

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 15c2-12 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 03-31-20

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

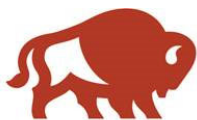
Special Facilities Hotel Revenue Refunding Bonds, Series 2017

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

CONTINUING DISCLOSURE REPORT
FOR THE
QUARTER ENDED MARCH 31, 2020

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:

04/29/2020

Date

CERTIFICATE OF SUBMISSION OF QUARTERLY REPORT

Subject to the continuing disclosure requirements of SEC Rule 15c2-12, this Quarterly Continuing Disclosure Report for the Brooks Development Authority with respect to the issues listed on the report cover was submitted directly to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") listed below.

Municipal Securities Rulemaking Board ("MSRB")
via the Electronic Municipal Market Access ("EMMA") system

HTS Continuing Disclosure Services, A Division of Hilltop Securities Inc.

Signed by:

/s/ Petia Moutaftchieva

Embassy Suites San Antonio Brooks Hotel and Spa
Profit and Loss by Month
January - March, 2020

	Jan 2020	Feb 2020	Mar 2020	Total
Income				
4100 Rooms Revenue				0.00
4102 Group Corporation	100,116.00	41,153.00	6,915.00	148,184.00
4103 Group National Association	0.00	0.00	0.00	0.00
4104 Group Smearf	3,413.00	37,647.00	7,893.00	48,953.00
4105 Group Government	4,445.00	21,063.00	4,176.00	29,684.00
4106 Group Tour/Travel & Group State Assoc.	2,499.00	0.00	0.00	2,499.00
4107 Corporate Special	38,456.00	40,021.00	29,150.00	107,627.00
4108 Corporate Volume/Airline	763.00	2,209.00	2,214.00	5,186.00
4109 Transient	136,370.00	151,312.00	82,682.00	370,364.00
4110 Corporate Rack	52,560.00	51,847.00	25,073.00	129,480.00
4111 Package	17,207.00	9,922.00	6,617.00	33,746.00
4112 Discount	101,515.00	100,628.00	45,124.00	247,267.00
4113 Government	28,870.00	61,191.00	24,887.00	114,948.00
Total 4100 Rooms Revenue	\$ 486,214.00	\$ 516,993.00	\$ 234,731.00	\$ 1,237,938.00
4200 Food Revenue				0.00
4201 Starbucks	2,597.05	2,404.95	1,003.10	6,005.10
4202 Restaurant Breakfast	54,734.00	43,337.73	16,451.00	114,522.73
4203 Restaurant Lunch	10,363.33	14,605.13	8,769.56	33,738.02
4204 Restaurant Dinner	15,342.71	16,143.64	6,423.26	37,909.61
4205 Room Service Dinner	4,081.16	4,740.45	1,507.45	10,329.06
4206 Room Service Delivery Charges	407.50	430.00	147.50	985.00
4207 Banquet Breaks	7,735.00	4,035.50	4,927.00	16,697.50
4208 Banquet Breakfast	2,982.00	0.00	0.00	2,982.00
4209 Banquet Lunch	0.00	0.00	0.00	0.00
4210 Banquet Dinner	22,840.00	22,966.11	6,766.95	52,573.06
4211 Banquet Reception	3,000.00	144.00	2,770.00	5,914.00
4212 Banquet Service Charges	8,961.36	8,630.06	3,984.54	21,575.96
4213 Meeting Room Rental	3,866.00	12,573.58	8,450.00	24,889.58
4214 Audio Visual Income	1,075.00	2,000.00	300.00	3,375.00
4215 Banquet Misc	830.00	4,885.80	444.67	6,160.47
4216 Banquet MR Service Charge	889.18	2,783.82	1,943.50	5,616.50
Total 4200 Food Revenue	\$ 139,704.29	\$ 139,680.77	\$ 63,888.53	\$ 343,273.59
4300 Beverage Revenue				0.00
4302 Liquor Sales	13,272.27	12,740.47	4,812.12	30,824.86
4303 Beer Sales	7,774.83	6,694.38	3,581.06	18,050.27
4304 Wine Sales	3,316.08	4,177.82	1,104.04	8,597.94
4305 Banquet Liquor Sales	0.00	1,706.54	143.39	1,849.93
4306 Banquet Beer Sales	0.00	2,545.62	1,088.09	3,633.71
4307 Banquet Wine Sales	0.00	424.44	577.32	1,001.76
Total 4300 Beverage Revenue	\$ 24,363.18	\$ 28,289.27	\$ 11,306.02	\$ 63,958.47
4450 Other Revenue				0.00
4451 Internet Connection	143.55	143.55	74.25	361.35
4452 Vending Commissions	284.91	222.30	1,004.07	1,511.28
4453 Other Income	569.47	52.69	441.68	1,063.84
4454 Long Distance Telephone Sales	7.91	139.52	4.94	152.37
4455 Retail / Sundries	5,202.22	4,286.23	2,297.08	11,785.53
4457 Retail Beverage	6.00	80.00	458.00	544.00
4458 Movie	815.76	1,003.06	404.68	2,223.50
4459 Discount Retail Beverage	0.00			0.00
4605 Rooms Damage	399.90	962.53	500.00	1,862.43

