

Brooks Development Authority
Balance Sheet
As of June 30, 2022
(unaudited)

ASSETS	9/30/2021	6/30/2022	YTD Change
Current Assets			
Unrestricted Cash	16,571,919	14,380,787	(2,191,132)
Restricted Cash	7,078,243	\$ 26,032,320	18,954,077
Total Cash	23,650,162	40,413,106	16,762,944
Accounts Receivable	615,720	(4,346,940)	(4,962,660)
Derivative Instrument-Deferred	886,564	886,564	-
Prepayments	136,106	117,851	(18,255)
Total Current Assets	25,288,552	37,070,582	11,782,030
Land, Property, and Equipment			
Land	4,259,289	4,280,787	21,497
Depreciable Property & Equipment	192,807,679	193,195,329	387,650
Less: Accumulated Depreciation	(71,904,795)	(77,914,683)	(6,009,888)
Total Land, Property, and Equipment	125,162,174	119,561,433	(5,600,740)
Construction In Progress	12,446,590	15,659,659	3,213,069
TOTAL ASSETS	162,897,315	172,291,673	9,394,358

LIABILITIES AND NET ASSETS	9/30/2021	6/30/2022	YTD Change
LIABILITIES			
Accounts Payable	711,326	391,301	(320,025)
Accrued Expenses	1,547,256	972,823	(574,432)
JP Morgan Chase-DPT Loan	6,443,567	5,721,991	(721,576)
Tenant's Security Deposits	170,842	170,842	-
INB Loan - Aviator Apartments	19,673,502	-	(19,673,502)
Due To/From BDA	70,166	122,074	51,908
Bonds Payable Series 2015	49,150,000	36,000,000	(13,150,000)
Bonds Payable Series 2017	36,400,000	36,400,000	-
Lease Payable Frost Bank- Maintenance Vehicles	22,478	-	(22,478)
Lease Payable Balboa	59,451	-	(59,451)
Deferred Rents	1,677,500	34,022,342	32,344,842
Aviator Renovations - Vantage Bank	590,327	-	(590,327)
La Gloria - Bank of SA	1,211,747	1,796,317	584,570
Derivative Instrument	886,564	886,564	-
Bonds Payable Series 2021	-	24,108,061	24,108,061
2021 Bonds Original Issue Discount	-	(1,150,457)	(1,150,457)
Total Liabilities	118,614,726	139,441,858	20,827,132
Net Assets			
Invested in Capital Assets Net of Related Debt	31,135,934	73,414,116	42,278,183
Unrestricted	13,146,656	(40,564,301)	(53,710,956)
Total Net Assets	44,282,589	32,849,815	(11,432,774)
TOTAL LIABILITIES AND NET ASSETS	\$ 162,897,315	\$ 172,291,673	\$ 9,394,358

Highlighted Items

- Total Cash - Operating shortfall, Series 2021 bond issuance

Brooks Development Authority
Summary of Investment Account Balances
As of June 30, 2022
(Unaudited)

Cash Balances	30-Sep-21	30-Jun-22
UMB Corporate Trust Services	7,078,242.92	26,032,319.60
Loan Star National Bank CD	4,893,976.22	4,897,007.29
BBVA Compass Operating	11,702,990.63	0.00
BBVA Compass Lease Deposits	175,222.19	0.00
PNC Operating	0.00	9,522,581.08
PNC Payroll	0.00	0.00
PNC Lease Revenue	0.00	0.00
PNC Capital Improvements	0.00	0.00
PNC Lease Deposit	0.00	175,059.47
PNC Capital Proceeds	0.00	0.00
JP Morgan Construction Debt Service Account	177,989.57	128,007.79
Frost Bank Operating Account	4,238.59	5,451.50
Vantage/Inter National Bank	2,634.40	5,049.00
Compass Money Market - POA	965,463.93	0.00
Texas Partners Bank - Bank of SA	9,854.13	5,564.35
Total	<u>\$ 25,010,612.58</u>	<u>\$ 40,771,040.08</u>
Allocation of Funds		
Unrestricted Funds Allocation:		
PNC Operating Account - Outstanding Checks/Deposits in Transit	394,986.62	357,933.60
JP Morgan Construction Debt Service	177,989.57	128,007.79
Unrestricted Operating Funds	<u>\$ 572,976.19</u>	<u>\$ 485,941.39</u>
Designated Funds Allocation:		
Designated Operating Reserve	8,244,671.60	10,565,713.49
Capital Fund	2,941,481.45	1,431,922.13
Infrastructure Bonds Debt Service Reserve	2,525,000.00	631,249.00
Embassy Suites Debt Service Fund	1,061,125.00	0.00
Repair & Replacement Fund	1,000,000.00	1,000,000.00
POA Special Assessment Fund	443,786.00	443,786.00
Designated Operating Funds	<u>\$ 16,216,064.05</u>	<u>\$ 14,072,670.62</u>
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,078,242.92	26,032,319.60
PNC Lease Deposits	175,222.19	175,059.47
Vantage/Inter National Bank (Aviator)	2,634.40	5,049.00
Compass Money Market - POA	965,472.83	0.00
Restricted Operating Funds	<u>\$ 8,221,572.34</u>	<u>\$ 26,212,428.07</u>
Grand Total	<u>\$ 25,010,612.58</u>	<u>\$ 40,771,040.08</u>
* Excludes outstanding checks.		
LIQUIDITY		
Preston Hollow Unused Draw Down Loan		5,000,000.00
Designated Operating Reserve		10,565,713.49
Capital Fund		1,431,922.13
Infrastructure Bonds Debt Service Reserve		631,249.00
Embassy Suites Debt Service Fund		0.00
Repair & Replacement Fund		1,000,000.00
PNC Operating Fund		357,933.60
JP Morgan Construction Debt Service		128,007.79
TOTAL LIQUIDITY		<u>\$ 19,114,826.01</u>

