

## BROOKS DEVELOPMENT AUTHORITY

## BALANCE SHEET

AS OF MAY 31, 2020

(Unaudited)

<b>ASSETS</b>	9/30/2019	5/31/2020	YTD Change
Current Assets			
Unrestricted Cash	8,114,777	4,828,879	(3,285,897)
Restricted Cash	7,715,391	6,180,565	(1,534,826)
Total Cash	<u>15,830,168</u>	<u>11,009,444</u>	<u>(4,820,724)</u>
Accounts Receivable	3,020,909	3,506,963	486,054
Derivative Instrument-Deferred	1,300,926	1,300,926	-
Prepayments	52,363	173,983	121,620
Parts and Supplies Inventories	-	-	-
Total Current Assets	<u>20,204,367</u>	<u>15,991,317</u>	<u>(4,213,050)</u>
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	<u>(67,213,252)</u>	<u>(72,461,318)</u>	<u>(5,248,066)</u>
Total Land, Property, and Equipment	<u>134,370,894</u>	<u>129,170,810</u>	<u>(5,200,084)</u>
Construction In Progress	<u>20,056,883</u>	<u>17,328,736</u>	<u>(2,728,147)</u>
<b>TOTAL ASSETS</b>	<b><u>174,632,143</u></b>	<b><u>162,490,862</u></b>	<b><u>(12,141,281)</u></b>
<b>LIABILITIES AND NET ASSETS</b>	9/30/2019	5/31/2020	YTD Change
LIABILITIES			
Accounts Payable	935,050	293,083	(641,967)
Accrued Expenses	1,857,692	480,670	(1,377,022)
JP Morgan Chase-DPT Loan	8,189,619	7,633,521	(556,098)
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	20,599,585	(256,327)
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	46,677	(17,899)
Lease Payable Frost Bank- Landscaping Equipment	34,851	22,964	(11,886)
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	1,483,470	(340,956)
Derivative Instrument	1,300,926	1,300,926	-
Total Liabilities	<u>132,938,715</u>	<u>121,204,924</u>	<u>(11,733,791)</u>
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	37,997,661	(775,574)
Unrestricted	2,920,194	3,288,277	368,083
Total Net Assets	<u>41,693,428</u>	<u>41,285,938</u>	<u>(407,490)</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b><u>\$ 174,632,143</u></b>	<b><u>\$ 162,490,862</u></b>	<b><u>\$ (12,141,281)</u></b>

**Brooks Development Authority**  
**Summary of Investment Account Balances**  
**As of May 31, 2020**  
**(Unaudited)**

<u>Cash Balances</u>	<u>30-Sep-19</u>	<u>31-May-20</u>
UMB Corporate Trust Services	7,487,639.31	5,972,546.90
Loan Star National Bank CD	6,670,362.75	4,375,351.53
BBVA Compass Operating	947,964.20	654,553.64
BBVA Compass Lease Deposits	130,029.73	176,764.77
Frost Bank Operating Account	366,180.27 *	22,650.03 *
JP Morgan Construction Debt Service Account	281,721.38	51,947.08
Inter National Bank	633.00	489.00
<b>Total</b>	<b><u>\$ 15,884,530.64</u></b>	<b><u>\$ 11,254,302.95</u></b>

<u>Allocation of Funds</u>		
<b>Unrestricted Funds Allocation:</b>		
BBVA Compass Operating Account *	0.00	244,858.58
JP Morgan Construction Debt Service	0.00	0.00
Frost Operating Account *	55,463.63	(0.00) *
<b>Unrestricted Operating Funds</b>	<b><u>\$ 55,463.63</u></b>	<b><u>\$ 244,858.58</u></b>

<b>Designated Funds Allocation:</b>		
Designated Operating Reserve	4,878,879.00	3,946,712.80
Infrastructure Bonds Debt Service Reserve	2,346,499.96	782,166.60
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
<b>Designated Operating Funds</b>	<b><u>\$ 8,113,675.59</u></b>	<b><u>\$ 4,828,879.40</u></b>

<b>Restricted Funds Allocation:</b>		
UMB Corporate Trust Services (Bonds)	7,487,639.31	5,972,546.90
BBVA Compass Lease Deposits	130,029.73	176,764.77
Bond Funds Received To be Paid in May	97,089.38	30,764.30
Inter National Bank (Aviator)	633.00	489.00
<b>Restricted Operating Funds</b>	<b><u>\$ 7,715,391.42</u></b>	<b><u>\$ 6,180,564.97</u></b>
<b>Grand Total</b>	<b><u>\$ 15,884,530.64</u></b>	<b><u>\$ 11,254,302.95</u></b>

\* Excludes outstanding checks.

