

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

ASSETS	9/30/2019	8/31/2020	YTD Change
Current Assets			
Unrestricted Cash	8,114,777	2,441,146	(5,673,631)
Restricted Cash	7,715,391	4,967,002	(2,748,390)
Total Cash	15,830,168	7,408,148	(8,422,020)
Accounts Receivable	3,020,909	3,822,960	802,051
Derivative Instrument-Deferred	1,300,926	1,300,926	-
Prepayments	52,363	86,870	34,507
Parts and Supplies Inventories	-	-	-
Total Current Assets	20,204,367	12,618,905	(7,585,462)
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)	(74,428,662)	(7,215,410)
Total Land, Property, and Equipment	134,370,894	127,203,467	(7,167,428)
Construction In Progress	20,056,883	17,462,100	(2,594,783)
TOTAL ASSETS	174,632,143	157,284,470	(17,347,673)
LIABILITIES AND NET ASSETS	9/30/2019	8/31/2020	YTD Change
LIABILITIES			
Accounts Payable	935,050	345,120	(589,930)
Accrued Expenses	1,857,692	594,620	(1,263,073)
JP Morgan Chase-DPT Loan	8,189,619	7,419,489	(770,129)
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	20,497,349	(358,562)
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	40,194	(24,382)
Lease Payable Frost Bank- Landscaping Equipment	34,851	18,509	(16,342)
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	1,292,652	(531,775)
Derivative Instrument	1,300,926	1,300,926	-
Total Liabilities	132,938,715	120,846,683	(12,092,032)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	32,271,592	(6,501,643)
Unrestricted	2,920,194	4,166,196	1,246,002
Total Net Assets	41,693,428	36,437,787	(5,255,641)
TOTAL LIABILITIES AND NET ASSETS	\$ 174,632,143	\$ 157,284,470	\$ (17,347,673)

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

Cash Balances	30-Sep-19	31-Aug-20
UMB Corporate Trust Services	7,487,639.31	4,747,048.76
Loan Star National Bank CD	6,670,362.75	1,619,521.98
BBVA Compass Operating	947,964.20	862,698.03
BBVA Compass Lease Deposits	130,029.73	176,868.31
JP Morgan Construction Debt Service Account	281,721.38	76,077.67
Frost Bank Operating Account	366,180.27 *	63,873.26
Inter National Bank	633.00	2,485.00
Total	\$ 15,884,530.64	\$ 7,548,573.01
Allocation of Funds		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account *	0.00	140,425.34
JP Morgan Construction Debt Service	0.00	(0.00)
Frost Operating Account *	55,463.63	(0.00)
Unrestricted Operating Funds	\$ 55,463.63	\$ 140,425.34
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	2,145,604.38
Infrastructure Bonds Debt Service Reserve	2,346,499.96	195,541.59
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	\$ 2,441,145.97
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,487,639.31	4,747,048.76
BBVA Compass Lease Deposits	130,029.73	176,868.31
Bond Funds Received To be Paid in September	97,089.38	40,599.63
Inter National Bank (Aviator)	633.00	2,485.00
Restricted Operating Funds	\$ 7,715,391.42	\$ 4,967,001.70
Grand Total	\$ 15,884,530.64	\$ 7,548,573.01

* Excludes outstanding checks.

LIQUIDITY

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	2,145,604.38
Infrastructure Bonds Debt Service Reserve	195,541.59
BBVA Compass Operating	140,425.34
Buildings 167/176 Expenses for final build-out	100,000.00
TOTAL LIQUIDITY	\$ 7,581,571.31