Highlighted Items

-Total Liquidity - \$6.5M liquidity requirement on test dates in Feb and Aug
-Unrestricted Cash Liquidity less Preston Hollow Draw Down Loan: \$14.11M

BROOKS DEVELOPMENT AUTHORITY
FY 2022 Operating Budget Report Detail - Cash Basis
For the Nine Months Ending June 30, 2022
(Unaudited)

	FY 2022 Mid Year Adopted Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Sources of Funds														
Commercial Rents	21,321,420	513,862	358,865	522,663	419,214	483,460	13,374,371	400,994	527,345	467,748	17,068,521	17,142,173	(73,652)	100%
CAM & Reimbursable	987,061	113,883	81,813	77,490	67,836	59,788	89,875	59,968	79,254	94,322	724,229	744,806	(20,576)	97%
Interest Income	10,257	554	578	566	848	1,096	991	1,153	1,312	7,319	14,415	7,692	6,723	187%
Miscellaneous Income	236,002	21,596	4,976	-	49,667	32,474	12,738	15,790	1,312	19,356	157,909	198,752	(40,842)	79%
Sales Proceeds Reimbursement	3,750,959	167,489	-	-	-	-	100	751,434	-	-	919,023	918,919	104	100%
Total Sources of Funds	26,305,698	817,384	446,231	600,719	537,565	576,818	13,478,074	1,229,339	609,223	588,745	18,884,098	19,012,342	(128,244)	99%
Uses of Funds														
Department 10 - Executive														
1 Salaries and Wages	1,150,119	235,374	128,555	67,360	67,660	67,510	89,863	146,180	67,660	67,510	937,671	916,226	(21,445)	102%
2 Employee Benefits and Taxes	224,163	16,803	9,869	13,534	15,111	12,642	21,175	14,770	11,031	19,219	134,155	166,047	31,891	81%
3 Legal	3,600	-	-	-	-	-	-	-	-	237	237	2,700	2,464	9%
4 Travel	13,670	400	1,499	-	2,800	-	764	1,457	459	-	7,379	12,560	5,181	59%
5 Office Supplies	4,600	-	-	-	473	188	302	290	126	-	1,379	4,008	2,629	34%
6 Customer Relations	12,000	602	1,628	913	659	-	358	1,861	769	-	6,790	9,000	2,210	75%
7 Admin/Other	3,750	1,292	223	940	281	2,377	118	738	907	4,589	11,465	2,475	(8,990)	463%
Department 10 - Executive Total	1,411,902	254,471	141,774	82,747	86,984	82,717	112,580	165,296	80,952	91,555	1,099,076	1,113,016	13,940	99%
Department 11 - Business Development														
1 Salaries and Wages	114,585	11,057	11,556	15,715	15,715	12,966	6,299	4,160	4,220	4,220	85,908	108,270	22,362	79%
2 Employee Benefits and Taxes	68,056	8,105	2,298	8,411	6,229	1,831	551	327	258	405	28,414	50,412	21,998	56%
3 Customer Relations	3,154	-	-	-	-	85	-	25	-	-	110	2,750	2,640	4%
4 Travel	894	-	30	-	-	879	-	-	-	1,020	1,929	509	(1,419)	379%
5 Real Estate	19,051	1,020	1,020	-	2,940	1,020	1,020	1,020	1,020	-	9,060	15,336	6,276	59%
6 Memberships/Dues*	101,000	100,000	-	-	-	-	-	-	-	-	100,000	100,000	-	100%
7 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
8 Admin/Other	5,808	230	669	80	72	-	-	-	-	70	1,122	3,918	2,797	29%
Department 11 - Business Development Total	312,548	120,412	15,573	24,206	24,957	16,781	7,870	5,531	5,497	5,714	226,542	281,195	54,653	81%
Department 12 - Human Resources														
1 Salaries and Wages	155,999	10,577	11,137	11,137	11,137	11,137	16,985	10,577	11,137	11,137	104,961	114,054	9,094	92%
2 Employee Benefits and Taxes*	49,354	6,723	2,873	4,078	5,998	2,029	5,008	5,478	3,647	7,937	43,771	36,559	(7,212)	120%
3 Contract Labor/Services	12,049	-	569	518	-	502	463	1,176	1,071	3,500	7,799	9,037	1,238	86%
4 Customer Relations	350	-	-	99	-	-	41	-	-	-	140	263	123	53%
5 Legal	5,500	301	323	381	-	-	-	86	-	-	1,090	4,125	3,035	26%
6 Trainings/Seminars/Professional Fees	13,835	-	-	2,500	-	-	1,335	92	1,500	-	5,427	11,918	6,490	46%
7 Memberships/Dues	500	-	-	-	-	-	73	-	229	12	314	250	(64)	126%
8 Housing Program	5,000	-	1,006	-	-	-	-	-	-	-	1,006	5,000	3,994	20%
9 Admin/Other	21,950	431	1,754	4,407	-	-	1,516	1,064	1,168	878	11,218	15,900	4,682	71%
Department 12 - Human Resources Total	264,537	18,032	17,660	23,120	17,135	13,668	25,421	18,474	18,751	23,463	175,725	197,105	21,379	89%
Department 13 - Board														
1 Salaries and Wages	46,179	3,368	3,368	3,368	3,368	3,368	5,052	3,368	3,368	3,368	31,996	34,213	2,217	94%
2 Employee Benefits and Taxes	26,741	2,591	213	2,569	1,493	167	2,633	1,206	1,267	1,839	13,978	19,808	5,830	71%
3 Travel	9,100	-	-	-	2,800	-	375	-	-	-	3,175	8,500	5,325	37%
4 Security	9,120	480	480	160	160	320	320	-	320	320	2,560	6,880	4,320	37%
5 Legal	47,000	3,526	3,548	6,757	-	-	1,247	160	2,129	4,601	21,968	34,000	12,032	65%
6 Subscriptions/Publications	4,000	-	-	4,000	-	-	-	1,462	-	-	5,462	4,000	(1,462)	137%
7 Office Supplies	3,005	-	65	-	-	111	29	-	-	10	215	2,585	2,370	8%
8 Trainings/Seminars/Professional Fees	500	-	-	-	-	-	-	-	-	-	-	500	500	0%
9 Admin/Other	12,660	485	630	5,149	-	-	558	328	355	21	7,525	9,600	2,075	78%
Department 13 - Board Total	158,305	10,450	8,304	22,003	7,821	3,966	10,214	6,524	7,438	10,159	86,880	120,087	33,207	72%