**LIQUIDITY**

Designated Operating Reserve	3,946,712.80
Infrastructure Bonds Debt Service Reserve	782,166.60
BBVA Compass Operating	244,858.58
Buildings 167/176 Expenses for final build-out	100,000.00
<b>TOTAL LIQUIDITY</b>	<b><u>\$ 5,073,737.98</u></b>

**BROOKS DEVELOPMENT AUTHORITY**  
**FY 2020 Operating Budget Report Detail - Cash Basis**  
**For the Eight Months Ending May 31, 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 %
<b>Sources of Funds</b>												
Commercial Rents	3,277,238	385,312	105,495	257,457	260,170	355,549	282,582	233,837	2,096,108	2,184,825	(88,717)	96%
Enterprise Revenue	1,270,048	91,717	105,517	107,641	138,056	-	203,992	86,679	771,824	846,699	(74,875)	91%
CAM & Reimbursable	1,014,298	95,398	53,918	54,259	92,284	89,581	58,507	45,506	532,811	676,199	(143,388)	79%
Property Owners Assessments	264,438	-	-	-	119,069	-	-	-	157,982	176,292	(18,310)	90%
Interest Income	135,000	23,646	23,415	21,750	21,970	20,639	17,203	13,115	151,763	90,000	61,763	169%
Miscellaneous Income	103,208	43,721	18,250	10,500	29,720	180	836	-	103,215	68,805	34,409	150%
Sales Proceeds Reimbursement	3,814,324	-	-	20,000	-	-	-	-	20,000	2,542,883	(2,522,883)	1%
<b>Total Sources of Funds</b>	<b>9,878,554</b>	<b>639,795</b>	<b>306,595</b>	<b>471,606</b>	<b>661,269</b>	<b>465,949</b>	<b>563,120</b>	<b>379,138</b>	<b>3,833,702</b>	<b>6,585,703</b>	<b>(2,752,000)</b>	<b>58%</b>
<b>Uses of Funds</b>												
<b>Department 10 - Executive</b>												
1 Salaries and Wages	616,151	42,571	92,436	145,376	36,436	36,436	36,647	36,436	462,776	410,767	(52,009)	113%
2 Employee Benefits and Taxes	148,125	25,149	4,758	19,652	13,939	11,841	11,811	11,571	110,083	102,350	(7,733)	108%
3 Professional Services	280,699	22,800	22,800	22,800	39,350	6,250	40,199	35,300	212,299	187,133	(25,166)	113%
4 Travel	20,173	226	8	5,820	2,988	-	1,207	-	10,248	13,449	3,200	76%
5 Customer Relations	11,500	855	830	107	1,057	420	250	55	3,574	7,667	4,093	47%
6 Admin/Other	11,625	162	20	1,450	-	-	4,964	194	7,076	7,750	674	91%
<b>Department 10 - Executive Total</b>	<b>1,088,273</b>	<b>91,763</b>	<b>120,852</b>	<b>195,205</b>	<b>93,770</b>	<b>54,947</b>	<b>95,078</b>	<b>83,556</b>	<b>806,056</b>	<b>729,115</b>	<b>(76,941)</b>	<b>111%</b>
<b>Department 11 - Economic Development</b>												
1 Salaries and Wages	163,507	17,280	12,327	12,290	12,475	12,271	12,252	12,401	103,733	109,005	5,271	95%
2 Employee Benefits and Taxes	76,502	17,813	3,382	6,033	8,530	5,449	3,733	5,849	55,415	53,868	(1,547)	103%
3 Travel	4,461	461	-	-	10	-	-	-	471	2,974	2,503	16%
4 Customer Relations	2,065	-	268	-	-	297	-	-	565	1,377	812	41%
5 Memberships/Dues	100,900	-	-	-	-	100,000	-	-	100,000	67,267	(32,733)	149%
6 Admin/Other	23,359	-	-	87	2,905	4,819	1,730	1,245	12,031	15,573	3,542	77%
<b>Department 11 - Economic Development Total</b>	<b>370,794</b>	<b>35,554</b>	<b>15,976</b>	<b>18,409</b>	<b>23,920</b>	<b>122,836</b>	<b>17,716</b>	<b>19,495</b>	<b>272,215</b>	<b>250,063</b>	<b>(22,152)</b>	<b>109%</b>
<b>Department 12 - Human Resources</b>												
1 Salaries and Wages	290,490	34,628	22,171	22,171	22,171	20,596	22,171	22,171	188,249	193,660	5,411	97%
2 Employee Benefits and Taxes	145,896	27,855	4,140	12,993	18,087	13,083	12,424	13,735	111,415	102,697	(8,718)	108%
3 Contract Labor/Services	11,351	1,033	1,070	877	1,157	778	23	109	6,608	7,567	960	87%
4 Legal	5,000	301	-	538	-	-	1,462	-	3,077	3,333	256	92%
5 Training	5,000	108	2,500	-	-	-	-	-	2,608	3,333	725	78%
6 Admin/Other	13,318	1,588	548	983	3,441	567	1,353	549	9,400	8,879	(522)	106%
<b>Department 12 - Human Resources Total</b>	<b>471,055</b>	<b>65,514</b>	<b>30,429</b>	<b>37,562</b>	<b>44,856</b>	<b>35,023</b>	<b>37,433</b>	<b>36,564</b>	<b>321,357</b>	<b>319,470</b>	<b>(1,887)</b>	<b>101%</b>
<b>Department 13 - Board</b>												
1 Legal	48,000	3,397	-	14,883	-	3,702	2,021	3,311	30,991	32,000	1,010	97%
2 Office Supplies	3,563	52	-	20	20	51	20	-	183	2,375	2,192	8%
3 Security	4,520	400	400	640	160	160	400	160	2,320	3,013	693	77%
4 Customer Relations	6,216	80	135	-	-	-	-	-	216	4,144	3,928	5%
5 Admin/Other	3,397	29	-	298	156	134	75	35	727	2,265	1,537	32%
<b>Department 13 - Board Total</b>	<b>65,696</b>	<b>3,958</b>	<b>535</b>	<b>15,841</b>	<b>336</b>	<b>4,047</b>	<b>2,516</b>	<b>3,506</b>	<b>34,437</b>	<b>43,797</b>	<b>9,361</b>	<b>79%</b>