4606 No Shows	-82.16	-270.52	-3,148.05	-3,500.73
Total 4450 Other Revenue	\$ 7,347.56	\$ 6,619.36	\$ 2,036.65	\$ 16,003.57
4500 Spa Revenue				0.00
4501 Spa Facials	7,795.20	10,418.21	2,860.60	21,074.01
4502 Spa Massage	7,377.50	9,400.95	4,863.20	21,641.65
4503 Spa Retail	544.94	270.50	612.80	1,428.24
4504 Spa Salt Cave	5,772.22	6,471.39	3,870.18	16,113.79
4505 Spa Misc	232.40	116.20	0.00	348.60
Total 4500 Spa Revenue	\$ 21,722.26	\$ 26,677.25	\$ 12,206.78	\$ 60,606.29
Total Income	\$ 679,351.29	\$ 718,259.65	\$ 324,168.98	\$ 1,721,779.92
Cost of Goods Sold				
5202 Food Cost Food Cost	38,207.16	32,003.71	12,448.54	82,659.41
5205 Starbucks Food Cost	1,155.81	109.86	457.97	1,723.64
Total 5202 Food Cost Food Cost	\$ 39,362.97	\$ 32,113.57	\$ 12,906.51	\$ 84,383.05
5302 Beverage Cost	6,776.28	5,435.74	2,112.56	14,324.58
5400 Other Costs				0.00
5401 Sweet Shop	3,215.28	2,482.65	1,649.62	7,347.55
5403 Retail Beverages	0.00	0.00	153.57	153.57
5404 Movies Cost	914.90	1,002.02	378.50	2,295.42
Total 5400 Other Costs	\$ 4,130.18	\$ 3,484.67	\$ 2,181.69	\$ 9,796.54
5405 Spa Cost				0.00
5406 SPA Service Product Cost	-800.07	-34.30	89.50	-744.87
5407 SPA Retail Product Cost	34.97	705.82	53.50	794.29
Total 5405 Spa Cost	-\$ 765.10	\$ 671.52	\$ 143.00	\$ 49.42
Total Cost of Goods Sold	\$ 49,504.33	\$ 41,705.50	\$ 17,343.76	\$ 108,553.59
Gross Profit	\$ 629,846.96	\$ 676,554.15	\$ 306,825.22	\$ 1,613,226.33
Expenses				
6101 Rooms Payroll				0.00
6102 Management	7,083.34	7,083.34	7,083.34	21,250.02
6103 Housekeeping	42,551.23	40,458.54	22,413.08	105,422.85
6104 Front Office	11,797.46	12,372.11	9,169.61	33,339.18
6106 Payroll Tax & Benefits	9,658.26	9,209.34	7,298.66	26,166.26
Total 6101 Rooms Payroll	\$ 71,090.29	\$ 69,123.33	\$ 45,964.69	\$ 186,178.31
6110 Rooms Expense				0.00
6111 Cablevision	2,414.58	2,357.04	2,657.08	7,428.70
6112 Cleaning Supplies	3,076.81	1,825.81	1,547.06	6,449.68
6113 Travel Agent Commission	11,190.10	15,516.13	5,789.86	32,496.09
6115 Guest Supplies	7,745.36	4,955.79	3,620.05	16,321.20
6116 Walked Guest Expense	140.09	199.67	-136.60	203.16
6118 Vallet Laundry	4.23	15.65	543.45	563.33
6119 Linen	539.28		902.10	1,441.38
6120 Small Equipment	254.14	210.76	41.97	506.87
6121 Guest Satisfaction	582.99	555.12	671.47	1,809.58
6122 Other Operating Expense	718.19	573.68	455.12	1,746.99
6123 Postage	21.30			21.30
6124 Printing, Stationery & Supplies	393.11	52.29	1,129.67	1,575.07
6125 Uniforms	412.55	212.69	306.83	932.07
6126 Complementary Newspapers	222.00	185.00	175.75	582.75
6128 Guest Key Card/Cover		1,121.06		1,121.06
6129 Hilton Amenities	79.50	522.25	430.73	1,032.48
6131 Premium Floor Snacks	7,250.16	4,784.23	2,054.66	14,089.05
6132 Rooms Promo	0.00	0.00	33.11	33.11
Total 6110 Rooms Expense	\$ 35,044.39	\$ 33,087.17	\$ 20,222.31	\$ 88,353.87
6210 Food Payroll				0.00
6211 Management	13,160.00	13,160.00	11,949.82	38,269.82
6212 Kitchen	17,697.15	16,142.76	8,571.51	42,411.42