	FY 2022 Mid Year Adopted Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 20 - Finance														
1 Salaries and Wages	534,681	30,693	32,278	33,371	34,467	34,467	54,431	37,386	37,506	37,506	332,106	377,855	45,748	88%
2 Employee Benefits and Taxes	251,414	20,724	6,947	22,354	15,171	3,239	21,193	10,067	14,164	17,331	131,189	186,233	55,043	70%
3 Contract Labor/Services	8,265	1,863	-	2,844	3,237	741	1,961	64	-	129	10,839	4,325	(6,514)	251%
4 Travel	800	-	-	-	-	-	-	-	-	-	-	400	400	0%
5 Memberships/Dues	8,625	-	-	580	-	-	7,825	-	-	-	8,405	8,325	(80)	101%
6 Trainings/Seminars/Professional Fees	81,800	1,000	-	600	60,000	-	1,200	-	-	-	62,800	80,500.00	17,700	78%
7 Auditing Services	138,995	19,900	-	-	-	73,148	2,911	19,700	10,000	10,000	135,659	138,995	3,336	98%
8 Insurance*	216,318	129,697	1,917	5,573	1,917	4,856	23,805	23,805	1,916	3,381	196,867	189,805	(7,061)	104%
9 Bank Fees	34,423	110	14	265	2,299	2,515	2,730	2,415	2,435	13,293	26,076	25,817	(259)	101%
10 Legal	30,000	-	1,935	9,643	-	3,696	1,032	2,752	753	65	19,875	17,500	(2,375)	114%
11 Office Supplies	1,000	175	95	42	395	514	18	360	106	19	1,724	820	(904)	210%
12 Admin/Other	1,988	1,818	132	267	257	356	100	18	221	550	3,718	1,581	(2,137)	235%
Department 20 - Finance Total	1,308,309	205,980	43,317	75,538	117,742	123,533	117,206	96,567	67,101	82,273	929,259	1,032,156	102,897	90%
Department 32 - Landscape														
1 Salaries and Wages	348,935	24,385	26,425	26,530	26,345	25,557	36,175	22,109	21,505	21,902	230,932	258,484	27,552	89%
2 Employee Benefits and Taxes	208,733	21,317	3,781	24,142	13,658	2,019	23,066	\$ 6,784.22	8,798	12,058	115,624	154,617	38,993	75%
3 Contract Labor/Services	13,707	1,283	1,329	-	3,681	6,927	1,756	-	-	-	14,976	9,354	(5,623)	160%
4 Memberships/Dues	1,379,925	-	-	-	459,742	114,937	114,937	115,091	114,987	114,935	1,034,629	1,034,944	315	100%
5 Landscaping/Trees/Irrigation/Roads	90,700	6,500	-	17,592	11,738	990	12,746	5,705	108	744	56,124	67,275	11,151	83%
6 Custodial	12,360	1,598	1,218	1,464	854	1,808	2,880	1,094	1,142	1,789	13,847	9,270	(4,577)	149%
7 Trainings/Seminars/Professional Fees	1,280	595	183	-	-	-	140	-	-	-	918	880	(38)	104%
8 Utilities	599,574	28,556	26,389	27,595	23,035	22,958	17,906	32,776	28,141	27,426	234,781	449,681	214,899	52%
9 Repairs & Maintenance/Electrical/Plumbing	26,156	4,961	6,941	7,441	2,664	3,558	1,208	3,295	1,027	4,186.63	35,282	8,692	(26,590)	406%
10 Vehicles/Equipment Payment	63,877	-	2,870	8,994	1,449	-	10,723	-	2,085	60,916.33	87,036	49,020	(38,016)	178%
