

BROOKS DEVELOPMENT AUTHORITY
BALANCE SHEET
AS OF JULY 31, 2020
(Unaudited)

ASSETS	9/30/2019	7/31/2020	YTD Change
Current Assets			
Unrestricted Cash	8,114,777	3,780,149	(4,334,627)
Restricted Cash	7,715,391	6,657,335	(1,058,056)
Total Cash	15,830,168	10,437,485	(5,392,683)
Accounts Receivable	3,020,909	3,586,624	565,715
Derivative Instrument-Deferred	1,300,926	1,300,926	-
Prepayments	52,363	116,165	63,802
Parts and Supplies Inventories	-	-	-
Total Current Assets	20,204,367	15,441,200	(4,763,166)
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)	(73,773,319)	(6,560,067)
Total Land, Property, and Equipment	134,370,894	127,858,810	(6,512,085)
Construction In Progress	20,056,883	17,433,329	(2,623,554)
TOTAL ASSETS	174,632,143	160,733,338	(13,898,806)
LIABILITIES AND NET ASSETS	9/30/2019	7/31/2020	YTD Change
LIABILITIES			
Accounts Payable	935,050	289,453	(645,596)
Accrued Expenses	1,857,692	529,801	(1,327,891)
JP Morgan Chase-DPT Loan	8,189,619	7,490,779	(698,839)
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	20,530,504	(325,407)
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	41,548	(23,028)
Lease Payable Frost Bank- Landscaping Equipment	34,851	20,019	(14,832)
Lease Payable Balboa	110,889	92,857	(18,032)
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	1,359,127	(465,299)
Derivative Instrument	1,300,926	1,300,926	-
Total Liabilities	132,938,715	120,899,982	(12,038,733)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	34,483,246	(4,289,989)
Unrestricted	2,920,194	5,350,110	2,429,916
Total Net Assets	41,693,428	39,833,356	(1,860,073)
TOTAL LIABILITIES AND NET ASSETS	\$ 174,632,143	\$ 160,733,338	\$ (13,898,806)

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

Cash Balances	30-Sep-19	31-Jul-20
UMB Corporate Trust Services	7,487,639.31	6,439,439.97
Loan Star National Bank CD	6,670,362.75	3,288,476.80
BBVA Compass Operating	947,964.20	593,317.27
BBVA Compass Lease Deposits	130,029.73	176,842.88
Frost Bank Operating Account	366,180.27 *	67,174.51 *
JP Morgan Construction Debt Service Account	281,721.38	66,394.16
Inter National Bank	633.00	453.00
Total	\$ 15,884,530.64	\$ 10,632,098.59
Allocation of Funds		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account *	0.00	194,613.69
JP Morgan Construction Debt Service	0.00	(0.00)
Frost Operating Account *	55,463.63	(0.00) *
Unrestricted Operating Funds	\$ 55,463.63	\$ 194,613.69
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	3,289,066.16
Infrastructure Bonds Debt Service Reserve	2,346,499.96	391,083.26
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	\$ 3,780,149.42
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,487,639.31	6,439,439.97
BBVA Compass Lease Deposits	130,029.73	176,842.88
Bond Funds Received To be Paid in August	97,089.38	40,599.63
Inter National Bank (Aviator)	633.00	453.00
Restricted Operating Funds	\$ 7,715,391.42	\$ 6,657,335.48
Grand Total	\$ 15,884,530.64	\$ 10,632,098.59

* Excludes outstanding checks.

LIQUIDITY

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	3,289,066.16
Infrastructure Bonds Debt Service Reserve	391,083.26
BBVA Compass Operating	194,613.69
Buildings 167/176 Expenses for final build-out	100,000.00
TOTAL LIQUIDITY	\$ 8,974,763.11

BROOKS DEVELOPMENT AUTHORITY
FY 2020 Operating Budget Report Detail - Cash Basis
For the Ten Months Ending July 31, 2020
(Unaudited)

