

BROOKS DEVELOPMENT AUTHORITY
BALANCE SHEET
AS OF SEPTEMBER 30, 2019
(Unaudited)

ASSETS	9/30/2018	9/30/2019	YTD Change
Current Assets			
Unrestricted Cash	12,551,333	8,113,676	(4,437,657)
Restricted Cash	9,557,977	7,715,391	(1,842,586)
Total Cash	<u>22,109,310</u>	<u>15,829,067</u>	<u>(6,280,243)</u>
Accounts Receivable	2,343,792	3,021,115	677,323
Note Rec. - Vantage Land Sale	1,790,316	-	(1,790,316)
Derivative Instrument-Deferred	969,291	969,291	-
Prepayments	37,101	52,363	15,262
Parts and Supplies Inventories	13,464	13,464	-
Total Current Assets	<u>27,263,274</u>	<u>19,885,300</u>	<u>(7,377,975)</u>
Land, Property, and Equipment			
Land	4,479,659	4,479,659	-
Depreciable Property & Equipment	177,339,963	197,193,850	19,853,887
Less: Accumulated Depreciation	(60,229,061)	(66,552,283)	(6,323,222)
Total Land, Property, and Equipment	<u>121,590,561</u>	<u>135,121,226</u>	<u>13,530,666</u>
Construction In Progress	26,846,526	16,754,539	(10,091,987)
TOTAL ASSETS	<u>175,700,360</u>	<u>171,761,064</u>	<u>(3,939,296)</u>
LIABILITIES AND NET ASSETS	9/30/2018	9/30/2019	YTD Change
LIABILITIES			
Accounts Payable	504,815	961,869	457,054
Accrued Expenses	2,212,992	1,078,226	(1,134,766)
JP Morgan Chase-DPT Loan	8,976,183	8,189,619	(786,564)
SECO Note I, II & III	3,130,277	2,331,704	(798,572)
Tenant's Security Deposits	126,291	126,291	-
INB Loan - Aviator Apartments	20,942,194	20,855,912	(86,283)
Bonds Payable Series 2015	49,250,000	49,250,000	-
Bonds Payable Series 2017	36,400,000	36,400,000	-
Industrial Building Loan	620,923	-	(620,923)
Industrial Building Deposit	490,000	490,000	-
Lease Payable Frost Bank- Maintenance Vehicles	89,966	60,719	(29,246)
Lease Payable Frost Bank- Landscaping Equipment	52,022	34,851	(17,171)
Lease Payable Balboa	132,412	110,889	(21,523)
Lone Star Building 167/176 Loan	-	5,745,453	5,745,453
Other Deferred Revenue	5,000	-	(5,000)
Deferred Rents	2,256,399	1,750,000	(506,399)
Deferred Revenue Vantage Land Sale	1,790,316	-	(1,790,316)
Derivative Instrument	969,291	969,291	-
Total Liabilities	<u>127,949,078</u>	<u>128,354,823</u>	<u>405,745</u>
Net Assets			
Invested in Capital Assets Net of Related Debt	35,775,347	36,444,970	669,622
Unrestricted	11,975,935	6,961,271	(5,014,664)
Total Net Assets	<u>47,751,282</u>	<u>43,406,240</u>	<u>(4,345,041)</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 175,700,360</u>	<u>\$ 171,761,064</u>	<u>\$ (3,939,296)</u>

Brooks Development Authority
Summary of Investment Account Balances
As of September 30, 2019
(Unaudited)

Cash Balances	30-Sep-18	30-Sep-19
UMB Corporate Trust Services	8,332,345.45	7,487,639.31
Loan Star National Bank CD	6,513,836.99	6,670,362.75
BBVA Compass Operating	0.00	947,964.20
Frost Bank Operating Account	664,898.39 *	366,180.27 *
JP Morgan Construction Debt Service Account	172,703.77	281,721.38
BBVA Compass Lease Deposits	0.00	130,029.73
Inter National Bank	924.00	633.00
Government & Agency Portfolio -- Cash Management	5,658,472.39	0.00
Texas Capital - Industrial Building 1 Money Market	1,000,000.00	0.00
Frost Commercial Lease Deposits	128,063.06	0.00
Frost Embassy Construction Account	67,910.58	0.00
Total	\$ 22,539,154.63	\$ 15,884,530.64
Allocation of Funds		
Unrestricted Funds Allocation:		
JP Morgan Construction Debt Service	172,703.77	0.00
Frost Operating Account *	410,667.42	55,463.63 *
BBVA Compass Operating Account	0.00	0.00
Unrestricted Operating Funds	\$ 583,371.19	\$ 55,463.63
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	4,878,879.00
Infrastructure Bonds Debt Service Reserve	4,693,000.00	2,346,500.00
Stabilization Fund	2,051,576.32	484,744.11
Designated EDA Grant Reserve	413,919.40	403,552.48
Repair & Replacement Fund	0.00	0.00
Capital Reserve	0.00	0.00
Building Self Insurance Fund	360,431.63	0.00
Designated Operating Funds	\$ 12,397,806.35	\$ 8,113,675.59
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	8,332,345.45	7,487,639.31
BBVA Compass Lease Deposits	0.00	130,029.73
Bond Funds Received To be Paid in October	28,734.00	97,089.38
Inter National Bank (Aviator)	924.00	633.00
Texas Capital - Industrial Building 1	1,000,000.00	0.00
Frost Commercial Lease Deposits	128,063.06	0.00
Frost Embassy Construction Account	67,910.58	0.00
Restricted Operating Funds	\$ 9,557,977.09	\$ 7,715,391.42
Grand Total	\$ 22,539,154.63	\$ 15,884,530.64