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
<b>Department 20 - Finance</b>												
1 Salaries and Wages	658,124	84,688	54,525	55,882	50,094	49,790	54,805	44,796	436,622	438,749	2,127	100%
2 Employee Benefits and Taxes	273,307	55,784	18,093	25,333	24,928	15,811	16,291	10,066	178,240	191,271	13,031	93%
3 Professional Services/Audit	250,290	2,005	30,000	40,700	77,535	-	18,700	-	179,400	166,860	(12,540)	108%
4 Legal	10,000	452		1,157		282	1,116	796	4,496	6,667	2,171	67%
5 Insurance	211,366	11,692	21,679	97,361	24,123	1,792	1,792	13,029	171,467	140,911	(30,556)	122%
6 Other	65,986	163	229	4,502	650	2,704	8,700	3,036	22,642	43,991	21,349	51%
Department 20 - Finance Total	1,469,073	154,783	124,526	224,936	177,330	70,379	101,403	71,723	992,867	988,448	(4,418)	100%
<b>Department 32 - Facilities</b>												
1 Salaries and Wages	216,463	48,233	20,612	26,984	17,767	15,377	20,917	33,255	215,050	144,308	(70,742)	149%
2 Employee Benefits and Taxes	134,880	83,561	(20,703)	14,762	31,219	4,052	9,528	20,632	158,280	110,120	(48,160)	144%
3 Security	36,733	3,440	3,092	3,675	1,925	5,131	1,519	6,568	27,110	24,489	(2,621)	111%
4 Landscaping/Trees/Irrigation/Roads	19,757	4,940	(775)	2,189	184	(639)	3,189	1,351	11,169	13,171	2,002	85%
5 HVAC	125,091	18,932	2,676	4,495	17,747	13,635	10,065	18,978	95,296	83,394	(11,902)	114%
6 Custodial	59,186	7,424	2,361	4,375	7,633	3,603	4,599	7,441	40,538	39,457	(1,081)	103%
7 Fleet	16,454		1,841	1,061			1,060	1,256	5,218	10,969	5,752	48%
8 Utilities	525,000	51,835	55,605	45,564	35,199	47,241	36,895	28,326	343,051	350,000	6,949	98%
9 Repairs & Maintenance/Electrical/Plumbing	93,613	11,821	12,758	7,383	5,712	8,269	11,049	5,389	63,998	62,409	(1,589)	103%
10 Vehicles/Equipment Payment	67,138	3,909	2,571	12,380	3,941	2,590	12,045	3,972	44,064	44,759	695	98%
11 Admin/Other	27,231	2,815	686	1,910	1,335	1,588	3,056	1,605	15,352	18,154	2,802	85%
Department 32 - Facilities Total	1,321,546	236,911	80,722	124,778	122,664	100,846	113,922	128,771	1,019,126	901,231	(117,895)	113%
<b>Department - POA</b>												
1 POA Greenline Park	325,328	30,948	19,396	20,077	26,899	17,913	19,365	18,142	159,458	216,885	57,427	74%
2 POA Security	552,605	40,376	38,966	58,873	41,560	38,861	38,739	38,563	335,374	368,403	33,029	91%
3 POA Medians, Sidewalks, Roads	762,600	74,548	49,565	45,430	50,788	44,669	39,848	22,271	353,541	508,400	154,859	70%
4 POA Playgrounds & Ponds	160,680	8,761	6,216	5,644	4,857	7,133	11,365	2,543	48,346	107,120	58,774	45%
5 POA Other	474,854	12,291	10,562	37,475	10,058	11,557	8,959	7,658	109,801	316,569	206,769	35%
