

**Brooks Development Authority**  
**Balance Sheet**  
**As of March 31, 2021**  
**(unaudited)**

<b>ASSETS</b>	9/30/2020	3/31/2021	YTD Change
<b>Current Assets</b>			
Unrestricted Cash	11,185,498	7,193,605	(3,991,893)
Restricted Cash	5,251,037	5,113,628	(137,409)
<b>Total Cash</b>	<b>16,436,535</b>	<b>12,307,233</b>	<b>(4,129,302)</b>
Accounts Receivable	3,908,971	4,185,262	276,290
Derivative Instrument-Deferred	1,338,883	1,338,883	-
Prepayments	166,567	223,221	56,654
Parts and Supplies Inventories	-	-	-
<b>Total Current Assets</b>	<b>21,850,958</b>	<b>18,054,600</b>	<b>(3,796,358)</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)	(66,450,544)	-
<b>Total Land, Property, and Equipment</b>	<b>127,420,629</b>	<b>127,420,629</b>	<b>-</b>
Construction In Progress	15,485,530	17,566,537	2,081,007
<b>TOTAL ASSETS</b>	<b>164,757,115</b>	<b>163,041,764</b>	<b>(1,715,350)</b>
<b>LIABILITIES AND NET ASSETS</b>			
	9/30/2020	3/31/2021	YTD Change
<b>LIABILITIES</b>			
Accounts Payable	899,857	594,458	(305,399)
Accrued Expenses	1,541,184	657,079	(884,105)
JP Morgan Chase-DPT Loan	7,347,776	6,901,641	(446,135)
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	20,145,841	(324,848)
Due To/From BDA	22,867	(774)	(23,641)
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	30,950	(7,885)
Lease Payable Frost Bank- Landscaping Equipment	16,994	7,805	(9,189)
Lease Payable Balboa	86,450	73,822	(12,627)
Lone Star Building 167/176 Loan	1,500,000	1,437,294	(62,706)
Other Deferred Revenue	-	(40,147)	(40,147)
Deferred Rents	1,250,000	935,851	(314,149)
Aviator Renovations - Vantage Bank	15,143	524,073	508,929
BDA - La Gloria - Bank of SA	-	214,006	214,006
Derivative Instrument	1,338,883	1,338,883	-
<b>Total Liabilities</b>	<b>122,292,464</b>	<b>120,378,994</b>	<b>(1,913,470)</b>
<b>Net Assets</b>			
Invested in Capital Assets Net of Related Debt	38,773,235	35,621,136	(3,152,099)
Unrestricted	3,691,416	7,041,635	3,350,219
<b>Total Net Assets</b>	<b>42,464,651</b>	<b>42,662,771</b>	<b>198,120</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 164,757,115</b>	<b>\$ 163,041,764</b>	<b>\$ (1,715,350)</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 March 31, 2021  
(Unaudited)

Cash Balances	30-Sep-20	31-Mar-21
UMB Corporate Trust Services	5,073,161.06	4,935,702.02
Loan Star National Bank CD	1,623,084.49	4,890,357.58
BBVA Compass Operating	9,536,022.34	2,221,061.13
BBVA Compass Lease Deposits	175,393.75	175,361.65
JP Morgan Construction Debt Service Account	79,885.12	132,346.63
Frost Bank Operating Account	51,064.87 *	17,234.99 *
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
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>\$ 12,374,628.00</b>
<b>Allocation of Funds</b>		
<b>Unrestricted Funds Allocation:</b>		
BBVA Compass Operating Account - Outstanding Checks/Deposits in Transit	112,755.82	67,395.23
JP Morgan Construction Debt Service	(0.00)	132,346.63
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>\$ 199,741.86</b>
<b>Designated Funds Allocation:</b>		
Designated Operating Reserve	4,878,879.00	3,635,515.00
Capital Fund	2,440,797.00	1,852,491.47
Infrastructure Bonds Debt Service Reserve	2,446,500.00	1,223,248.00
Embassy Suites Debt Service Fund	1,061,125.00	4.00
Repair & Replacement Fund	250,000.00	250,000.00
Buildings 167/176 Expenses for final build-out	100,000.00	100,000.00
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>\$ 7,061,258.47</b>
<b>Restricted Funds Allocation:</b>		
UMB Corporate Trust Services (Bonds)	5,073,161.06	4,935,702.02
Bond Funds/Loans Received To be Paid in January	0.00	0.00
BBVA Compass Lease Deposits	175,393.75	175,361.65
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
International Bank of Commerce (Hotel)	0.00	-
<b>Restricted Operating Funds</b>	<b>\$ 5,251,036.81</b>	<b>\$ 5,113,627.67</b>
<b>Grand Total</b>	<b>\$ 16,541,093.63</b>	<b>\$ 12,374,628.00</b>

\* Excludes outstanding checks.

