ 4,795.06	\$ 4,524.86	\$ 4,443.77	\$ 50,873.87
6320 Beverage Expense													0.00
6321 Beverage Licenses		786.10	1,106.97	986.09	786.09	786.09	1,017.09	1,020.09	786.09	786.09	1,017.09	786.09	9,863.88
6322 Beverage Cleaning Supplies												70.20	70.20
6323 Beverage Supplies	16.99	51.06	1,729.27	49.80					35.97			22.91	1,906.00
Total 6320 Beverage Expense	\$ 16.99	\$ 837.16	\$ 2,836.24	\$ 1,035.89	\$ 786.09	\$ 786.09	\$ 1,017.09	\$ 1,020.09	\$ 822.06	\$ 786.09	\$ 1,017.09	\$ 879.20	\$ 11,840.08
6400 Spa Payroll													0.00
6401 Spa Receptionist	3,068.73	2,129.58	2,985.56	5,873.64	5,343.64	3,111.83	5,320.24	3,001.24	2,891.21	2,132.46	1,337.40	2,797.23	39,992.76
6402 Spa Payroll Taxes & Benefits	348.06	295.23	415.64	771.92	626.61	601.00	511.45	415.83	435.07	287.71	3,388.67	1,219.89	9,317.08
6403 Spa Therapist	5,825.01	4,948.32	3,936.60	3,294.09	4,906.24	9,692.15	5,602.71	6,707.84	6,180.48	5,805.14	6,683.47	5,171.21	68,753.26
6404 Spa Manager Payroll	4,000.00	614.23	570.17	653.52	938.98	4,656.28	2,948.80	2,598.06	5,004.70	8,369.65	5,503.16	4,987.08	40,844.63
Total 6400 Spa Payroll	\$ 13,241.80	\$ 7,987.36	\$ 7,907.97	\$ 10,593.17	\$ 11,815.47	\$ 18,061.26	\$ 14,383.20	\$ 12,722.97	\$ 14,511.46	\$ 16,594.96	\$ 16,912.70	\$ 14,175.41	\$ 158,907.73
6410 Spa Expense													0.00
6411 Spa Linens									150.00				150.00
6412 Spa Retail Products	1,171.00	0.00	0.00	-220.00	45.00	-103.00							893.00
6413 Spa Cleaning Supplies							16.14	134.18					150.32
6414 Spa Office Supplies	75.00		62.45		59.43		30.27	123.36		6.50		4.31	361.32
6415 Spa Other Operating Expense	93.15		81.46	245.75	139.33	241.66		1,598.57	284.23	532.61	191.45	4,335.61	7,743.82
6416 SPA - Sales & Mktg Promos			9.74			206.91							216.65
6417 Spa Operating Expenses	903.49	109.81	60.13	38.15	127.61		289.28	92.71	234.48		11.45		1,867.11
6418 Spa Dues & Subscriptions	142.29	142.29		284.58	142.29	177.77	129.00	129.00	129.00	129.00	129.00	129.00	1,663.22
Total 6410 Spa Expense	\$ 2,384.93	\$ 252.10	\$ 204.04	\$ 358.22	\$ 513.66	\$ 539.48	\$ 582.73	\$ 1,943.64	\$ 797.71	\$ 668.11	\$ 331.90	\$ 4,468.92	\$ 13,045.44
6450 Franchise Fees													0.00
6451 Honors Redemption	10,537.56	12,363.36	10,073.76	11,236.58	16,964.97	19,795.07	15,720.05	15,600.22	16,039.44	18,333.30	17,360.73	15,050.79	179,075.83
6452 Hilton Franchise Fees	21,382.51	18,288.49	16,573.21	16,419.10	21,629.90	25,578.12	22,139.05	21,120.27	21,880.30	23,864.24	20,383.02	19,102.47	248,360.68
6454 Hilton Marketing Fee	19,006.68	16,256.44	14,731.74	14,594.76	19,226.58	22,736.10	24,906.41	23,760.26	30,085.42	32,813.35	28,026.64	26,265.90	272,410.28
Total 6450 Franchise Fees	\$ 50,926.75	\$ 46,908.29	\$ 41,378.71	\$ 42,250.44	\$ 57,821.45	\$ 68,109.29	\$ 62,765.51	\$ 60,480.75	\$ 68,005.16	\$ 75,010.89	\$ 65,770.39	\$ 60,419.16	\$ 699,846.79

6500 Admin & General														0.00
6502 Management	17,692.73	23,272.72	23,022.71	16,245.81	20,477.16	13,762.14	16,588.11	16,690.92	16,690.92	19,053.92	16,690.92	17,990.68	218,178.74	
6503 Employee Meals			112.78										112.78	
6504 Payroll Tax & Benefits	1,191.75	1,779.87	1,733.11	1,623.92	1,706.45	1,258.75	1,337.81	994.74	994.74	1,081.55	1,087.76	1,000.22	15,790.67	
6505 Other Miscellaneous	464.92	464.92	464.92	645.74	645.74	645.74	271.60	282.26	282.26	282.26	282.26	282.26	5,014.88	
6506 External Billing	0.00		0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.10	
6511 Accounting / HR Fees			1,727.95	25.00	183.84	25.00	25.00	25.00	25.00	25.00	25.00	25.00	2,111.79	
6512 Expenses Bank Charges	237.70	165.30	199.27	143.49	190.13	141.65	181.36	255.27	217.98	204.34	146.55	195.48	2,278.52	
6513 Bad Debt Provision	594.30				25.98			4,116.03	0.00	20.00	21.65		4,777.96	
6514 Charge-backs	406.62	1,355.02	763.40	509.50	2,687.67	2,503.63	2,133.38	855.91	1,253.32	1,826.27	-241.39	6,103.31	20,156.64	
6515 Credit Card Commissions	17,196.67	14,761.68	11,190.87	12,538.11	16,875.30	18,819.37	18,728.34	17,631.06	18,205.12	18,191.82	17,579.42	17,331.33	199,049.09	
