

BROOKS DEVELOPMENT AUTHORITY
BALANCE SHEET
AS OF FEBRUARY 29, 2020
(Unaudited)

ASSETS	9/30/2019	2/29/2020	YTD Change
Current Assets			
Unrestricted Cash	8,114,777	6,392,881	(1,721,896)
Restricted Cash	7,715,391	5,599,162	(2,116,230)
Total Cash	15,830,168	11,992,043	(3,838,125)
Accounts Receivable	3,020,909	3,300,489	279,580
Derivative Instrument-Deferred	1,300,926	1,300,926	-
Prepayments	52,363	271,089	218,726
Parts and Supplies Inventories	-	-	-
Total Current Assets	20,204,367	16,864,547	(3,339,820)
Land, Property, and Equipment			
Land	4,449,180	4,449,180	-
Depreciable Property & Equipment	197,134,966	197,134,966	-
Less: Accumulated Depreciation	(67,213,252)	(67,213,252)	-
Total Land, Property, and Equipment	134,370,894	134,370,894	-
Construction In Progress	20,056,883	16,845,734	(3,211,149)
TOTAL ASSETS	174,632,143	168,081,174	(6,550,969)
LIABILITIES AND NET ASSETS			
	9/30/2019	2/29/2020	YTD Change
LIABILITIES			
Accounts Payable	935,050	374,272	(560,778)
Accrued Expenses	1,857,692	695,387	(1,162,305)
JP Morgan Chase-DPT Loan	8,189,619	7,846,769	(342,849)
SECO Note I, II & III	2,328,836	1,922,624	(406,212)
Tenant's Security Deposits	126,291	84,140	(42,151)
INB Loan - Aviator Apartments	20,855,912	20,707,022	(148,890)
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	53,937	(10,639)
Lease Payable Frost Bank- Landscaping Equipment	34,851	27,495	(7,355)
Lease Payable Balboa	110,889	105,070	(5,819)
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	1,608,470	(215,956)
Derivative Instrument	1,300,926	1,300,926	-
Total Liabilities	132,938,715	121,876,113	(11,062,602)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	38,906,654	133,420
Unrestricted	2,920,194	7,298,407	4,378,213
Total Net Assets	41,693,428	46,205,062	4,511,633
TOTAL LIABILITIES AND NET ASSETS	\$ 174,632,143	\$ 168,081,174	\$ (6,550,969)

Brooks Development Authority
 Summary of Investment Account Balances
 As of February 29, 2020
 (Unaudited)

Cash Balances	30-Sep-19	29-Feb-20
UMB Corporate Trust Services	7,487,639.31	5,502,944.10
Loan Star National Bank CD	6,670,362.75	6,042,421.57
BBVA Compass Operating	947,964.20	406,241.94
BBVA Compass Lease Deposits	130,029.73	88,412.82
Frost Bank Operating Account	366,180.27 *	46,208.46 *
JP Morgan Construction Debt Service Account	281,721.38	27,937.73
Inter National Bank	633.00	543.00
Total	\$ 15,884,530.64	\$ 12,114,709.62
Allocation of Funds		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account *	0.00	122,667.04
JP Morgan Construction Debt Service	0.00	0.00
Frost Operating Account *	55,463.63	(0.00) *
Unrestricted Operating Funds	\$ 55,463.63	\$ 122,667.04
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	4,878,879.00
Infrastructure Bonds Debt Service Reserve	2,346,499.96	1,368,791.61
Buildings 167/176 Expenses for final build-out	0.00	100,000.00
General Debt Service Reserve Fund	484,744.15	45,210.38
Designated EDA Grant Reserve	403,552.48	0.00
Designated Operating Funds	\$ 8,113,675.59	\$ 6,392,880.99
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,487,639.31	5,502,944.10
BBVA Compass Lease Deposits	130,029.73	88,412.82
Bond Funds Received To be Paid in March	97,089.38	7,261.67
Inter National Bank (Aviator)	633.00	543.00
Restricted Operating Funds	\$ 7,715,391.42	\$ 5,599,161.59
Grand Total	\$ 15,884,530.64	\$ 12,114,709.62

* Excludes outstanding checks.