Sources of Funds	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Sources of Funds															
Commercial Rents	3,277,238	385,312	105,495	257,457	260,170	355,549	282,582	233,837	215,706	344,236	275,745	2,716,089	2,731,032	(14,943)	99%
Enterprise Revenue	1,270,048	91,717	105,517	107,641	138,056	-	203,992	86,679	38,222	106,692	50,505	929,021	1,058,373	(129,352)	88%
CAM & Reimbursable	1,014,298	95,398	53,918	54,259	92,284	89,581	58,507	45,506	43,358	112,991	110,997	756,799	845,248	(88,449)	90%
Property Owners Assessments	264,438	-	-	-	119,069	-	-	-	38,913	58,168	-	216,150	220,365	(4,215)	98%
Interest Income	135,000	23,646	23,415	21,750	21,970	20,639	17,203	13,115	10,025	9,364	7,805	168,932	112,500	56,432	150%
Miscellaneous Income	103,208	43,721	18,250	10,500	29,720	180	836	-	7	-	-	103,215	86,007	17,208	120%
Sales Proceeds Reimbursement	3,814,324	-	-	20,000	-	-	-	-	-	-	-	20,000	3,178,603	(3,158,603)	1%
Total Sources of Funds	9,878,554	639,795	306,595	471,606	661,269	465,949	563,120	379,138	346,230	631,452	445,052	4,910,206	8,232,128	(3,321,923)	60%
Uses of Funds															
Department 10 - Executive															
1 Salaries and Wages	616,151	42,571	92,436	145,376	36,436	36,436	36,647	42,571	36,436	36,339	36,561	541,811	513,459	(28,352)	106%
2 Employee Benefits and Taxes	148,125	25,149	4,758	19,652	13,939	11,841	11,811	11,797	11,362	10,352	9,313	129,974	125,238	(4,737)	104%
3 Professional Services	280,699	22,800	22,800	22,800	39,350	6,250	40,199	35,300	22,800	22,800	22,800	257,899	233,916	(23,983)	110%
4 Travel	20,173	226	8	5,820	2,988	-	1,207	-	-	-	-	10,248	16,811	6,562	61%
5 Customer Relations	11,500	855	830	107	1,057	420	250	55	-	-	-	3,574	9,583	6,009	37%
6 Admin/Other	11,625	162	20	1,450	-	-	4,964	194	286	1,285	1,021	9,382	9,688	306	97%
Department 10 - Executive Total	1,088,273	91,763	120,852	195,205	93,770	54,947	95,078	89,917	70,885	70,776	69,694	952,888	908,694	(44,194)	105%
Department 11 - Economic Development															
1 Salaries and Wages	163,507	17,280	12,327	12,290	12,475	12,271	12,252	18,620	12,438	12,327	12,327	134,605	136,256	1,650	99%
2 Employee Benefits and Taxes	76,502	17,813	3,382	6,033	8,530	5,449	3,733	6,441	4,626	5,052	5,692	66,752	65,185	(1,567)	102%
3 Travel	4,461	461	-	-	10	-	-	921	-	-	-	1,391	3,718	2,326	37%
4 Customer Relations	2,065	-	268	-	-	297	-	-	-	-	-	565	1,721	1,156	33%
5 Memberships/Dues	100,900	-	-	-	-	100,000	-	-	-	-	-	100,000	84,083	(15,917)	119%
6 Admin/Other	23,359	-	-	87	2,905	4,819	1,730	1,245	1,245	1,245	-	13,276	19,466	6,190	68%
Department 11 - Economic Development Total	370,794	35,554	15,976	18,409	23,920	122,836	17,716	27,226	18,309	18,624	18,019	316,589	310,428	(6,161)	102%
Department 12 - Human Resources															
1 Salaries and Wages	290,490	34,628	22,171	22,171	22,171	20,596	22,171	33,256	22,171	22,171	22,051	243,556	242,075	(1,481)	101%
2 Employee Benefits and Taxes	145,896	27,855	4,140	12,993	18,087	13,083	12,424	14,200	9,098	12,862	12,138	136,880	124,297	(12,584)	110%
3 Contract Labor/Services	11,351	1,033	1,070	877	1,157	778	23	775	1,561	1,036	519	8,828	9,459	631	93%
4 Legal	5,000	301	-	538	-	-	1,462	-	776	365	-	3,441	4,167	725	83%
5 Training	5,000	108	2,500	-	-	-	-	-	-	-	-	2,608	4,167	1,559	63%
6 Admin/Other	13,318	1,588	548	983	3,441	567	1,353	549	371	628	462	10,490	11,098	608	95%
Department 12 - Human Resources Total	471,055	65,514	30,429	37,562	44,856	35,023	37,433	48,781	33,977	37,061	35,169	405,804	395,263	(10,542)	103%
Department 13 - Board															
1 Legal	48,000	3,397	-	14,883	-	3,702	2,021	3,311	3,677	3,722	-	34,712	40,000	5,288	87%
2 Office Supplies	3,563	52	-	20	20	51	20	-	20	-	-	183	2,969	2,786	6%
3 Security	4,520	400	400	640	160	160	400	160	-	-	-	2,320	3,767	1,447	62%
4 Customer Relations	6,216	80	135	-	-	-	-	-	-	-	-	216	5,180	4,964	4%
5 Admin/Other	3,397	29	-	298	156	134	75	35	-	107	22,095	22,930	2,831	(20,099)	810%
Department 13 - Board Total	65,696	3,958	535	15,841	336	4,047	2,516	3,506	3,697	3,829	22,095	60,361	54,747	(5,614)	110%