11 Office Supplies	950	45	52	60	193	-	40	40	50	173	653	625	(28)	104%
12 Admin/Other	376	1,169	-	698	-	301	-	102	-	-	2,270	299	(1,971)	759%
Department 32 - Facilities Total	2,746,573	90,408	69,187	114,516	543,358	179,056	221,577	186,996	177,844	244,130	1,827,073	2,043,140	216,067	89%
Department 41 - Information Technology														
1 Salaries and Wages	107,682	7,923	7,983	7,983	7,983	7,983	12,005	7,923	7,983	7,983	75,749	79,771	4,022	95%
2 Employee Benefits and Taxes	39,352	3,464	2,459	3,979	2,942	1,419	3,874	1,742	1,816	3,496	25,192	29,150	3,958	86%
3 Maintenance Agreement	31,823	300	1,653	2,136	2,108	135	6,813	4,069	2,003	3,183	22,399	23,452	1,053	96%
4 Computer Equip/Office Equip Lease/Software/Internet	82,094	7,248	5,209	3,630	6,744	4,345	4,166	5,410	3,944	3,087	43,782	60,649	16,867	72%
5 Subscriptions/Publications	23,371	1,588	315	825	100	150	281	900	3,054	343	7,555	16,621	9,066	45%
6 Trainings/Seminars/Professional Fees	2,250	-	-	100	-	-	-	-	-	-	100	2,250	2,150	4%
Department 41 - Information Technology Total	286,572	20,523	17,619	18,653	19,876	14,032	27,138	20,045	18,800	18,091	174,777	211,892	37,116	82%
Department 50 - Public Affairs														
1 Salaries and Wages	246,867	27,106	32,314	18,115	18,115	18,256	27,292	18,603	18,115	18,115	196,030	188,528	(7,502)	104%
2 Employee Benefits and Taxes	98,248	8,980	4,744	15,877	9,128	1,138	12,803	6,218	6,213	7,197	72,300	72,777	477	99%
3 Travel	10,500	-	130	37	5,600	-	1,823	2,330	166	58	10,144	6,375	(3,769)	159%
4 Customer Relations	43,000	184	338	465	-	165	1,265	1,723	1,308	719	6,167	29,000	22,833	21%
5 Trainings/Seminars/Professional Fees	368,100	29,300	-	16,300	51,350	22,550	45,050	62,550	27,050	51,300	305,450	266,050	(39,400)	115%
6 Legal	3,000	108	-	710	-	151	-	172	151	65	1,356	2,016	661	67%
7 Advertising	180,000	18,316	6,804	28,256	9,914	1,680	16,435	12,161	17,804	31,932	143,301	135,000	(8,301)	106%
8 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	250,000	225,000	(25,000)	111%
9 Ground Breaking/Special Events	313,807	32,534	32,243	23,560	10,370	6,140	95,698	21,284	27,700	21,127	270,656	215,506	(55,151)	126%
10 Subscriptions/Publications	12,359	-	-	4,808	600	-	1,200	100	757	639	8,105	8,678	573	93%
11 Memberships/Dues*	12,775	2,000	500	-	5,000	-	600	-	-	-	8,100	10,822	2,722	75%
12 Admin/Other	46,187	7,853	9,439	3,954	6,231	2,439	6,516	8,473	7,769	6,079	58,752	20,189	(38,563)	291%
Department 50 - Public Affairs Total	1,634,843	151,381	111,511	137,082	141,309	77,519	233,682	158,613	132,031	187,230.36	1,330,360	1,179,941	(150,419)	113%