* Excludes outstanding checks.

LIQUIDITY

Designated Operating Reserve	4,878,879.00
Infrastructure Bonds Debt Service Reserve	2,346,500.00
Stabilization Fund	484,744.11
Designated EDA Grant Reserve	403,552.48
Frost Bank Operating Account	55,463.63
JP Morgan Construction Debt Service	0.00
BBVA Compass Operating	0.00
TOTAL LIQUIDITY	\$ 8,169,139.22

BROOKS DEVELOPMENT AUTHORITY
FY 2019 Operating Budget Report Detail
For the Twelve Months Ending September 30, 2019
 (Unaudited)

Sources of Funds	Revised FY 2019 Budget		Actuals												YTD Actuals	YTD Budget	YTD Variance	YTD %
	October	November	December	January	February	March	April	May	June	July	August	September						
Commercial Rents	347,916	337,588	349,085	344,098	344,353	317,975	369,576	1,127,050	350,352	353,598	357,902	559,951	4,950,336	4,469,577	483,762	111%		
Enterprise Revenue	1,285,295	141,931	105,418	110,993	84,935	155,449	105,624	102,007	133,674	100,622	69,906	91,717	1,346,654	1,286,295	60,359	105%		
CAM & Reimbursable	1,076,343	89,018	85,900	85,500	66,159	109,956	87,168	88,334	86,910	95,298	86,872	86,890	1,086,721	1,076,343	10,378	101%		
Property Owners	394,124	-	-	-	-	11,487	128,282	52,542	132,197	-	-	-	324,488	304,124	20,364	107%		
Interest Income	156,000	72,693	84,806	86,104	107,888	84,982	87,144	89,515	88,091	87,369	87,467	84,508	1,042,820	156,000	886,820	688%		
Development Fees	136,268	-	-	-	-	7,190	-	229	37	13	8	27	7,502	139,208	(130,708)	5%		
Miscellaneous Income	387,220	7	20,000	1,025,729	705,239	6	(5,148)	-	-	-	-	-	1,750,989	387,220	(1,363,769)	16%		
Sales Proceeds Reimbursement	2,781,856	-	-	-	-	-	-	-	-	-	-	-	-	2,781,856	(1,000,000)	83%		
Total Sources of Funds	10,579,683	851,374	686,489	1,711,948	1,335,919	623,341	681,801	777,982	1,455,485	763,137	638,880	602,176	10,579,683	10,579,683	(1,067)	100%		