6213 Restaurant	18,960.32	17,125.42	9,044.12	45,129.86
6214 Banquet	4,886.71	6,261.17	3,350.93	14,498.81
6216 Payroll Tax & Benefits	9,860.61	7,394.24	6,168.01	23,422.86
Total 6210 Food Payroll	\$ 64,564.79	\$ 60,083.59	\$ 39,084.39	\$ 163,732.77
6220 Food Expense				0.00
6222 Cleaning Supplies	492.02	401.72	111.63	1,005.37
6223 Decorations		82.67		82.67
6224 Equipment Maintenance	120.27	120.27	120.27	360.81
6225 Equipment Rental	653.68	316.39	316.39	1,286.46
6227 Kitchen Fuels	71.09	95.03	68.32	234.44
6229 Linen	1,021.75	877.38	3,425.88	5,325.01
6230 Small Equipment	935.62	433.24	372.97	1,741.83
6231 Other Operating Expenses	142.05	1,421.74	185.67	1,749.46
6232 Paper Supplies	2,919.72	2,697.12	984.34	6,601.18
6233 Printing, Stationery & Supplies	388.23	445.03	220.71	1,053.97
6235 Uniforms	239.63	181.07	368.20	788.90
6237 Entertainment	1,500.00	1,200.00	600.00	3,300.00
6238 Guest Satisfaction	1,484.61	630.39	255.57	2,370.57
Total 6220 Food Expense	\$ 9,968.67	\$ 8,902.05	\$ 7,029.95	\$ 25,900.67
6310 Beverage Payroll				0.00
6311 Beverage Payroll.	3,750.85	3,452.28	1,766.59	8,969.72
6313 Payroll Tax & Benefits	1,102.81	1,215.95	817.29	3,136.05
Total 6310 Beverage Payroll	\$ 4,853.66	\$ 4,668.23	\$ 2,583.88	\$ 12,105.77
6320 Beverage Expense				0.00
6321 Beverage Licenses	2,910.00	900.00		3,810.00
6323 Beverage Supplies	603.92		87.44	691.36
Total 6320 Beverage Expense	\$ 3,513.92	\$ 900.00	\$ 87.44	\$ 4,501.36
6400 Spa Payroll				0.00
6401 Spa Receptionist	1,656.01	1,982.05	999.12	4,637.18
6402 Spa Payroll Taxes & Benefits	2,226.38	2,549.88	1,731.96	6,508.22
6403 Spa Therapist	6,303.26	6,508.32	2,939.34	15,750.92
6404 Spa Manager Payroll	5,151.27	5,363.74	4,623.98	15,138.99
Total 6400 Spa Payroll	\$ 15,336.92	\$ 16,403.99	\$ 10,294.40	\$ 42,035.31
6410 Spa Expense				0.00
6413 Spa Cleaning Supplies			49.59	49.59
6414 Spa Office Supplies		17.63	12.73	30.36
6415 Spa Other Operating Expense	182.78	39.43	10.08	232.29
6416 SPA - Sales & Mktg Promos	45.00	62.71	55.00	162.71
6417 Spa Operating Expenses	183.31	170.11		353.42
6418 Spa Dues & Subscriptions	163.16	163.16	163.16	489.48
Total 6410 Spa Expense	\$ 574.25	\$ 453.04	\$ 290.56	\$ 1,317.85
6450 Franchise Fees				0.00
6451 Honors Redemption	12,434.92	17,527.62	9,657.99	39,620.53
6452 Hilton Franchise Fees	19,434.26	20,664.03	9,297.19	49,395.48
6454 Hilton Marketing Fee	26,722.16	28,413.04	12,783.63	67,918.83
Total 6450 Franchise Fees	\$ 58,591.34	\$ 66,604.69	\$ 31,738.81	\$ 156,934.84
6500 Admin & General				0.00
6502 Management	17,271.20	18,321.57	18,321.57	53,914.34
6504 Payroll Tax & Benefits	972.74	857.42	926.25	2,756.41
6505 Other Miscellaneous	318.53	318.53	637.05	1,274.11
6506 External Billing	0.00	0.00	0.00	0.00
6511 Accounting / HR Fees	1.62	1.79	117.39	120.80
6512 Expenses Bank Charges	274.93	112.77	247.19	634.89
6513 Bad Debt Provision	0.00		105.08	105.08
6514 Charge-backs	1,101.86	4,034.05	2,096.17	7,232.08
6515 Credit Card Commissions	16,586.16	18,677.49	9,466.08	44,729.73