LIQUIDITY

Designated Operating Reserve	4,878,879.00
Infrastructure Bonds Debt Service Reserve	1,368,791.61
BBVA Compass Operating	122,667.04
Buildings 167/176 Expenses for final build-out	100,000.00
General Debt Service Reserve Fund	45,210.38
TOTAL LIQUIDITY	\$ 6,515,548.03

BROOKS DEVELOPMENT AUTHORITY
FY 2020 Operating Budget Report Detail - Cash Basis
For the Five Months Ending February 29, 2020
(Unaudited)

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February 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	1,363,983	1,835,342	(471,359)	74%
Enterprise Revenue	1,270,048	91,717	105,517	107,641	138,056	-	442,931	529,187	(86,256)	84%
CAM & Reimbursable	997,570	95,398	53,918	54,259	92,284	89,581	385,440	415,654	(30,214)	93%
Property Owners Assessments	307,722	-	-	-	119,069	-	119,069	128,218	(9,149)	93%
Interest Income	169,800	23,646	23,415	21,750	21,970	20,639	111,420	70,750	40,670	157%
Miscellaneous Income	181,952	43,721	18,250	10,500	29,720	180	102,372	75,813	26,558	135%
Sales Proceeds Reimbursement	2,800,000	-	-	20,000	-	-	20,000	1,166,667	(1,146,667)	2%
Total Sources of Funds	10,131,912	639,795	306,595	471,606	661,269	465,949	2,545,214	4,221,630	(1,676,416)	60%
Uses of Funds										
Department 10 - Executive										
1 Salaries and Wages	927,632	42,571	92,436	139,023	36,436	36,436	346,903	386,513	39,610	90%
2 Employee Benefits and Taxes	232,670	25,149	4,758	19,652	20,315	11,841	81,715	103,246	21,531	79%
3 Professional Services	295,000	22,800	22,800	22,800	39,350	6,250	114,000	122,917	8,917	93%
4 Travel	40,500	226	8	5,820	2,988	-	9,041	16,875	7,834	54%
5 Customer Relations	19,950	855	830	107	1,057	420	3,269	8,313	5,043	39%
6 Admin/Other	7,141	162	20	1,450	-	-	1,632	2,975	1,343	55%
Department 10 - Executive Total	1,522,893	91,763	120,852	188,852	100,147	54,947	556,561	640,839	84,278	87%
Department 11 - Economic Development										
1 Salaries and Wages	163,507	18,136	12,327	12,290	12,475	12,271	67,498	68,128	630	99%
2 Employee Benefits and Taxes	77,156	16,957	1,670	6,033	8,530	5,449	38,639	37,165	(1,474)	104%
3 Travel	7,500	461	-	-	10	-	471	3,125	2,654	15%
4 Customer Relations	8,500	-	268	-	-	297	565	3,542	2,977	16%
5 Memberships/Dues	100,900	-	-	-	-	100,000	100,000	42,042	(57,958)	238%
6 Admin/Other	10,980	-	-	87	2,905	4,819	7,810	4,575	(3,235)	171%
Department 11 - Economic Development Total	368,543	35,554	14,265	18,409	23,920	122,836	214,983	158,576	(56,407)	136%
Department 12 - Human Resources										
1 Salaries and Wages	290,490	34,628	22,171	22,171	22,171	20,596	121,736	121,038	(699)	101%
2 Employee Benefits and Taxes	138,211	32,969	4,140	12,993	18,087	13,083	81,272	67,096	(14,176)	121%
3 Contract Labor/Services	11,475	1,033	1,070	877	1,157	778	4,915	4,781	(134)	103%
4 Legal	5,000	301	-	538	-	-	839	2,083	1,244	40%
5 Training	8,000	108	2,500	-	-	-	2,608	3,333	725	78%
6 Admin/Other	16,449	1,638	598	983	3,441	567	7,227	6,854	(373)	105%
Department 12 - Human Resources Total	469,625	70,678	30,479	37,562	44,856	35,023	218,597	205,185	(13,412)	107%
Department 13 - Board										
1 Legal	48,000	3,397	-	14,883	-	3,702	21,982	20,000	(1,982)	110%
2 Office Supplies	4,300	52	-	20	20	51	143	1,792	1,648	8%
3 Security	5,040	400	400	640	160	160	1,760	2,100	340	84%
4 Customer Relations	6,950	80	135	-	-	-	216	2,896	2,680	7%
5 Admin/Other	5,850	29	-	298	156	134	617	2,438	1,821	25%
Department 13 - Board Total	70,140	3,958	535	15,841	336	4,047	24,718	29,225	4,507	85%