6516 Payroll Processing	4,183.72	2,292.42	2,434.22	5,386.20	2,526.24	2,428.57	3,259.04	2,692.29	2,482.52	2,667.45	2,586.93	2,537.35	35,476.95	
6517 Donations							1,866.33						1,866.33	
6518 Employee Advertising						247.28	153.44	124.30		499.67			1,024.69	
6519 Equipment Maintenance	4,029.88	4,029.88	3,805.24	3,805.24	5,168.97	5,721.38	4,346.40	4,086.00	4,151.05	3,859.03	5,374.38	2,343.68	50,721.13	
6521 Internet / Telephone	3,306.82	2,658.62	2,658.62	2,031.88	3,294.25	2,698.11	2,034.29	2,126.75	2,760.83	2,769.21	2,769.21	2,127.23	31,235.82	
6522 Licenses	230.00	430.00	358.70		1,992.95	5,740.00							8,751.65	
6523 Other Operating Expenses	7,516.46	1,239.95	-1,277.05	-6,214.80	5,513.97	-2,655.39	5,561.59	4,575.55	-1,402.94	2,890.89	3,088.48	3,492.11	22,328.82	
6524 Postage/Overnight Delivery	292.52		57.65			55.00	65.95	55.00		164.64			690.76	
6525 Printing, Stationery & Supply	19.46	122.46	49.18								3.19		194.29	
6526 Employee Relations		922.75	4,146.33		104.94	179.98		14.09				286.99	5,655.08	
6527 Education & Training	258.34	258.34	258.34	258.34	258.34	258.30						913.79	2,463.79	
6528 Office/General Administrative Expenses	460.00	455.00	250.00	250.00							163.18		1,578.18	
6529 Travel & Entertainment		723.76	13.95				61.49		9.63				808.83	
6530 Wired Music Expense	83.00	83.00	83.00	83.00	83.00	83.00	89.85	89.85	89.85	89.85	89.85	89.85	1,037.10	
6531 T & E Meals		141.95											141.95	
Total 6500 Admin & General	\$ 58,164.89	\$ 55,157.64	\$ 52,053.19	\$ 37,331.43	\$ 61,734.93	\$ 51,912.61	\$ 56,703.98	\$ 54,615.02	\$ 45,750.65	\$ 53,635.53	\$ 49,667.39	\$ 54,719.28	\$ 631,446.54	
6600 Sales & Marketing													0.00	
6602 Payroll Management	21,275.78	18,513.23	22,944.22	21,649.31	24,775.52	19,443.46	26,772.50	23,795.87	22,153.49	22,839.84	23,558.49	23,766.37	271,488.08	
6603 Payroll Tax & Benefits	1,936.93	1,117.61	1,928.91	1,549.36	2,950.14	2,362.25	2,748.52	1,893.04	2,007.66	2,010.37	1,490.43	1,234.79	23,230.01	
6604 Other Miscellaneous	464.91	464.91	464.91	645.73	645.73	645.73	271.59	282.26	282.25	282.25	282.25		4,732.52	
6610 Sales & Marketing													0.00	
6611 Manager Reception	39,951.02	24,196.00	15,979.00	25,833.00	22,153.00	14,345.58	11,585.00	10,305.00	15,748.00	15,318.08	15,879.44	14,229.00	225,522.12	
6612 Fees - Advertising	449.30	1,675.00	942.50	469.90	384.90							142.50	4,064.10	
6613 Embassy Breakfast	60,966.85	54,339.43	42,040.06	42,119.65	47,246.57	50,298.45	49,602.89	55,651.13	61,152.98	62,849.16	61,343.99	55,440.34	643,051.50	
6614 Internet Marketing	452.77	2,832.63	1,166.59	1,258.62	1,261.79	1,367.82	1,751.12	3,813.24	1,990.77	437.83	795.70	495.97	17,624.85	
6615 In-House Entertainment	68.18						45.62		183.90	31.04			328.74	
6616 Other Operating Expenses	1,468.68	284.44	182.63	79.78	5.26	8.30	33.73	8.01		114.15	8.30	282.25	2,475.53	
6617 Printing, Stationery & Supply	103.39								40.02	123.20	1,016.23		1,282.84	
6618 Group Commissions	93.72	0.00	9,363.78	-340.80	1,847.50	544.70	206.40	3,567.02		4,754.80	355.78		20,392.90	
6619 Reservation Expenses	2,414.12	2,708.94	2,539.56	4,236.32	4,274.49	4,665.31	4,493.07	4,055.53	4,576.29	5,143.88	4,102.60	3,681.72	46,891.83	
6620 Dues & Subscriptions			1,496.28	1,296.70	7,567.79	942.38	954.62	553.39	3,021.71	526.44		1,575.09	17,934.40	
6621 Travel & Entertainment				354.41	18.26		101.91	1,127.79	30.20	2.32		56.67	1,691.56	
6624 Trade-shows								625.00	225.00	242.69	462.50		1,555.19	
6625 T & E Meals				139.10	15.36		77.76		41.46				273.68	
6626 S/P - Promo	7,375.54	5,171.99	6,793.97	3,901.15	5,693.14	3,406.28	5,080.59	4,326.96	3,874.66	1,428.77	1,015.24	1,163.33	49,231.62	
Total 6610 Sales & Marketing	\$ 113,343.57	\$ 91,208.43	\$ 80,504.37	\$ 79,347.83	\$ 90,468.06	\$ 75,578.82	\$ 73,932.71	\$ 84,074.53	\$ 90,843.53	\$ 90,972.36	\$ 84,979.78	\$ 77,066.87	\$ 1,032,320.86	
Total 6600 Sales & Marketing	\$ 137,021.19	\$ 111,304.18	\$ 105,842.41	\$ 103,192.23	\$ 118,839.45	\$ 98,030.26	\$ 103,725.32	\$ 110,045.70	\$ 115,286.93	\$ 116,104.82	\$ 110,310.95	\$ 102,068.03	\$ 1,331,771.47	

