

BROOKS DEVELOPMENT AUTHORITY
BALANCE SHEET
AS OF APRIL 30, 2020
(Unaudited)

ASSETS	9/30/2019	4/30/2020	YTD Change
Current Assets			
Unrestricted Cash	8,114,777	5,333,043	(2,781,733)
Restricted Cash	7,715,391	5,938,459	(1,776,932)
Total Cash	15,830,168	11,271,502	(4,558,666)
Accounts Receivable	3,020,909	3,330,345	309,436
Derivative Instrument-Deferred	1,300,926	1,300,926	-
Prepayments	52,363	213,393	161,030
Parts and Supplies Inventories	-	-	-
Total Current Assets	20,204,367	16,116,167	(4,088,200)
Land, Property, and Equipment			
Land	4,449,180	4,449,180	-
Depreciable Property & Equipment	197,134,966	197,182,948	47,982
Less: Accumulated Depreciation	(67,213,252)	(71,804,811)	(4,591,559)
Total Land, Property, and Equipment	134,370,894	129,827,317	(4,543,577)
Construction In Progress	20,056,883	17,304,335	(2,752,548)
TOTAL ASSETS	174,632,143	163,247,818	(11,384,325)
 LIABILITIES AND NET ASSETS			
	9/30/2019	4/30/2020	YTD Change
LIABILITIES			
Accounts Payable	935,050	287,676	(647,374)
Accrued Expenses	1,857,692	344,140	(1,513,552)
JP Morgan Chase-DPT Loan	8,189,619	7,705,004	(484,615)
SECO Note I, II & III	2,328,836	1,922,624	(406,212)
Tenant's Security Deposits	126,291	172,342	46,052
INB Loan - Aviator Apartments	20,855,912	20,635,564	(220,348)
Bonds Payable Series 2015	49,250,000	49,250,000	-
Bonds Payable Series 2017	36,400,000	36,400,000	-
Industrial Building	3,493,981	-	(3,493,981)
Lease Payable Frost Bank- Maintenance Vehicles	64,576	47,773	(16,803)
Lease Payable Frost Bank- Landscaping Equipment	34,851	24,519	(10,331)
Lease Payable Balboa	110,889	99,061	(11,828)
Lone Star Building 167/176 Loan	5,907,500	1,500,000	(4,407,500)
Other Deferred Revenue	258,167	-	(258,167)
Deferred Rents	1,824,426	1,550,274	(274,152)
Derivative Instrument	1,300,926	1,300,926	-
Total Liabilities	132,938,715	121,239,905	(11,698,810)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	38,279,631	(493,603)
Unrestricted	2,920,194	3,728,282	808,088
Total Net Assets	41,693,428	42,007,913	314,485
TOTAL LIABILITIES AND NET ASSETS	\$ 174,632,143	\$ 163,247,818	\$ (11,384,325)

Brooks Development Authority
Summary of Investment Account Balances
As of April 30, 2020
(Unaudited)

Cash Balances	30-Sep-19	30-Apr-20
UMB Corporate Trust Services	7,487,639.31	5,732,525.22
Loan Star National Bank CD	6,670,362.75	4,965,419.94
BBVA Compass Operating	947,964.20	450,511.32
BBVA Compass Lease Deposits	130,029.73	176,747.54
Frost Bank Operating Account	366,180.27 *	25,829.33 *
JP Morgan Construction Debt Service Account	281,721.38	42,461.72
Inter National Bank	633.00	507.00
Total	\$ 15,884,530.64	\$ 11,394,002.07
Allocation of Funds		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account *	0.00	122,499.93
JP Morgan Construction Debt Service	0.00	0.00
Frost Operating Account *	55,463.63	(0.00) *
Unrestricted Operating Funds	\$ 55,463.63	\$ 122,499.93
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	4,255,334.93
Infrastructure Bonds Debt Service Reserve	2,346,499.96	977,708.27
Buildings 167/176 Expenses for final build-out	0.00	100,000.00
General Debt Service Reserve Fund	484,744.15	(0.00)
Designated EDA Grant Reserve	403,552.48	0.00
Designated Operating Funds	\$ 8,113,675.59	\$ 5,333,043.20
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,487,639.31	5,732,525.22
BBVA Compass Lease Deposits	130,029.73	176,747.54
Bond Funds Received To be Paid in May	97,089.38	28,679.18
Inter National Bank (Aviator)	633.00	507.00
Restricted Operating Funds	\$ 7,715,391.42	\$ 5,938,458.94
Grand Total	\$ 15,884,530.64	\$ 11,394,002.07

* Excludes outstanding checks.