Uses of Funds	Revised FY 2019 Budget		Actuals												YTD Actuals	YTD Budget	YTD Variance	YTD %
	October	November	December	January	February	March	April	May	June	July	August	September						
Department 10 - Executive	790,272	57,603	59,709	57,689	55,542	57,209	57,823	79,363	53,450	61,493	58,508	36,217	892,832	790,272	97,440	88%		
1 Salaries and Wages	198,537	9,580	9,984	14,349	5,976	14,062	12,395	12,761	10,616	11,662	12,982	11,491	138,722	198,537	61,815	89%		
2 Employee Benefits and Taxes	295,000	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	23,493	22,800	276,973	295,000	19,127	94%		
3 Professional Services	41,843	15,037	5,242	4,725	1,950	2,275	546	1,177	232	158	66	81	31,857	41,843	9,986	76%		
4 Travel & Mileage	19,850	520	2,978	3,955	(2,314)	1,872	2,393	5,107	700	1,373	3,495	3,495	27,934	19,850	(7,916)	139%		
5 Customer Relations	12,701	5,234	(5,151)	904	2,675	817	887	(2,104)	3,505	3,300	(5,899)	1,878	4,520	12,701	6,171	38%		
6 Admin/Other	1,358,103	108,774	94,540	105,402	89,223	97,368	96,192	118,604	91,897	99,012	98,274	72,278	1,169,248	1,358,103	188,855	86%		
Department 11 - Economic Development	120,844	10,581	10,121	9,088	10,581	9,081	10,121	10,581	9,509	10,835	10,459	9,084	121,420	120,844	(476)	100%		
1 Salaries and Wages	40,249	4,383	2,884	4,025	2,242	2,884	2,884	3,022	2,615	3,025	4,346	4,088	39,638	40,249	9,611	80%		
2 Employee Benefits and Taxes	16,000	-	104	618	34	161	1,134	941	358	358	2,187	461	3,453	16,000	12,547	22%		
3 Travel	8,500	70	411	64	1,719	988	1,378	358	232	1,324	2,187	888	8,866	8,500	(366)	104%		
4 Customer Relations	106,900	2,063	8,333	8,333	10,000	9,650	8,333	8,333	8,333	8,333	8,333	8,333	97,897	106,900	9,003	92%		
5 Memberships/Dues	15,185	4,782	3,062	1,090	-	1,688	2,217	376	396	712	640	540	15,999	15,185	(834)	105%		
6 Admin/Other	316,758	21,889	24,915	23,816	24,570	24,282	25,985	23,060	21,601	24,335	25,885	23,414	287,273	316,758	29,485	91%		
Department 12 - Human Resources	318,733	21,905	24,572	28,023	28,481	24,881	27,312	28,297	24,981	28,414	27,167	26,086	313,880	318,733	4,873	98%		
1 Salaries and Wages	158,824	11,237	11,100	17,777	7,386	15,811	14,379	14,271	14,303	18,200	14,641	14,632	170,047	158,824	(11,423)	107%		
2 Employee Benefits and Taxes	60,010	5,733	5,529	11,646	4,239	4,835	5,573	6,250	6,996	4,708	909	919	60,989	60,010	(989)	102%		
3 Contract Labor/Services	24,386	2,346	1,224	2,312	1,726	1,990	1,858	2,019	2,012	2,046	2,085	1,888	23,853	24,386	713	97%		
4 Office Equipment Lease	52,000	6,004	6,004	6,182	1,490	2,416	22,692	1,442	6,168	1,613	2,895	2,685	50,792	52,000	1,208	98%		
5 Training	42,700	4,580	4,854	3,140	1,102	7,161	(1,329)	6,638	6,268	414	6,521	3,802	48,239	42,700	(6,539)	115%		
6 Admin/Other	659,433	45,701	56,373	67,080	44,412	87,194	89,843	63,869	48,011	56,180	48,958	52,330	665,800	659,433	(12,607)	102%		
Department 13 - Board of Directors	48,700	5,439	6,500	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	44,280	48,700	4,420	91%		
1 Legal	5,439	-	-	-	-	-	-	-	-	-	-	-	5,439	5,439	2,139	81%		
2 Office Supplies	6,500	-	-	-	-	-	-	-	-	-	-	-	6,500	6,500	4,550	30%		
3 Travel	8,300	-	-	-	-	-	-	-	-	-	-	-	8,300	8,300	5,259	37%		
4 Customer Relations	9,640	634	1,026	714	1,087	592	1,037	420	433	12,362	15,765	8,088	48,393	9,640	(38,753)	502%		
5 Admin/Other	78,579	1,209	1,117	15,802	4,116	773	9,872	10,417	722	5,274	19,725	12,029	100,984	78,579	(22,385)	128%		