	FY 2022 Mid Year Adopted Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	June Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 60 - Planning & Development														
1 Salaries and Wages	215,363	20,006	20,066	15,966	15,966	15,966	24,009	15,846	15,966	15,966	159,757	159,542	(216)	100%
2 Employee Benefits and Taxes	76,727	4,521	6,936	6,003	5,072	3,282	3,615	933	1,189	6,594	38,144	56,835	18,690	67%
3 Memberships/Dues	740	-	-	-	-	-	-	-	-	-	-	740	740	0%
4 Customer Relations	1,500	-	-	-	-	-	-	-	-	-	-	1,125	1,125	0%
5 Trainings/Seminars/Professional Fees	31,700	-	-	-	-	305	-	-	-	-	305	24,200	23,895	1%
6 Travel	250	-	-	-	-	-	-	-	-	-	-	188	188	0%
7 Other	1,400	-	-	-	-	56	-	10	-	-	66	1,050	984	6%
Department 60 - Planning & Development Total	327,680	24,526	27,002	21,969	21,038	19,609	27,624	16,789	17,156	22,560	198,273	243,679	45,406	81%
Department 61 - Facilities Maintenance														
1 Salaries and Wages	313,684	24,898	23,611	23,301	22,982	22,910	25,237	23,181	23,301	23,364	212,787	232,366	19,579	92%
2 Employee Benefits and Taxes	164,249	13,571	5,959	15,931	10,268	3,229	17,683	7,861	8,546	13,762	96,809	121,665	24,856	80%
3 Security	34,074	1,994	1,028	2,172	2,520	1,527	5,596	1,515	4,123	2,069	22,544	26,556	4,012	85%
4 HVAC	129,947	11,007	4,161	21,466	7,811	13,219	24,196	1,836	13,577	11,041	108,313	22,223	(86,090)	487%
5 Custodial only	59,150	1,108	6,363	645	655	3,124	25,428	134	15,598	7,560	60,614	41,319	(19,296)	147%
6 Maintenance Agreement	6,500	-	-	-	-	750	-	-	-	-	750	36,750	36,000	2%
7 Repairs & Maintenance/Electrical/Plumbing	146,485	14,556	9,635	5,445	7,989	1,493	10,021	20,337	9,010	25,491	103,977	111,628	7,652	93%
8 Admin/Other	8,389	-	69	379	189	189	394	189	189	291	1,890	8,261	6,371	23%
Department 61 - Maintenance Total	862,478	67,134	50,826	69,338	52,415	46,439	108,556	55,053	74,344	83,579	607,683	600,767	(6,917)	101%
Total Uses of Funds	9,313,747	963,318	502,773	589,173	1,032,635	577,319	891,869	729,889	599,915		6,655,648	7,022,977	367,329	94.8%
Net Income (Loss) from Operations	16,991,952	(145,934)	(56,542)	11,547	(495,070)	(501)	12,586,205	499,450	9,308		12,228,450.52	11,989,365	239,086	102.0%
Non Operating Revenues														
JP Morgan Chase/DPT Debt Service	1,386,528	113,094	115,550	116,745	114,369	117,884	115,544	113,288	115,564	116,690	1,038,728	1,039,896	(1,168)	100%
Grants	220,000	-	-	-	-	-	-	-	-	-	-	-	-	0%
2015 A-1 Bonds	2,525,000	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	1,893,751	1,893,750	1	100%
Operating Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Secondary Bond Reserve	2,254,036	-	-	-	-	-	-	-	2,254,484	-	2,254,484	1,690,527	563,957	133%
Embassy Suites Debt Service	61,125	-	-	-	-	-	-	-	-	-	-	45,844	-	-
Tenants Utility Reimbursement	259,348	18,197	6,429	8,391	1,132	13,465	12,831	672	28,911	28,474	118,502	194,511	(76,009)	61%
Total Non Operating Revenue	6,706,037	341,707	332,395	335,553	325,918	341,766	338,791	324,377	2,609,375	355,581	5,305,464	4,864,528	486,780	109%
Non Operating Expenditures														
JP Morgan Chase/DPT Debt Service Payment	1,386,528	113,094	115,550	116,745	114,369	117,884	115,544	113,288	115,564	116,690	1,038,729	1,039,896	1,168	100%
2015 A-1 Bonds Debt Service Payment	2,525,000	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	1,893,751	1,893,750	(1)	100%
2015 B-1 Bonds Debt Service Payment	7,824,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	6,418,503	-	6,712,503	6,712,503	-	100%
2015 B-2 Bonds Debt Service Payment	6,356,580	43,385	43,385	43,385	43,385	43,385	43,385	43,385	6,060,067	-	6,363,764	6,363,765	0	100%
2017 A-1 Bonds Debt Service Payment	258,750	21,563	21,563	21,563	21,563	21,563	21,563	21,563	-	21,563	172,501	194,063	21,562	89%
Tenants Utility Expenditures	259,348	21,646	17,738	15,189	14,483	14,126	9,207	16,063	18,144	20,535	147,131	194,511	47,380	76%
Hotel Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Loan Retirement	68,617	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non Operating Expenditures	18,678,823	452,104	450,653	449,298	446,217	449,375	442,116	446,716	12,822,695	369,205	16,328,378	16,398,487	70,109	100%
Total Non Operating Revenues & Expenditures	(11,972,786)	(110,396)	(118,257)	(113,745)	(120,299)	(107,609)	(103,325)	(122,339)	(10,213,319)	(13,623)	(11,022,914)	(11,533,959)	556,889	96%
Net Income (Loss) after Operations & Debt Service	5,019,166	(256,330)	(174,799)	(102,199)	(615,369)	(108,111)	12,482,880	377,111	(10,204,011)	(13,623)	1,205,537	455,406	750,131	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of June 30, 2022