BROOKS DEVELOPMENT AUTHORITY
FY 2020 Operating Budget Report Detail - Cash Basis
For the Eleven Months Ending August 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	August 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	340,352	3,056,441	3,004,135	52,306	102%
Enterprise Revenue	1,270,048	91,717	105,517	107,641	138,056	-	203,992	86,679	38,222	106,692	50,505	109,002	1,038,024	1,164,211	(126,187)	89%
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	67,160	823,959	929,773	(105,814)	89%
Property Owners Assessments	264,438	-	-	-	119,069	-	-	-	38,913	58,168	-	-	216,150	242,402	(26,252)	89%
Interest Income	135,000	23,646	23,415	21,750	21,970	20,639	17,203	13,115	10,025	9,364	7,805	6,272	175,204	123,750	51,454	142%
Miscellaneous Income	103,208	43,721	18,250	10,500	29,720	180	836	-	7	-	-	-	103,215	94,607	8,607	109%
Sales Proceeds Reimbursement	3,814,324	-	-	20,000	-	-	-	-	-	-	-	-	20,000	3,496,464	(3,476,464)	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	522,786	5,432,992	9,055,341	(3,622,349)	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	36,436	578,247	564,805	(13,442)	102%
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	13,507	143,481	136,681	(6,800)	105%
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	22,800	280,699	257,307	(23,391)	109%
4 Travel	20,173	226	8	5,820	2,988	-	1,207	-	-	-	-	-	10,248	18,492	8,243	55%
5 Customer Relations	11,500	855	830	107	1,057	420	250	55	-	-	-	-	3,574	10,542	6,968	34%
6 Admin/Other	11,625	162	20	1,450	-	-	4,964	194	286	1,285	1,021	427	9,808	10,656	848	92%
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	73,170	1,026,058	998,484	(27,574)	103%
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	12,475	147,080	149,881	2,801	98%
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	5,441	72,193	70,844	(1,349)	102%
3 Travel	4,461	461	-	-	10	-	-	921	-	-	-	-	1,391	4,089	2,698	34%
4 Customer Relations	2,065	-	268	-	-	297	-	-	-	-	-	-	565	1,893	1,328	30%
5 Memberships/Dues	100,900	-	-	-	-	100,000	-	-	-	-	-	-	100,000	92,492	(7,508)	108%
6 Admin/Other	23,359	-	-	87	2,905	4,819	1,730	1,245	1,245	1,245	-	1,245	14,521	21,412	6,892	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	19,161	335,750	340,611	4,861	99%
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	22,171	265,727	266,283	556	100%
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	10,771	147,652	135,096	(12,555)	109%
3 Contract Labor/Services	11,351	1,033	1,070	877	1,157	778	23	775	1,561	1,036	519	129	8,957	10,405	1,448	86%
4 Legal	5,000	301	-	538	-	-	1,462	-	776	365	-	925	4,366	4,583	217	95%
5 Training	5,000	108	2,500	-	-	-	-	-	-	-	-	-	2,608	4,583	1,975	57%
6 Admin/Other	13,318	1,588	548	983	3,441	567	1,353	549	371	628	462	407	10,897	12,208	1,311	89%
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	34,402	440,207	433,159	(7,048)	102%
Department 13 - Board																
1 Legal	48,000	3,397	-	14,883	-	3,702	2,021	3,311	3,677	3,722	-	6,730	41,442	44,000	2,559	94%
2 Office Supplies	3,563	52	-	20	20	51	20	20	20	-	-	-	183	3,266	3,083	6%
3 Security	4,520	400	400	640	160	160	400	160	-	-	-	-	2,320	4,143	1,823	56%
4 Customer Relations	6,216	80	135	-	-	-	-	-	-	-	-	-	216	5,698	5,482	4%
5 Admin/Other	3,397	29	-	298	156	134	75	35	-	107	22,095	116	23,046	3,114	(19,932)	740%
Department 13 - Board Total	65,696	3,958	535	15,841	336	4,047	2,516	3,506	3,697	3,829	22,095	6,845	67,206	60,221	(6,985)	112%