6516 Payroll Processing	2,207.35	1,258.37	1,133.50	4,599.22
6518 Employee Advertising	250.00		277.42	527.42
6519 Equipment Maintenance	2,143.06	3,641.06	3,505.57	9,289.69
6520 In-House Entertainment		1,346.72	442.72	1,789.44
6521 Internet / Telephone	2,794.32	2,806.64	2,541.51	8,142.47
6522 Licenses	3,317.59		-3.00	3,314.59
6523 Other Operating Expenses	2,078.65	-1,424.47	-3,807.81	-3,153.63
6524 Postage/Overnight Delivery	55.00			55.00
6525 Printing, Stationery & Supply			34.78	34.78
6526 Employee Relations			1,004.60	1,004.60
6527 Education & Training		1,022.00		1,022.00
6528 Office/General Administrative Expenses	236.08	156.81	156.81	549.70
6529 Travel & Entertainment	310.96	1,266.47		1,577.43
6530 Wired Music Expense			449.30	449.30
6531 T & E Meals		65.12		65.12
Total 6500 Admin & General	\$ 49,920.05	\$ 52,462.34	\$ 37,652.18	\$ 140,034.57
6600 Sales & Marketing				0.00
6602 Payroll Management	19,393.10	26,069.10	17,601.75	63,063.95
6603 Payroll Tax & Benefits	2,363.00	2,488.52	1,932.67	6,784.19
6610 Sales & Marketing				0.00
6611 Manager Reception	11,952.75	12,592.92	6,777.75	31,323.42
6613 Embassy Breakfast	60,851.23	51,791.15	22,205.10	134,847.48
6616 Other Operating Expenses	318.52	318.52		637.04
6617 Printing, Stationery & Supply	456.72	158.90		615.62
6618 Group Commissions		125.73	1,014.37	1,140.10
6619 Reservation Expenses	3,647.61	4,139.28	718.29	8,505.18
6620 Dues & Subscriptions	4,129.25	707.29	707.28	5,543.82
6621 Travel & Entertainment	1,111.38	965.79		2,077.17
6623 Education & Training	1,550.00		20.00	1,570.00
6624 Trade-shows			-242.69	-242.69
6625 T & E Meals	135.68	139.34		275.02
6626 S/P - Promo	2,231.93	1,555.54	1,801.70	5,589.17
Total 6610 Sales & Marketing	\$ 86,385.07	\$ 72,494.46	\$ 33,001.80	\$ 191,881.33
Total 6600 Sales & Marketing	\$ 108,141.17	\$ 101,052.08	\$ 52,536.22	\$ 261,729.47
6700 Engineering				0.00
6702 Engineering	13,854.47	13,139.78	11,004.23	37,998.48
6703 Employee Meals	12.57			12.57
6704 Payroll Tax & Benefits	2,490.76	2,186.20	2,133.61	6,810.57
6710 Engineering Expense				0.00
6711 Air Conditioning	89.00		229.28	318.28
6712 Cleaning Supplies	103.66	139.19	19.52	262.37
6713 Contract		162.83		162.83
6714 Supplies	147.15	90.18	975.89	1,213.22
6715 Pest Control	360.83	360.83	475.83	1,197.49
6716 Equipment Maintenance	988.77		135.00	1,123.77
6717 Fire Protection	1,067.23			1,067.23
6718 Landscaping Services	1,352.94		1,313.53	2,666.47
6719 Light Bulb		622.08	750.22	1,372.30
6720 Locks & Keys	19.47		227.79	247.26
6721 Small Equipment			300.94	300.94
6722 Other Operating Expenses	662.20	18.30	48.04	728.54
6723 Painting & Decorating	347.36	634.30	515.31	1,496.97
6724 Plant Maintenance Contracts	1,550.34	1,550.34	1,550.34	4,651.02
6725 Plumbing & Heating	2,415.13	287.62	2,218.74	4,921.49
6726 Tools	145.90	241.55	37.88	425.33
6727 Swimming Pool	374.14	717.88	537.35	1,629.37

