

**Brooks Development Authority**  
**Balance Sheet**  
**As of April 30, 2021**  
**(unaudited)**

<b>ASSETS</b>	9/30/2020	4/30/2021	YTD Change
<b>Current Assets</b>			
Unrestricted Cash	11,185,498	7,072,517	(4,112,981)
Restricted Cash	5,251,037	6,180,630	929,593
<b>Total Cash</b>	<b>16,436,535</b>	<b>13,253,148</b>	<b>(3,183,387)</b>
Accounts Receivable	3,908,971	1,335,764	(2,573,207)
Derivative Instrument-Deferred	1,338,883	1,338,883	-
Prepayments	166,567	201,389	34,822
Parts and Supplies Inventories	-	-	-
<b>Total Current Assets</b>	<b>21,850,958</b>	<b>16,129,185</b>	<b>(5,721,772)</b>
<b>Land, Property, and Equipment</b>			
Land	4,372,070	4,372,070	-
Depreciable Property & Equipment	189,499,102	189,499,102	-
Less: Accumulated Depreciation	(66,450,544)	(70,948,599)	(4,498,055)
<b>Total Land, Property, and Equipment</b>	<b>127,420,629</b>	<b>122,922,574</b>	<b>(4,498,055)</b>
Construction In Progress	15,485,530	18,483,627	2,998,098
<b>TOTAL ASSETS</b>	<b>164,757,115</b>	<b>157,535,386</b>	<b>(7,221,729)</b>

<b>LIABILITIES AND NET ASSETS</b>	9/30/2020	4/30/2021	YTD Change
<b>LIABILITIES</b>			
Accounts Payable	899,857	809,000	(90,857)
Accrued Expenses	1,541,184	1,280,221	(260,963)
JP Morgan Chase-DPT Loan	7,347,776	6,826,851	(520,925)
SECO Note I, II & III	1,942,943	1,737,368	(205,575)
Tenant's Security Deposits	170,842	170,842	-
INB Loan - Aviator Apartments	20,470,689	20,097,123	(373,566)
Due To/From BDA	22,867	-	(22,867)
Bonds Payable Series 2015	49,250,000	49,250,000	-
Bonds Payable Series 2017	36,400,000	36,400,000	-
Industrial Building	-	-	-
Lease Payable Frost Bank- Maintenance Vehicles	38,835	29,552	(9,283)
Lease Payable Frost Bank- Landscaping Equipment	16,994	6,255	(10,739)
Lease Payable Balboa	86,450	73,822	(12,627)
Lone Star Building 167/176 Loan	1,500,000	1,425,043	(74,957)
Other Deferred Revenue	-	-	-
Deferred Rents	1,250,000	869,376	(380,624)
Aviator Renovations - Vantage Bank	15,143	533,409	518,266
BDA - LA GLORIA - BANK OF SA	-	400,846	400,846
Derivative Instrument	1,338,883	1,338,883	-
<b>Total Liabilities</b>	<b>122,292,464</b>	<b>121,248,592</b>	<b>(1,043,872)</b>
<b>Net Assets</b>			
Invested in Capital Assets Net of Related Debt	38,773,235	33,858,777	(4,914,458)
Unrestricted	3,691,416	2,428,017	(1,263,399)
<b>Total Net Assets</b>	<b>42,464,651</b>	<b>36,286,794</b>	<b>(6,177,857)</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 164,757,115</b>	<b>\$ 157,535,386</b>	<b>\$ (7,221,729)</b>

Highlighted Items

- Total Cash - Operating shortfall, Capital Expenses, and debt service
- Additional Aviator loan for renovations of down units

Brooks Development Authority  
 Summary of Investment Account Balances  
 As of April 30, 2021  
 (Unaudited)