LIQUIDITY

Designated Operating Reserve	4,255,334.93
Infrastructure Bonds Debt Service Reserve	977,708.27
BBVA Compass Operating	122,499.93
Buildings 167/176 Expenses for final build-out	100,000.00
TOTAL LIQUIDITY	\$ 5,455,543.13

BROOKS DEVELOPMENT AUTHORITY
FY 2020 Operating Budget Report Detail - Cash Basis
For the Seven Months Ending April 30, 2020
(Unaudited)

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Sources of Funds												
Commercial Rents	4,404,820	385,312	105,495	257,457	260,170	355,549	282,582	233,837	1,880,402	2,569,478	(689,076)	73%
Enterprise Revenue	1,270,048	91,717	105,517	107,641	138,056	-	203,992	86,679	733,602	740,861	(7,259)	99%
CAM & Reimbursable	997,570	95,398	53,918	54,259	92,284	89,581	58,507	45,506	489,453	581,916	(92,463)	84%
Property Owners Assessments	307,722	-	-	-	119,069	-	-	-	119,069	179,505	(60,436)	66%
Interest Income	169,800	23,646	23,415	21,750	21,970	20,639	17,203	13,115	141,738	99,050	42,688	143%
Miscellaneous Income	181,952	43,721	18,250	10,500	29,720	180	836	-	103,208	106,139	(2,931)	97%
Sales Proceeds Reimbursement	2,800,000	-	-	20,000	-	-	-	-	20,000	1,633,333	(1,613,333)	1%
Total Sources of Funds	10,131,912	639,795	306,595	471,606	661,269	465,949	563,120	379,138	3,487,472	5,910,282	(2,422,810)	59%
Uses of Funds												
Department 10 - Executive												
1 Salaries and Wages	927,632	42,571	92,436	145,376	36,436	36,436	36,647	36,436	426,340	541,119	114,779	79%
2 Employee Benefits and Taxes	232,670	25,149	4,758	19,652	13,939	11,841	11,811	11,571	98,721	140,224	41,503	70%
3 Professional Services	295,000	22,800	22,800	22,800	39,350	6,250	40,199	35,300	189,499	172,083	(17,415)	110%
4 Travel	40,500	226	8	5,820	2,988	-	1,207	-	10,248	23,625	13,377	43%
5 Customer Relations	19,950	855	830	107	1,057	420	250	55	3,574	11,638	8,064	31%
6 Admin/Other	7,141	162	20	1,450	-	-	4,964	194	6,790	4,166	(2,624)	163%
Department 10 - Executive Total	1,522,893	91,763	120,852	195,205	93,770	54,947	95,078	83,556	735,171	892,854	157,683	82%
Department 11 - Economic Development												
1 Salaries and Wages	163,507	17,280	12,327	12,290	12,475	12,271	12,252	12,401	91,295	95,379	4,084	96%
2 Employee Benefits and Taxes	77,156	17,813	3,382	6,033	8,530	5,449	3,733	5,849	50,789	48,591	(2,198)	105%
3 Travel	7,500	461	-	-	10	-	-	-	471	4,375	3,904	11%
4 Customer Relations	8,500	-	268	-	-	297	-	-	565	4,958	4,393	11%
5 Memberships/Dues	100,900	-	-	-	-	100,000	-	-	100,000	58,858	(41,142)	170%
6 Admin/Other	10,980	-	-	87	2,905	4,819	1,730	1,245	10,786	6,405	(4,381)	168%
Department 11 - Economic Development Total	368,543	35,554	15,976	18,409	23,920	122,836	17,716	19,495	253,906	218,567	(35,339)	116%
Department 12 - Human Resources												
1 Salaries and Wages	290,490	34,628	22,171	22,171	22,171	20,596	22,171	22,171	166,078	169,453	3,374	98%
2 Employee Benefits and Taxes	138,211	27,855	4,140	12,993	18,087	13,083	12,424	13,735	102,317	87,415	(14,902)	117%
3 Contract Labor/Services	11,475	1,033	1,070	877	1,157	778	23	109	5,047	6,694	1,647	75%
4 Legal	5,000	301	-	538	-	-	1,462	-	2,301	2,917	616	79%
5 Training	8,000	108	2,500	-	-	-	-	-	2,608	4,667	2,059	56%
6 Admin/Other	16,449	1,588	548	983	3,441	567	1,353	549	9,029	9,595	566	94%
Department 12 - Human Resources Total	469,625	65,514	30,429	37,562	44,856	35,023	37,433	36,564	287,380	280,740	(6,640)	102%
Department 13 - Board												
1 Legal	48,000	3,397	-	14,883	-	3,702	2,021	3,311	27,314	28,000	686	98%
2 Office Supplies	4,300	52	-	20	20	51	20	-	163	2,508	2,345	7%
3 Security	5,040	400	400	640	160	160	400	160	2,320	2,940	620	79%
4 Customer Relations	6,950	80	135	-	-	-	-	-	216	4,054	3,838	5%
5 Admin/Other	5,850	29	-	298	156	134	75	35	727	3,413	2,685	21%
Department 13 - Board Total	70,140	3,958	535	15,841	336	4,047	2,516	3,506	30,740	40,915	10,175	75%