6728 Uniforms	109.50	21.65	309.48	440.63
6729 Water Softener		407.19	415.50	822.69
6730 Waste Removal	3,677.44	237.60	2,066.92	5,981.96
6731 Elevator	1,165.36	1,878.94	1,165.36	4,209.66
6732 Building	523.41	366.44	448.96	1,338.81
6733 Kitchen Equipment	1,762.49			1,762.49
Total 6710 Engineering Expense	\$ 16,862.32	\$ 7,736.92	\$ 13,741.88	\$ 38,341.12
Total 6700 Engineering	\$ 33,220.12	\$ 23,062.90	\$ 26,879.72	\$ 83,162.74
6750 Utilities Expense				0.00
6751 Electricity	18,054.36	15,218.95	17,417.34	50,690.65
6752 Fuel	3,323.00	2,092.39	1,459.05	6,874.44
6753 Water & Sewer	6,193.20	4,717.35	3,998.84	14,909.39
Total 6750 Utilities Expense	\$ 27,570.56	\$ 22,028.69	\$ 22,875.23	\$ 72,474.48
6801 Management Fee	18,186.72	19,724.37	9,031.44	46,942.53
6804 Insurance Building	9,266.41	9,266.41	9,266.41	27,799.23
Total Expenses	\$ 509,843.26	\$ 487,822.88	\$ 315,537.63	\$ 1,313,203.77
Net Operating Income	\$ 120,003.70	\$ 188,731.27	-\$ 8,712.41	\$ 300,022.56
Other Expenses				
9991000 Room Stats				0.00
9991010 Available Room Nights	4,836.00	4,524.00	4,836.00	14,196.00
9991035 Total Occupied Rooms	4,052.00	3,839.00	1,636.00	9,527.00
9991195 Room Stats Offset	-8,888.00	-8,363.00	-6,472.00	-23,723.00
Total 9991000 Room Stats	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
9991310 Aloha - Spa Gift Card Sold/Redemption	190.36	98.67	35.32	324.35
Total Other Expenses	\$ 190.36	\$ 98.67	\$ 35.32	\$ 324.35
Net Other Income	-\$ 190.36	-\$ 98.67	-\$ 35.32	-\$ 324.35
Net Income	\$ 119,813.34	\$ 188,632.60	-\$ 8,747.73	\$ 299,698.21