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	August 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	43,635	588,633	603,280	14,648	98%
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	13,812	218,980	252,798	33,817	87%
3 Professional Services/Audit	250,290	2,005	30,000	40,700	77,535	-	18,700	-	10,460	38,300	25,000	-	242,700	229,433	(13,268)	106%
4 Legal	10,000	452	-	1,157	-	282	1,116	796	695	688	-	4,085	9,269	9,167	(102)	101%
5 Insurance	211,366	11,692	21,679	97,361	24,123	1,792	1,792	13,029	21,619	1,792	3,583	-	198,460	193,752	(4,708)	102%
6 Other	65,986	163	229	4,502	650	2,704	8,700	3,036	2,658	6,579	5,618	13,474	48,313	60,487	12,174	80%
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	90,049	78,589	1,306,356	1,348,916	42,561	97%
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	23,772	325,220	198,424	(126,796)	164%
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	9,788	199,131	128,690	(70,440)	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	2,601	39,288	33,672	(5,616)	117%
4 Landscaping/Trees/Irrigation/Roads	19,757	4,940	(775)	2,189	184	(639)	3,189	1,351	731	(2,798)	3,393	3,881	15,645	18,111	2,466	86%
5 HVAC	125,091	18,932	2,676	4,495	17,747	13,635	10,065	18,978	8,768	11,978	3,946	2,666	113,885	114,667	782	99%
6 Custodial	59,186	7,424	2,361	4,375	7,633	3,603	4,599	7,441	3,102	(807)	4,033	6,899	50,663	54,254	3,591	93%
7 Fleet	16,454	-	1,841	1,061	-	-	1,060	1,256	-	-	-	-	5,218	15,083	9,865	35%
8 Utilities	525,000	51,835	55,605	45,564	35,199	47,241	36,895	28,326	42,387	40,058	37,741	46,960	467,811	481,250	13,439	97%
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	12,135	105,757	85,812	(19,945)	123%
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	2,910	61,592	61,543	(49)	100%
11 Admin/Other	27,231	2,815	686	1,910	1,335	1,588	3,056	1,605	2,357	1,388	505	2,300	19,546	24,962	5,416	78%
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	113,912	1,403,755	1,216,467	(187,287)	115%
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	10,468	217,132	298,217	81,085	73%
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	38,936	452,974	506,555	53,581	89%
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	51,106	462,741	699,050	236,309	66%
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	5,215	64,754	147,290	82,536	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	8,973	142,513	435,283	292,770	33%
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	114,697	1,340,114	2,086,395	746,281	305%
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	7,308	74,904	74,747	(157)	100%
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	2,616	32,987	32,315	(672)	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	94,427	22,203	76%
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	14,284	58,181	50,727	(7,455)	115%
5 Other	48,205	10,013	1,426	2,510	3,695	920	-	747	-	3,572	5,930	12,270	41,083	44,188	3,105	93%
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	36,478	279,379	296,403	17,025	94%
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	16,412	184,581	186,852	2,271	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	5,226	68,305	70,468	2,162	97%
3 Embassy Sponsorships	69,198	34,578	10,559	3,791	1,800	15,423	4,571	-	-	-	-	-	70,723	63,432	(7,292)	111%
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	225	134,197	117,608	(16,589)	114%
5 Advertising	262,943	24,807	22,661	27,681	23,763	7,715	24,887	11,839	7,960	10,730	15,999	25,017	203,058	241,031	37,974	84%
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	25,000	275,000	275,000	-	100%
7 Ground Breaking/Special Events	109,702	12,579	5,337	5,510	43,598	20,192	8,900	(5,863)	-	-	61	1,500	91,815	100,560	8,746	91%
8 Other	169,968	10,091	3,332	1,382	2,103	39,939	19,188	1,403	962	11,195	2,323	2,254	94,172	155,804	61,632	60%
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	75,633	1,121,850	1,210,754	88,904	93%
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	27,159	326,595	331,975	5,380	98%
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	8,915	116,265	121,986	5,721	95%
3 Other	37,529	-	-	870	203	6	-	159	140	10,688	-	-	12,065	34,402	22,336	35%
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	36,074	454,926	488,362	33,436	93%
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	603,129	588,961	7,775,600	8,467,814	692,215	92%
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)	(158,077)	(66,175)	(2,342,608)	587,527	\$(2,930,134)	