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 20 - Finance															
1 Salaries and Wages	658,124	84,688	54,525	55,882	50,094	49,790	54,805	67,843	42,042	42,346	42,982	544,998	548,437	3,439	99%
2 Employee Benefits and Taxes	273,307	55,784	18,093	25,333	24,928	15,811	16,291	9,588	11,933	12,750	14,656	205,168	232,289	27,120	88%
3 Professional Services/Audit	250,290	2,005	30,000	40,700	77,535	-	18,700	-	10,460	38,300	25,000	242,700	208,575	(34,125)	116%
4 Legal	10,000	452	-	1,157	-	282	1,116	796	695	688	-	5,184	8,333	3,149	62%
5 Insurance	211,366	11,692	21,679	97,361	24,123	1,792	1,792	13,029	-	21,619	1,792	194,877	176,138	(18,739)	111%
6 Other	65,986	163	229	4,502	650	2,704	8,700	3,036	2,658	6,579	2,425	31,646	54,988	23,342	58%
Department 20 - Finance Total	1,469,073	154,783	124,526	224,936	177,330	70,379	101,403	94,292	67,788	122,281	86,856	1,224,573	1,228,760	4,187	100%
Department 32 - Facilities															
1 Salaries and Wages	216,463	48,233	20,612	26,984	17,767	15,377	20,917	57,458	31,906	34,219	27,976	301,448	180,386	(121,063)	167%
2 Employee Benefits and Taxes	134,880	83,561	(20,703)	14,762	31,219	4,052	9,528	20,209	15,228	15,390	16,096	189,342	122,500	(66,842)	155%
3 Security	36,733	3,440	3,092	3,675	1,925	5,131	1,519	6,568	1,759	8,066	1,511	36,687	30,611	(6,077)	120%
4 Landscaping/Trees/Irrigation/Roads	19,757	4,940	(775)	2,189	184	(639)	3,189	1,351	731	(2,798)	3,393	11,764	16,464	4,700	71%
5 HVAC	125,091	18,932	2,676	4,495	17,747	13,635	10,065	18,978	8,768	11,978	3,946	111,219	104,243	(6,977)	107%
6 Custodial	59,186	7,424	2,361	4,375	7,633	3,603	4,599	7,441	3,102	(807)	4,033	43,764	49,322	5,558	89%
7 Fleet	16,454	1,841	1,841	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	5,218	13,712	8,494	38%
8 Utilities	525,000	51,835	55,605	45,564	35,199	47,241	36,895	28,326	42,387	40,058	37,741	420,850	437,500	16,650	96%
9 Repairs & Maintenance/Electrical/Plumbing	93,613	11,821	12,758	7,383	5,712	8,269	11,049	5,389	1,618	21,093	8,532	93,622	78,011	(15,611)	120%
10 Vehicles/Equipment Payment	67,138	3,909	2,571	12,380	3,941	2,590	12,045	3,972	2,656	11,716	2,902	58,682	55,948	(2,734)	105%
11 Admin/Other	27,231	2,815	686	1,910	1,335	1,588	3,056	1,605	2,357	1,388	505	17,246	22,693	5,447	76%
Department 32 - Facilities Total	1,321,546	236,911	80,722	124,778	122,664	100,846	113,922	152,551	110,511	140,304	106,634	1,289,843	1,111,388	(178,455)	116%
Department - POA															
1 POA Greenline Park	325,328	30,948	19,396	20,077	26,899	17,913	19,365	18,142	6,719	17,170	30,037	206,665	271,107	64,442	76%
2 POA Security	552,605	40,376	38,966	58,873	41,560	38,861	38,739	38,563	39,435	39,251	39,413	414,038	460,504	46,466	90%
3 POA Medians, Sidewalks, Roads	762,600	74,548	49,565	45,430	50,788	44,669	39,848	22,271	26,422	25,825	32,270	411,635	635,500	223,865	65%
4 POA Playgrounds & Ponds	160,680	8,761	6,216	5,644	4,857	7,133	11,365	2,543	1,828	8,012	3,181	59,539	133,900	74,361	44%
5 POA Other	474,854	12,291	10,562	37,475	10,058	11,557	8,959	7,658	11,241	11,144	12,595	133,540	395,712	262,172	34%
POA - Total	2,276,067	166,924	124,705	167,500	134,161	120,132	118,276	89,178	85,644	101,402	117,495	1,225,417	1,896,723	671,306	309%
Department 41 - Information Technology															
1 Salaries and Wages	81,542	10,962	7,308	7,308	3,654	-	5,481	10,962	7,308	7,308	7,308	67,596	67,952	355	99%
2 Employee Benefits and Taxes	34,862	8,259	1,308	3,280	3,223	1,251	2,010	3,341	2,486	2,463	2,751	30,371	29,768	(602)	102%
3 IT Professional Services/Maintenance Agreement	103,011	270	-	122	9,958	7,825	7,819	3,598	36,250	2,507	3,875	72,223	85,843	13,619	84%
4 Computer Equip/Office Equip Lease/Software	55,338	-	897	2,789	2,773	422	2,739	3,530	1,534	20,094	9,120	43,897	46,115	2,218	95%
5 Other	48,205	10,013	1,426	2,510	3,695	920	-	747	-	3,572	5,930	28,813	40,171	11,358	72%
Department 41 - Information Technology Total	322,958	29,503	10,938	16,008	23,304	10,418	18,048	22,178	47,577	35,943	28,984	242,901	269,848	26,948	90%
Department 50 - Marketing															
1 Salaries and Wages	203,838	19,170	12,858	12,716	15,600	16,753	16,160	25,817	16,473	16,408	16,213	168,169	169,865	1,696	99%
2 Employee Benefits and Taxes	76,310	13,319	4,108	5,026	6,958	4,964	6,135	7,350	4,631	5,150	5,438	63,080	64,625	1,545	98%
3 Embassy Sponsorships	69,198	34,578	10,559	3,791	1,800	15,423	4,571	-	-	-	-	70,723	57,665	(13,058)	123%
4 Sponsorships/Conferences	128,300	43,000	30,300	9,250	7,590	10,870	7,486	4,500	1,500	6,977	12,500	133,972	106,917	(27,055)	125%
5 Advertising	262,943	24,807	22,661	27,681	23,763	7,715	24,887	11,839	7,960	10,730	15,999	178,041	219,119	41,078	81%
6 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000	250,000	-	100%
7 Ground Breaking/Special Events	109,702	12,579	5,337	5,510	43,598	20,192	8,900	(5,863)	-	-	61	90,315	91,418	1,104	99%
8 Other	169,968	10,091	3,332	1,382	2,103	39,939	19,188	1,403	962	11,195	2,323	91,919	141,640	49,721	65%
Department 50 - Marketing Total	1,320,259	182,544	114,156	90,356	126,413	140,856	112,327	70,046	56,526	75,460	77,535	1,046,218	1,101,249	55,031	95%
Department 60 - Planning & Development															
1 Salaries and Wages	362,154	36,759	27,736	27,736	27,736	27,736	27,736	41,604	27,159	27,496	27,736	299,436	301,795	2,359	99%
2 Employee Benefits and Taxes	132,212	21,502	3,510	11,814	13,661	9,210	9,204	12,173	7,989	8,570	9,719	107,351	111,760	4,409	96%
3 Other	37,529	-	-	870	203	6	-	159	140	10,688	-	12,065	31,274	19,209	39%
Department 60 - Planning & Development Total	531,895	58,261	31,246	40,420	41,600	36,953	36,940	53,936	35,288	46,753	37,455	418,852	444,829	25,978	94%
Total Uses of Funds	9,237,616	1,025,716	654,087	931,014	788,354	696,436	653,658	651,611	530,202	652,433	599,935	7,183,445	7,698,013	514,568	93%
Net Income (Loss) from Operatons	640,938	(385,921)	(347,493)	(459,408)	(127,084)	(230,487)	(90,538)	(272,473)	(183,972)	(20,981)	(154,883)	(2,273,240)	534,115	\$ (2,807,355)	