Monday, Apr 27, 2020 02:00:01 PM GMT-7 - Accrual Basis

Embassy Suites San Antonio Brooks Hotel and Spa
Balance Sheet
As of March 31, 2020

	Jan 2020	Feb 2020	Mar 2020
ASSETS			
Current Assets			
Bank Accounts			
1000 IBC Bank OPS #5975	0.00	0.00	0.00
1001 Sonora - Credit Card -3386	0.00	0.00	0.00
1003 Sonora Bank-Operating account	0.00	0.00	0.00
1004 Sonora- Brooks Beverage Co #1539	0.00	0.00	0.00
1005 Sonora Bank - SATBB Payroll	0.00	0.00	0.00
1007 IBC OPS - NEW -#9266	263,386.64	119,752.44	186,027.95
1008 IBC- Credit Card Account #4400	66,329.15	89,723.18	15,493.27
1009 Beverage Account IBC # 9770	14,294.80	7,053.62	5,752.08
1011 Cash Banks at Hotel	3,700.00	3,700.00	3,700.00
1101 Sonora #2735	0.00	0.00	0.00
1102 PEX Card	5,924.70	3,047.10	3,162.89
Total Bank Accounts	\$ 353,635.29	\$ 223,276.34	\$ 214,136.19
Accounts Receivable			
1100 Accounts Receivable (A/R)	178,848.67	206,508.65	98,855.63
Total Accounts Receivable	\$ 178,848.67	\$ 206,508.65	\$ 98,855.63
Other Current Assets			
Beverage Deposits	0.00	0.00	0.00
Beverage Inventory	17,846.09	17,636.83	17,465.86
Food Inventory	19,858.33	13,681.73	17,113.28
Starbucks Food Inventory		735.59	735.59
Total Food Inventory	\$ 19,858.33	\$ 14,417.32	\$ 17,848.87
Hilton HHonors Reimbursement	-658.38	-481.45	0.00
Pantry Inventory	2,342.86	1,607.37	2,444.45
Pre Opening & Inventories	192,504.91	192,504.91	192,504.91
Prepaid Expenses	5,447.29	3,257.95	1,068.62
Prepaid Insurance Acct	6,865.97	7,666.11	8,466.25
Retail Beverage Inventory	37.50	37.50	178.48
Spa Inventory	6,204.37	7,051.35	6,908.35
SPA Prepaid Expenses	0.00	0.00	0.00
Uncategorized Asset	0.00	0.00	0.00
Total Other Current Assets	\$ 250,448.94	\$ 243,697.89	\$ 246,885.79
Total Current Assets	\$ 782,932.90	\$ 673,482.88	\$ 559,877.61
Fixed Assets			
7000 CAPEX		0.00	0.00
7001 Housekeeping	6,330.38	6,330.38	6,330.38
7002 Buildings	54,905.49	54,905.49	57,295.92
7003 Engineering Equipment	8,013.71	8,013.71	8,013.71
7004 Kitchen Equipment	1,280.00	1,280.00	1,280.00
7005 Plumbing & Heating	3,930.30	3,930.30	3,930.30
7006 TV, Computers & Electronics	2,032.27	2,032.27	2,032.27
Total 7000 CAPEX	\$ 76,492.15	\$ 76,492.15	\$ 78,882.58
Brooks Project Fund - SALON		0.00	0.00
SALON	37,164.47	37,364.47	37,364.47
Total Brooks Project Fund - SALON	\$ 37,164.47	\$ 37,364.47	\$ 37,364.47
Brooks Project Fund 24 - Pre Opening & Inventories Office Supplies / Shipping / Postage	7,674.74	7,674.74	7,674.74
Brooks Project Fund 59-Spa Expense	-36,000.00	-36,000.00	-36,000.00
01 Contingency/Shipping	1,416.23	1,416.23	1,416.23
02 Eforea Building Sign	4,478.48	4,478.48	4,478.48
03 Equipment	4,339.82	4,476.60	4,476.60
04 FFE & Decor	5,874.89	6,480.17	6,480.17
05 Printing & Promotions	1,460.03	1,460.03	1,460.03
06 Shower	4,017.24	4,017.24	4,017.24
07 Software/Booking System	195.21	195.21	195.21
08 Textiles	3,267.03	3,338.97	3,616.46
09 Products & Retail Inventory	7,600.25	7,600.25	7,600.25
10 Opening Event	0.00	0.00	0.00
Total Brooks Project Fund 59-Spa Expense	-\$ 3,350.82	-\$ 2,536.82	-\$ 2,259.33
Total Fixed Assets	\$ 117,980.54	\$ 118,994.54	\$ 121,662.46
TOTAL ASSETS	\$ 900,913.44	\$ 792,477.42	\$ 681,540.07
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable (A/P)	388,137.68	336,174.34	333,433.79
Total Accounts Payable	\$ 388,137.68	\$ 336,174.34	\$ 333,433.79
Other Current Liabilities			