Cash Balances	30-Sep-20	30-Apr-21
UMB Corporate Trust Services	5,073,161.06	5,248,686.74
Loan Star National Bank CD	1,623,084.49	4,890,980.60
BBVA Compass Operating	9,536,022.34	2,184,755.26
BBVA Compass Lease Deposits	175,393.75	175,344.60
JP Morgan Construction Debt Service Account	79,885.12	139,081.77
Frost Bank Operating Account	51,064.87 *	13,935.95
Inter National Bank	2,482.00	2,564.00
Government & Agency Portfolio -- Cash Management	0.00	0.00
Texas Capital - Industrial Building 1 Money Market	0.00	0.00
Frost Commercial Lease Deposits	0.00	0.00
Frost Embassy Construction Account	0.00	0.00
Compass Money Market - POA	0.00	754,034.92
Treasury Portfolio -- Private Class	0.00	0.00
Comerica Bank	0.00	0.00
International Bank of Commerce	0.00	0.00
<b>Total</b>	<b>\$ 16,541,093.63</b>	<b>\$ 13,409,383.84</b>
<b>Allocation of Funds</b>		
<b>Unrestricted Funds Allocation:</b>		
BBVA Compass Operating Account - Outstanding Checks/Deposits in Transit	112,755.82	156,236.20
JP Morgan Construction Debt Service	(0.00)	139,081.77
Frost Operating Account *	(0.00)	(0.00)
SAWS Project Account	0.00	0.00
<b>Unrestricted Operating Funds</b>	<b>\$ 112,755.82</b>	<b>\$ 295,317.97</b>
<b>Designated Funds Allocation:</b>		
Designated Operating Reserve	4,878,879.00	3,589,403.00
Capital Fund	2,440,797.00	2,171,696.56
Infrastructure Bonds Debt Service Reserve	2,446,500.00	1,015,206.00
Embassy Suites Debt Service Fund	1,061,125.00	0.00
Repair & Replacement Fund	250,000.00	123,825.00
Buildings 167/176 Expenses for final build-out	100,000.00	33,305.05
General Debt Service Reserve Fund	(0.00)	(0.00)
Designated EDA Grant Reserve	0.00	0.00
Brooks Industrial I Equity and Security	0.00	0.00
<b>Designated Operating Funds</b>	<b>\$ 11,177,301.00</b>	<b>\$ 6,933,435.61</b>
<b>Restricted Funds Allocation:</b>		
UMB Corporate Trust Services (Bonds)	5,073,161.06	5,248,686.74
Bond Funds/Loans Received To be Paid in January	0.00	0.00
BBVA Compass Lease Deposits	175,393.75	175,344.60
Inter National Bank (Aviator)	2,482.00	2,564.00
Frost Commercial Lease Deposits	0.00	0.00
Frost Embassy Construction Account	0.00	0.00
Compass Money Market - POA	0.00	754,034.92
International Bank of Commerce (Hotel)	0.00	-
<b>Restricted Operating Funds</b>	<b>\$ 5,251,036.81</b>	<b>\$ 6,180,630.26</b>
<b>Grand Total</b>	<b>\$ 16,541,093.63</b>	<b>\$ 13,409,383.84</b>
* Excludes outstanding checks.		
<b>LIQUIDITY</b>		
Preston Hollow Unused Draw Down Loan		5,000,000.00
Designated Operating Reserve		3,589,403.00
Capital Fund		2,171,696.56
Infrastructure Bonds Debt Service Reserve		1,015,206.00
Embassy Suites Debt Service Fund		0.00
Repair & Replacement Fund		123,825.00
BBVA Compass Operating		156,236.20
Buildings 167/176 Expenses for final build-out		33,305.05
General Debt Service Reserve Fund		(0.00)
Frost Bank Operating Account		(0.00)
JP Morgan Construction Debt Service		139,081.77
<b>TOTAL LIQUIDITY</b>		<b>\$ 12,228,753.58</b>

**Highlighted Items**

-Total Liquidity - \$6.5M liquidity requirement on test dates in Feb and Aug  
 -Unrestricted Cash Liquidity less Preston Hollow Draw Down Loan: \$9.366M

**BROOKS DEVELOPMENT AUTHORITY**  
**FY 2021 Operating Budget Report Detail - Cash Basis**  
**For the Six Months Ending April 30, 2021**  
(Unaudited)

	FY 2021 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	4,103,752	648,441	161,672	329,653	471,092	251,776	488,833	482,526	2,833,993	2,393,855	440,137	118%
Enterprise Revenue	1,319,496	59,887	99,142	135,395	86,476	98,008	108,651	128,098	715,657	769,706	(54,049)	93%
CAM & Reimbursable	795,133	87,410	55,443	73,150	87,859	62,015	97,377	77,450	540,704	463,828	76,876	117%
Property Owners Assessments	294,523								-	171,805	(171,805)	0%
Interest Income	65,000	111	3,035	2,318	2,445	2,454	2,118	740	13,221	37,917	(24,696)	35%
Miscellaneous Income	106,360		20,578			415	3,457	2,100	26,550	62,043	(35,493)	43%
Sales Proceeds Reimbursement	3,797,507				123,869	-		172,177	296,046	2,215,212	(1,919,167)	13%
<b>Total Sources of Funds</b>	<b>10,481,771</b>	<b>795,849</b>	<b>339,870</b>	<b>540,515</b>	<b>771,742</b>	<b>414,667</b>	<b>700,436</b>	<b>863,091</b>	<b>4,426,170</b>	<b>6,114,366</b>	<b>(1,688,196)</b>	<b>72%</b>
<b>Uses of Funds</b>												
<b>Department 10 - Executive</b>												
1 Salaries and Wages	859,378	56,857	230,048	46,718	68,691	51,685	51,208	64,914	570,121	501,304	(68,817)	114%
2 Employee Benefits and Taxes	199,808	18,256	17,834	10,938	6,426	13,472	12,318	19,085	98,329	116,555	18,225	84%
3 Travel	20,650							909	909	12,046	11,137	8%
4 Customer Relations	10,750		604					2,422	3,026	6,271	3,245	48%
5 Admin/Other	6,680	266	1,740	484	234	1,425	5,588	\$914	10,650	3,897	(6,754)	273%
<b>Department 10 - Executive Total</b>	<b>1,097,266</b>	<b>75,379</b>	<b>250,226</b>	<b>58,140</b>	<b>75,350</b>	<b>66,582</b>	<b>69,114</b>	<b>88,245</b>	<b>683,036</b>	<b>640,072</b>	<b>(42,964)</b>	<b>107%</b>
<b>Department 11 - Business Development</b>												
1 Salaries and Wages	167,507	18,974	12,867	12,885	13,445	13,445	16,110	24,284	112,011	97,712	(14,299)	115%
2 Employee Benefits and Taxes	77,559	11,807	5,423	5,550	6,128	5,805	5,568	12,143	52,424	45,243	(7,181)	116%
3 Real Estate	24,169	2,490		2,490	1,245	1,020		1,020	8,265	14,099	5,834	59%
4 Memberships/Dues	105,000				100,000				100,000	61,250	(38,750)	163%
5 Admin/Other	6,600	65		1,430	17	1,078	3,563	44	6,198	3,850	(2,348)	161%
<b>Department 11 - Business Development Total</b>	<b>380,835</b>	<b>33,336</b>	<b>18,289</b>	<b>22,355</b>	<b>120,835</b>	<b>21,349</b>	<b>25,241</b>	<b>37,492</b>	<b>278,897</b>	<b>222,154</b>	<b>(56,744)</b>	<b>126%</b>
<b>Department 12 - Human Resources</b>												
1 Salaries and Wages	128,944	24,481	9,919	9,919	10,479	10,479	10,479	15,438	91,193	75,217	(15,975)	121%
2 Employee Benefits and Taxes	76,279	8,733	3,583	3,515	4,768	4,316	7,242	5,878	38,036	44,496	6,460	85%
3 Contract Labor/Services	12,325	578	429	414	3,500			24,167	29,087	7,190	(21,898)	405%
4 Legal	5,500	968	516			86			1,570	3,208	1,639	49%
5 Office Supplies	6,100	140	48					330	519	3,558	3,040	15%
6 Admin/Other	6,000	190	75		80	90		366	801	3,500	2,699	23%
<b>Department 12 - Human Resources Total</b>	<b>235,148</b>	<b>35,088</b>	<b>14,570</b>	<b>13,848</b>	<b>18,827</b>	<b>14,971</b>	<b>17,721</b>	<b>46,180</b>	<b>161,205</b>	<b>137,170</b>	<b>(24,035)</b>	<b>118%</b>
<b>Department 13 - Board</b>												
1 Salaries and Wages	34,278	4,202	2,802	2,802	2,802	2,802	2,939	4,615	22,963	19,996	(2,968)	115%
2 Employee Benefits and Taxes	25,074	4,391	144	1,381	2,359	1,679	3,036	3,923	16,914	14,627	(2,287)	116%
3 Security	4,160								-	2,427	2,427	0%
4 Legal	44,400	5,504	7,837	8,081		2,946	2,193	2,946	29,506	25,900	(3,606)	114%
5 Admin/Other	20,392	6,884	42	40				19	6,985	11,895	4,910	59%
<b>Department 13 - Board Total</b>	<b>128,304</b>	<b>20,982</b>	<b>10,825</b>	<b>12,303</b>	<b>5,160</b>	<b>7,426</b>	<b>8,169</b>	<b>11,503</b>	<b>76,368</b>	<b>74,844</b>	<b>(1,524)</b>	<b>102%</b>
<b>Department 20 - Finance</b>												
1 Salaries and Wages	494,715	44,297	28,757	28,947	60,125	35,739	35,222	58,258	291,345	288,584	(2,762)	101%
2 Employee Benefits and Taxes	233,129	25,606	14,802	14,169	13,466	14,650	29,240	33,944	145,877	135,992	(9,885)	107%
3 Professional Services/Audit	128,980		26,800			3,195	29,051		59,046	75,238	16,193	78%