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July 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	114,118	115,733	117,027	1,157,893	1,155,438	2,455	100%
Grants	220,000											-	183,333	(183,333)	0%
Capital Projects Allocation	495,037	41,253	41,253	41,253	41,253	41,253	41,253	41,253	41,253	41,253	41,253	412,531	412,531	-	100%
2015 A-1 Bonds	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	1,955,417	1,955,417	-	100%
General Debt Service Reserve	616,095											-	513,413	(513,413)	0%
Tenants Utility Reimbursement	259,348	33,037	16,037	28,963	33,537	18,929	13,577	29,798	23,396	10,747	20,859	228,880	216,123	12,756	106%
Total Non Operating Revenue	5,323,505	388,635	365,368	381,382	387,482	369,839	366,063	383,687	374,309	363,274	374,681	3,754,720	4,436,254	(681,534)	85%
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	114,118	115,733	117,027	1,157,893	1,155,438	(2,455)	100%
2015 A-1 Bonds Debt Service Payment	2,346,500	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	195,542	1,955,417	1,955,417	(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	42,000	42,000	42,000	402,883	420,000	17,117	96%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	27,342	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	417,811	433,854	16,043	96%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	203,125	203,125	-	100%
SECO Debt Service Payment	431,977		215,988			215,988						431,977	359,981	(71,996)	120%
Tenants Utility Expenditures	259,345	33,040	22,811	20,474	24,859	19,632	19,120	22,938	22,403	22,403	25,303	232,984	216,121	(16,863)	108%
Hotel Debt Service	193,679					185,663						185,663	161,399	(24,263)	115%
Lone Star Debt Service - OKIN	78,042			14,882	6,875	6,563	6,563	6,781	4,688	4,844	4,688	55,882	65,035	9,153	86%
Total Non Operating Expenditures	5,964,443	453,082	619,414	452,219	450,124	843,200	442,614	448,053	442,448	444,219	448,257	5,043,632	4,970,369	(73,263)	101%
Total Non Operating Revenues & Expenditures	(640,938)	(64,448)	(254,046)	(70,838)	(62,642)	(473,361)	(76,550)	(64,366)	(68,140)	(80,945)	(73,576)	(1,288,912)	(534,115)	\$ (754,797)	241%
Net Income (Loss) after Operations & Debt Service	0	(450,368)	(601,539)	(530,246)	(189,726)	(703,848)	(167,089)	(336,839)	(252,111)	(101,926)	(228,459)	(3,562,152)	0	(3,562,152)	