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %	
Department 20 - Finance													
1 Salaries and Wages	796,402	84,688	54,525	55,882	50,094	49,790	54,805	44,796	394,580	464,568	69,988	85%	
2 Employee Benefits and Taxes	321,859	55,784	18,093	25,333	24,928	15,811	16,291	10,066	166,307	199,084	32,778	84%	
3 Professional Services/Audit	213,180	2,005	30,000	40,700	77,535	-	18,700		168,940	124,355	(44,585)	136%	
4 Legal	45,000	452		1,157		282	1,116	796	3,802	26,250	22,449	14%	
5 Insurance	240,236	11,692	21,679	97,361	24,123	1,792	1,792	13,029	171,467	140,138	(31,329)	122%	
6 Other	29,942	163	229	4,502	650	2,704	8,700	3,036	19,984	17,466	(2,517)	114%	
Department 20 - Finance Total	1,646,619	154,783	124,526	224,936	177,330	70,379	101,403	71,723	925,078	971,861	46,783	95%	
Department 32 - Facilities													
1 Salaries and Wages	420,571	48,233	20,612	26,984	17,767	15,377	20,917	33,255	183,144	245,333	62,189	75%	
2 Employee Benefits and Taxes	214,512	83,561	(20,703)	14,762	31,219	4,052	9,528	20,632	143,052	150,382	7,330	95%	
3 Security	30,000	3,440	3,092	3,675	1,925	5,131	1,519	6,568	25,351	17,500	(7,851)	145%	
4 Landscaping/Trees/Irrigation/Roads	70,000	4,940	(775)	2,189	184	(639)	3,189	1,351	10,439	40,833	30,395	26%	
5 HVAC	68,100	18,932	2,676	4,495	17,747	13,635	10,065	18,978	86,528	39,725	(46,803)	218%	
6 Custodial	52,254	7,424	2,361	4,375	7,633	3,603	4,599	7,441	37,436	30,482	(6,954)	123%	
7 Fleet	3,600		1,841	1,061			1,060		1,256	5,218	2,100	(3,118)	248%
8 Utilities	573,000	51,835	55,605	45,564	35,199	47,241	36,895	28,326	300,664	334,250	33,586	90%	
9 Repairs & Maintenance/Electrical/Plumbing	39,300	11,821	12,758	7,383	5,712	8,269	11,049	5,389	62,380	22,925	(39,455)	272%	
10 Vehicles/Equipment Payment	67,138	3,909	2,571	12,380	3,941	2,590	12,045	3,972	41,407	39,164	(2,244)	106%	
11 Admin/Other	43,540	2,815	686	1,910	1,335	1,588	3,056	1,605	12,995	25,398	12,404	51%	
Department 32 - Facilities Total	1,582,015	236,911	80,722	124,778	122,664	100,846	113,922	128,771	908,614	948,092	39,478	96%	
Department - POA													
1 POA Greenline Park	325,328	30,948	19,396	20,077	26,899	17,913	19,365	18,142	152,739	189,775	37,035	80%	
2 POA Security	552,605	40,376	38,966	58,873	41,560	38,861	38,739	38,563	295,939	322,353	26,413	92%	
3 POA Medians, Sidewalks, Roads	762,600	74,548	49,565	45,430	50,788	44,669	39,848	22,271	327,119	444,850	117,731	74%	
4 POA Playgrounds & Ponds	160,680	8,761	6,216	5,644	4,857	7,133	11,365	2,543	46,519	93,730	47,211	50%	
5 POA Other	474,854	12,291	10,562	37,475	10,058	11,557	8,959	7,658	98,560	276,998	178,438	36%	
POA - Total	2,276,067	166,924	124,705	167,500	134,161	120,132	118,276	89,178	920,876	1,327,706	406,829	331%	
Department 41 - Information Technology													
1 Salaries and Wages	96,872	10,962	7,308	7,308	3,654	-	5,481	7,308	42,019	56,509	14,489	74%	
2 Employee Benefits and Taxes	29,328	8,259	1,308	3,280	3,223	1,251	2,010	3,280	22,610	18,900	(3,711)	120%	
3 IT Professional Services/Maintenance Agreement	74,080	270		122	9,958	7,825	7,819	3,598	29,592	43,213	13,621	68%	
4 Computer Equip/Office Equip Lease/Software	40,680		897	2,789	2,773	422	2,739	3,530	13,149	23,730	10,581	55%	
5 Other	46,746	10,013	1,426	2,510	3,695	920		747	19,312	27,269	7,957	71%	
Department 41 - Information Technology Total	287,706	29,503	10,938	16,008	23,304	10,418	18,048	18,463	126,682	169,620	42,938	75%	
Department 50 - Marketing													
1 Salaries and Wages	207,214	19,170	12,858	12,716	15,600	16,753	16,160	16,408	109,665	120,875	11,209	91%	
2 Employee Benefits and Taxes	84,612	13,319	4,108	5,026	6,958	4,964	6,135	6,418	46,928	51,940	5,012	90%	
3 Embassy Sponsorships	50,000	34,578	10,559	3,791	1,800	15,423	4,571		70,723	29,167	(41,556)	242%	
4 Sponsorships/Conferences	140,800	43,000	30,300	9,250	7,590	10,870	7,486	4,500	112,996	82,133	(30,862)	138%	
5 Advertising	307,969	24,807	22,661	27,681	23,763	7,715	24,887	11,839	143,352	179,649	36,296	80%	
6 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	175,000	175,000	-	100%	
7 Ground Breaking/Special Events	186,400	12,579	5,337	5,510	43,598	20,192	8,900	(5,863)	90,253	108,733	18,480	83%	
8 Other	87,863	10,091	3,332	1,382	2,103	39,939	19,188	1,403	77,438	51,253	(26,184)	151%	
Department 50 - Marketing Total	1,364,858	182,544	114,156	90,356	126,413	140,856	112,327	59,704	826,355	798,751	(27,605)	103%	
Department 60 - Planning & Development													
1 Salaries and Wages	354,446	36,759	27,736	27,736	27,736	27,736	27,736	27,736	203,176	206,760	3,584	98%	
2 Employee Benefits and Taxes	130,226	21,502	3,510	11,814	13,661	9,210	9,204	11,687	80,588	79,924	(664)	101%	
3 Other	43,004			870	203	6			1,079	25,086	24,007	4%	
Department 60 - Planning & Development Total	527,676	58,261	31,246	40,420	41,600	36,953	36,940	39,423	284,843	311,769	26,926	91%	
Total Uses of Funds	10,116,142	1,025,716	654,087	931,014	788,354	696,436	653,658	550,382	5,299,647	5,901,083	601,435	90%	
Net Income (Loss) from Operatons	15,770	(385,921)	(347,493)	(459,408)	(127,084)	(230,487)	(90,538)	(171,244)	(1,812,175)	9,199	\$ (1,821,375)		