	FY 2021 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
4 Insurance	223,389		138,947	21,966	21,910	1,792	1,792	1,343	187,749	130,310	(57,439)	144%
5 Bank Fees	31,081	1,003	10,197	2,818			2,826		19,786	18,131	(1,655)	109%
6 Other	30,261	892	2,996	3,990	104	3,427		212	11,621	17,652	6,031	66%
Department 20 - Finance Total	1,141,555	71,798	222,498	71,890	95,604	58,803	98,130	96,700	715,423	665,907	(49,516)	107%
<b>Department 32 - Landscape</b>												
1 Salaries and Wages	201,226	31,105	3,467	3,504	23,108	9,623	4,605	14,805	90,218	117,382	27,164	77%
2 Employee Benefits and Taxes	150,538	31,315	(2,474)	6,490	27,003	7,001	18,834	31,593	119,761	87,814	(31,947)	136%
3 Landscaping/Trees/Irrigation/Roads	32,000	258	1,044	2,168	511	6,214	5,119	12,160	27,475	18,667	(8,808)	147%
4 Custodial	26,699	865	1,571						2,436	15,574	13,139	16%
5 Utilities	599,577	44,196	39,852	28,580	23,549	18,772	23,855	24,024	202,829	349,753	146,924	58%
6 Vehicles/Equipment Payment	57,216	3,096	2,927	10,154			4,149	984	21,310	33,376	12,066	64%
7 Admin/Other	19,203	5,545	1,291	1,409	3,043	53	1,975	3,536	16,853	11,202	(5,651)	150%
Department 32 - Facilities Total	1,086,459	116,379	47,678	52,305	77,215	41,664	58,538	87,101	480,880	633,768	152,887	76%
<b>Department - POA</b>												
1 POA Greenline Park	320,167	7,423	8,082	11,567	2,563	5,653	13,604	34,281	83,174	186,764	103,590	45%
2 POA Security	506,160	39,139	19,853	58,696	41,211	39,149	38,714	59,670	296,433	295,260	(1,173)	100%
3 POA Medians, Sidewalks, Roads	518,581	91,324	25,180	39,033	7,466	24,545	31,293	43,281	262,121	302,505	40,384	87%
4 POA Playgrounds & Ponds	200,994	11,550	3,001	17,015		3,632	1,873	3,632	40,702	117,246	76,545	35%
5 POA Other	93,846	11,574	10,659	29,865		7,817	12,298	10,198	82,411	54,744	(27,668)	151%
POA - Total	1,639,748	161,011	66,775	156,176	51,240	80,795	97,782	151,063	764,841	956,519	191,678	80%
<b>Department 41 - Information Technology</b>												
1 Salaries and Wages	97,850	10,962	7,308	7,308	7,308	7,368	7,368	11,022	58,642	57,079	(1,562)	103%
2 Employee Benefits and Taxes	38,067	6,324	3,111	2,766	2,431	2,982	4,001	5,418	27,033	22,206	(4,828)	122%
3 IT Professional Services/Maintenance Agree	35,064	3,694	130	10,570		1,765		9,350	25,510	20,454	(5,056)	125%
4 Computer Equip/Office Equip Lease/Software	59,770	3,532	2,611	3,288		3,425	3,169	4,250	20,274	34,866	14,592	58%
5 Subscriptions/Publications	22,898	600	65				1,713	2,175	4,553	13,357	8,804	34%
6 Other	24,904	1,641	1,423	1,661	3,534	1,623	281	896	11,059	14,527	3,469	76%
Department 41 - Information Technology Tota	278,553	26,753	14,648	25,593	13,273	17,163	16,532	33,110	147,071	162,489	15,418	91%
<b>Department 50 - Marketing</b>												
1 Salaries and Wages	311,444	34,287	23,438	23,446	24,697	24,356	24,152	36,267	190,643	181,676	(8,967)	105%
2 Employee Benefits and Taxes	100,869	14,858	6,044	6,494	6,279	7,095	7,190	12,976	60,936	58,840	(2,095)	104%
3 Professional Fees	342,600	40,382	31,400	16,834	12,652	17,750	47,758	22,550	189,326	199,850	10,524	95%
4 Sponsorships/Conferences	62,500			600				4,000	4,600	36,458	31,858	13%
5 Advertising	200,000	24,417	8,008	6,203		29,697	35,650	12,429	116,404	116,667	262	100%
6 Marketing Contract	300,000	25,000	25,000	25,000				25,000	100,000	175,000	75,000	57%
7 Ground Breaking/Special Events	85,400	65	2,000	6,570			3,000	650	12,285	49,817	37,532	25%
8 Other	78,445	2,887	9,368	8,954	40,027	218	115	6,549	68,119	45,760	(22,359)	149%
Department 50 - Marketing Total	1,481,258	141,895	105,258	94,102	83,655	79,116	117,866	120,421	742,313	864,067	121,755	86%
<b>Department 60 - Planning &amp; Development</b>												
1 Salaries and Wages	376,154	52,219	20,964	21,052	50,675	10,515	10,421	15,823	181,669	219,423	37,754	83%
2 Employee Benefits and Taxes	135,556	19,517	8,606	(3,271)	4,012	4,631	6,211	5,942	45,648	79,074	33,427	58%
3 Other	5,524	1,169	(295)	1,696				1,200	3,769	3,222	(547)	117%
Department 60 - Planning & Development Tot.	517,234	72,904	29,274	19,477	54,687	15,146	16,632	22,965	231,086	301,720	70,634	77%
<b>Department 61 - Facilities Maintenance</b>												
1 Salaries and Wages	122,545	24,282	9,427	9,427	9,103	11,350	17,231	32,188	113,008	71,485	(41,523)	158%
2 Employee Benefits and Taxes	110,524	14,867	13,974	7,043	11,059	10,163	17,684	23,296	98,087	64,472	(33,614)	152%
3 Security	38,900	7,529	233	5,735	1,498	447	1,544	7,280	24,267	22,692	(1,575)	107%
4 Tenant Relations	31,360								-	18,293	18,293	0%
5 HVAC	78,815	19,395	7,017	8,486	1,230	615		6,600	43,343	45,975	2,633	94%
6 Custodial	57,000	3,993	2,389	5,207	3,166	3,245	4,085	2,570	24,656	33,250	8,594	74%
7 Repairs & Maintenance/Electrical/Plumbing	81,983	11,921	1,744	4,083	1,248	9,537	14,715	13,445	56,693	47,823	(8,869)	119%