POA - Total	2,276,067	166,924	124,705	167,500	134,161	120,132	118,276	89,178	1,006,520	1,517,378	510,858	314%
<b>Department 41 - Information Technology</b>												
1 Salaries and Wages	81,542	10,962	7,308	7,308	3,654	-	5,481	7,308	49,327	54,361	5,034	91%
2 Employee Benefits and Taxes	34,862	8,259	1,308	3,280	3,223	1,251	2,010	3,280	25,096	24,675	(421)	102%
3 IT Professional Services/Maintenance Agreement	103,011	270		122	9,958	7,825	7,819	3,598	65,842	68,674	2,832	96%
4 Computer Equip/Office Equip Lease/Software	55,338		897	2,789	2,773	422	2,739	3,530	14,683	36,892	22,209	40%
5 Other	48,205	10,013	1,426	2,510	3,695	920		747	19,312	32,137	12,825	60%
Department 41 - Information Technology Total	322,958	29,503	10,938	16,008	23,304	10,418	18,048	18,463	174,259	216,739	42,479	80%
<b>Department 50 - Marketing</b>												
1 Salaries and Wages	203,838	19,170	12,858	12,716	15,600	16,753	16,160	16,408	126,138	135,892	9,754	93%
2 Employee Benefits and Taxes	76,310	13,319	4,108	5,026	6,958	4,964	6,135	6,418	51,559	52,940	1,381	97%
3 Embassy Sponsorships	69,198	34,578	10,559	3,791	1,800	15,423	4,571		70,723	46,132	(24,591)	153%
4 Sponsorships/Conferences	128,300	43,000	30,300	9,250	7,590	10,870	7,486	4,500	114,496	85,533	(28,962)	134%
5 Advertising	262,943	24,807	22,661	27,681	23,763	7,715	24,887	11,839	151,313	175,295	23,983	86%
6 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000	200,000	-	100%
7 Ground Breaking/Special Events	109,702	12,579	5,337	5,510	43,598	20,192	8,900	(5,863)	90,253	73,135	(17,118)	123%
8 Other	169,968	10,091	3,332	1,382	2,103	39,939	19,188	1,403	78,400	113,312	34,912	69%
Department 50 - Marketing Total	1,320,259	182,544	114,156	90,356	126,413	140,856	112,327	59,704	882,882	882,239	(642)	100%
<b>Department 60 - Planning &amp; Development</b>												
1 Salaries and Wages	362,154	36,759	27,736	27,736	27,736	27,736	27,736	27,736	230,336	241,436	11,100	95%
2 Employee Benefits and Taxes	132,212	21,502	3,510	11,814	13,661	9,210	9,204	11,687	88,577	91,308	2,731	97%
3 Other	37,529			870	203	6			1,219	25,019	23,801	5%
Department 60 - Planning & Development Total	531,895	58,261	31,246	40,420	41,600	36,953	36,940	39,423	320,131	357,763	37,632	89%
<b>Total Uses of Funds</b>	<b>9,237,616</b>	<b>1,025,716</b>	<b>654,087</b>	<b>931,014</b>	<b>788,354</b>	<b>696,436</b>	<b>653,658</b>	<b>550,382</b>	<b>5,829,849</b>	<b>6,158,410</b>	<b>328,561</b>	<b>95%</b>
<b>Net Income (Loss) from Operatons</b>	<b>640,938</b>	<b>(385,921)</b>	<b>(347,493)</b>	<b>(459,408)</b>	<b>(127,084)</b>	<b>(230,487)</b>	<b>(90,538)</b>	<b>(171,244)</b>	<b>(1,996,147)</b>	<b>427,292</b>	<b>\$ (2,423,439)</b>	