Sources	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Bond - Infrastructure	18,680,773.00	714,009	-	-	-	-	-	714,009	19,107,980	19,821,989
Greenline Park to Mission Reach	-	-	-	401,039	-	-	-	401,039	1,383,403	1,784,442
COSA Capital Funding - S New Braunfels/ Lyster to 410	-	-	-	-	-	-	-	-	277,201	277,201
COSA Bond Projects	755,368	-	96,827	-	-	-	-	96,827	2,118,826	2,215,653
Construction Loans	530,563	-	-	-	545,596	-	-	545,596	7,511,694	8,057,290
Brooks Capital Contribution	2,891,103	-	-	-	-	-	1,612,174	1,612,174	13,926,501	15,538,675
Embassy Capital Repair and Replacement	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	1,000,000
Brooks Capital Repair and Replacement	-	-	-	-	-	-	-	-	181,853	181,853
Brooks Land Contribution	-	-	-	-	-	-	-	-	871,200	871,200
Total Sources	23,857,807	714,009	96,827	401,039	545,596	1,000,000	1,612,174	4,369,646	45,378,658	49,748,304

Uses	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Infrastructure Projects										
Unit 20C Sewer	-	-	-	-	-	-	-	-	119,083	119,083
Greenline Park Linkage To Mission Reach	-	43,181	-	402,844	-	-	522	446,546	1,467,483	1,914,029
S. New Braunfels/Lyster To 410 Design	-	-	-	-	-	-	-	-	882,547	882,547
Research Plaza Extension - Inner Circle To Presa	450,000	-	36,169	-	-	-	-	36,169	1,159,449	1,195,618
Snb To Lyster To Aviation	250,000	-	53,643	-	-	-	-	53,643	1,178,226	1,231,869
Inner Circle	55,368	-	13,984	-	-	-	-	13,984	502,261	516,245
Total Infrastructure Projects	755,368	43,181	103,795	402,844	-		522	550,341	5,309,049	5,859,390

Vertical Projects	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
La Gloria	530,563	-	-	-	545,596	-	-	545,596	2,107,748	2,653,344
Los Cielos (Heritage Oaks)	18,680,773	670,135	-	-	-	-	-	670,135	-	670,135
Total Vertical Projects	19,211,336	670,135	-	-	545,596		-	1,215,731	2,107,748	2,653,344