	FY 2021 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
8 Admin/Other	54,943	1,597	1,120	5,927	12,897		189	379	22,110	32,050	9,940	69%
Department 61 - Maintenance Total	576,070	83,585	35,905	45,908	40,201	35,358	55,448	85,758	382,163	336,041	(46,122)	114%
<b>Total Uses of Funds</b>	<b>8,562,430</b>	<b>839,111</b>	<b>815,946</b>	<b>572,097</b>	<b>636,048</b>	<b>438,372</b>	<b>581,172</b>	<b>780,537</b>	<b>4,663,284</b>	<b>4,994,751</b>	<b>331,467</b>	<b>93%</b>
<b>Net Income (Loss) from Operatons</b>	<b>1,919,342</b>	<b>(43,263)</b>	<b>(476,076)</b>	<b>(31,582)</b>	<b>135,694</b>	<b>(23,705)</b>	<b>119,264</b>	<b>82,554</b>	<b>(237,113)</b>	<b>1,119,616</b>	<b>\$ (1,356,729)</b>	
<b>Non Operating Revenues</b>												
JP Morgan Chase/DPT Debt Service	1,386,525	111,374	115,553	118,295	112,837	115,553	115,544	116,866	806,022	808,806	(2,784)	100%
Grants	220,000								-	128,333	(128,333)	0%
2015 A-1 Bonds	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	208,042	1,431,292	1,427,125	4,167	100%
Hotel Debt Service Reserve	676,134					1,061,121			1,061,121	394,412	666,710	269%
COSA-Other Non-operating									-	-	-	0%
Tenants Utility Reimbursement	259,348	37,307	23,040	12,381	16,287	9,828	16,465	7,792	123,100	151,286	(28,187)	81%
<b>Total Non Operating Re</b>	<b>4,988,507</b>	<b>344,223</b>	<b>334,134</b>	<b>338,718</b>	<b>337,166</b>	<b>1,394,544</b>	<b>340,051</b>	<b>332,699</b>	<b>3,421,534</b>	<b>2,909,962</b>	<b>511,572</b>	<b>118%</b>
<b>Non Operating Expenditures</b>												
JP Morgan Chase/DPT Debt Service Payment	1,386,525	111,374	115,553	118,295	112,837	115,553	115,544	116,866	806,022	808,806	2,784	100%
2015 A-1 Bonds Debt Service Payment	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	208,042	1,431,292	1,427,125	(4,167)	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	294,000	294,000	-	100%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	43,385	43,385	43,385	43,385	43,385	43,385	303,698	303,698	(0)	100%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	20,313	20,313	142,188	142,188	-	100%
SECO Debt Service Payment	647,965					215,988			215,988	377,980	161,992	57%
Tenants Utility Expenditures	259,348	32,375	24,167	15,867	16,622	12,868	13,311	13,527	128,737	151,286	22,549	85%
Hotel Debt Service	676,134					1,061,121			1,061,121	394,412	(666,710)	269%
Lone Star Debt Service - OKIN	218,706	4,688	17,233	17,233	17,233	17,233		17,233	90,853	127,579	36,726	71%
<b>Total Non Operating Ex</b>	<b>6,903,553</b>	<b>449,676</b>	<b>458,193</b>	<b>465,135</b>	<b>460,431</b>	<b>1,736,502</b>	<b>442,594</b>	<b>461,366</b>	<b>4,473,898</b>	<b>4,027,073</b>	<b>(446,825)</b>	<b>111%</b>
<b>Total Non Operating Revenues &amp; Expendit</b>	<b>(1,915,046)</b>	<b>(105,453)</b>	<b>(124,058)</b>	<b>(126,417)</b>	<b>(123,266)</b>	<b>(341,959)</b>	<b>(102,544)</b>	<b>(128,666)</b>	<b>(1,052,363)</b>	<b>(1,117,110)</b>	<b>\$ 64,747</b>	<b>94%</b>
<b>Net Income (Loss) after Operations &amp; Debt</b>	<b>4,296</b>	<b>(148,716)</b>	<b>(600,134)</b>	<b>(157,998)</b>	<b>12,428</b>	<b>(365,663)</b>	<b>16,720</b>	<b>(46,113)</b>	<b>(1,289,476)</b>	<b>2,506</b>	<b>(1,291,982)</b>	