Revised FY 2010

	Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD	YTD	YTD		
		Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Budget	Variance	%	
Department 20 - Finance																		
1 Salaries and Wages	268,692	24,164	15,466	8,962	15,466	15,466	21,333	21,333	19,502	20,601	19,892	36,477	21,024	21,024	730,440	730,697	9,457	95%
2 Employee Benefits and Taxes	176,235	38,625	4,727	5,497	15,656	8,962	2,480	2,480	23,700	70	19,892	30,000	25,030	25,030	286,692	286,692	14,817	95%
3 Professional Services/Audit	45,000	21,138	13,569	(21,598)	9,404	13,199	10,706	5,481	27,065	(13,224)	(17,695)	5	194	194	176,235	(20,167)	111%	
4 Legal	219,074	8,089	9,056	40,318	27,078	10,253	20,253	20,569	2,653	8,110	30,306	8,612	9,612	9,612	45,000	19,881	56%	
5 Insurance	40,958	18,306	(13,842)	1,303	3,186	2,572	14,778	5,582	2,682	1,118	9,082	25,710	1,909	1,909	219,074	16,917	92%	
6 Admin/Other	1,507,856	188,643	88,988	117,140	128,637	90,181	148,591	125,521	144,959	71,855	111,255	180,782	119,874	119,874	1,507,856	(27,031)	100%	
Department 20 - Finance Total																		
	360,820	88,596	68,773	66,120	(35,900)	23,885	30,184	29,414	13,578	21,610	25,073	14,426	39,239	39,239	363,546	6,272	98%	
1 Salaries and Wages	157,931	38,695	34,053	63,061	(65,077)	13,928	17,750	15,589	(759)	8,047	10,409	12,194	10,234	10,234	186,114	(8,183)	105%	
2 Employee Benefits and Taxes	30,080	2,890	2,820	6,635	(1,385)	4,036	5,948	2,782	7,316	5,764	5,935	3,155	3,613	3,613	30,080	(10,217)	128%	
3 Security	64,000	12,216	11,713	33,034	(40,711)	920	(573)	2,470	4,402	890	943	10,624	1,182	1,182	64,000	26,972	59%	
4 Landscaping/Trees/Irrigation	100,000	17,542	11,083	9,018	15,464	4,586	11,185	14,867	4,369	17,732	4,282	6,638	9,170	9,170	129,464	(19,864)	118%	
5 HVAC	57,768	5,483	6,984	6,822	3,685	9,187	6,334	5,318	5,341	4,283	5,369	4,384	4,313	4,313	68,483	(6,715)	110%	
6 Custodial	96,264	1,203	1,577	3,369	(4,801)	629	1,939	334	454	1,021	732	58,027	5,800	5,800	57,768	79,390	18%	
7 Fleet	573,127	43,261	39,065	46,265	20,653	34,182	36,550	34,838	38,957	44,881	47,346	55,027	51,217	51,217	96,264	79,390	18%	
8 Repairs & Maintenance/Electrical/Plumbing	70,200	12,665	10,472	8,395	1,982	4,059	8,682	4,911	3,793	13,271	9,110	10,553	6,550	6,550	70,200	(22,813)	132%	
9 Admin/Other	50,940	16,657	5,348	10,040	(4,657)	1,580	8,346	5,345	3,978	1,276	4,988	4,207	1,773	1,773	50,940	(8,851)	117%	
Department 32 - Facilities Total	1,598,730	218,088	191,988	252,879	(100,357)	97,002	126,353	112,775	79,069	122,430	113,888	122,938	132,181	132,181	1,598,730	118,076	93%	
Department - POA																		
1 POA Greenlino Park	311,774	9,007	12,493	14,590	46,382	16,664	20,589	19,208	22,576	41,557	32,093	31,505	24,978	24,978	311,774	20,174	94%	
2 POA Security	531,500	39,445	39,873	80,297	39,165	39,755	38,784	40,530	39,009	40,123	39,899	58,016	43,008	43,008	531,500	(13,358)	97%	
3 POA Medians, Sidewalks, Roads	747,683	6,743	6,743	668	217,937	66,381	105,277	86,734	60,989	123,320	64,334	60,125	60,775	60,775	747,683	(111,900)	115%	
4 POA Playgrounds & Ponds	234,625	654	1,322	900	30,683	11,903	8,527	12,714	7,696	11,582	10,639	8,459	7,986	7,986	234,625	121,888	48%	
5 POA Other	483,889	49,808	60,431	76,145	370,303	165,132	187,478	175,417	172,026	254,188	164,088	172,214	154,385	154,385	483,889	265,000	43%	
Department - POA Total	2,289,531	49,808	60,431	76,145	370,303	165,132	187,478	175,417	172,026	254,188	164,088	172,214	154,385	154,385	2,289,531	309,700	86%	
Department 41 - Information Technology																		
1 Salaries and Wages	76,781	7,471	(7,471)	5,846	8,404	7,368	7,673	8,038	8,404	4,587	(913)	7,308	7,308	7,308	76,781	12,538	83%	
2 Employee Benefits and Taxes	21,472	2,138	(2,138)	1,232	1,080	2,159	1,435	1,463	1,470	1,177	784	1,288	2,287	2,287	21,472	7,680	87%	
3 IT Professional Services	30,000	(1,465)	4,228	3,510	3,640	3,510	3,510	3,510	3,510	3,510	3,510	878	878	878	30,000	1,459	95%	
4 Computer Equipment/Software	37,800	2,858	1,654	4,285	2,382	45	4,106	197	294	13,394	2,660	2,660	2,660	37,800	37,800	5,685	95%	
5 Admin/Other	120,758	6,492	11,955	8,878	13,970	12,210	11,391	18,734	10,683	8,649	7,118	13,342	19,870	19,870	120,758	(4,451)	103%	
Department 41 - Information Technology Total	295,811	17,494	8,228	23,729	28,385	25,232	28,115	29,942	20,270	31,287	10,599	28,774	23,295	23,295	295,811	22,591	92%	