6700 Engineering														0.00
6702 Engineering	11,698.27	11,172.76	10,820.09	9,479.19	9,589.48	9,811.42	10,800.43	11,297.48	10,607.29	12,979.08	12,275.62	11,498.53	132,029.64	
6704 Payroll Tax & Benefits	1,762.11	2,054.98	1,678.32	1,851.11	1,838.56	1,809.94	1,782.33	1,775.21	1,708.20	2,164.48	2,879.24	2,117.17	23,421.65	
6710 Engineering Expense													0.00	
6711 Air Conditioning		380.04	6,955.78	465.66	68.75	1,368.20	1,303.56	487.43	968.00	338.00	486.96	565.92	13,388.30	
6712 Cleaning Supplies			96.75	143.16		92.07		4.92	120.98				457.88	
6713 Contract										178.16	0.00		178.16	
6714 Supplies	207.77			531.34	263.51	46.00	156.27	148.12				32.51	1,385.52	
6715 Pest Control	352.03	439.53	352.03	1,178.63	352.03	75.00	439.53	352.03	352.03	795.40	649.03	792.03	6,129.30	
6716 Equipment Maintenance	155.50				2,848.00		38.97	421.73	801.75	327.00	623.00	213.50	5,429.45	
6717 Fire Protection				300.00			610.00				275.00		1,185.00	
6718 Landscaping Services		1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	1,313.53	14,448.83	
6719 Light Bulb		297.56	1,902.24		44.51	242.00	1,012.50		6.47	1,695.40	-400.00	274.68	5,075.36	
6720 Locks & Keys			1,093.53	107.42		187.60	45.30	126.69	8.01	24.68		44.86	1,638.09	
6721 Small Equipment	14.15	2.17	229.99						278.07	65.02		14.15	603.55	
6722 Other Operating Expenses	1,133.00	931.61	1,018.10	1,712.02	657.86	1,058.91	1,244.00	615.60	930.06	916.11	631.91	471.70	11,320.88	
6723 Painting & Decorating		78.10	163.90	545.65	309.42	15.34	258.47	23.39	292.36		71.68	870.76	2,629.07	
6724 Plant Maintenance Contracts	2,818.72	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	1,505.19	19,375.81	
6725 Plumbing & Heating				32.35	148.68			228.41	774.51	625.63	3.67	116.38	1,929.63	
6726 Tools	184.00			23.78		21.62		13.01	358.92	95.26	140.06		836.65	
6727 Swimming Pool	537.05		1,006.85	365.01	499.82	365.01	365.01	91.62	730.02	691.01	365.01	365.01	5,381.42	
6728 Uniforms	83.00	62.43	78.76	78.76	122.40	166.18	299.08	362.82	242.07	258.66	177.60	172.20	2,103.96	
6729 Water Softener		747.90		290.85		290.85	485.70	290.85			290.85		2,397.00	
6730 Waste Removal	1,560.12	1,571.78	1,625.71	1,562.04	1,547.68	1,739.93	1,810.84	1,909.92	1,761.92	1,705.90	1,846.80	1,764.50	20,407.14	
6731 Elevator	1,389.63	1,389.63	1,959.10	1,389.63	1,389.63	2,989.78	1,165.36	1,165.36	1,165.36	1,165.36	1,165.36	1,165.36	17,499.56	
6732 Building	1,506.76	1,326.36	413.28	1,526.34	1,554.38	1,495.40	439.94	257.98	343.68	1,888.23	663.63	1,812.61	13,228.59	
6733 Kitchen Equipment		51.40	216.85	666.00		294.00	849.69	138.98	92.74	163.63	858.22		3,331.51	
Total 6710 Engineering Expense	\$ 9,941.73	\$ 10,097.23	\$ 19,931.59	\$ 13,737.36	\$ 12,625.39	\$ 13,266.61	\$ 13,342.94	\$ 9,457.58	\$ 12,045.67	\$ 13,752.17	\$ 10,667.50	\$ 11,494.89	\$ 150,360.66	
Total 6700 Engineering	\$ 23,402.11	\$ 23,324.97	\$ 32,430.00	\$ 25,067.66	\$ 24,053.43	\$ 24,887.97	\$ 25,925.70	\$ 22,530.27	\$ 24,361.16	\$ 28,895.73	\$ 25,822.36	\$ 25,110.59	\$ 305,811.95	
6750 Utilities Expense													0.00	
6751 Electricity	23,594.97	20,474.70	15,908.94	17,394.37	17,809.87	17,680.64	21,370.80	23,984.97	32,356.39	32,943.71	-27,125.61	29,013.63	225,407.38	
6752 Fuel	1,491.82	2,350.02	3,890.51	1,221.24	2,287.30	3,583.96	2,105.81	970.06	407.54	1,002.13	1,226.79	1,079.63	21,616.81	
6753 Water & Sewer	4,020.59	3,675.04	3,466.83	3,843.71	3,689.46	4,157.93	4,101.19	4,520.41	5,664.80	5,975.86	7,314.45	3,785.15	54,215.42	
Total 6750 Utilities Expense	\$ 29,107.38	\$ 26,499.76	\$ 23,266.28	\$ 22,459.32	\$ 23,786.63	\$ 25,422.53	\$ 27,577.80	\$ 29,475.44	\$ 38,428.73	\$ 39,921.70	-\$ 18,584.37	\$ 33,878.41	\$ 301,239.61	
6801 Management Fee	21,874.11	16,507.88	16,391.31	13,623.01	18,795.01	21,691.03	24,014.88	21,072.15	20,960.03	21,583.10	18,873.85	19,656.74	235,043.10	
6804 Insurance Building	10,649.51	9,479.09	9,222.97	9,222.97	9,222.97	9,222.97	9,222.97	9,222.97	7,722.97	7,722.97	7,722.97	7,722.97	106,358.30	