	FY 2020 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	July Actuals	August 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	113,920	1,271,813	1,270,981	831	100%
Grants	220,000												-	201,667	(201,667)	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	41,253	453,784	453,784	-	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	195,542	2,150,958	2,150,958	-	100%
General Debt Service Reserve	616,095												-	564,754	(564,754)	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	26,666	255,546	237,736	17,810	107%
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	377,381	4,132,101	4,879,880	(747,779)	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	113,920	1,271,813	1,270,981	(831)	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	195,542	2,150,958	2,150,958	(0)	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	462,000	462,000	-	100%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	43,385	477,240	477,240	(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	20,313	20,313	20,313	20,313	223,438	223,438	-	100%
SECO Debt Service Payment	431,977		215,988			215,988							431,977	395,979	(35,998)	109%
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	33,421	266,404	237,733	(28,672)	112%
Hotel Debt Service	193,679					185,663						960,243	1,145,906	177,539	(968,366)	645%
Lone Star Debt Service - OKIN	78,042			14,882	6,875	6,563	6,563	6,781	4,688	4,844	4,688	4,844	60,725	71,539	10,813	85%
Total Non Operating Expenditures	5,964,443	453,082	652,575	452,219	450,124	843,200	442,614	448,053	442,448	444,219	448,257	1,413,667	6,490,460	5,467,406	(1,023,054)	119%
Total Non Operating Revenues & Expenditures	(640,938)	(64,448)	(287,207)	(70,838)	(62,642)	(473,361)	(76,550)	(64,366)	(68,140)	(80,945)	(73,576)	(1,036,286)	(2,358,360)	(587,527)	\$ (1,770,833)	401%
Net Income (Loss) after Operations & Debt Service	0	(450,368)	(634,700)	(530,246)	(189,726)	(703,848)	(167,089)	(336,839)	(252,111)	(101,926)	(231,652)	(1,102,461)	(4,700,967)	0	(4,700,967)	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of August 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	687,625	-	-	-	-	-	687,625	18,189,472
Greenline Park to Mission Reach	\$ 1,453,184	-	-	-	14,686	-	-	14,686	333,259
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ -	-	-	-	-	-	-	-	277,201
COSA Bond Projects	\$ 156,246	-	225,348	-	-	-	-	225,348	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	-	-	-	-	-	1,861,743	1,861,743	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	687,625	225,348	14,144	14,686	-	1,940,015	2,881,817	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	-	-	14,686	-	2,278	18,134	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	-	72,696	-	-	-	-	72,696	700,849
SNB TO LYSTER TO AVIATION	\$ 94,974	-	91,331	-	-	-	-	91,331	929,385
INNER CIRCLE	\$ 35,988	-	61,321	-	-	-	-	61,321	386,953
Total Infrastructure Projects	2,377,150	426,072	225,348	-	14,686	-	3,548	669,654	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	-	-	-	-	-	254,332	254,332	1,003,516
CUISINE SOLUTIONS	\$ 2,735	-	-	-	-	-	3,939	3,939	27,175
AVIATOR	\$ 1,000	-	-	-	-	-	1,914	1,914	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	22,686	-	-	-	-	-	22,686	21,543
MEDICAL OFFICE BUILDING	\$ 452	-	-	-	-	-	688	688	573,663
Total Vertical Projects	3,331,144	23,436	-	-	-	-	696,541	719,977	9,299,227

	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)	\$ 296,893	3,328	-	-	-	-	-	3,328	60,926
Total Landscape Projects	\$ 296,893	3,328	-	-	-	-	-	3,328	60,926

	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	\$ -	-	-	-	-	-	-	-	-
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	-	-	-	-	-	40,937	40,937	-
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	-	-	-	-	-	28,015	28,015	104,646
Total Tenant/ Campus Improvements	\$ 952,715	199,057	-	14,144	-	-	241,619	454,819	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	-	-	-	-	-	128,145	128,145	354,302
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 105,000	-	-	-	-	-	150,161	150,161	365,601
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	35,733	-	-	-	-	-	35,733	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	-	-	-	-	-	454,048	454,048	952,504
TRANSFER OUT TO POA BUDGET - SPECICAL ASSESSMENT	\$ 263,951	-	-	-	-	-	-	-	-
Total Other	\$ 2,575,207	35,733	-	-	-	-	998,310	1,034,043	2,967,323

TOTAL USES	9,533,109	687,625	225,348	14,144	14,686	-	1,940,019	2,881,821	16,083,806
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NET	-	-	-	-	-	-	(3)	(3)	22,460,207
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BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2020
(Unaudited)