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Non Operating Revenues												
JP Morgan Chase/DPT Debt Service	1,386,525	118,803	112,536	115,624	117,150	114,115	115,692	117,094	811,015	808,806	2,208	100%
Grants	220,000								-	128,333	(128,333)	0%
Capital Projects Allocation	495,037	41,253	41,253	41,253	41,253	41,253	41,253	41,253	288,772	288,772	-	100%
2015 A-1 Bonds	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	1,368,792	1,368,792	-	100%
General Debt Service Reserve	1,479,560								-	863,077	(863,077)	0%
Tenants Utility Reimbursement	259,348	33,037	16,037	28,963	33,537	18,929	13,577	29,798	173,878	151,286	22,592	115%
Total Non Operating Revenue	6,186,970	388,635	365,368	381,382	387,482	369,839	366,063	383,687	2,642,456	3,609,066	(966,610)	73%
Non Operating Expenditures												
JP Morgan Chase/DPT Debt Service Payment	1,386,525	118,803	112,536	115,624	117,150	114,115	115,692	117,094	811,015	808,806	(2,208)	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	1,368,792	1,368,792	(0)	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	24,883	42,000	42,000	42,000	42,000	42,000	276,883	294,000	17,117	94%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	27,342	43,385	43,385	43,385	43,385	43,385	287,654	303,698	16,043	95%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	20,313	20,313	142,188	142,188	-	100%
SECO Debt Service Payment	863,953		215,988			215,988			431,977	503,973	71,996	86%
Tenants Utility Expenditures	259,348	33,040	22,811	20,474	24,859	19,632	19,120	22,938	162,874	151,286	(11,588)	108%
Hotel Debt Service						185,663			185,663	-	(185,663)	#DIV/0!
Lone Star Debt Service - OKIN	78,042			14,882	6,875	6,563	6,563	6,781	41,663	45,525	3,862	92%
Total Non Operating Expenditures	6,202,743	453,082	619,414	452,219	450,124	843,200	442,614	448,053	3,708,707	3,618,267	(90,441)	102%
Total Non Operating Revenues & Expenditures	(15,773)	(64,448)	(254,046)	(70,838)	(62,642)	(473,361)	(76,550)	(64,366)	(1,066,252)	(9,201)	\$ (1,057,051)	11589%
Net Income (Loss) after Operations & Debt Service	(3)	(450,368)	(601,539)	(530,246)	(189,726)	(703,848)	(167,089)	(235,611)	(2,878,427)	(2)	(2,878,425)	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of April 30, 2020