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 20 - Finance										
1 Salaries and Wages	796,402	83,188	54,525	55,882	50,094	49,790	293,479	331,834	38,355	88%
2 Employee Benefits and Taxes	321,859	57,284	18,093	25,333	24,928	15,811	141,450	149,975	8,525	94%
3 Professional Services/Audit	213,180	2,005	30,000	40,700	77,535	-	150,240	88,825	(61,415)	169%
4 Legal	45,000	452		1,157		282	1,890	18,750	16,860	10%
5 Insurance	240,236	11,692	21,679	97,361	24,123	1,792	156,646	100,098	(56,548)	156%
6 Other	29,942	113	179	4,502	650	2,704	8,148	12,476	4,328	65%
Department 20 - Finance Total	1,646,619	154,733	124,476	224,936	177,330	70,379	751,853	701,958	(49,895)	107%
Department 32 - Facilities										
1 Salaries and Wages	420,571	18,275	20,612	26,984	17,767	15,377	99,014	175,238	76,223	57%
2 Employee Benefits and Taxes	214,512	113,519	(20,151)	14,762	31,219	4,052	143,402	124,730	(18,672)	115%
3 Security	30,000	3,440	3,092	3,675	1,925	5,131	17,265	12,500	(4,765)	138%
4 Landscaping/Trees/Irrigation/Roads	70,000	4,940	(775)	2,189	184	(639)	5,898	29,167	23,268	20%
5 HVAC	68,100	18,932	2,676	4,495	17,747	13,635	57,485	28,375	(29,110)	203%
6 Custodial	52,254	7,424	2,361	4,375	7,633	3,603	25,396	21,773	(3,624)	117%
7 Fleet	3,600		1,841	1,061			2,902	1,500	(1,402)	193%
8 Utilities	573,000	51,835	55,605	45,564	35,199	47,241	235,444	238,750	3,306	99%
9 Repairs & Maintenance/Electrical/Plumbing	39,300	11,821	12,758	7,383	5,712	8,269	45,943	16,375	(29,568)	281%
10 Vehicles/Equipment Payment	67,138	3,909	2,678	12,380	3,941	2,678	25,585	27,974	2,389	91%
11 Admin/Other	43,540	2,815	686	1,910	1,335	1,500	8,246	18,142	9,896	45%
Department 32 - Facilities Total	1,582,015	236,911	81,381	124,778	122,664	100,846	666,579	694,523	27,944	96%
Department - POA										
1 POA Greenline Park	325,328	30,948	19,396	20,077	26,899	17,913	115,232	135,553	20,321	85%
2 POA Security	552,605	40,376	38,966	58,873	41,560	38,861	218,637	230,252	11,615	95%
3 POA Medians, Sidewalks, Roads	762,600	74,548	49,565	45,430	50,788	44,669	265,000	317,750	52,750	83%
4 POA Playgrounds & Ponds	160,680	8,761	6,216	5,644	4,857	7,133	32,611	66,950	34,339	49%
5 POA Other	474,854	12,291	10,562	37,475	10,058	11,557	81,943	197,856	115,913	41%
POA - Total	2,276,067	166,924	124,705	167,500	134,161	120,132	713,422	948,361	234,939	353%
Department 41 - Information Technology										
1 Salaries and Wages	96,872	10,962	7,308	7,308	3,654	-	29,231	40,363	11,133	72%
2 Employee Benefits and Taxes	29,328	8,259	1,308	3,280	3,223	1,251	17,320	14,728	(2,592)	118%
3 IT Professional Services/Maintenance Agreement	74,080	270		122	9,958	7,825	18,175	30,867	12,691	59%
4 Computer Equip/Office Equip Lease/Software	40,680		897	2,789	2,773	422	6,881	16,950	10,069	41%
5 Other	46,746	10,013	1,426	2,510	3,695	920	18,565	19,478	913	95%
Department 41 - Information Technology Total	287,706	29,503	10,938	16,008	23,304	10,418	90,172	122,386	32,214	74%
Department 50 - Marketing										
1 Salaries and Wages	207,214	19,170	12,858	12,716	15,600	16,753	77,097	86,339	9,242	89%
2 Employee Benefits and Taxes	84,612	13,319	1,891	5,026	6,958	4,964	32,158	38,872	6,714	83%
3 Embassy Sponsorships	50,000	34,578	10,559	3,791	1,800	15,423	66,152	20,833	(45,319)	318%
4 Sponsorships/Conferences	140,800	43,000	30,300	9,250	7,590	10,870	101,010	58,667	(42,343)	172%
5 Advertising	307,969	24,807	22,661	27,681	23,763	7,715	106,626	128,320	21,694	83%
6 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	125,000	125,000	-	100%
7 Ground Breaking/Special Events	186,400	12,579	5,337	5,510	43,598	20,192	87,216	77,667	(9,550)	112%
8 Other	87,863	10,091	3,332	1,382	2,103	123	17,031	36,610	19,579	47%
Department 50 - Marketing Total	1,364,858	182,544	111,939	90,356	126,413	101,039	612,291	572,308	(39,983)	107%
Department 60 - Planning & Development										
1 Salaries and Wages	354,446	36,759	27,736	27,736	27,736	27,736	147,704	147,686	(18)	100%
2 Employee Benefits and Taxes	130,226	21,502	3,150	11,814	13,661	9,210	59,337	59,803	465	99%
3 Other	43,004			870	203	6	1,079	17,918	16,840	6%
Department 60 - Planning & Development Total	527,676	58,261	30,886	40,420	41,600	36,953	208,120	225,407	17,287	92%
Total Uses of Funds	10,116,142	1,030,829	650,457	924,661	794,730	656,620	4,057,297	4,215,059	157,763	96%
Net Income (Loss) from Operatons	15,770	(391,034)	(343,862)	(453,054)	(133,461)	(190,671)	(1,512,082)	6,571	\$(1,518,653)	