Department 50 - Marketing	Revised FY 2019												YTD Actuals	YTD Budget	YTD Variance	YTD %	
	Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	August Actuals					September Actuals
1 Salaries and Wages	192,245	17,819	17,295	16,082	17,729	15,005	16,164	16,027	16,800	15,684	17,607	14,903	13,354	198,869	192,245	(4,824)	102%
2 Employee Benefits and Taxes	81,286	6,519	5,667	9,810	3,976	6,411	6,483	6,393	6,164	6,094	7,200	6,307	3,851	74,565	81,286	6,701	92%
3 Brooks Foundation	2,296	-	-	-	-	-	-	-	-	-	-	-	-	2,296	2,296	-	100%
4 Sponsorships/Conferences	345,000	139,350	40,992	22,650	28,110	45,065	23,682	44,468	20,221	2,028	4,543	20,113	16,000	16,000	345,000	607%	177%
5 Advertising	181,000	28,921	11,899	8,697	29,832	23,433	15,606	17,492	17,492	10,237	11,315	16,942	30,641	422,193	181,000	(141,813)	125%
6 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000	300,000	-	100%
7 Ground Breaking/Special Events	266,000	15,302	2,879	3,318	(637)	3,715	2,118	2,118	2,118	3,286	2,121	177,692	20,911	220,535	266,000	100%	100%
8 Admin/Other	347,112	8,721	14,255	11,798	12,687	15,110	15,989	15,548	6,478	1,284	3,571	15,499	20,691	181,435	347,112	165,677	52%
Department 50 - Marketing Total	1,716,919	239,432	117,987	87,455	115,797	130,629	99,746	125,681	97,208	78,790	102,979	274,355	127,687	1,605,206	1,716,919	111,623	93%
Department 60 - Planning & Development																	
1 Salaries and Wages	380,141	21,153	35,378	28,715	30,634	39,946	35,446	38,026	37,946	27,187	32,617	30,611	20,400	385,239	380,141	(5,096)	101%
2 Employee Benefits and Taxes	110,289	4,470	8,001	5,140	9,439	9,977	9,740	9,977	9,740	6,602	11,064	10,626	9,753	109,742	110,289	9,527	92%
3 Admin/Other	56,444	1,523	4,715	1,052	733	2,157	10,813	698	13,302	710	2,406	354	328	47,890	56,444	8,554	85%
Department 60 - Planning & Development Total	555,854	27,146	48,850	38,688	39,607	51,542	46,701	48,701	60,988	37,488	46,097	41,991	39,481	542,871	555,854	12,983	98%
Total Uses of Funds	10,364,574	898,992	893,425	816,216	742,473	737,585	859,114	806,931	781,753	740,661	748,179	1,010,636	753,784	9,591,229	10,364,574	773,345	93%
Net Income (Loss) from Operators	215,109	(247,316)	(7,026)	893,630	593,446	(114,244)	(177,223)	(26,948)	673,752	52,678	(111,298)	(403,360)	(130,718)	987,267	215,109	772,256	

Non Operating Revenues	Revised FY 2019												YTD Actuals	YTD Budget	YTD Variance	YTD %	
	Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	August Actuals					September Actuals
JP Morgan Chase/DPT Debt Service	1,386,525	115,871	115,652	115,648	117,122	114,222	115,645	115,662	115,662	115,653	115,653	115,798	115,651	1,388,038	1,386,525	1,513	100%
Grants	220,000	79,375	79,375	79,375	79,375	79,375	79,375	79,375	79,375	79,375	79,375	79,375	79,375	220,000	220,000	-	100%
Capital Projects Allocation	952,504	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	952,504	952,504	(1)	100%
2015 A-1 Bonds	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	2,346,500	2,346,500	0	100%
Stabilization Fund	837,323	23,770	20,892	16,532	18,278	15,484	17,251	20,566	22,420	31,068	31,589	33,184	31,970	160,083	837,323	(777,240)	17%
Tenants Utility Reimbursement	274,473	414,358	411,261	407,397	408,317	404,632	407,763	411,135	412,989	421,638	422,159	643,907	582,631	274,473	274,473	8,920	102%
Total Non Operating Revenue	6,117,325	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	6,117,325	6,117,325	(769,088)	87%
Non Operating Expenditures																	
JP Morgan Chase/DPT Debt Service Payment	1,386,525	115,871	115,652	115,648	117,122	114,222	115,645	115,662	115,662	115,653	115,653	115,798	115,651	1,388,038	1,386,525	(1,513)	100%
2015 A-1 Bonds Debt Service Payment	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	2,339,704	2,346,500	6,796	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	502,481	504,000	1,500	100%
2015 B-2 Bonds Debt Service Payment	526,625	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	519,150	520,625	1,475	100%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	243,750	243,750	-	100%
SECO Debt Service Payment	182,608	-	215,987	-	-	215,987	-	-	215,987	-	-	215,987	-	182,608	182,608	(5)	100%
Tenants Utility Reimbursement	863,983	24,210	21,018	17,143	18,622	15,899	17,651	20,742	22,855	31,911	30,711	34,074	33,040	854,493	863,983	5	100%
Tenants Utility Expanding Expenditures	274,473	441,140	653,987	434,031	434,653	639,959	424,765	437,643	655,744	448,904	447,603	697,097	448,931	274,473	274,473	(11,825)	100%
Total Non Operating Expenditures	6,332,434	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	1,150,871	6,332,434	6,332,434	(5,100)	100%
Total Non Operating Revenues & Expenditures	(215,109)	(20,782)	(242,636)	(26,634)	(26,686)	(435,324)	(16,972)	(26,509)	(242,745)	(27,188)	(25,444)	(23,180)	132,700	(987,267)	(215,109)	(772,256)	45%
Net Income (Loss) after Operations & Debt Service	0	(274,100)	(250,582)	898,698	566,778	(549,667)	(104,195)	(55,458)	431,007	25,410	(136,744)	(431,549)	1,983	0	0	0	