Highlighted Items

-Semi Annual Hotel Debt Service Paid February (\$1.06M)

**Brooks Development Authority**  
**Unaudited Capital Budget Report - Cash Basis**  
**As of April 30, 2021**

Sources	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
Bond - Infrastructure	\$ 200,000	173,702	-	-	-	-	-	-	173,702	18,877,096	19,050,799
Greenline Park to Mission Reach	\$ 868,379	-	-	-	685,435	-	-	557	685,992	347,945	1,033,937
COSA Bond Projects	\$ 150,000	-	251,759	-	-	-	-	-	251,759	1,556,197	1,807,956
Brooks Repair & Replacement Fund	\$ 162,027	-	-	-	-	-	-	126,175	126,175	-	126,175
Construction Loans	\$ 812,500	-	-	-	-	589,971	-	-	589,971	5,869,117	6,459,088
Brooks Capital Contribution\Land Sales	\$ 2,964,393	-	-	-	-	-	-	612,791	612,791	12,805,505	13,418,296
POA - Special Assessment	\$ 559,300	-	-	-	-	-	372,865	-	372,865	106,776	479,641
Brooks Equity Contribution	\$ 125,000	-	-	-	-	-	-	125,000	125,000	-	125,000
<b>Total Sources</b>	<b>5,841,599</b>	<b>173,702</b>	<b>251,759</b>	<b>-</b>	<b>685,435</b>	<b>589,971</b>	<b>372,865</b>	<b>864,523</b>	<b>2,938,254</b>	<b>40,626,141</b>	<b>43,564,395</b>

Uses	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
<b>Infrastructure Projects</b>											
UNIT 20C SEWER	\$ 200,000	37,729	-	-	-	-	-	-	37,729	-	37,729
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 868,379	-	-	-	685,435	-	-	557	685,992	431,810	1,117,801
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 50,000	-	116,456	-	-	-	-	-	116,456	783,045	899,501
SNB TO LYSTER TO AVIATION	\$ 50,000	-	113,018	-	-	-	-	-	113,018	1,042,513	1,155,531
INNER CIRCLE	\$ 50,000	-	22,285	-	-	-	-	-	22,285	464,733	487,018
<b>Total Infrastructure Projects</b>	<b>1,218,379</b>	<b>37,729</b>	<b>251,759</b>	<b>-</b>	<b>685,435</b>	<b>-</b>	<b>-</b>	<b>557</b>	<b>975,480</b>	<b>4,104,411</b>	<b>5,079,890</b>

Vertical Projects	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
AVIATOR	\$ -	-	-	-	-	-	-	65,808	65,808	3,985	69,793
BUILDING 176 RENOVATION	\$ -	-	-	-	-	-	-	1,720	1,720	3,723,019	3,724,739
BUILDING 167 RENOVATION	\$ 80,106	-	-	-	-	-	-	66,695	66,695	3,146,233	3,212,928
LA GLORIA	\$ 1,933,700	-	-	-	-	77,705	-	130,860	208,565	44,228	252,793
MEDICAL OFFICE BUILDING	\$ -	-	-	-	-	-	-	237	237	574,351	574,587
<b>Total Vertical Projects</b>	<b>2,013,806</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>77,705</b>	<b>-</b>	<b>265,319</b>	<b>343,024</b>	<b>10,019,204</b>	<b>10,362,228</b>