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February 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	578,228	577,719	510	100%
Grants	220,000						-	91,667	(91,667)	0%
Capital Projects Allocation	495,037	41,253	41,253	41,253	41,253	41,253	206,265	206,265	-	100%
2015 A-1 Bonds	2,346,500	195,542	195,542	195,542	195,542	195,542	977,708	977,708	-	100%
General Debt Service Reserve	1,479,560						-	616,483	(616,483)	0%
Tenants Utility Reimbursement	259,348	33,037	16,037	28,963	33,537	18,929	130,503	108,062	22,441	121%
Total Non Operating Revenue	6,186,970	388,635	365,368	381,382	387,482	369,839	1,892,705	2,577,904	(685,199)	73%
Non Operating Expenditures										
JP Morgan Chase/DPT Debt Service Payment	1,386,525	118,803	112,536	115,624	117,150	114,115	578,228	577,719	(510)	100%
2015 A-1 Bonds Debt Service Payment	2,346,500	195,542	195,542	195,542	195,542	195,542	977,708	977,708	(0)	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	24,883	42,000	42,000	42,000	192,883	210,000	17,117	92%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	27,342	43,385	43,385	43,385	200,884	216,927	16,043	93%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	101,563	101,563	-	100%
SECO Debt Service Payment	863,953		215,988				215,988	431,977	(71,996)	120%
Tenants Utility Expenditures	259,348	33,040	22,811	20,474	24,859	19,632	120,816	108,062	(12,755)	112%
Hotel Debt Service						185,663	185,663	-	(185,663)	#DIV/0!
Lone Star Debt Service - OKIN	78,042			14,882	6,875	6,563	28,319	32,518	4,198	87%
Total Non Operating Expenditures	6,202,743	453,082	619,414	452,219	450,124	843,200	2,818,040	2,584,476	(233,564)	109%
Total Non Operating Revenues & Expenditures	(15,773)	(64,448)	(254,046)	(70,838)	(62,642)	(473,361)	(925,335)	(6,572)	\$ (918,763)	14080%
Net Income (Loss) after Operations & Debt Service	(3)	(455,482)	(597,908)	(523,892)	(196,103)	(664,032)	(2,437,417)	(1)	(2,437,416)	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of February 29, 2020

Sources	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks		Prior	
Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total	
Bond - Infrastructure	\$ 1,328,986	282,128	-	-	-	-	-	282,128	18,189,472	18,471,600
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	\$ -	-	76,969	-	-	-	-	76,969	1,283,092	1,360,061
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	-	-	-	-	-	1,071,244	1,071,244	10,835,251	11,906,495
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	296,272	76,969	-	-	-	1,135,373	1,508,613	38,544,012	40,052,626