Sources	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Totals	Prior	Total
	Budget	Bonds	Funding	Grant	Funding	Loans	Cash		Fiscal Years	
Bond - Infrastructure	\$ 1,328,986	634,128	-	-	-	-	-	634,128	18,189,472	18,823,600
Greenline Park to Mission Reach	\$ 1,453,184	-	-	-	-	-	-	-	333,259	333,259
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ -	-	-	-	-	-	-	-	277,201	277,201
COSA Bond Projects	\$ -	-	90,765	-	-	-	-	90,765	1,283,092	1,373,857
EDU Credits	\$ -	-	-	-	-	-	-	-	-	-
EDA Grant Reimbursement	\$ -	-	-	-	-	-	-	-	941,813	941,813
Construction Loans	\$ 7,101,238	-	-	-	-	-	-	-	5,869,117	5,869,117
Brooks Capital Contribution\Land Sales	\$ 2,342,500	-	-	-	-	-	1,370,556	1,370,556	10,835,251	12,205,808
Stabilization Funds	\$ -	-	-	-	-	-	-	-	786,303	786,303
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-	-
POA - Special Assessment	\$ 573,834	14,144	-	-	-	-	64,129	78,272	28,504	106,776
SARA Grant	\$ -	-	-	-	-	-	-	-	-	-
Brooks Land Contribution	\$ 3,084,634	-	-	-	-	-	-	-	-	-
3rd Party Equity Contribution	\$ 2,219,128	-	-	-	-	-	-	-	-	-
Total Sources	18,103,504	648,272	90,765	-	-	-	1,434,685	2,173,721	38,544,012	40,717,734