9000 County Occupancy Tax	0.00	0.00	0.00
9001 Sales Tax 8.25%	0.00	0.00	0.00
9002 State Occupancy Tax	0.00	0.00	0.00
9003 City Occupancy Tax	0.00	0.00	0.00
9004 State Beverage Tax	0.00	0.00	0.00
9005 Accrued Salaries & Wages	-37.60	0.00	0.00
9006 Advanced Deposits OnQ	19,488.15	23,409.86	23,375.30
9007 Retail Beverage Sales Tax	0.00	0.00	0.00
9013 Misc Accruals	2,050.56	2,050.56	2,050.56
9015 San Antonio Tourism PID Fee	0.00	0.00	0.00
9800 Misc Accounting Accruals		0.00	0.00
9008 Manager's Advance	0.00	0.00	0.00
9009 Manual Check	-446.67	-424.19	0.00
9010 Guest refund Checks	500.00	0.00	0.00
9011 Void Checks	696.53	803.08	0.00
9012 Credit Card Reconciliation account	154.18	154.18	0.00
9014 Internal - External Billing	0.00	0.00	2,944.04
9016 Vendor Void Check	0.00	0.00	1,082.05
PTO Accrual	979.58	1,751.68	1,911.12
Tax Reconciliation Account	2,532.69	3,068.97	0.00
Via Annual Bus Passes	0.00	-2.00	0.00
Total 9800 Misc Accounting Accruals	\$ 4,416.31	\$ 5,351.72	\$ 5,937.21
Advance Deposit Pre Opening	0.00	0.00	0.00
Total Other Current Liabilities	\$ 25,917.42	\$ 30,812.14	\$ 31,363.07
Total Current Liabilities	\$ 414,055.10	\$ 366,986.48	\$ 364,796.86
Total Liabilities	\$ 414,055.10	\$ 366,986.48	\$ 364,796.86
Equity			
1002 UMB - Lockbox Fund	-4,134,386.53	-4,384,386.53	-4,484,386.53
BDA Capital	250,000.00	250,000.00	250,000.00
Opening Balance Equity	0.00	0.00	0.00
Retained Earnings	3,820,685.57	3,820,685.57	3,820,685.57
Net Income	550,559.30	739,191.90	730,444.17
Total Equity	\$ 486,858.34	\$ 425,490.94	\$ 316,743.21
TOTAL LIABILITIES AND EQUITY	\$ 900,913.44	\$ 792,477.42	\$ 681,540.07

Monday, Apr 27, 2020 02:00:53 PM GMT-7 - Accrual Basis

Embassy Suites San Antonio Brooks Hotel and Spa
Statement of Cash Flows
January - March, 2020