Tenant/Campus Improvements	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Library Demolition (Bldg 705)	-	-	-	-	-	-	57,167	57,167	30,185	87,352
B714 Demolition (Former Cafeteria)	110,000	-	-	-	-	-	75,218	75,218	-	75,218
B703 Demolition (Former Dormitory)	83,000	-	-	-	-	-	53,408	53,408	-	53,408
B663 Demolition (Former Bank)	52,500	-	-	-	-	-	107,271	107,271	-	107,271
Hangar 9 Structural Rehab	-	-	-	-	-	-	-	-	-	-
Debris Testing And Removal - 6 Acre Industrial Site	308,000	-	-	-	-	-	301,533	301,533	-	301,533
UIW Phase II Bldgs Abatement	725,000	-	-	-	-	-	-	-	-	-
Building 160 Lobby Renovation (KBR)	50,000	-	-	-	-	-	43,175	43,175	-	43,175
B170 Roof Repair	185,000	-	-	-	-	-	-	-	-	-
Chapel Glass	-	-	-	-	-	-	-	-	-	-
Tract 14 Environmental Testing	182,055	-	-	-	-	-	135,932	135,932	-	135,932
Update Land Use Plan	40,693	-	-	-	-	-	-	-	-	-
WATERLINE UNIT 20C	90,000	-	-	-	-	-	-	90,000	-	90,000
UTILITIES UNIT 20C	250,000	-	-	-	-	-	-	250,000	-	250,000
SIDEWALK EXTENTION ALONG SE MILITARY	50,000	-	-	-	-	-	-	50,000	-	50,000
SIDEWALK REPAIR (OKIN)	20,000	-	-	-	-	-	-	20,000	-	20,000
Total Tenant/ Campus Improvements	2,146,248	-	-	-	-		773,704	773,704	30,185	803,889

Sources	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
MISC	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Capital Legal Fees	180,000	-	-	-	-	-	114,755	114,755	633,025	747,780
Pre-Development - Multiple Projects	236,500	-	-	-	-	-	153,401	153,401	660,181	813,582
Broker's Commissions	70,753	-	-	-	-	-	68,669	68,669	1,173,466	1,242,135
Repair & Replacement	-	-	-	-	-	-	-	-	217,574	217,574
Master Planning	-	693	-	-	-	-	-	693	288,816	289,509
Architecture/Engineering	-	-	-	-	-	-	-	-	254,346	254,346
Residential Infill Pilot Program	-	-	-	-	-	-	-	-	35,803	35,803
Hvac Repairs	-	-	-	-	-	-	-	-	67,555	67,555
Building Make-Ready	75,000	-	-	-	-	-	-	-	-	-
Contingency	100,000	-	-	-	-	-	54,717	54,717	-	54,717
Transfer Out To Operating Budget - Capital Projects	-	-	-	-	-	-	-	-	1,447,831	1,447,831
Embassy Capital R&M	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	1,000,000
Aviator - Legal (Lawsuit)	82,602	-	-	-	-	-	117,816	117,816	150,556	268,372
Total Other	1,744,855	693	-	-	-	1,000,000	509,358	1,510,051	4,929,153	6,439,204
TOTAL USES	23,857,807	714,009	103,795	402,844	545,596		1,283,584	4,049,827	12,376,135	15,755,827
NET	-	-	(6,967)	(1,805)	-		328,590	319,819	33,002,523	33,992,476

BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE NINE MONTHS ENDED JUNE 30, 2022
(Unaudited)

	FY 2022
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants and others	\$19,121,667
Payments to employees	(\$2,603,617)
Payments to suppliers for goods and services	\$ (1,059,928.78)
Net Cash (Used for) Provided by Operating Activities	\$ 15,458,120.91
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Transfers to/from other funds	(\$19,057,185)
Operating grants and donations received	
Net Cash (Used for) Provided by Non-Capital Financing Activities	(\$19,057,185)
CASH FLOWS FROM FINANCING ACTIVITIES	
Acquisition and construction of assets	(\$3,934,057)
Proceeds from sale of capital assets	\$1,635,633
Proceeds from long-term capital financing	\$22,971,634
Principal payments on long-term capital financing	(\$728,150)
Interest paid on capital debt	(\$336,444)
Contributions from other government entities	\$750,282
Net Cash (Used for) Provided by Financing Activities	\$20,358,898
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Income	\$ 3,109.87
Net Cash (Used for) Provided by Investing Activities	\$3,110
NET (DECREASE) INCREASE IN CASH	\$16,762,944
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	\$23,650,162
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$40,413,106