**Brooks Development Authority
Capital Budget Report
As of September 30, 2019**

Sources	Revised 2019 Budget	Brooks Bonds	(Unaudited)				Brooks Cash	Totals	Prior Fiscal Years	Total
			CoSA Funding	EDA Grant	Bexar Cty Funding	Commercial Loans				
Bond - Infrastructure	\$ 4,313,629	1,626,350	-	-	-	-	1,626,350	16,592,760	18,219,110	
Greenline Park to Mission Reach	\$ 1,240,451	-	-	-	-	-	-	184,133	184,133	
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ 8,187,696	-	13,541	-	-	-	13,541	277,201	290,742	
COSA Bond Projects	-	-	337,785	-	-	-	337,785	999,450	1,337,235	
EDU Credits	\$ 1,066,280	-	-	-	-	-	-	-	-	
EDA Grant Reimbursement	\$ 959,536	-	-	-	-	-	-	941,813	941,813	
Construction Loans	\$ 14,657,848	-	-	-	5,918,192	-	5,918,192	-	5,918,192	
Brooks Capital Contribution\Land Sales	\$ 3,404,217	-	-	-	-	2,650,040	2,650,040	8,155,514	10,805,554	
Stabilization Fund	\$ -	-	-	-	-	350,897	350,897	-	-	
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-	
POA - Special Assessment	\$ 503,000	-	-	-	-	153,406	153,406	-	153,406	
SARA Grant	\$ 26,390	-	-	-	-	-	-	-	-	
Aviator Construction Loan	-	-	-	-	-	-	-	-	-	
Total Sources	34,359,047	1,626,350	351,326	-	5,918,192	3,154,343	11,050,212	29,826,187	67,676,372	

Uses	Revised 2019 Budget	Brooks Bonds	(Unaudited)				Brooks Cash	Totals	Prior Fiscal Years	Total
			CoSA Funding	EDA Grant	Bexar Cty Funding	Commercial Loans				
Infrastructure Projects										
OFFSITE SEWER - TOWN CENTER ALONG SE MILITARY	\$ 162,714	-	-	-	-	-	-	-	-	
LA GLORIA SEWER	\$ 169,440	-	-	-	-	-	-	-	-	
GFR SEWER	\$ 443,086	-	-	-	-	-	-	-	-	
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 1,245,451	-	-	-	-	3,250	3,250	259,549	262,799	
S. NEW BRAUNFELS/LYSTER TO 410 DESIGN	\$ 1,469,453	-	13,541	-	-	-	13,541	517,006	530,547	
AEROMEDICAL STREET	\$ 180,773	142,342	-	-	-	-	142,342	2,911,417	3,053,759	
AVIATION LANDING	\$ 1,579,875	500,851	-	-	-	-	500,851	3,510,107	4,010,958	
GREENLINE PARK	\$ 130,297	116,297	-	-	-	-	116,297	10,826,742	10,944,799	
NORTHWEST CORNER DRAINAGE	\$ 45,090	-	-	-	-	1,760	1,760	547,910	654,416	
EMBASSY SUITES HOTEL	\$ 20,000	-	-	-	-	106,506	106,506	547,911	547,911	
CITY BASE COMMONS - TRAFFIC LIGHT	\$ -	338,136	-	-	-	-	338,136	51,339	389,475	
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ -	369	-	-	-	-	369	590,673	733,383	
SNB TO LYSTER TO AVIATION	\$ -	8,135	-	-	-	-	8,135	815,627	922,306	
INNER CIRCLE	\$ -	-	-	-	-	-	-	318,740	415,641	
Total Infrastructure Projects	5,446,179	1,106,131	351,326	-	-	111,516	1,568,973	20,897,021	22,465,994	

Vertical Projects	Revised 2019 Budget	Brooks Bonds	CoSA Funding	EDA Grant	Bexar Cty Funding	Commercial Loans	Brooks		Totals	Prior Fiscal Years	Total
							Cash	Commercial Loans			
INDUSTRIAL BUILDING	\$ 4,533,408	-	-	-	-	-	604,143	-	604,143	365,346	969,489
AVIATOR APARTMENTS	\$ -	-	-	-	-	-	7,754	-	7,754	29,832,167	29,839,921
GRAMADOS	\$ -	-	-	-	-	-	486	-	486	21,314	21,800
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	5,000	-	5,000	215	5,215
BUILDING 176 RENOVATION	\$ 3,500,000	-	-	-	-	-	207,613	3,357,980	3,565,593	3,035	3,568,628
BUILDING 167 RENOVATION	\$ 3,500,000	-	-	-	-	-	344,680	2,560,212	2,904,893	2,510	2,907,403
GREENLINE VILLAGE	\$ -	-	-	-	-	-	57,415	-	57,415	37,954	95,369
BUILDING 804 RENOVATION - OKIN	\$ 50,707	-	-	-	-	-	44,922	-	44,922	-	44,922
BUILDING 805 RENOVATION - OKIN	\$ 5,009	-	-	-	-	-	5,009	-	5,009	-	5,009
PROJECT WEST	\$ -	-	-	-	-	-	29,675	-	29,675	-	29,675
BUILDING 175W RENOVATION	\$ 14,811	-	-	-	-	-	12,311	-	12,311	-	12,311
JENNY PLANE	\$ 300,000	-	-	-	-	-	5,500	-	5,500	-	5,500
Bldg 502 OFFICE RENOVATION	\$ 1,202,734	9,700	-	-	-	-	-	-	9,700	-	9,700
LA GLORIA	\$ -	-	-	-	-	-	3,200	-	3,200	-	3,200
PROFESSIONAL OFFICE BUILDING	\$ -	-	-	-	-	-	-	-	-	1,051,413	1,051,413
MEDICAL OFFICE BUILDING	\$ -	-	-	-	-	-	-	-	-	564,764	564,764
Total Vertical Projects	\$ 13,106,669	9,700	-	-	-	5,918,192	1,336,177	7,264,069	-	31,878,717	39,142,786