Landscape Projects	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
POND RENOVATIONS (POA SPECIAL ASSESSMENT)	\$ 276,086	-	-	-	-	-	262,908	-	262,908	28,281	291,189
<b>Total Landscape Projects</b>	<b>\$ 276,086</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>262,908</b>	<b>-</b>	<b>262,908</b>	<b>28,281</b>	<b>291,189</b>

Tenant/Campus Improvements	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
DEMOLITION	\$ 13,000	-	-	-	-	-	-	-	-	2,275	2,275
B705 Demolition								450	450		450
WAYFINDING SIGNS (POA SPECIAL ASSESSMENT)	\$ 42,240	-	-	-	-	-	6,586	-	6,586	13,760	20,346
PARK CANOPIES (POA SPECIAL ASSESSMENT)	\$ 116,450	-	-	-	-	-	-	-	-	45,550	45,550
POA CAMPUS-WIDE SIGNAGE (POA SPECIAL ASSESSMENT)	\$ -	-	-	-	-	-	4,500	-	4,500	-	4,500
DOG PARK (POA SPECIAL ASSESSMENT)	\$ 39,524	124,521	-	-	-	-	98,871	-	223,392	86,450	309,842
PAVERS IN THE PARK FOR FOOD TRUCKS (POA SPECIAL ASSESSMENT)	\$ 70,000	-	-	-	-	-	-	-	-	-	-
HILL CROSSWALK	\$ 135,000	-	-	-	-	-	-	-	-	-	-
NORTH HILL PARKING LOT	\$ 300,000	-	-	-	-	-	-	-	-	-	-
STREET REPAIRS	\$ -	-	-	-	-	-	-	-	-	37,008	37,008
COMPASS ROSE ADA COMPLIANCE	\$ 108,737	-	-	-	-	-	-	65,799	65,799	53,607	119,406
COMPASS ROSE (add with CR - ADA)	\$ -	-	-	-	-	-	-	-	-	6,093	6,093
COMPASS ROSE BUILDING 532 RENOVATIONS	\$ -	-	-	-	-	-	-	151	151	132,661	132,811
<b>Total Tenant/ Campus Improvements</b>	<b>\$ 839,951</b>	<b>124,521</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>109,957</b>	<b>66,400</b>	<b>300,878</b>	<b>529,517</b>	<b>830,395</b>

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks		Prior	
<b>MISC</b>	<b>Budget</b>	Bonds	Funding	Grant	Funding	Loans	Special Assessment	Cash	Totals	Fiscal Years	Total
CAPITAL LEGAL FEES	\$ 150,000	-	-	-	-	-	-	77,286	77,286	482,447	559,733
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 120,000	11,452	-	-	-	-	-	64,109	75,561	517,688	593,249
<b>BROKER'S COMMISSIONS</b>	<b>\$ 308,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>227,203</b>	<b>227,203</b>	<b>952,263</b>	<b>1,179,466</b>
STREET RENAMING	\$ 14,000	-	-	-	-	-	-	-	-	60,105	60,105
REPAIR & REPLACEMENT / B160 Roof Repairs	\$ 162,027	-	-	-	-	-	-	-	-	35,721	35,721
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	37,475	37,475	208,435	245,909
BUILDING 160 ROOF REPAIRS	\$ -	-	-	-	-	-	-	126,175	126,175	-	126,175
RESIDENTIAL INFILL PILOT PROGRAM	\$ 439,000	-	-	-	-	-	-	-	-	35,803	35,803
BUILDING MAKE-READY	\$ 50,000	-	-	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$ 100,000	-	-	-	-	-	-	-	-	-	-
CONTINGENCY	\$ 150,000	-	-	-	-	-	-	-	-	-	-
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$ -	-	-	-	-	-	-	-	-	1,447,831	1,447,831
<b>AVIATOR RENOVATIONS</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>512,266</b>	<b>-</b>	<b>-</b>	<b>512,266</b>	<b>-</b>	<b>512,266</b>
<b>Total Other</b>	<b>\$ 1,493,377</b>	<b>11,452</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>512,266</b>	<b>-</b>	<b>532,247</b>	<b>1,055,965</b>	<b>4,107,850</b>	<b>5,163,815</b>
<b>TOTAL USES</b>	<b>5,841,599</b>	<b>173,702</b>	<b>251,759</b>	<b>-</b>	<b>685,435</b>	<b>589,971</b>	<b>372,865</b>	<b>864,523</b>	<b>2,938,254</b>	<b>18,789,262</b>	<b>21,727,517</b>
<b>NET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,836,878</b>	<b>21,836,878</b>

**BROOKS DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**FOR THE SEVEN MONTHS ENDED APRIL 30, 2021**  
**(Unaudited)**

	<b>FY 2021</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from Tenants and Others	\$ 2,866,075
Payments to employees	\$ (1,701,135)
Payments to suppliers for goods and services	\$ (2,001,754)
Net Cash (Used for) Provided by Operating Activities	<b>(836,814)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition and construction of assets	(3,202,231)
Proceeds Sale of Land	758,263
Proceeds from Loans	934,255
Payments on Loans	(1,207,672)
Interest Received	13,020
Interest Payments	112,442
Net Cash (Used for) Provided by Capital and Related Financing Activities	<b>(2,591,923)</b>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Contributions from Local and Federal Governments	245,349
Net Cash (Used for) Provided by Non-Capital Financing Activities	<b>245,349</b>
<b>NET (DECREASE) INCREASE IN CASH</b>	<b>(3,183,387)</b>
<b>CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD</b>	<b>16,436,535</b>
<b>CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD</b>	<b>\$ 13,253,148</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Income (Loss) From Operations	(1,289,476)
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	129,823
(Increase)/Decrease in Other Receivables	1,046,292
(Increase)/Decrease in Pre-Payments	(34,822)
Increase(Decrease) in Accounts Payable	(688,630)
Increase/(Decrease) in Accrued Expenses	-
Net Cash (Used for) Provided by Operating Activities	<b>\$ (836,814)</b>