Uses	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Totals	Prior	Total
	Budget	Bonds	Funding	Grant	Funding	Loans	Cash		Fiscal Years	
Infrastructure Projects										
OFFSITE SEWER - TOWN CENTER ALONG SE MILITARY	\$ -	-	-	-	-	-	-	-	-	-
LA GLORIA SEWER	\$ -	-	-	-	-	-	-	-	-	-
GFR SEWER	\$ -	-	-	-	-	-	-	-	-	-
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 1,794,732	-	-	-	-	-	1,761	1,761	413,675	415,436
S. NEW BRAUNFELS/LYSTER TO 410 DESIGN	\$ 352,000	-	-	-	-	-	-	-	530,547	530,547
CITY BASE COMMONS - TRAFFIC LIGHT	\$ -	72,902	-	-	-	-	1,270	74,172	425,590	499,762
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ -	-	25,284	-	-	-	-	25,284	700,849	726,132
SNB TO LYSTER TO AVIATION	\$ -	352,000	47,487	-	-	-	-	399,487	929,385	1,328,872
INNER CIRCLE	\$ -	-	17,994	-	-	-	-	17,994	386,953	404,947
Total Infrastructure Projects	2,146,732	424,902	90,765	-	-	-	3,031	518,697	3,386,999	3,905,697

Vertical Projects	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Totals	Prior	Total
	Budget	Bonds	Funding	Grant	Funding	Loans	Cash		Fiscal Years	
INDUSTRIAL BUILDING	\$ -	-	-	-	-	-	253,601	253,601	1,003,516	1,257,116
CUISINE SOLUTIONS	\$ -	-	-	-	-	-	2,799	2,799	27,175	29,974
AVIATOR	\$ -	-	-	-	-	-	387	387	2,072	2,459
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	10,215	10,215
BUILDING 176 RENOVATION	\$ 181,375	375	-	-	-	-	154,451	154,826	3,568,095	3,722,922
BUILDING 167 RENOVATION	\$ 181,375	375	-	-	-	-	279,819	280,194	2,865,941	3,146,135
GREENLINE VILLAGE	\$ -	-	-	-	-	-	86	86	95,369	95,455
BUILDING 804 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	50,707	50,707
BUILDING 805 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	5,009	5,009
BUILDING 175 RENOVATION	\$ -	-	-	-	-	-	-	-	14,811	14,811
OFFICE BUILDING	\$ -	-	-	-	-	-	731	731	1,061,113	1,061,844
LA GLORIA	\$ 2,572,847	-	-	-	-	-	2,948	2,948	1,054,614	1,057,562
MEDICAL OFFICE BUILDING	\$ 9,557,656	-	-	-	-	-	688	688	573,663	574,351
Total Vertical Projects	12,493,253	750	-	-	-	-	695,510	696,260	10,332,299	11,028,559

	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Prior		
Landscape Projects	Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total
POND RENOVATIONS (POA SPECIAL ASSESSMENT)	\$ 196,893	-	-	-	-	-	3,328	3,328	60,586	63,914
Total Landscape Projects	\$ 196,893	-	-	-	-	-	3,328	3,328	60,586	63,914

	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Prior		
Tenant/Campus Improvements	Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total
DEMOLITION	\$ 13,000	-	-	-	-	-	-	-	2,275	2,275
DRAINAGE @ RUNNING W/MOON	\$ 15,000	-	-	-	-	-	-	-	-	-
HANGAR 9 - JENNY PLANE	\$ -	-	-	-	-	-	-	-	5,500	5,500
CAMPUS MARQUEE	\$ -	-	-	-	-	-	26,198	26,198	-	26,198
SAFETY RAILS OVER LOW CROSSINGS	\$ 15,000	-	-	-	-	-	-	-	-	-
WAYFINDING SIGNS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	-	-	-	-
PARK CANOPIES (POA CAPITAL ASSESSMENT)	\$ 105,000	3,800	-	-	-	-	20,875	24,675	20,875	45,550
PARK SIGNAGE (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	-	-	-	-
FLOOD ARM BARACADES (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	-	-	14,750	14,750
EMERGENCY 911 POLES (2) (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	3,600	3,600	15,100	18,700
DOG PARK (POA CAPITAL ASSESSMENT)	\$ 71,941	14,144	-	-	-	-	36,326	50,469	21,454	71,923
STUDY/DESIGN FOR POND BRIDGE	\$ 100,000	-	-	-	-	-	-	-	-	-
BROOKS INDUSTRIAL ONE UTILITIES TO SITE	\$ 100,000	-	-	-	-	-	-	-	-	-
PAVERS IN THE PARK FOR FOOD TRUCKS (POA CAPITAL ASSESSMENT)	\$ 70,000	-	-	-	-	-	-	-	-	-
EMBASSY SUITES HOTEL SALON	\$ 75,000	162,393	-	-	-	-	-	162,393	122,145	284,537
SPA REBRANDING	\$ -	-	-	-	-	-	-	-	36,000	36,000
B532 IMPROVEMENTS	\$ -	-	-	-	-	-	42,312	42,312	23,334	65,646
STREET REPAIRS	\$ -	-	-	-	-	-	37,008	37,008	-	37,008
UNIT 20C SEWER	\$ 200,000	-	-	-	-	-	-	-	-	-
HERITAGE OAKS MASTER PLAN	\$ 74,550	-	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$ 150,000	-	-	-	-	-	36,263	36,263	-	36,263
COMPASS ROSE NEW SCHOOL SITE - ELECTRIC UTILITIES	\$ 75,000	-	-	-	-	-	-	-	-	-
LEVELING _ BLDG 510 (NEW TENANT)	\$ -	-	-	-	-	-	7,830	7,830	-	7,830
COMPASS ROSE	\$ -	-	-	-	-	-	2,841	2,841	3,253	6,093
COMPASS ROSE BUILDING 532 RENOVATIONS	\$ -	-	-	-	-	-	6,988	6,988	104,646	111,634
Total Tenant/ Campus Improvements	\$ 1,064,491	180,336	-	-	-	-	220,241	400,577	369,331	769,908