Landscape Projects	Revised 2019 Budget	Brooks Bonds	CoSA Funding	EDA Grant	Bexar Cty Funding	Commercial Loans	Brooks		Totals	Prior Fiscal Years	Total
							Cash	Commercial Loans			
TREE TRIM CONTRACT (BROOKS, TENANTS)	\$ 40,000	-	-	-	-	-	46,150	-	46,150	-	46,150
RE-LANDSCAPE BLDG. 502	\$ 2,000	-	-	-	-	-	-	-	-	-	-
CARENET LANDSCAPE ENHANCEMENT/ TABLES	\$ 2,500	-	-	-	-	-	1,517	-	1,517	-	1,517
VMC LANDSCAPE ENHANCEMENT	\$ -	-	-	-	-	-	-	-	-	-	-
IRRIGATION SYSTEM BUILDING 470	\$ 3,000	-	-	-	-	-	2,800	-	2,800	-	2,800
POND RENOVATIONS (POA SPECIAL ASSESSMENT)	\$ 240,000	-	-	-	-	-	62,322	-	62,322	-	62,322
Total Landscape Projects	\$ 287,500	-	-	-	-	-	112,789	-	112,789	-	112,789

Tenant/Campus Improvements	Revised 2019 Budget	Brooks Bonds	CoSA Funding	EDA Grant	Bexar City Funding	Commercial Loans	Brooks Cash	Totals	Prior Fiscal Years	Total
DEMOLITION	\$ 64,500	-	-	-	-	-	1,372	1,372	-	1,372
DIGITAL BILLBOARD	\$ -	-	-	-	-	-	-	-	-	-
VEHICLE CHARGING STATIONS	\$ -	-	-	-	-	-	-	-	-	-
CAMPUS MARQUEE	\$ 77,000	-	-	-	-	-	-	-	-	-
ELEVATOR UPGRADE BLDG 125	\$ 29,450	-	-	-	-	-	-	-	-	-
WAYFINDING SIGNS (POA CAPITAL ASSESSMENT)	\$ 51,000	-	-	-	-	-	-	-	-	-
PARK CANOPIES (POA CAPITAL ASSESSMENT)	\$ 57,000	-	-	-	-	-	-	-	-	-
PARK SIGNAGE (POA CAPITAL ASSESSMENT)	\$ 15,000	-	-	-	-	-	20,875	20,875	-	20,875
FLOOD ARM BARCADES (POA CAPITAL ASSESSMENT)	\$ 20,000	-	-	-	-	-	14,750	14,750	-	14,750
EMERGENCY 911 POLES (2) (POA CAPITAL ASSESSMENT)	\$ 20,000	-	-	-	-	-	19,036	19,036	-	19,036
DOG PARK (POA CAPITAL ASSESSMENT)	\$ 126,390	-	-	-	-	-	36,423	36,423	-	36,423
BOILER BUILDING 160 (ALAMO BOILER QUOTE)	\$ 63,000	-	-	-	-	-	-	-	-	-
BOILER BUILDING 125 (ALAMO BOILER QUOTE)	\$ 130,000	-	-	-	-	-	-	-	-	-
REPLACE PIPING IN BUILDING 510 & 511	\$ 40,000	-	-	-	-	-	-	-	-	-
RECOAT ROOF BUILDING 170	\$ -	-	-	-	-	-	-	-	-	-
FENCING BLDG 1106	\$ -	-	-	-	-	-	-	-	-	-
HERITAGE OAKS INFRASTRUCTURE	\$ -	-	-	-	-	-	-	-	-	-
BUILDING MAKE READY - BUILDING 532	\$ -	-	-	-	-	-	33,334	33,334	-	33,334
BUILDING MAKE READY - BUILDING 538	\$ -	-	-	-	-	-	2,500	2,500	-	2,500
BUILDING MAKE READY - BUILDING 820	\$ -	-	-	-	-	-	7,500	7,500	-	7,500
BUILDING MAKE READY - BUILDING 940	\$ -	-	-	-	-	-	-	-	-	-
MINOR ROAD REPAIRS (ADDITIONAL)	\$ 13,500	-	-	-	-	-	31,417	31,417	-	31,417
TEMPORARY PARKING LOTS	\$ -	-	-	-	-	-	-	-	57,533	57,533
SIDEWALK REPAIRS	\$ 20,000	-	-	-	-	-	-	-	-	-
HILL TRAFFIC LIGHT	\$ 453,611	-	-	-	-	-	-	-	-	-
JOSE SANCHEZ TO CLAGGETT (TOWNCENTER INFRASTRUCTURE)	\$ -	-	-	-	-	-	-	-	-	-
HILL/GFR COMMON PARKING	\$ -	-	-	-	-	-	-	-	-	-
BUILDING 801 REPAIRS	\$ -	-	-	-	-	-	9,874	9,874	-	9,874
MASTER PLANNING	\$ 478,950	310,115	-	-	-	-	-	310,115	-	310,115
ENVIRONMENTAL SERVICES	\$ -	-	-	-	-	-	3,250	3,250	-	3,250
EMBASSY SUITES HOTEL SALON	\$ 305,000	60,614	-	-	-	-	40,000	100,614	92,746	95,996
HOTEL SPA REBRANDING	\$ -	-	-	-	-	-	36,000	36,000	-	36,000
BOAR'S HEAD RENOVATION	\$ -	-	-	-	-	-	16,985	16,985	-	16,985
Total Tenant/ Campus Improvements	\$ 1,964,401	\$ 370,729	\$ -	\$ -	\$ -	\$ -	\$ 273,315	\$ 644,044	\$ 150,279	\$ 794,324