	FY 2020
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 5,452,008
Payments to employees	\$ (2,469,110)
Payments to suppliers for goods and services	\$ (5,530,083)
Net Cash (Used for) Provided by Operating Activities	(2,547,186)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	(1,361,292)
Proceeds from TIRZ #16	6,000,000
Industrial building closeout	2,594,783
Payments on Loans	(6,001,159)
Interest Received	174,132
Interest Payments	(7,535,476)
Net Cash (Used for) Provided by Capital and Related Financing Activities	(6,129,012)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	254,177
Net Cash (Used for) Provided by Non-Capital Financing Activities	254,177
NET (DECREASE) INCREASE IN CASH	(8,422,021)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	15,830,168
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 7,408,147
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	(1,017,260)
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	32,815
(Increase)/Decrease in Other Receivables	(834,866)
(Increase)/Decrease in Pre-Payments	223,660
Increase(Decrease) in Accounts Payable	(543,878)
Increase/(Decrease) in Accrued Expenses	(407,656)
Net Cash (Used for) Provided by Operating Activities	\$ (2,547,185)

**Heritage Oaks
FY20 Financial Statements
August 31, 2020**

	FY 2020 Orig Budget	FY 2020 Actuals Oct-19	FY 2020 Actuals Nov-19	FY 2020 Actuals Dec-19	FY 2020 Actuals Jan-20	FY 2020 Actuals Feb-20	FY 2020 Actuals Mar-20	FY 2020 Actuals Apr-20	FY 2020 Actuals May-20	FY 2020 Actuals Jun-20	FY 2020 Actuals Jul-20	FY2020 Actuals Aug-20	FY 2020 Actuals YTD	FY 2020 Budget YTD	Act as % of Bud	Variance To Budget
Revenue:																
Rent	2,306,386	193,493	192,548	194,978	196,283	197,825	198,340	199,460	201,192	201,720	203,080	204,630	2,183,549	2,114,187	103.3%	69,362
Vacancy	(127,446)	(2,710)	(3,632)	(4,002)	(9,604)	(13,844)	(12,062)	(11,054)	(12,581)	(12,797)	(16,030)	(16,782)	(115,097)	(116,826)	98.5%	1,729
Concessions (includes Model)	(64,560)	(5,440)	(4,118)	(4,289)	(6,132)	(7,934)	(4,124)	(4,167)	(1,912)	(5,510)	(3,866)	(5,200)	(52,692)	(59,180)	89.0%	6,488
Other	59,983	2,530	5,238	4,987	4,050	4,153	5,947	3,364	2,687	3,689	4,847	4,818	46,309	54,984	84.2%	(8,675)
TOTAL REVENUE	2,174,363	187,873	190,035	191,674	184,597	180,200	188,101	187,602	189,386	187,102	188,031	187,466	2,062,069	1,993,166	103.5%	68,903
Expenditures:																
Payroll	229,691	23,405	20,225	20,571	20,187	22,719	19,038	19,878	20,544	20,816	18,877	17,409	223,669	210,550	106.2%	(13,119)
Utilities	107,679	12,059	10,548	6,980	(11,504)	(30,962)	454	19,428	(3,564)	(2,912)	37,523	26,591	64,641	98,706	65.5%	34,065
Maintenance & Repair	248,295	26,617	24,395	26,991	14,843	31,483	22,450	23,479	36,670	40,007	29,123	35,595	311,653	227,604	136.9%	(84,049)
Marketing	21,687	1,981	919	1,633	1,016	990	1,005	1,065	855	1,700	962	1,071	13,197	19,880	66.4%	6,683
Administrative	33,313	1,013	902	3,476	1,895	3,648	3,507	1,213	1,968	3,177	2,576	1,814	25,189	30,537	82.5%	5,348
Management Fee	117,300	7,515	7,601	8,245	22,886	7,208	7,524	7,504	7,542	7,484	7,521	7,499	98,530	107,525	91.6%	8,995
Total Expenditures	757,965	72,590	64,591	67,895	49,322	35,086	53,978	72,568	64,015	70,273	96,583	89,978	736,879	694,801	106.1%	(42,077)
Net Operating Income	1,416,398	115,284	125,444	123,779	135,275	145,114	134,123	115,035	125,371	116,829	91,448	97,488	1,325,191	1,298,365	102.1%	26,826
Capital Expenditures	146,350	20,454	9,875	5,042	2,032	24,614	63,774	78,393	35,053	23,520	14,798	9,899	287,454	134,154	214.3%	(153,300)
Net Income	1,270,048	94,830	115,570	118,737	133,243	120,500	70,349	36,642	90,319	93,309	76,650	87,589	1,037,737	1,164,211	89.1%	(126,474)
Cash Transfer to BDA		91,717	105,517	107,641	138,056	100,179	103,813	86,679	38,222	106,692	50,505	109,002	1,038,023			
Occupancy		95.71%	97.55%	96.32%	95.09%	92.64%	95.09%	93.87%	95.71%	93.87%	93.25%	92.02%	94.65%	95.09%		
Market Rent per Square Foot		\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04	\$ 1.04		
Actual Rent per Square Foot		\$ 0.90	\$ 0.91	\$ 0.92	\$ 0.92	\$ 0.93	\$ 0.92	\$ 0.92	\$ 0.93	\$ 0.93	\$ 0.95	\$ 0.95	\$ 0.95	\$ 0.93		