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

Sources	FY2020 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	Brooks Cash	Totals	Prior Fiscal Years
Bond - Infrastructure	\$ 1,173,697	671,490	-	-	-	-	-	671,490	18,189,472
Greenline Park to Mission Reach	\$ 1,453,184	-	-	-	10,874	-	-	10,874	333,259
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ -	-	-	-	-	-	-	-	277,201
COSA Bond Projects	\$ 156,246	-	212,640	-	-	-	-	212,640	1,283,092
EDU Credits	\$ -	-	-	-	-	-	-	-	-
SARA Grant	\$ -	-	-	14,144	-	-	-	14,144	941,813
Construction Loans	\$ 1,525,221	-	-	-	-	-	-	-	5,869,117
Brooks Capital Contribution\Land Sales	\$ 3,666,839	-	-	-	-	-	1,750,604	1,750,604	10,835,251
Stabilization Funds	\$ -	-	-	-	-	-	-	-	786,303
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-
POA - Special Assessment	\$ 598,509	-	-	-	-	-	78,272	78,272	28,504
Brooks Land Contribution	\$ 871,200	-	-	-	-	-	-	-	-
3rd Party Equity Contribution	\$ 88,213	-	-	-	-	-	-	-	-
Total Sources	9,533,109	671,490	212,640	14,144	10,874	-	1,828,876	2,738,024	38,544,012