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
<b>Non Operating Revenues</b>												
JP Morgan Chase/DPT Debt Service	1,386,525	118,803	112,536	115,624	117,150	114,115	115,692	117,094	925,133	924,350	783	100%
Grants	220,000								-	146,667	(146,667)	0%
Capital Projects Allocation	495,037	41,253	41,253	41,253	41,253	41,253	41,253	41,253	330,025	330,025	-	100%
2015 A-1 Bonds	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	1,564,333	1,564,333	-	100%
General Debt Service Reserve	616,095								-	410,730	(410,730)	0%
Tenants Utility Reimbursement	259,348	33,037	16,037	28,963	33,537	18,929	13,577	29,798	197,274	172,899	24,375	114%
<b>Total Non Operating Revenue</b>	<b>5,323,505</b>	<b>388,635</b>	<b>365,368</b>	<b>381,382</b>	<b>387,482</b>	<b>369,839</b>	<b>366,063</b>	<b>383,687</b>	<b>3,016,764</b>	<b>3,549,003</b>	<b>(532,239)</b>	<b>85%</b>
<b>Non Operating Expenditures</b>												
JP Morgan Chase/DPT Debt Service Payment	1,386,525	118,803	112,536	115,624	117,150	114,115	115,692	117,094	925,133	924,350	(783)	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	1,564,333	1,564,333	(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	318,883	336,000	17,117	95%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	27,342	43,385	43,385	43,385	43,385	43,385	331,040	347,083	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	162,500	162,500	-	100%
SECO Debt Service Payment	431,977		215,988			215,988			431,977	287,985	(143,992)	150%
Tenants Utility Expenditures	259,345	33,040	22,811	20,474	24,859	19,632	19,120	22,938	185,278	172,897	(12,381)	107%
Hotel Debt Service	193,679					185,663			185,663	129,119	(56,543)	144%
Lone Star Debt Service - OKIN	78,042			14,882	6,875	6,563	6,563	6,781	46,350	52,028	5,678	89%
<b>Total Non Operating Expenditures</b>	<b>5,964,443</b>	<b>453,082</b>	<b>619,414</b>	<b>452,219</b>	<b>450,124</b>	<b>843,200</b>	<b>442,614</b>	<b>448,053</b>	<b>4,151,156</b>	<b>3,976,295</b>	<b>(174,860)</b>	<b>104%</b>
<b>Total Non Operating Revenues &amp; Expenditures</b>	<b>(640,938)</b>	<b>(64,448)</b>	<b>(254,046)</b>	<b>(70,838)</b>	<b>(62,642)</b>	<b>(473,361)</b>	<b>(76,550)</b>	<b>(64,366)</b>	<b>(1,134,391)</b>	<b>(427,292)</b>	<b>\$ (707,099)</b>	<b>265%</b>
<b>Net Income (Loss) after Operations &amp; Debt Service</b>	<b>0</b>	<b>(450,368)</b>	<b>(601,539)</b>	<b>(530,246)</b>	<b>(189,726)</b>	<b>(703,848)</b>	<b>(167,089)</b>	<b>(235,611)</b>	<b>(3,130,538)</b>	<b>0</b>	<b>(3,130,539)</b>	