The Aviator
FY20 Financial Statements
August 31, 2020

	FY 2020 Orig Budget	FY 2020 Actuals Oct-19	FY 2020 Actuals Nov-19	FY 2020 Actuals Dec-19	FY 2020 Actuals Jan-20	FY 2020 Actuals Feb-20	FY 2020 Actuals Mar-20	FY 2020 Actuals Apr-20	FY 2020 Actuals May-20	FY 2020 Actuals Jun-20	FY 2020 Actuals Jul-20	FY 2020 Actuals Aug-20	FY 2020 Actuals YTD	FY 2020 Budget YTD	Act as % of Bud	Variance To Budget
Revenue:																
Rent	3,171,188	259,305	261,417	264,520	262,982	261,496	262,353	260,879	257,134	257,384	255,339	253,103	2,855,910	2,906,922	98.2%	(51,012)
Vacancy	(198,006)	(17,654)	(19,063)	(26,651)	(24,990)	(23,223)	(30,052)	(28,368)	(18,661)	(22,001)	(19,328)	(19,115)	(249,106)	(181,506)	137.2%	(67,601)
Down Units	(273,600)	(21,240)	(21,240)	(22,300)	(22,300)	(22,300)	(22,300)	(22,300)	(22,300)	(22,300)	(22,300)	(22,300)	(243,180)	(250,800)	97.0%	7,620
Concessions	(16,409)	1,433	(13)	(3,204)	(3,019)	(4,238)	(2,389)	(1,010)	(742)	(146)	(1,827)	(3,489)	(18,643)	(15,042)	123.9%	(3,601)
Other	319,616	32,274	29,476	28,070	27,904	35,022	30,108	27,266	34,231	26,923	32,461	32,985	336,719	292,981	114.9%	43,737
Total Revenue	3,002,789	254,118	250,575	240,435	240,577	246,757	237,719	236,467	249,662	239,860	244,345	241,184	2,681,700	2,752,557	97.4%	(70,857)
Expenditures:																
Payroll	385,122	30,813	30,409	30,134	29,790	33,452	27,295	26,623	399	1,796	26,795	30,562	268,071	353,029	75.9%	84,957
Administrative	68,789	5,368	5,842	5,517	7,593	5,750	5,064	6,690	4,034	4,903	4,495	5,231	60,489	63,057	95.9%	2,568
Advertising & Marketing	72,268	3,689	5,614	3,357	4,521	4,482	3,895	5,018	4,115	3,093	3,887	3,684	45,356	66,246	68.5%	20,890
Repairs & Maintenance	37,549	9,139	1,238	1,232	828	1,043	5,653	5,999	(1,922)	1,434	1,338	965	26,948	34,420	78.3%	7,472
Contracted Services	82,480	6,569	7,038	6,203	6,355	7,372	6,416	6,213	6,224	6,594	5,929	4,925	69,837	75,607	92.4%	5,770
Unit Preparation	57,738	5,219	3,131	5,930	5,211	5,416	7,805	5,824	4,150	5,966	6,496	11,895	67,043	52,927	126.7%	(14,117)
Utilities	225,991	21,752	20,182	22,476	25,110	22,224	18,552	22,747	19,268	20,910	24,452	25,130	242,804	207,158	117.2%	(35,646)
Management Fees	90,084	9,522	10,086	9,762	9,510	9,650	9,667	9,481	9,467	9,756	9,635	9,817	106,353	82,577	128.8%	(23,776)
Taxes	72,673	6,025	6,050	5,900	5,775	6,169	6,143	6,090	6,195	6,326	6,274	6,248	67,194	66,617	100.9%	(577)
Insurance	72,526	5,694	5,694	7,637	7,921	7,637	7,637	7,642	7,707	7,652	7,642	7,637	80,500	66,482	121.1%	(14,018)
Total Expenditures	1,165,220	103,790	95,285	98,148	102,615	103,195	98,126	102,329	59,637	68,432	96,945	106,094	1,034,595	1,068,118	96.9%	33,523
Net Operating Income	1,837,569	150,328	155,291	142,286	137,961	143,562	139,593	134,139	190,026	171,428	147,400	135,090	1,647,105	1,684,438	97.8%	(37,333)
Partnership Expenses	34,228	2,300	36,289	(7,007)	8,367	-	4,161	3,673	4,256	1,009	872	6,017	59,936	31,376	0.0%	(28,560)
Capital Expenditures	62,760	1,036	2,291	7,047	1,389	1,721	969	743	1,109	2,906	1,046	6,443	26,699	57,530	46.4%	30,831
	96,988	3,336	38,580	40	9,756	1,721	5,130	4,417	5,364	3,915	1,918	12,460	86,635	88,906	97.4%	2,270
Net Income before Debt Service	1,740,581	146,992	116,711	142,247	128,205	141,841	134,464	129,722	184,661	167,513	145,483	122,630	1,560,469	1,595,533	97.8%	(35,063)
Debt Service:																
Debt Service (Vantage)	1,740,420	145,036	145,036	145,036	145,036	136,577	136,577	136,577	136,577	136,577	136,577	136,577	1,536,185	1,595,391	96.3%	59,207
Net Income after debt service	161	1,957	(28,325)	(2,789)	(16,830)	5,264	(2,114)	(6,855)	48,084	30,936	8,905	(13,947)	24,285	141	756.8%	24,144
2016 (C-1/D-1) Master Facility Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-
Net Cash Available for Distribution (Shortfall)	161	1,957	(28,325)	(2,789)	(16,830)	5,264	(2,114)	(6,855)	48,084	30,936	8,905	(13,947)	24,285	141	756.8%	24,144