Total Expenses	\$ 554,977.50	\$ 468,743.93	\$ 471,915.33	\$ 423,201.60	\$ 498,798.49	\$ 500,104.71	\$ 514,010.79	\$ 528,470.26	\$ 548,818.14	\$ 585,527.53	\$ 498,867.10	\$ 524,431.33	\$ 6,117,866.71	
Net Operating Income	\$ 203,417.10	\$ 111,031.27	\$ 86,713.66	\$ 59,431.04	\$ 371,669.55	\$ 230,586.35	\$ 282,890.92	\$ 182,900.89	\$ 160,792.59	\$ 157,522.05	\$ 159,744.95	\$ 151,013.72	\$ 2,157,714.09	
Other Expenses														
9991000 Room Stats													0.00	
9991010 Available Room Nights	4,836.00	4,680.00	4,836.00	4,836.00	4,836.00	4,836.00	4,680.00	4,836.00	4,770.00	4,836.00	4,836.00	4,680.00	57,498.00	
9991035 Total Occupied Rooms	3,968.00	3,401.00	3,028.00	3,025.00	3,537.00	3,734.00	3,897.00	4,248.00	4,285.00	4,518.00	4,417.00	3,944.00	46,002.00	
9991195 Room Stats Offset	-8,804.00	-8,081.00	-7,864.00	-7,861.00	-8,373.00	-8,570.00	-8,577.00	-9,084.00	-9,055.00	-9,354.00	-9,253.00	-8,624.00	-103,500.00	
Total 9991000 Room Stats	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
9991300 Spa Gift Certificates													0.00	
9991301 Spa GC Sales	1,140.00	723.00	862.00	120.00	2,572.50	0.00	0.00	0.00	0.00	0.00			5,417.50	
9991302 Spa Redeemed GC	1,269.00	1,195.50	662.50	685.50	1,632.50	900.00	830.00	629.50	720.01	155.00			8,679.51	
9991303 Spa GC Offset	-2,409.00	-1,918.50	-1,524.50	-805.50	-4,205.00	-900.00	-830.00	-629.50	-720.01	-155.00			-14,097.01	
Total 9991300 Spa Gift Certificates	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
9991304 Groupon Payment										-154.46	154.46	0.00	0.00	
9991310 Aloha - Spa Gift Card Sold/Redemption		-764.69	-4,564.43	-406.65	97.49	-106.00	-2,353.00	-2,791.60	297.51	-912.00	431.90	699.99	-10,371.48	
Total Other Expenses	\$ 0.00	-\$ 764.69	-\$ 4,564.43	-\$ 406.65	\$ 97.49	-\$ 106.00	-\$ 2,353.00	-\$ 2,791.60	\$ 297.51	-\$ 1,066.46	\$ 586.36	\$ 699.99	-\$ 10,371.48	
Net Other Income	\$ 0.00	\$ 764.69	\$ 4,564.43	\$ 406.65	-\$ 97.49	\$ 106.00	\$ 2,353.00	\$ 2,791.60	-\$ 297.51	\$ 1,066.46	-\$ 586.36	-\$ 699.99	\$ 10,371.48	
Net Income	\$ 203,417.10	\$ 111,795.96	\$ 91,278.09	\$ 59,837.69	\$ 371,572.06	\$ 230,692.35	\$ 285,243.92	\$ 185,692.49	\$ 160,495.08	\$ 158,588.51	\$ 159,158.59	\$ 150,313.73	\$ 2,168,085.57	

Embassy Suites San Antonio Brooks Hotel and Spa

Balance Sheet

As of September 30, 2019

	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019
ASSETS												
Current Assets												
Bank Accounts												
1000 IBC Bank OPS #5975	-7,569.81	-7,569.81	-7,569.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1001 Sonora - Credit Card -3386	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1003 Sonora Bank-Operating account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1004 Sonora- Brooks Beverage Co #1539	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1005 Sonora Bank - SATBB Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1007 IBC OPS - NEW -#9266	375,948.58	278,562.99	140,789.87	230,403.77	344,298.14	273,982.36	315,635.24	262,842.21	293,975.43	529,264.27	278,885.53	415,086.79
1008 IBC- Credit Card Account #4400	55,133.86	50,542.63	62,645.91	52,842.35	47,888.41	160,855.77	41,501.98	57,186.07	153,470.43	51,146.58	78,161.78	56,140.00
1009 Beverage Account IBC # 9770	17,744.70	14,026.82	15,407.92	4,827.74	6,078.27	8,014.53	14,981.15	8,126.14	7,963.00	11,980.70	7,835.90	4,945.70
1011 Cash Banks at Hotel	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,700.00	3,700.00
1101 Sonora #2735	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1102 PEX Card		0.00	0.00	0.00	500.00	3,622.57	3,337.59	7,287.84	8,684.58	5,506.55	2,958.51	4,393.34
Total Bank Accounts	\$ 444,257.33	\$ 338,562.63	\$ 214,273.89	\$ 291,073.86	\$ 401,764.82	\$ 449,475.23	\$ 378,455.96	\$ 338,442.26	\$ 467,093.44	\$ 600,898.10	\$ 371,541.72	\$ 484,265.83
Accounts Receivable												
1100 Accounts Receivable (AR)	75,210.31	54,887.43	97,730.53	51,549.26	59,050.13	49,341.05	147,858.06	152,739.69	164,005.24	113,468.85	130,083.99	171,671.50