	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks	Prior		
MISC	Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total
CAPITAL LEGAL FEES	\$ 80,000	-	-	-	-	-	52,834	52,834	354,302	407,136
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 105,000	-	-	-	-	-	126,059	126,059	383,944	510,003
BROKER'S COMMISSIONS	\$ 210,000	-	-	-	-	-	-	-	731,060	731,060
CONTINGENCY	\$ -	-	-	-	-	-	-	-	60,105	60,105
COMMUNICATIONS	\$ -	-	-	-	-	-	-	-	11,185	11,185
CONSTRUCTION COSTS	\$ -	-	-	-	-	-	-	-	16,127	16,127
MASTER PLANNING	\$ 35,625	42,284	-	-	-	-	-	42,284	253,083	295,366
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	-	176,272	176,272
LANDSCAPING MOWERS	\$ -	-	-	-	-	-	8,951	8,951	-	8,951
LANDSCAPING MOWERS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	35,802	35,802	47,082	82,884
HVAC CONTRACTS	\$ -	-	-	-	-	-	-	-	-	-
UNUSED FUNDS	\$ 76,040	-	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$ 100,000	-	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE REIMBURSEMENT	\$ 836,212	-	-	-	-	-	-	-	952,504	952,504
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$ 495,307	-	-	-	-	-	288,929	288,929	-	288,929
Total Other	\$ 1,938,184	42,284	-	-	-	-	512,575	554,859	2,985,665	3,540,524

TOTAL USES	17,839,553	648,272	90,765	-	-	-	1,434,685	2,173,721	17,134,879	19,308,601
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NET	263,951	-	-	-	-	-	(0)	(0)	21,409,133	21,409,133
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**BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE SEVEN MONTHS ENDED APRIL 30, 2020
(Unaudited)**

	FY 2020
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 3,536,599
Payments to employees	\$ (1,789,653)
Payments to suppliers for goods and services	\$ (4,040,134)
Net Cash (Used for) Provided by Operating Activities	(2,293,188)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	(1,628,134)
Proceeds from TIRZ #16	6,000,000
Industrial building closeout	2,752,548
Payments on Loans	(5,557,636)
Interest Received	140,766
Interest Payments	(4,063,787)
Net Cash (Used for) Provided by Capital and Related Financing Activities	(2,356,242)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	90,765
Net Cash (Used for) Provided by Non-Capital Financing Activities	90,765
NET (DECREASE) INCREASE IN CASH	(4,558,665)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	15,830,168
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 11,271,503
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	(821,432)
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	60,155
(Increase)/Decrease in Other Receivables	(369,591)
(Increase)/Decrease in Pre-Payments	97,137
Increase(Decrease) in Accounts Payable	(601,322)
Increase/(Decrease) in Accrued Expenses	(658,135)
Net Cash (Used for) Provided by Operating Activities	\$ (2,293,188)