MISC	Revised 2019 Budget	Brooks Bonds	CoSA Funding	EDA Grant	Bexar Cty Funding	Commercial Loans	Brooks		Totals	Prior Fiscal Years	Total
							Cash	Commercial Loans			
Capital Legal Fees	\$ 225,000	-	-	-	-	-	64,537	64,537	64,537	277,839	342,376
Predevelopment-Multiple Projects	\$ 300,000	69,438	-	-	-	-	164,223	233,661	233,661	302,813	536,474
Brokers Commissions	\$ 449,286	-	-	-	-	-	350,286	350,286	350,286	385,774	736,060
Contingency	\$ -	-	-	-	-	-	-	-	-	60,105	60,105
Communications	\$ -	-	-	-	-	-	-	-	-	11,185	11,185
Architecture/Engineering	\$ -	70,353	-	-	-	-	20,838	91,190	91,190	18,428	109,618
Construction Costs	\$ -	-	-	-	-	-	5,015	5,015	5,015	-	5,015
HVAC Contract Services	\$ 1,928	-	-	-	-	-	67,833	67,833	67,833	45,154	112,987
R&M Interior	\$ -	-	-	-	-	-	11,050	11,050	11,050	-	11,050
Software	\$ -	-	-	-	-	-	1,761	1,761	1,761	-	1,761
Unused Funds	\$ 11,189,395	-	-	-	-	-	-	-	-	-	-
Transfer Out to Operating Budget - Capital Projects Manager	\$ 952,504	-	-	-	-	-	-	-	-	-	-
Transfer Out to POA Budget - Special Assessment	\$ 436,185	-	-	-	-	-	635,003	635,003	635,003	-	635,003
Total Other	\$ 13,554,298	139,791	-	-	-	-	1,320,545	1,460,336	1,460,336	1,101,299	2,561,635
TOTAL USES	\$ 34,359,047	1,626,350	351,326	-	-	5,918,192	3,154,343	11,050,212	11,050,212	54,027,316	64,964,739
NET	-	-	-	-	-	-	0	0	0	2,949,741	2,711,633

**BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019
(Unaudited)**

	FY 2019
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 8,904,150
Payments to employees	\$ (2,827,197)
Payments to suppliers for goods and services	\$ (6,630,299)
Net Cash (Used for) Provided by Operating Activities	(553,347)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	(5,263,020)
Proceeds Sale of Land	2,652,418
Payments on Loans	(1,739,359)
Interest Received	337,665
Interest Payments	(6,923,569)
Net Cash (Used for) Provided by Capital and Related Financing Activities	(6,010,537)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	283,642
Net Cash (Used for) Provided by Non-Capital Financing Activities	283,642
NET (DECREASE) INCREASE IN CASH	(6,280,242)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	22,109,310
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 15,829,068
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	987,367
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	214,157
(Increase)/Decrease in Other Receivables	(1,070,513)
(Increase)/Decrease in Pre-Payments	(20,262)
Increase(Decrease) in Accounts Payable	457,054
Increase/(Decrease) in Accrued Expenses	(1,121,151)
Net Cash (Used for) Provided by Operating Activities	\$ (553,347)