	Jan 2020	Feb 2020	Mar 2020	Total
OPERATING ACTIVITIES				
Net Income	119,813.34	188,632.60	-8,747.73	299,698.21
Adjustments to reconcile Net Income to Net Cash provided by operations:				0.00
1100 Accounts Receivable (A/R)	-21,629.52	-27,659.98	107,653.02	58,363.52
Beverage Inventory	935.50	209.26	170.97	1,315.73
Food Inventory	1,172.30	6,176.60	-3,431.55	3,917.35
Food Inventory:Starbucks Food Inventory		-735.59	0.00	-735.59
Hilton HHonors Reimbursement	-31.11	-176.93	-481.45	-689.49
Pantry Inventory	-748.15	735.49	-837.08	-849.74
Prepaid Expenses	2,189.34	2,189.34	2,189.33	6,568.01
Prepaid Insurance Acct	-800.14	-800.14	-800.14	-2,400.42
Retail Beverage Inventory	0.00	0.00	-140.98	-140.98
Spa Inventory	-765.10	-846.98	143.00	-1,469.08
Accounts Payable (A/P)	392.56	-51,963.34	-2,740.55	-54,311.33
9001 Sales Tax 8.25%	0.00	0.00	0.00	0.00
9002 State Occupancy Tax	-3.00	0.00	0.00	-3.00
9003 City Occupancy Tax	0.00	0.00	0.00	0.00
9004 State Beverage Tax	0.00	0.00	0.00	0.00
9005 Accrued Salaries & Wages	-37.60	37.60	0.00	0.00
9006 Advanced Deposits OnQ	5,828.63	3,921.71	-34.56	9,715.78
9007 Retail Beverage Sales Tax	0.00	0.00	0.00	0.00
9009 Misc Accounting Accruals:Manual Check	1,003.35	22.48	424.19	1,450.02
9010 Misc Accounting Accruals:Guest refund Checks	0.00	-500.00	0.00	-500.00
9011 Misc Accounting Accruals:Void Checks	1,620.11	106.55	-803.08	923.58
9012 Misc Accounting Accruals:Credit Card Reconciliation account	154.18		-154.18	0.00
9013 Misc Accruals	-3,584.40	0.00	0.00	-3,584.40
9014 Misc Accounting Accruals:Internal - External Billing	0.00		2,944.04	2,944.04
9016 Misc Accounting Accruals:Vendor Void Check			1,082.05	1,082.05
Misc Accounting Accruals:PTO Accrual	-123.42	772.10	159.44	808.12
Misc Accounting Accruals:Tax Reconciliation Account	1,431.19	536.28	-3,068.97	-1,101.50
Misc Accounting Accruals:Via Annual Bus Passes		-2.00	2.00	0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$ 12,995.28	-\$ 67,977.55	\$ 102,275.50	\$ 21,302.67
Net cash provided by operating activities	\$ 106,818.06	\$ 120,655.05	\$ 93,527.77	\$ 321,000.88
INVESTING ACTIVITIES				
03 Brooks Project Fund 59-Spa Expense:Equipment		-136.78		-136.78
04 Brooks Project Fund 59-Spa Expense:FFE & Decor		-605.28		-605.28
08 Brooks Project Fund 59-Spa Expense:Textiles		-71.94	-277.49	-349.43
7002 CAPEX:Buildings			-2,390.43	-2,390.43
7006 CAPEX:TV, Computers & Electronics	1,264.89			1,264.89
Brooks Project Fund - SALON:SALON	-1,270.78	-200.00		-1,470.78
Net cash provided by investing activities	-\$ 5.89	-\$ 1,014.00	-\$ 2,667.92	-\$ 3,687.81
FINANCING ACTIVITIES				
1002 UMB - Lockbox Fund	-120,000.00	-250,000.00	-100,000.00	-470,000.00
Net cash provided by financing activities	-\$ 120,000.00	-\$ 250,000.00	-\$ 100,000.00	-\$ 470,000.00
Net cash increase for period	-\$ 13,187.83	-\$ 130,358.95	-\$ 9,140.15	-\$ 152,686.93