Uses	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks		Prior	
Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total	
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	\$ -	-	24,766	-	-	-	-	24,766	700,849	725,615
SNB TO LYSTER TO AVIATION	\$ -	-	34,209	-	-	-	-	34,209	929,385	963,594
INNER CIRCLE	\$ -	-	17,994	-	-	-	-	17,994	386,953	404,947
Total Infrastructure Projects	2,146,732	72,902	76,969	-	-	-	3,031	152,902	3,386,999	3,539,901

Vertical Projects	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks		Prior	
Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years	Total	
INDUSTRIAL BUILDING	\$ -	-	-	-	-	-	253,106	253,106	1,003,516	1,256,622
CUISINE SOLUTIONS	\$ -	-	-	-	-	-	2,735	2,735	27,175	29,909
AVIATOR	\$ -	-	-	-	-	-	215	215	2,072	2,287
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	10,215	10,215
BUILDING 176 RENOVATION	\$ 181,375	375	-	-	-	-	145,919	146,294	3,568,095	3,714,389
BUILDING 167 RENOVATION	\$ 181,375	375	-	-	-	-	271,286	271,661	2,865,941	3,137,603
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
BLDG 502 OFFICE RENOVATION	\$ -	-	-	-	-	-	-	-	1,061,113	1,061,113
LA GLORIA	\$ 2,572,847	-	-	-	-	-	2,948	2,948	1,054,614	1,057,562
MEDICAL OFFICE BUILDING	\$ 9,557,656	-	-	-	-	-	452	452	573,663	574,114
Total Vertical Projects	12,493,253	750	-	-	-	-	676,747	677,497	10,332,299	11,009,795

	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	-	-	-	-	-	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
TEMPORARY PARKING LOTS	\$ -	-	-	-	-	-	-	-	57,533	57,533
UNIT 20C SEWER	\$ 200,000	-	-	-	-	-	-	-	-	-
HERITAGE OAKS MASTER PLAN	\$ 74,550	-	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$ 150,000	-	-	-	-	-	17,396	17,396	-	17,396
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	\$ -	-	-	-	-	-	3,376	3,376	104,646	108,022
Total Tenant/ Campus Improvements	\$ 1,064,491	180,336	-	-	-	-	160,753	341,090	426,864	767,954

	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	-	-	-	-	-	115,478	115,478	354,302	469,780
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 105,000	-	-	-	-	-	9,631	9,631	383,944	393,574
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	\$ -	-	-	-	-	-	1,303	1,303	176,272	177,575
COMPUTER SOFTWARE/EQUIPMENT	\$ -	-	-	-	-	-	-	-	29,179	29,179
HVAC CONTRACTS	\$ -	-	-	-	-	-	-	-	47,082	47,082
UNUSED FUNDS	\$ 76,040	-	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$ 100,000	-	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE REIMBURSEMENT	\$ 836,212	-	-	-	-	-	-	-	-	-
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$ 495,307	-	-	-	-	-	165,102	165,102	952,504	1,117,607
TRANSFER OUT TO POA BUDGET - SPECIAL ASSESSMENT	\$ 263,951	-	-	-	-	-	-	-	-	-
Total Other	\$ 2,202,135	42,284	-	-	-	-	291,514	333,797	3,014,843	3,348,641

TOTAL USES	18,103,504	296,272	76,969	-	-	-	1,135,373	1,508,613	17,221,591	18,730,204
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NET	-	-	-	-	-	-	-	-	21,322,422	21,322,422
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BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE FIVE MONTHS ENDED FEBRUARY 29, 2020
(Unaudited)

	FY 2020
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 2,527,427
Payments to employees	\$ (1,278,101)
Payments to suppliers for goods and services	\$ (3,888,565)
Net Cash (Used for) Provided by Operating Activities	(2,639,239)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	844,843
Proceeds Sale of Land	-
Proceeds from TIRZ #16	6,000,000
Payments on Loans	(5,329,264)
Interest Received	110,447
Interest Payments	(2,901,882)
Net Cash (Used for) Provided by Capital and Related Financing Activities	(1,275,856)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	76,969
Net Cash (Used for) Provided by Non-Capital Financing Activities	76,969
NET (DECREASE) INCREASE IN CASH	(3,838,125)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	15,830,168
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 11,992,043
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	(633,866)
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	149,046
(Increase)/Decrease in Other Receivables	(428,626)
(Increase)/Decrease in Pre-Payments	39,441
Increase(Decrease) in Accounts Payable	(602,929)
Increase/(Decrease) in Accrued Expenses	(1,162,305)
Net Cash (Used for) Provided by Operating Activities	\$ (2,639,239)