**Brooks Development Authority**  
**Unaudited Capital Budget Report - Cash Basis**  
**As of May 31, 2020**

<b>Sources</b>	<b>FY2020 Budget</b>	<b>Brooks Bonds</b>	<b>CoSA Funding</b>	<b>EDA Grant</b>	<b>Bexar Cty Funding</b>	<b>Commercial Loans</b>	<b>Brooks Cash</b>	<b>Totals</b>	<b>Prior Fiscal Years</b>	<b>Total</b>
Bond - Infrastructure	\$ 1,173,697	655,003	-	-	-	-	-	655,003	18,189,472	18,844,475
Greenline Park to Mission Reach	\$ 1,453,184	-	-	-	10,400	-	-	10,400	333,259	343,659
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ -	-	-	-	-	-	-	-	277,201	277,201
COSA Bond Projects	\$ 156,246	-	127,592	-	-	-	-	127,592	1,283,092	1,410,684
EDU Credits	\$ -	-	-	-	-	-	-	-	-	-
EDA Grant Reimbursement	\$ -	-	-	-	-	-	-	-	941,813	941,813
Construction Loans	\$ 1,525,221	-	-	-	-	-	-	-	5,869,117	5,869,117
Brooks Capital Contribution\Land Sales	\$ 3,666,839	-	-	-	-	-	1,426,478	1,426,478	10,835,251	12,261,729
Stabilization Funds	\$ -	-	-	-	-	-	-	-	786,303	786,303
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-	-
POA - Special Assessment	\$ 598,509	14,144	-	-	-	-	64,129	78,272	28,504	106,776
SARA Grant	\$ -	-	-	-	-	-	-	-	-	-
Brooks Land Contribution	\$ 871,200	-	-	-	-	-	-	-	-	-
3rd Party Equity Contribution	\$ 88,213	-	-	-	-	-	-	-	-	-
<b>Total Sources</b>	<b>9,533,109</b>	<b>669,147</b>	<b>127,592</b>	<b>-</b>	<b>10,400</b>	<b>-</b>	<b>1,490,606</b>	<b>2,297,745</b>	<b>38,544,012</b>	<b>40,841,758</b>

<b>Uses</b>	<b>FY2020 Budget</b>	<b>Brooks Bonds</b>	<b>CoSA Funding</b>	<b>EDA Grant</b>	<b>Bexar Cty Funding</b>	<b>Commercial Loans</b>	<b>Brooks Cash</b>	<b>Totals</b>	<b>Prior Fiscal Years</b>	<b>Total</b>
<b>Infrastructure Projects</b>										
OFFSITE SEWER - TOWN CENTER ALONG SE MILITARY	\$ -	-	-	-	-	-	-	-	-	-
LA GLORIA SEWER	\$ -	-	-	-	-	-	-	-	-	-
GFR SEWER	\$ -	-	-	-	-	-	-	-	-	-
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 1,794,732	-	-	-	10,400	-	1,846	12,245	413,675	425,921
S. NEW BRAUNFELS/LYSTER TO 410 DESIGN	\$ 352,000	352,000	-	-	-	-	-	352,000	530,547	882,547
CITY BASE COMMONS - TRAFFIC LIGHT	\$ 74,172	72,902	-	-	-	-	1,270	74,172	425,590	499,762
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 25,284	-	34,815	-	-	-	-	34,815	700,849	735,664
SNB TO LYSTER TO AVIATION	\$ 94,974	-	47,487	-	-	-	-	47,487	929,385	976,872
INNER CIRCLE	\$ 35,988	-	45,291	-	-	-	-	45,291	386,953	432,243
<b>Total Infrastructure Projects</b>	<b>2,377,150</b>	<b>424,902</b>	<b>127,592</b>	<b>-</b>	<b>10,400</b>	<b>-</b>	<b>3,116</b>	<b>566,010</b>	<b>3,386,999</b>	<b>3,953,009</b>