Uses	FY2020 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	Brooks Cash	Totals	Prior 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	1,170	-	-	10,874	-	2,278	14,322	413,675
S. NEW BRAUNFELS/LYSTER TO 410 DESIGN	\$ 352,000	352,000	-	-	-	-	-	352,000	530,547
CITY BASE COMMONS - TRAFFIC LIGHT	\$ 74,172	72,902	-	-	-	-	1,270	74,172	425,590
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 25,284	-	72,441	-	-	-	-	72,441	700,849
SNB TO LYSTER TO AVIATION	\$ 94,974	-	78,878	-	-	-	-	78,878	929,385
INNER CIRCLE	\$ 35,988	-	61,321	-	-	-	-	61,321	386,953
Total Infrastructure Projects	2,377,150	426,072	212,640	-	10,874	-	3,548	653,134	3,386,999

Vertical Projects	FY2020 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	Brooks Cash	Totals	Prior Fiscal Years
INDUSTRIAL BUILDING	\$ 253,493	-	-	-	-	-	253,923	253,923	1,003,516
CUISINE SOLUTIONS	\$ 2,735	-	-	-	-	-	3,401	3,401	27,175
AVIATOR	\$ 1,000	-	-	-	-	-	1,785	1,785	2,072
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	10,215
BUILDING 176 RENOVATION	\$ 250,266	375	-	-	-	-	154,549	154,924	3,568,095
BUILDING 167 RENOVATION	\$ 250,266	375	-	-	-	-	279,916	280,291	2,865,941
GREENLINE VILLAGE	\$ 86	-	-	-	-	-	86	86	95,369
BUILDING 804 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	50,707
BUILDING 805 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	5,009
BUILDING 175 RENOVATION	\$ -	-	-	-	-	-	-	-	14,811
OFFICE BUILDING	\$ -	-	-	-	-	-	1,118	1,118	1,061,113
LA GLORIA	\$ 2,572,847	-	-	-	-	-	5,229	5,229	1,054,614
MEDICAL OFFICE BUILDING	\$ 452	-	-	-	-	-	688	688	573,663
Total Vertical Projects	3,331,144	750	-	-	-	-	700,696	701,446	10,332,299

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

	FY2020	Brooks	CoSA	SARA	Bexar Cty	Commercial	Brooks		Prior
Tenant/Campus Improvements	Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years
DEMOLITION	\$ -	-	-	-	-	-	-	-	2,275
DRAINAGE @ RUNNING W/MOON	\$ 15,000	-	-	-	-	-	-	-	-
HANGAR 9 - JENNY PLANE	\$ -	-	-	-	-	-	-	-	5,500
CAMPUS MARQUEE	\$ 26,198	-	-	-	-	-	26,198	26,198	-
SAFETY RAILS OVER LOW CROSSINGS	\$ 15,000	-	-	-	-	-	-	-	-
WAYFINDING SIGNS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	7,808	7,808	5,952
PARK CANOPIES (POA CAPITAL ASSESSMENT)	\$ 129,675	24,675	-	-	-	-	-	24,675	20,875
POA CAMPUS-WIDE SIGNAGE (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	-	-	-
FLOOD ARM BARACADES (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	-	-	14,750
EMERGENCY 911 POLES (2) (POA CAPITAL ASSESSMENT)	\$ 3,600	-	-	-	-	-	3,600	3,600	15,100
DOG PARK (POA CAPITAL ASSESSMENT)	\$ 71,941	-	-	14,144	-	-	42,661	56,805	15,502
STUDY/DESIGN FOR POND BRIDGE	\$ 100,000	-	-	-	-	-	-	-	-
POA PARK CHARGING STATIONS	\$ -	11,989	-	-	-	-	-	11,989	-
PAVERS IN THE PARK FOR FOOD TRUCKS (POA CAPITAL ASSESSMENT)	\$ 70,000	-	-	-	-	-	-	-	-
EMBASSY SUITES HOTEL SALON	\$ 162,943	162,393	-	-	-	-	910	163,302	122,145
SPA REBRANDING	\$ -	-	-	-	-	-	-	-	36,000
B532 IMPROVEMENTS	\$ 42,312	-	-	-	-	-	42,312	42,312	23,334
STREET REPAIRS	\$ 50,000	-	-	-	-	-	37,008	37,008	-
UNIT 20C SEWER	\$ 200,000	-	-	-	-	-	-	-	-
HERITAGE OAKS MASTER PLAN	\$ -	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$ 150,000	-	-	-	-	-	39,887	39,887	-
COMPASS ROSE NEW SCHOOL SITE - ELECTRIC UTILITIES	\$ -	-	-	-	-	-	-	-	-
LEVELING _ BLDG 510 (NEW TENANT)	\$ 7,830	-	-	-	-	-	9,330	9,330	-
COMPASS ROSE (add with CR - ADA)	\$ 2,841	-	-	-	-	-	2,841	2,841	3,253
COMPASS ROSE BUILDING 532 RENOVATIONS	\$ 5,375	-	-	-	-	-	20,748	20,748	104,646
Total Tenant/ Campus Improvements	\$ 1,052,715	199,057	-	14,144	-	-	233,302	446,502	369,331