**Heritage Oaks**  
**FY21 Financial Statements**  
**April 30, 2021**

	<b>FY 2021 Orig Budget</b>	<b>FY 2021 Actuals Oct-20</b>	<b>FY 2021 Actuals Nov-20</b>	<b>FY 2021 Actuals Dec-20</b>	<b>FY 2020 Actuals Jan-21</b>	<b>FY 2020 Actuals Feb-21</b>	<b>FY 2020 Actuals Mar-21</b>	<b>FY 2020 Actuals Apr-21</b>	<b>FY 2021 Actuals YTD</b>	<b>FY 2021 Budget YTD</b>	<b>Act as % of Bud</b>	<b>Variance To Budget</b>
<b>Revenue:</b>												
Rent	2,183,809	182,941	181,552	180,406	177,611	179,046	164,857	136,692	1,203,104	1,273,889	94.4%	(70,785)
Other	54,040	8,646	7,902	6,608	6,493	4,847	4,802	3,341	42,639	31,523	135.3%	11,116
<b>TOTAL REVENUE</b>	<b>2,237,849</b>	<b>191,586</b>	<b>189,454</b>	<b>187,014</b>	<b>184,104</b>	<b>183,892</b>	<b>169,659</b>	<b>140,033</b>	<b>1,245,743</b>	<b>1,305,412</b>	<b>95.4%</b>	<b>(59,669)</b>
<b>Expenditures:</b>												
Payroll	278,792	19,665	20,450	17,466	22,912	22,789	22,427	19,183	144,892	162,629	89.1%	(17,737)
Utilities	106,710	1,106	(6,279)	8,527	(9,015)	1,615	5,877	7,186	9,016	62,248	14.5%	(53,231)
Maintenance & Repair	289,572	45,624	26,171	24,774	17,974	26,052	19,220	30,514	190,330	168,917	112.7%	21,413
Marketing	22,798	2,739	2,485	1,702	1,397	1,064	1,245	368	11,001	13,299	82.7%	(2,298)
Administrative	28,094	2,647	4,094	(176)	2,112	2,225	3,689	1,904	16,494	16,388	100.6%	106
Management Fee	90,000	7,663	7,578	7,481	7,364	7,356	6,786	5,601	49,830	52,500	94.9%	(2,670)
<b>Total Expenditures</b>	<b>815,966</b>	<b>79,444</b>	<b>54,499</b>	<b>59,774</b>	<b>42,744</b>	<b>61,100</b>	<b>59,244</b>	<b>64,757</b>	<b>421,562</b>	<b>475,980</b>	<b>88.6%</b>	<b>(54,418)</b>
<b>Net Operating Income</b>	<b>1,421,883</b>	<b>112,142</b>	<b>134,955</b>	<b>127,240</b>	<b>141,359</b>	<b>122,792</b>	<b>110,415</b>	<b>75,277</b>	<b>824,180</b>	<b>829,432</b>	<b>99.4%</b>	<b>(5,251)</b>
<b>Capital Expenditures</b>	<b>152,350</b>	<b>18,821</b>	<b>21,919</b>	<b>31,972</b>	<b>16,545</b>	<b>18,045</b>	<b>27,454</b>	<b>21,838</b>	<b>156,594</b>	<b>88,871</b>	<b>176.2%</b>	<b>67,723</b>
<b>Net Income</b>	<b>1,269,533</b>	<b>93,321</b>	<b>113,036</b>	<b>95,268</b>	<b>124,814</b>	<b>104,747</b>	<b>82,961</b>	<b>53,438</b>	<b>667,586</b>	<b>740,561</b>	<b>90.1%</b>	<b>(72,975)</b>
<b>Cash Transfer to BDA</b>	<b>1,319,496</b>	<b>59,887</b>	<b>99,142</b>	<b>135,395</b>	<b>86,476</b>	<b>98,008</b>	<b>108,651</b>	<b>128,098</b>	<b>715,657</b>	<b>769,706</b>	<b>93.0%</b>	<b>(54,049)</b>
<b>Occupancy</b>		<b>93.87%</b>	<b>93.25%</b>	<b>92.02%</b>	<b>92.02%</b>	<b>88.96%</b>	<b>74.23%</b>	<b>67.48%</b>	<b>85.98%</b>	<b>94.08%</b>		
<b>Market Rent per Square Foot</b>		<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>			
<b>Actual Rent per Square Foot</b>		<b>\$ 0.95</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>	<b>\$ 0.96</b>			