Embassy Suites
FY22 Financial Statement
June 30 2022

	FY 2022 Budget	FY 2022 Actuals Oct-21	FY 2022 Actuals Nov-21	FY 2022 Actuals Dec-21	FY 2022 Actuals Jan-22	FY 2022 Actuals Feb-22	FY 2022 Actuals Mar-22	FY 2022 Actuals Apr-22	FY 2022 Actuals May-22	FY 2022 Actuals Jun-22	FY 2022 Actuals YTD	FY 2022 Budget YTD	Act vs Bud %	Variance To Budget
Revenue:														
Room Revenue	5,704,481	573,894	461,899	467,663	387,919	480,352	659,285	535,665	521,030	574,256	4,661,963	4,278,361	109.0%	383,602
Food & Beverage	2,280,212	212,744	165,122	171,324	131,195	142,303	175,046	208,620	180,168	231,423	1,617,945	1,710,159	94.6%	(92,214)
Spa	240,045	23,458	20,345	20,887	19,901	33,759	30,732	28,222	25,831	25,642	228,777	180,034	127.1%	48,743
Other Revenue	86,933	6,991	7,989	6,921	5,844	7,485	9,516	8,281	6,686	8,471	68,184	65,200	104.6%	2,984
TOTAL REVENUE	8,311,671	817,086	655,355	666,796	544,859	663,899	874,578	780,789	733,715	839,792	6,576,869	6,233,753	105.5%	343,116
Variable Expenses	3,140,188	252,484	246,736	237,368	224,249	250,316	264,959	265,708	236,041	286,004	2,263,865	2,355,141	96.1%	(91,276)
Gross Margin	5,171,483	564,601	408,619	429,427	320,611	413,583	609,619	515,081	497,674	553,788	4,313,004	3,878,612	111.2%	434,392
Administrative Expenses														
Franchise Fees	707,356	77,213	59,666	62,056	50,558	63,047	86,970	72,451	67,072	73,382	612,415	530,517	115.4%	81,898
Administrative and General	616,989	59,332	53,471	59,571	46,571	49,136	56,097	54,777	48,138	56,618	483,711	462,742	104.5%	20,969
Sales and Marketing	1,117,650	97,295	88,145	80,146	78,681	84,671	95,313	94,239	87,623	86,361	792,474	838,238	94.5%	(45,764)
Engineering	339,544	31,473	37,140	37,503	27,566	35,882	35,845	55,695	26,108	41,163	328,375	254,658	128.9%	73,717
Utilities	383,382	34,004	31,720	30,520	31,720	33,112	31,982	38,509	31,834	47,143	310,544	287,537	108.0%	23,008
Total Administrative Expenses	3,164,921	299,317	270,142	269,795	235,096	265,848	306,208	315,671	260,775	304,667	2,527,519	2,373,691	106.5%	(153,828)
Other Expenses														
Management Fee	216,628	22,431	18,283	18,728	15,086	18,268	23,672	21,693	20,112	23,652	181,925	162,471	112.0%	19,454
Insurance	175,034	13,358	13,358	16,179	14,929	14,929	14,929	14,929	13,358	14,929	130,898	131,276	99.7%	(378)
Total Other Expenses	391,662	35,789	31,641	34,907	30,015	33,197	38,601	36,622	33,469	38,581	312,823	293,747	106.5%	(19,077)
Net Income before debt service	1,614,900	229,495	106,836	124,725	55,501	114,538	264,810	162,787	203,430	210,540	1,472,662	1,211,175	121.6%	261,487
Debt Service:														
Hotel Contribution	2,122,250	-	-	-	-	1,061,125	-	-			1,061,125	1,591,688	66.7%	(530,563)
Brooks Contribution	-										-	-	0.0%	-
Total Special Facility Debt Service	2,122,250	-	-	-	-	1,061,125	-	-	-	-	1,061,125	1,591,688	66.7%	(530,563)
Net Income	(507,350)	229,495	106,836	124,725	55,501	(946,587)	264,810	162,787	203,430	210,540	411,537			
Cash Transfer from Operations		-						-	-	-	-			
Excess/(Shortfall) for Debt Service Payment		-	-	-	-	(1,061,125)	-	-	-	-	(1,061,125)			

Occupancy	85.50%	71.10%	64.70%	58.50%	78.70%	87.30%	76.20%	76.80%	84.80%	75.96%	73.40%
Average Daily Rate	\$ 138.76	\$ 138.88	\$ 149.46	\$ 137.03	\$ 139.68	\$ 156.19	\$150.30	\$ 140.36	\$ 144.65	\$ 143.92	\$ 128.51
Revpar	\$ 118.67	\$ 98.70	\$ 96.70	\$ 80.21	\$ 109.97	\$ 136.33	\$114.46	\$ 107.74	\$ 122.70	\$ 109.50	\$ 87.20