Total Accounts Receivable	\$ 75,210.31	\$ 54,887.43	\$ 97,730.53	\$ 51,549.26	\$ 59,050.13	\$ 49,341.05	\$ 147,858.06	\$ 152,739.69	\$ 164,005.24	\$ 113,468.85	\$ 130,083.99	\$ 171,671.50
Other Current Assets												
Beverage Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Beverage Inventory	16,259.26	13,888.46	14,429.68	16,521.26	16,800.35	16,025.20	15,194.66	17,095.38	15,810.98	15,244.33	17,511.06	17,746.07
Food Inventory	18,291.56	19,576.72	12,839.26	13,773.00	10,214.89	12,637.40	13,811.74	13,012.52	11,020.40	13,511.08	15,070.21	14,525.46
Hilton HHonors Reimbursement	308.92	308.92	0.00	-877.59	-915.30	0.00	0.00	0.00	0.00	0.00	-1,920.88	0.00
Pantry Inventory	1,310.11	1,734.18	1,181.03	1,441.30	1,280.33	1,474.67	1,310.98	2,043.01	1,889.05	1,617.78	1,858.66	1,546.56
Pre Opening & Inventories	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	194,917.23	192,504.91	192,504.91
Prepaid Expenses	8,239.82	14,452.75	12,018.69	9,584.63	7,150.57	4,716.54	16,749.41	14,797.96	12,846.51	10,895.06	8,943.61	6,992.16
Prepaid Insurance Acct	10,500.00	1,020.91	1,065.50	1,110.09	1,154.68	1,199.27	1,243.86	16,288.45	17,833.04	19,377.63	20,922.22	22,466.81
Retail Beverage Inventory	5,087.95	5,094.17	4,937.86	4,913.43	4,776.51	4,740.41	4,767.19	4,693.47	4,841.25	5,093.81	3,465.58	184.81
Spa Inventory	5,818.00	4,268.00	4,268.00	3,570.00	3,959.00	3,537.50	3,913.00	5,103.00	5,131.00	2,647.50	6,715.59	6,153.34
SPA Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uncategorized Asset	1,768.33	1,768.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Assets	\$ 262,501.18	\$ 257,029.67	\$ 245,657.25	\$ 244,953.35	\$ 239,338.26	\$ 239,248.22	\$ 251,908.07	\$ 267,951.02	\$ 264,289.46	\$ 263,304.42	\$ 265,070.96	\$ 262,120.12
Total Current Assets	\$ 781,968.82	\$ 650,479.73	\$ 557,661.67	\$ 587,576.47	\$ 700,153.21	\$ 738,064.50	\$ 778,222.09	\$ 759,132.97	\$ 895,388.14	\$ 977,671.37	\$ 766,696.67	\$ 918,057.45
Fixed Assets												
7000 CAPEX		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7001 Housekeeping		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,930.38	6,330.38	6,330.38	6,330.38
7002 Buildings		0.00	0.00	0.00	7,969.26	7,969.26	14,206.46	14,206.46	25,683.39	32,083.39	48,111.67	48,111.67
7003 Engineering Equipment	4,816.07	4,816.07	4,816.07	6,857.09	6,857.09	6,857.09	6,857.09	6,857.09	6,857.09	8,013.71	8,013.71	8,013.71
7004 Kitchen Equipment	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00
7005 Plumbing & Heating	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30	3,930.30
7006 TV, Computers & Electronics	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00	1,230.00
Total 7000 CAPEX	\$ 11,256.37	\$ 11,256.37	\$ 11,256.37	\$ 13,297.39	\$ 21,266.65	\$ 21,266.65	\$ 27,503.85	\$ 27,503.85	\$ 40,911.16	\$ 52,867.78	\$ 68,896.06	\$ 68,896.06
Brooks Project Fund - SALON		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SALON	4,025.00	4,025.00	4,025.00	4,025.00	9,325.00	14,614.96	14,614.96	-25,385.04	38,355.75	38,677.74	44,133.17	25,518.10
Total Brooks Project Fund - SALON	\$ 4,025.00	\$ 4,025.00	\$ 4,025.00	\$ 4,025.00	\$ 9,325.00	\$ 14,614.96	\$ 14,614.96	\$ -25,385.04	\$ 38,355.75	\$ 38,677.74	\$ 44,133.17	\$ 25,518.10
Brooks Project Fund 24 - Pre Opening & Inventories Office Supplies												
/Shipping / Postage	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74	7,674.74
Brooks Project Fund 59-Spa Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-36,000.00	-36,000.00	-36,000.00	-36,000.00	-36,000.00
01 Contingency/Shipping		0.00	0.00	0.00	0.00	0.00	0.00	63.88	63.88	166.23	166.23	1,416.23
02 Eforea Building Sign		0.00	0.00	0.00	0.00	0.00	0.00	1,763.75	1,763.75	1,763.75	3,269.50	4,478.48
03 Equipment		0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,446.05	3,848.89	3,965.80	4,145.20
04 FFE & Decor		0.00	0.00	0.00	0.00	0.00	313.83	3,849.83	5,098.83	5,257.83	5,604.28	5,874.89
05 Printing & Promotions		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	259.80	939.80	939.80