	FY2020	Brooks	CoSA	SARA	Bexar Cty	Commercial	Brooks		Prior
MISC	Budget	Bonds	Funding	Grant	Funding	Loans	Cash	Totals	Fiscal Years
CAPITAL LEGAL FEES	\$ 253,454	-	-	-	-	-	61,141	61,141	354,302
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 105,000	-	-	-	-	-	151,468	151,468	383,944
BROKER'S COMMISSIONS	\$ 520,206	-	-	-	-	-	221,203	221,203	731,060
STREET RENAMING	\$ 14,000	-	-	-	-	-	-	-	60,105
COMMUNICATIONS	\$ -	-	-	-	-	-	-	-	11,185
CONSTRUCTION COSTS	\$ -	-	-	-	-	-	-	-	16,127
MASTER PLANNING	\$ 42,284	42,284	-	-	-	-	-	42,284	253,083
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	-	176,272
LANDSCAPING MOWERS	\$ 44,753	-	-	-	-	-	8,951	8,951	-
LANDSCAPING MOWERS (POA CAPITAL ASSESSMENT)	\$ -	-	-	-	-	-	35,802	35,802	1
HVAC CONTRACTS	\$ -	-	-	-	-	-	-	-	47,082
UNUSED FUNDS	\$ -	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$ -	-	-	-	-	-	-	-	-
DEBT SERVICE RESERVE REIMBURSEMENT	\$ 836,212	-	-	-	-	-	-	-	-
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$ 495,347	-	-	-	-	-	412,769	412,769	952,504
TRANSFER OUT TO POA BUDGET - SPECICAL ASSESSMENT	\$ 263,951	-	-	-	-	-	-	-	-
Total Other	\$ 2,575,207	42,284	-	-	-	-	891,334	933,617	2,985,666

TOTAL USES	9,533,109	671,490	212,640	14,144	10,874	-	1,828,880	2,738,027	17,134,880
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**BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE TEN MONTHS ENDED JULY 31, 2020
(Unaudited)**

	FY 2020
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 5,073,193
Payments to employees	\$ (2,382,324)
Payments to suppliers for goods and services	\$ (5,094,128)
Net Cash (Used for) Provided by Operating Activities	(2,403,260)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	(1,609,069)
Proceeds from TIRZ #16	6,000,000
Industrial building closeout	2,623,554
Payments on Loans	(5,893,850)
Interest Received	167,960
Interest Payments	(4,515,677)
Net Cash (Used for) Provided by Capital and Related Financing Activities	(3,227,082)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	237,658
Net Cash (Used for) Provided by Non-Capital Financing Activities	237,658
NET (DECREASE) INCREASE IN CASH	(5,392,683)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	15,830,168
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 10,437,485
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	(959,891)
(Increase)/Decrease in Allowance for Doubtful accounts	4,613
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	22,083
(Increase)/Decrease in Other Receivables	(592,411)
(Increase)/Decrease in Pre-Payments	194,365
Increase(Decrease) in Accounts Payable	(599,545)
Increase/(Decrease) in Accrued Expenses	(472,475)
Net Cash (Used for) Provided by Operating Activities	\$ (2,403,260)