Occupancy	86.80%	85.00%	82.50%	84.64%	83.57%	83.92%	83.92%	85.71%	85.00%	84.69%	85.71%	84.68%	86.46%
Market Rent per Square Foot	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32
Actual Rent per Square Foot	\$ 1.20	\$ 1.21	\$ 1.23	\$ 1.22	\$ 1.22	\$ 1.23	\$ 1.23	\$ 1.23	\$ 1.20	\$ 1.20	\$ 1.18	\$ 1.21	

**Embassy Suites
FY20 Financial Statement
August 31, 2020**

	FY 2020 Budget	FY 2020 Actuals Oct-19	FY 2020 Actuals Nov-19	FY 2020 Actuals Dec-19	FY 2020 Actuals Jan-20	FY 2020 Actuals Feb-20	FY 2020 Actuals Mar-20	FY 2020 Actuals Apr-20	FY 2020 Actuals May-20	FY 2020 Actuals Jun-20	FY 2020 Actuals Jul-20	FY 2020 Actuals Aug-20	FY 2020 Actuals YTD	FY 2020 Budget YTD	Act vs Bud %	Variance To Budget	
Revenue:																	
Room Revenue	4,344,106	487,874	470,499	449,091	486,214	516,993	234,731	40,672	99,539	172,920	319,535	324,779	3,602,847	3,982,097	90.5%	(379,250)	
Food & Beverage	1,427,218	226,509	210,733	177,194	164,067	167,970	75,195		4,820	38,972	82,732	91,241	1,239,433	1,308,283	94.7%	(68,850)	
Spa	149,305	17,592	18,898	16,849	21,722	26,677	12,207		-	13,697	11,999	12,889	152,530	136,863	111.4%	15,667	
Other Revenue	72,566	10,314	7,913	8,157	7,348	6,619	2,037	3,028	2,492	3,681	5,377	7,623	64,589	66,519	97.1%	(1,929)	
TOTAL REVENUE	5,993,195	742,289	708,043	651,291	679,351	718,259	324,170	43,700	106,851	229,270	419,643	436,532	5,059,399	5,493,762	92.1%	(434,363)	
Variable Expenses	2,285,901	260,430	247,383	263,111	254,451	235,326	142,902	28,500	41,687	84,457	101,042	135,700	1,794,989	2,095,409	85.7%	300,420	
Gross Margin	3,707,294	481,859	460,660	388,180	424,900	482,933	181,268	15,200	65,164	144,813	318,601	300,832	3,264,410	3,398,353	96.1%	(133,943)	
Administrative Expenses																	
Franchise Fees	590,526	64,336	60,159	56,950	58,591	66,605	31,739	4,899	16,519	26,170	36,788	39,769	462,525	541,316	85.4%	78,791	
Administrative and General	577,566	55,600	53,192	51,667	49,920	52,462	37,652	27,131	27,546	29,837	39,408	37,652	462,067	529,436	87.3%	67,369	
Sales and Marketing	899,811	103,748	97,771	94,058	108,141	101,052	52,536	5,459	7,647	14,759	69,819	74,876	729,866	824,827	88.5%	94,961	
Engineering	324,248	33,406	29,410	33,979	33,220	23,063	26,880	11,177	17,442	10,155	15,634	26,562	260,928	297,227	87.8%	36,299	