06 Shower		0.00	0.00	0.00	0.00	0.00	17.24	2,517.24	4,017.24	4,017.24	4,017.24	4,017.24
07 Software/Booking System		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.21	195.21	195.21
08 Textiles		0.00	0.00	0.00	0.00	0.00	0.00	2,574.16	2,574.16	2,574.16	2,815.72	3,084.15
09 Products & Retail Inventory		0.00	0.00	0.00	0.00	0.00	0.00	5,152.06	5,443.01	6,655.25	7,053.25	7,053.25
10 Opening Event		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	634.28	5,090.91
Total Brooks Project Fund 59-Spa Expense	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 331.07	\$ -20,079.08	\$ -15,593.08	\$ 11,261.64	\$ -7,338.69	\$ 295.36
Total Fixed Assets	\$ 22,956.11	\$ 22,956.11	\$ 22,956.11	\$ 24,997.13	\$ 38,266.39	\$ 43,556.35	\$ 50,124.62	\$ 10,285.53	\$ 71,348.57	\$ 87,958.62	\$ 113,365.28	\$ 102,384.26
TOTAL ASSETS	\$ 804,924.93	\$ 673,435.84	\$ 580,617.78	\$ 612,573.60	\$ 738,419.60	\$ 781,620.85	\$ 828,346.71	\$ 748,847.44	\$ 966,736.71	\$ 1,065,629.99	\$ 880,061.95	\$ 1,020,441.71

LIABILITIES AND EQUITY												
Liabilities												
Current Liabilities												
Accounts Payable												
Accounts Payable (A/P)	382,056.58	330,723.89	297,257.02	265,189.90	449,217.07	380,580.30	415,927.98	389,090.88	494,789.20	511,173.23	476,332.73	449,291.42
Total Accounts Payable	\$ 382,056.58	\$ 330,723.89	\$ 297,257.02	\$ 265,189.90	\$ 449,217.07	\$ 380,580.30	\$ 415,927.98	\$ 389,090.88	\$ 494,789.20	\$ 511,173.23	\$ 476,332.73	\$ 449,291.42
Other Current Liabilities												
9000 County Occupancy Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9001 Sales Tax 8.25%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-155.60	0.00	0.00
9002 State Occupancy Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-770.68	0.00	0.00
9003 City Occupancy Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,626.82	0.00	0.00
9004 State Beverage Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-63.57	0.00	0.00
9005 Accrued Salaries & Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3.54	0.00	0.00
9006 Advanced Deposits OnQ	15,888.44	12,299.19	8,574.70	10,719.93	4,113.06	88,317.01	12,273.84	15,198.59	12,209.51	11,498.30	14,949.95	14,653.25
9007 Retail Beverage Sales Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.02	0.00	0.00
9013 Misc Accruals	14,666.67	-2,666.66	0.00	0.00	0.00	0.00	0.00	2,708.92	2,708.92	2,221.81	-15,120.74	0.00
9015 San Antonio Tourism PID Fee		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9800 Misc Accounting Accruals		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9008 Manager's Advance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9009 Manual Check	-376.35	192.36	0.00	0.00	-630.53	-2,213.82	-543.93	-5.12	-597.99	0.00	-185.92	0.00
9010 Guest refund Checks	-165.83	-17.97	0.00	0.00	0.00	244.98	0.00	1,500.78	11.26	0.00	0.00	0.00
9011 Void Checks	0.00	-918.57	-534.72	0.00	0.00	0.00	-1,233.81	0.00	0.00	0.00	-88.66	198.00
9012 Credit Card Reconciliation account	170.74	1,522.09	0.00	507.82	507.82	0.00	617.70	858.46	0.00	-401.97	0.00	0.00
9014 Internal - External Billing		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9016 Vendor Void Check		0.00	0.00	0.00	0.00	0.00	0.00	1,540.37	1,475.37	1,475.37	475.37	0.00
PTO Accrual	286.87	258.39	-2,240.84	-3,493.41	-3,651.26	-2,377.34	-1,163.99	-1,358.68	-2,360.77	-3,063.92	-2,504.59	0.00
Tax Reconciliation Account	2,990.24	5,839.59	0.00	2,109.55	2,486.07	0.00	155.28	1,307.11	0.00	0.00	0.00	0.00
Via Annual Bus Passes	0.00	0.00	80.00	220.50	263.00	263.00	263.00	263.00	263.00	263.00	218.50	0.00
Total 9800 Misc Accounting Accruals	\$ 2,905.67	\$ 6,875.89	-\$ 2,695.56	-\$ 655.54	-\$ 1,024.90	-\$ 4,083.18	-\$ 1,905.75	\$ 4,105.92	-\$ 1,209.13	-\$ 1,727.52	-\$ 2,085.30	\$ 198.00
Advance Deposit Pre Opening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	\$ 33,460.78	\$ 16,508.42	\$ 5,879.14	\$ 10,064.39	\$ 3,088.16	\$ 84,233.83	\$ 10,368.09	\$ 22,013.43	\$ 13,709.30	\$ 12,630.04	-\$ 2,256.09	\$ 14,851.25