<b>Vertical Projects</b>	<b>FY2020 Budget</b>	<b>Brooks Bonds</b>	<b>CoSA Funding</b>	<b>EDA Grant</b>	<b>Bexar Cty Funding</b>	<b>Commercial Loans</b>	<b>Brooks Cash</b>	<b>Totals</b>	<b>Prior Fiscal Years</b>	<b>Total</b>
INDUSTRIAL BUILDING	\$ 253,493	-	-	-	-	-	253,601	253,601	1,003,516	1,257,116
CUISINE SOLUTIONS	\$ 2,735	-	-	-	-	-	2,971	2,971	27,175	30,146
AVIATOR	\$ 1,000	-	-	-	-	-	1,785	1,785	2,072	3,856
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	10,215	10,215
BUILDING 176 RENOVATION	\$ 250,266	375	-	-	-	-	154,549	154,924	3,568,095	3,723,019
BUILDING 167 RENOVATION	\$ 250,266	375	-	-	-	-	279,916	280,291	2,865,941	3,146,233
GREENLINE VILLAGE	\$ 86	-	-	-	-	-	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	\$ -	-	-	-	-	-	1,118	1,118	1,061,113	1,062,231
LA GLORIA	\$ 2,572,847	-	-	-	-	-	2,948	2,948	1,054,614	1,057,562
MEDICAL OFFICE BUILDING	\$ 452	-	-	-	-	-	688	688	573,663	574,351
<b>Total Vertical Projects</b>	<b>3,331,144</b>	<b>750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>697,662</b>	<b>698,412</b>	<b>10,332,299</b>	<b>11,030,710</b>

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

	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks		Prior	
<b>Tenant/Campus Improvements</b>	<b>Budget</b>	<b>Bonds</b>	<b>Funding</b>	<b>Grant</b>	<b>Funding</b>	<b>Loans</b>	<b>Cash</b>	<b>Totals</b>	<b>Fiscal Years</b>	<b>Total</b>
DEMOLITION	\$ -	-	-	-	-	-	-	-	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	-	26,198
SAFETY RAILS OVER LOW CROSSINGS	\$ 15,000	-	-	-	-	-	-	-	-	-
WAYFINDING SIGNS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	7,808	7,808	5,952	13,760
PARK CANOPIES (POA CAPITAL ASSESSMENT)	\$ 129,675	24,675	-	-	-	-	-	24,675	20,875	45,550
POA CAMPUS-WIDE 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	3,600	15,100	18,700
DOG PARK (POA CAPITAL ASSESSMENT)	\$ 71,941	14,144	-	-	-	-	28,518	42,661	15,502	58,163
STUDY/DESIGN FOR POND BRIDGE	\$ 100,000	-	-	-	-	-	-	-	-	-
BROOKS INDUSTRIAL ONE UTILITIES TO SITE	\$ -	-	-	-	-	-	-	-	-	-
PAVERS IN THE PARK FOR FOOD TRUCKS (POA CAPITAL ASSESSMENT)	\$ 70,000	-	-	-	-	-	-	-	-	-
EMBASSY SUITES HOTEL SALON	\$ 162,943	162,393	-	-	-	-	550	162,943	122,145	285,087
SPA REBRANDING	\$ -	-	-	-	-	-	-	-	36,000	36,000
B532 IMPROVEMENTS	\$ 42,312	-	-	-	-	-	42,312	42,312	23,334	65,646
STREET REPAIRS	\$ 50,000	-	-	-	-	-	37,008	37,008	-	37,008
UNIT 20C SEWER	\$ 200,000	-	-	-	-	-	-	-	-	-
HERITAGE OAKS MASTER PLAN	\$ -	-	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$ 150,000	-	-	-	-	-	36,263	36,263	-	36,263
COMPASS ROSE NEW SCHOOL SITE - ELECTRIC UTILITIES	\$ -	-	-	-	-	-	-	-	-	-
LEVELING _ BLDG 510 (NEW TENANT)	\$ 7,830	-	-	-	-	-	9,330	9,330	-	9,330
COMPASS ROSE	\$ 2,841	-	-	-	-	-	2,841	2,841	3,253	6,093
COMPASS ROSE BUILDING 532 RENOVATIONS	\$ 5,375	-	-	-	-	-	13,266	13,266	104,646	117,912
<b>Total Tenant/ Campus Improvements</b>	\$ 1,052,715	201,211	-	-	-	-	207,694	408,905	369,331	778,236