Utilities	278,930	34,771	27,462	28,106	27,571	22,029	22,875	17,504	14,534	20,493	31,566	33,010	279,921	255,686	109.5%	(24,235)	
Total Administrative Expenses	2,671,081	291,861	267,994	264,760	277,443	265,211	171,682	66,170	83,688	101,414	193,215	211,869	2,195,307	2,448,491	89.7%	253,184	
Other Expenses																	
Management Fee	153,502	19,960	19,269	17,612	18,187	19,724	9,031	1,239	3,233	6,913	11,199	11,429	137,796	140,710	97.9%	2,914	
Insurance	109,561	8,601	8,601	9,266	9,266	9,266	9,266	9,266	9,266	9,639	9,639	9,639	101,715	100,431	101.3%	(1,284)	
Total Other Expenses	263,063	28,561	27,870	26,878	27,453	28,990	18,297	10,505	12,499	16,552	20,838	21,068	239,511	241,141	99.3%	1,630	
Net Income before debt service	773,150	161,437	164,796	96,542	120,004	188,732	(8,711)	(61,475)	(31,023)	26,847	104,548	67,895	829,592	708,721	117.1%	120,871	
Debt Service:																	
Debt Service (Special Facility Bonds)	2,122,250	176,854	176,854	176,854	176,854	176,854	176,854	176,854	176,854	176,854	176,854	176,854	1,945,394	1,945,396	100.0%	(2)	
Additional Debt (2017 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	-	
Brooks Contribution	(1,349,100)	-	-	-	-	(185,663)	-	-	-	-	-	-	(960,243)	(1,145,906)	(1,236,675)	92.7%	90,770
	773,150	176,854	176,854	176,854	176,854	(8,809)	176,854	176,854	176,854	176,854	176,854	176,854	(783,389)	799,489	1,945,396	41.1%	(2)
Net Income	-	(15,417)	(12,058)	(80,312)	(56,850)	197,541	(185,565)	(238,329)	(207,877)	(150,007)	(72,306)	851,284	30,104	(1,236,675)			
Cash Transfer from Operations		-	200,000	300,000	120,000	250,000	100,000	-	-	-	-	-	970,000				
Excess/(Shortfall) for Debt Service Payment		(176,854)	23,146	123,146	(56,854)	258,809	(76,854)	(176,854)	(176,854)	(176,854)	(176,854)	783,389	170,511				

Occupancy	82.20%	82.30%	77.30%	83.80%	84.00%	33.80%	7.00%	18.80%	35.10%	59.80%	69.60%	56.10%	79.20%
Average Daily Rate	\$ 122.67	\$ 122.14	\$ 120.14	\$ 119.99	\$ 136.05	\$ 143.48	\$ 124.00	\$ 109.38	\$ 105.12	\$ 110.49	\$ 96.55	\$ 123.39	\$ 139.83
Revpar	\$ 100.88	\$ 100.53	\$ 92.86	\$ 100.54	\$ 114.28	\$ 48.54	\$ 8.69	\$ 20.58	\$ 36.95	\$ 66.07	\$ 67.16	\$ 69.22	\$ 110.73