Total Current Liabilities	\$ 415,517.36	\$ 347,232.31	\$ 303,136.16	\$ 275,254.29	\$ 452,305.23	\$ 464,814.13	\$ 426,296.07	\$ 411,104.31	\$ 508,498.50	\$ 523,803.27	\$ 474,076.64	\$ 464,142.67
Equity												
1002 UMB - Lockbox Fund	-1,939,386.53	-2,114,386.53	-2,254,386.53	-2,254,386.53	-2,454,386.53	-2,654,386.53	-2,854,386.53	-3,104,386.53	-3,144,386.53	-3,219,386.53	-3,514,386.53	-3,514,386.53
BDA Capital	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Opening Balance Equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Retained Earnings	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00	1,875,377.00
Net Income	203,417.10	315,213.06	406,491.15	466,328.84	615,123.90	845,816.25	1,131,060.17	1,316,752.66	1,477,247.74	1,635,836.25	1,794,994.84	1,945,308.57
Total Equity	\$ 389,407.57	\$ 326,203.53	\$ 277,481.62	\$ 337,319.31	\$ 286,114.37	\$ 316,806.72	\$ 402,050.64	\$ 337,743.13	\$ 458,238.21	\$ 541,826.72	\$ 405,985.31	\$ 556,299.04
TOTAL LIABILITIES AND EQUITY	\$ 804,924.93	\$ 673,435.84	\$ 580,617.78	\$ 612,573.60	\$ 738,419.60	\$ 781,620.85	\$ 828,346.71	\$ 748,847.44	\$ 966,736.71	\$ 1,065,629.99	\$ 880,061.95	\$ 1,020,441.71

Embassy Suites San Antonio Brooks Hotel and Spa
Statement of Cash Flows
 October 2018 - September 2019

	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
OPERATING ACTIVITIES													
Net Income	203,417.10	111,795.96	91,278.09	59,837.69	148,795.06	230,692.35	285,243.92	185,692.49	160,495.08	158,588.51	159,158.59	150,313.73	1,945,308.57
Adjustments to reconcile Net Income to Net Cash provided by operations:													0.00
1100 Accounts Receivable (A/R)	-82,853.73	20,322.88	-42,843.10	46,181.27	-7,500.87	9,709.08	-98,517.01	-4,881.63	-11,265.55	50,536.39	-16,615.14	-41,587.51	-179,314.92
Beverage Inventory	-2,801.43	2,370.80	-541.22	-2,091.58	-279.09	775.15	830.54	-1,900.72	1,284.40	566.65	-2,266.73	-235.01	-4,288.24
Food Inventory	-2,604.24	-1,285.16	6,737.46	-933.74	3,558.11	-2,422.51	-1,174.34	799.22	1,992.12	-2,490.68	-1,559.13	544.75	1,161.86
Hilton HHonors Reimbursement	-308.92	0.00	308.92	877.59	37.71	-915.30	0.00	0.00	0.00	0.00	1,920.88	-1,920.88	0.00
Pantry Inventory	803.31	-424.07	553.15	-260.27	160.97	-194.34	163.69	-732.03	153.96	271.27	-240.88	312.10	566.86
Pre Opening & Inventories											2,412.32		2,412.32
Prepaid Expenses	1,647.97	-6,212.93	2,434.06	2,434.06	2,434.06	2,434.03	-12,032.87	1,951.45	1,951.45	1,951.45	1,951.45	1,951.45	2,895.63
Prepaid Insurance Acct	9,312.51	9,479.09	-44.59	-44.59	-44.59	-44.59	-44.59	-15,044.59	-1,544.59	-1,544.59	-1,544.59	-1,544.59	-2,654.30
Retail Beverage Inventory	-149.67	-6.22	156.31	24.43	136.92	36.10	-26.78	73.72	-147.78	-252.56	1,628.23	3,280.77	4,753.47
Spa Inventory	0.00	1,550.00	0.00	698.00	-389.00	421.50	-375.50	-1,190.00	-28.00	2,483.50	-4,068.09	562.25	-335.34
Uncategorized Asset			1,768.33										1,768.33
Accounts Payable (A/P)	66,775.37	-51,332.69	-33,466.87	-32,067.12	184,027.17	-68,636.77	35,347.68	-26,837.10	105,698.32	16,384.03	-34,840.50	-27,041.31	134,010.21
9000 County Occupancy Tax					0.00								0.00
9001 Sales Tax 8.25%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-155.60	155.60	0.00	0.00
9002 State Occupancy Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-770.68	770.68	0.00	0.00
9003 City Occupancy Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,626.82	-1,626.82	0.00	0.00
9004 State Beverage Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-63.57	63.57	0.00	0.00
9005 Accrued Salaries & Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3.54	3.54	0.00	0.00
9006 Advanced Deposits OnQ	-6,424.17	-3,589.25	-3,724.49	2,145.23	-6,606.87	84,203.95	-76,043.17	2,924.75	-2,989.08	-711.21	3,451.65	-296.70	-7,659.36
9007 Retail Beverage Sales Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.02	-4.02	0.00	0.00
9008 Misc Accounting Accruals:Manager's Advance				0.00									0.00
9009 Misc Accounting Accruals:Manual Check	-890.57	568.71	-192.36	0.00	-630.53	-1,583.29	1,669.89	538.81	-592.87	597.99	-185.92	185.92	-514.22