	FY2020	Brooks	CoSA	EDA	Bexar Cty	Commercial	Brooks		Prior	
<b>MISC</b>	<b>Budget</b>	<b>Bonds</b>	<b>Funding</b>	<b>Grant</b>	<b>Funding</b>	<b>Loans</b>	<b>Cash</b>	<b>Totals</b>	<b>Fiscal Years</b>	<b>Total</b>
CAPITAL LEGAL FEES	\$ 253,454	-	-	-	-	-	57,099	57,099	354,302	411,401
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 105,000	-	-	-	-	-	146,747	146,747	383,944	530,691
BROKER'S COMMISSIONS	\$ 520,206	-	-	-	-	-	-	-	731,060	731,060
STREET RENAMING	\$ 14,000	-	-	-	-	-	-	-	60,105	60,105
COMMUNICATIONS	\$ -	-	-	-	-	-	-	-	11,185	11,185
CONSTRUCTION COSTS	\$ -	-	-	-	-	-	-	-	16,127	16,127
MASTER PLANNING	\$ 42,284	42,284	-	-	-	-	-	42,284	253,083	295,366
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	-	176,272	176,272
LANDSCAPING MOWERS	\$ 44,753	-	-	-	-	-	8,951	8,951	-	8,951
LANDSCAPING MOWERS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	35,802	35,802	1	35,803
HVAC CONTRACTS	\$ -	-	-	-	-	-	-	-	47,082	47,082
UNUSED FUNDS	\$ -	-	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$ -	-	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE REIMBURSEMENT	\$ 836,212	-	-	-	-	-	-	-	-	-
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$ 495,347	-	-	-	-	-	330,211	330,211	952,504	1,282,716
TRANSFER OUT TO POA BUDGET - SPECICAL ASSESSMENT	\$ 263,951	-	-	-	-	-	-	-	-	-
<b>Total Other</b>	\$ 2,575,207	42,284	-	-	-	-	578,811	621,094	2,985,666	3,606,760
<b>TOTAL USES</b>	9,533,109	669,147	127,592	-	10,400	-	1,490,610	2,297,749	17,134,880	19,432,629
<b>NET</b>	-	-	-	-	-	-	(3)	(3)	21,409,132	21,409,129

**BROOKS DEVELOPMENT AUTHORITY  
STATEMENT OF CASH FLOWS  
FOR THE EIGHT MONTHS ENDED MAY 31, 2020  
(Unaudited)**

	<b>FY 2020</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from Tenants and Others	\$ 3,912,585
Payments to employees	\$ (1,985,905)
Payments to suppliers for goods and services	\$ (4,353,423)
Net Cash (Used for) Provided by Operating Activities	<b>(2,426,743)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition and construction of assets	(1,531,448)
Proceeds from TIRZ #16	6,000,000
Industrial building closeout	2,728,147
Payments on Loans	(5,667,750)
Interest Received	150,791
Interest Payments	(4,211,713)
Net Cash (Used for) Provided by Capital and Related Financing Activities	<b>(2,531,973)</b>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Contributions from Local and Federal Governments	137,992
Net Cash (Used for) Provided by Non-Capital Financing Activities	<b>137,992</b>
<b>NET (DECREASE) INCREASE IN CASH</b>	<b>(4,820,724)</b>
<b>CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD</b>	<b>15,830,168</b>
<b>CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD</b>	<b>\$ 11,009,444</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Income (Loss) From Operations	(959,716)
(Increase)/Decrease in Allowance for Doubtful accounts	4,613
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	4,810
(Increase)/Decrease in Other Receivables	(495,476)
(Increase)/Decrease in Pre-Payments	136,547
Increase(Decrease) in Accounts Payable	(595,915)
Increase/(Decrease) in Accrued Expenses	(521,606)
Net Cash (Used for) Provided by Operating Activities	<b>\$ (2,426,743)</b>