**Embassy Suites**  
**FY21 Financial Statement**  
**April 30, 2021**

	FY 2021 Budget	FY 2021 Actuals Oct-20	FY 2021 Actuals Nov-20	FY 2021 Actuals Dec-20	FY 2020 Actuals Jan-21	FY 2020 Actuals Feb-21	FY 2020 Actuals Mar-21	FY 2020 Actuals Apr-21	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act vs Bud %	Variance To Budget
<b>Revenue:</b>												
Room Revenue	4,979,052	311,675	286,313	303,030	314,287	367,123	513,014	508,360	2,603,802	2,904,447	89.6%	(300,645)
Food & Beverage	1,979,238	88,457	78,485	85,203	102,578	135,833	145,149	157,707	793,412	1,154,556	68.7%	(361,144)
Spa	288,464	16,878	11,438	13,253	16,521	17,668	20,300	18,883	114,941	168,271	68.3%	(53,329)
Other Revenue	91,369	5,929	6,213	4,246	5,509	6,381	8,340	7,238	43,856	53,299	82.3%	(9,443)
<b>TOTAL REVENUE</b>	<b>7,338,123</b>	<b>422,939</b>	<b>382,449</b>	<b>405,732</b>	<b>438,895</b>	<b>527,004</b>	<b>686,803</b>	<b>692,187</b>	<b>3,556,010</b>	<b>4,280,572</b>	<b>83.1%</b>	<b>(724,561)</b>
<b>Variable Expenses</b>	<b>2,656,961</b>	<b>142,597</b>	<b>136,263</b>	<b>151,604</b>	<b>159,532</b>	<b>167,147</b>	<b>214,495</b>	<b>209,414</b>	<b>1,181,052</b>	<b>1,549,894</b>	<b>76.2%</b>	<b>(368,842)</b>
<b>Gross Margin</b>	<b>4,681,162</b>	<b>280,342</b>	<b>246,187</b>	<b>254,128</b>	<b>279,363</b>	<b>359,857</b>	<b>472,308</b>	<b>482,773</b>	<b>2,374,959</b>	<b>2,730,678</b>	<b>87.0%</b>	<b>(355,719)</b>
<b>Administrative Expenses</b>												
Franchise Fees	594,549	40,729	37,786	38,804	41,348	45,338	64,506	65,485	333,996	346,820	96.3%	(12,824)
Administrative and General	590,676	41,788	45,034	46,317	43,124	42,379	42,904	47,583	309,130	344,561	89.7%	(35,431)
Sales and Marketing	1,102,325	65,803	61,875	64,076	64,603	68,863	90,470	87,763	503,453	643,023	78.3%	(139,570)
Engineering	308,540	21,495	23,876	21,060	25,839	24,065	30,513	15,598	162,446	179,982	90.3%	(17,536)
Utilities	333,910	29,918	24,955	23,866	28,065	23,637	28,477	33,127	192,045	194,781	98.6%	(2,736)
<b>Total Administrative Expenses</b>	<b>2,930,000</b>	<b>199,733</b>	<b>193,526</b>	<b>194,123</b>	<b>202,978</b>	<b>204,283</b>	<b>256,870</b>	<b>249,556</b>	<b>1,501,069</b>	<b>1,709,167</b>	<b>87.8%</b>	<b>208,098</b>
<b>Other Expenses</b>												
Management Fee	194,619	11,238	10,126	10,844	11,902	14,275	18,570	18,804	95,759	113,528	84.3%	(17,768)
Insurance	110,676	9,639	9,639	13,358	13,358	13,358	13,358	13,358	86,067	64,561	133.3%	21,506
<b>Total Other Expenses</b>	<b>305,295</b>	<b>20,877</b>	<b>19,765</b>	<b>24,202</b>	<b>25,260</b>	<b>27,633</b>	<b>31,928</b>	<b>32,162</b>	<b>181,827</b>	<b>178,089</b>	<b>102.1%</b>	<b>(3,738)</b>
<b>Net Income before debt service</b>	<b>1,445,867</b>	<b>59,732</b>	<b>32,896</b>	<b>35,803</b>	<b>51,125</b>	<b>127,942</b>	<b>183,510</b>	<b>201,055</b>	<b>692,063</b>	<b>843,422</b>	<b>82.1%</b>	<b>(151,359)</b>
<b>Debt Service:</b>												
Hotel Contribution	1,445,867	-	-	-	-	-	-	-	-	843,422	0.0%	(843,422)
Brooks Contribution	676,133	-	-	-	-	1,061,125	-	-	1,061,125	394,411	269.0%	666,714
Total Special Facility Debt Service	2,122,000	-	-	-	-	1,061,125	-	-	1,061,125	1,237,833	85.7%	(176,708)
<b>Net Income</b>	<b>(676,133)</b>	<b>59,732</b>	<b>32,896</b>	<b>35,803</b>	<b>51,125</b>	<b>(933,183)</b>	<b>183,510</b>	<b>201,055</b>	<b>(369,062)</b>			
<b>Cash Transfer from Operations</b>												
Excess/(Shortfall) for Debt Service Payment		-	-	-	-	(1,061,125)	-	-	(1,061,125)			

<b>Occupancy</b>	<b>60.30%</b>	<b>58.00%</b>	<b>58.40%</b>	<b>62.20%</b>	<b>73.40%</b>	<b>84.30%</b>	<b>80.70%</b>	<b>68.19%</b>	<b>67.90%</b>
<b>Average Daily Rate</b>	<b>\$ 106.88</b>	<b>\$ 105.53</b>	<b>\$ 107.23</b>	<b>\$ 104.45</b>	<b>\$ 114.44</b>	<b>\$ 125.80</b>	<b>\$ 134.66</b>	<b>\$ 114.14</b>	<b>\$ 128.51</b>
<b>Revpar</b>	<b>\$ 64.45</b>	<b>\$ 61.18</b>	<b>\$ 62.66</b>	<b>\$ 64.99</b>	<b>\$ 84.05</b>	<b>\$ 106.08</b>	<b>\$ 108.62</b>	<b>\$ 78.86</b>	<b>\$ 87.20</b>