9010 Misc Accounting Accruals:Guest refund Checks	-165.83	147.86	17.97	0.00		244.98	-244.98	1,500.78	-1,489.52	-11.26	0.00	0.00	0.00
9011 Misc Accounting Accruals:Void Checks	737.74	-918.57	383.85	534.72			-1,233.81	1,233.81		0.00	-88.66	286.66	935.74
9012 Misc Accounting Accruals:Credit Card Reconciliation account	170.74	1,351.35	-1,522.09	507.82		-507.82	617.70	240.76	-858.46	-401.97	401.97	0.00	0.00
9013 Misc Accruals	14,666.67	-17,333.33	2,666.66					2,708.92		-487.11	-17,342.55	15,120.74	0.00
9014 Misc Accounting Accruals:Internal - External Billing										0.00	0.00	0.00	0.00
9015 San Antonio Tourism PID Fee					0.00								0.00
9016 Misc Accounting Accruals:Vendor Void Check								1,540.37	-65.00		-1,000.00	-475.37	0.00
Misc Accounting Accruals:PTO Accrual	286.87	-28.48	-2,499.23	-1,252.57	-157.85	1,273.92	1,213.35	-194.69	-1,002.09	-703.15	559.33	2,504.59	0.00
Misc Accounting Accruals:Tax Reconciliation Account	2,990.24	2,849.35	-5,839.59	2,109.55	376.52	-2,486.07	155.28	1,151.83	-1,307.11				0.00
Misc Accounting Accruals:Via Annual Bus Passes			80.00	140.50	42.50	0.00	0.00				-44.50	-218.50	0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	\$ 1,192.86	-\$ 42,490.66	-\$ 75,566.83	\$ 19,003.30	\$ 175,165.16	-\$ 22,308.02	-\$ 149,694.92	-\$ 36,116.34	\$ 89,790.20	\$ 66,826.20	-\$ 68,108.31	-\$ 48,570.64	-\$ 46,261.96
Net cash provided by operating activities	\$ 204,609.96	\$ 69,305.30	\$ 15,711.26	\$ 78,840.99	\$ 323,960.22	\$ 253,000.37	\$ 135,549.00	\$ 149,576.15	\$ 250,285.28	\$ 225,414.71	\$ 91,050.28	\$ 101,743.09	\$ 1,899,046.61
INVESTING ACTIVITIES													
01 Brooks Project Fund 59-Spa Expense:Contingency/Shipping								-63.88		-102.35		-1,250.00	-1,416.23
02 Brooks Project Fund 59-Spa Expense:Eforea Building Sign								-1,763.75			-1,505.75	-1,208.98	-4,478.48
03 Brooks Project Fund 59-Spa Expense:Equipment									-1,446.05	-2,402.84	-116.91	-179.40	-4,145.20
04 Brooks Project Fund 59-Spa Expense:FFE & Decor							-313.83	-3,536.00	-1,249.00	-159.00	-346.45	-270.61	-5,874.89
05 Brooks Project Fund 59-Spa Expense:Printing & Promotions										-259.80	-680.00		-939.80
06 Brooks Project Fund 59-Spa Expense:Shower							-17.24	-2,500.00	-1,500.00		-195.21		-4,017.24
07 Brooks Project Fund 59-Spa Expense:Software/Booking System													-195.21
08 Brooks Project Fund 59-Spa Expense:Textiles								-2,574.16			-241.56	-268.43	-3,084.15
09 Brooks Project Fund 59-Spa Expense:Products & Retail Inventory								-5,152.06	-290.95	-1,212.24	-398.00		-7,053.25
10 Brooks Project Fund 59-Spa Expense:Opening Event											-634.28	-4,456.63	-5,090.91
7001 CAPEX:Housekeeping									-1,930.38	-4,400.00			-6,330.38
7002 CAPEX:Buildings					-7,969.26		-6,237.20		-11,476.93	-6,400.00	-16,028.28		-48,111.67
7003 CAPEX:Engineering Equipment				-2,041.02						-1,156.62			-3,197.64
Brooks Project Fund - SALON:SALON					-5,300.00	-5,289.96		40,000.00	-63,740.79	-321.99	-5,455.43	18,615.07	-21,493.10
Brooks Project Fund 24 - Pre Opening & Inventories Office Supplies / Shipping / Postage	-7,674.74												-7,674.74
Brooks Project Fund 59-Spa Expense							36,000.00						36,000.00
Net cash provided by investing activities	-\$ 7,674.74	\$ 0.00	\$ 0.00	-\$ 2,041.02	-\$ 13,269.26	-\$ 5,289.96	-\$ 6,568.27	\$ 60,410.15	-\$ 81,634.10	-\$ 16,610.05	-\$ 25,406.66	\$ 10,981.02	-\$ 87,102.89
FINANCING ACTIVITIES													
1002 UMB - Lockbox Fund	-75,000.00	-175,000.00	-140,000.00		-200,000.00	-200,000.00	-200,000.00	-250,000.00	-40,000.00	-75,000.00	-295,000.00		-1,650,000.00
Opening Balance Equity								0.00					0.00
Net cash provided by financing activities	-\$ 75,000.00	-\$ 175,000.00	-\$ 140,000.00	\$ 0.00	-\$ 200,000.00	-\$ 200,000.00	-\$ 200,000.00	-\$ 250,000.00	-\$ 40,000.00	-\$ 75,000.00	-\$ 295,000.00	\$ 0.00	-\$ 1,650,000.00
Net cash increase for period	\$ 121,935.22	-\$ 105,694.70	-\$ 124,288.74	\$ 76,799.97	\$ 110,690.96	\$ 47,710.41	-\$ 71,019.27	-\$ 40,013.70	\$ 128,651.18	\$ 133,804.66	-\$ 229,356.38	\$ 112,724.11	\$ 161,943.72