**LIQUIDITY**

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	3,635,515.00
Capital Fund	1,852,491.47
Infrastructure Bonds Debt Service Reserve	1,223,248.00
Embassy Suites Debt Service Fund	4.00
Repair & Replacement Fund	250,000.00
BBVA Compass Operating	0.00
Buildings 167/176 Expenses for final build-out	100,000.00
General Debt Service Reserve Fund	(0.00)
Frost Bank Operating Account	(0.00)
JP Morgan Construction Debt Service	132,346.63
<b>TOTAL LIQUIDITY</b>	<b>\$ 12,193,605.10</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 March 31, 2021**  
(Unaudited)

	FY 2021 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March 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	2,351,467	2,051,876	299,591	115%
Enterprise Revenue	1,319,496	59,887	99,142	135,395	86,476	98,008	108,651	587,560	659,748	(72,188)	89%
CAM & Reimbursable	795,133	87,410	55,443	73,150	87,859	62,015	97,377	463,253	397,567	65,687	117%
Property Owners Assessments	294,523							-	147,262	(147,262)	0%
Interest Income	65,000	111	3,035	2,318	2,445	2,454	2,118	12,481	32,500	(20,019)	38%
Miscellaneous Income	106,360		20,578			415	3,457	24,450	53,180	(28,730)	46%
Sales Proceeds Reimbursement	3,797,507				123,869	-		123,869	1,898,754	(1,774,885)	7%
<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>3,563,080</b>	<b>5,240,886</b>	<b>(1,677,806)</b>	<b>68%</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	505,207	429,689	(75,518)	118%
2 Employee Benefits and Taxes	199,808	18,256	17,834	10,938	6,426	13,472	12,318	79,244	99,904	20,660	79%
3 Travel	20,650							-	10,325	10,325	0%
4 Customer Relations	10,750		604					604	5,375	4,771	11%
5 Admin/Other	6,680	266	1,740	484	234	1,425	5,588	9,736	3,340	(6,396)	291%
<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>594,791</b>	<b>548,633</b>	<b>(46,158)</b>	<b>108%</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	87,727	83,754	(3,973)	105%
2 Employee Benefits and Taxes	77,559	11,807	5,423	5,550	6,128	5,805	5,568	40,281	38,780	(1,501)	104%
3 Real Estate	24,169	2,490		2,490	1,245	1,020		7,245	12,085	4,840	60%
4 Memberships/Dues	105,000				100,000			100,000	52,500	(47,500)	190%
5 Admin/Other	6,600	65		1,430	17	1,078	3,563	6,154	3,300	(2,854)	186%
<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>241,406</b>	<b>190,418</b>	<b>(50,988)</b>	<b>127%</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	75,755	64,472	(11,283)	118%
2 Employee Benefits and Taxes	76,279	8,733	3,583	3,515	4,768	4,316	7,242	32,158	38,140	5,982	84%
3 Contract Labor/Services	12,325	578	429	414	3,500			4,921	6,163	1,242	80%
4 Legal	5,500	968	516			86		1,570	2,750	1,181	57%
5 Office Supplies	6,100	140	48					188	3,050	2,862	6%
6 Admin/Other	6,000	190	75		80	90		435	3,000	2,565	14%
<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>115,025</b>	<b>117,574</b>	<b>2,549</b>	<b>98%</b>
<b>Department 13 - Board</b>											
1 Salaries and Wages	34,278	4,202	2,802	2,802	2,802	2,802	2,939	18,348	17,139	(1,209)	107%
2 Employee Benefits and Taxes	25,074	4,391	144	1,381	2,359	1,679	3,036	12,991	12,537	(454)	104%
3 Security	4,160							-	2,080	2,080	0%
4 Legal	44,400	5,504	7,837	8,081		2,946	2,193	26,560	22,200	(4,360)	120%
5 Admin/Other	20,392	6,884	42	40				6,966	10,196	3,230	68%
<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>64,865</b>	<b>64,152</b>	<b>(713)</b>	<b>101%</b>
<b>Department 20 - Finance</b>											
1 Salaries and Wages	494,715	44,297	28,757	28,947	60,125	35,739	35,222	233,087	247,358	14,270	94%
2 Employee Benefits and Taxes	233,129	25,606	14,802	14,169	13,466	14,650	29,240	111,933	116,565	4,632	96%
3 Professional Services/Audit	128,980		26,800			3,195	29,051	59,046	64,490	5,445	92%

	FY 2021 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
4 Insurance	223,389		138,947	21,966	21,910	1,792	1,792	186,406	111,695	(74,711)	167%
5 Bank Fees	31,081	1,003	10,197	2,818			2,826	16,844	15,541	(1,303)	108%
6 Other	30,261	892	2,996	3,990	104	3,427		11,409	15,131	3,722	75%
Department 20 - Finance Total	1,141,555	71,798	222,498	71,890	95,604	58,803	98,130	618,723	570,778	(47,946)	108%
Department 32 - Landscape											
1 Salaries and Wages	201,226	31,105	3,467	3,504	23,108	9,623	4,605	75,413	100,613	25,200	75%
2 Employee Benefits and Taxes	150,538	31,315	(2,474)	6,490	27,003	7,001	18,834	88,168	75,269	(12,899)	117%
3 Landscaping/Trees/Irrigation/Roads	32,000	258	1,044	2,168	511	6,214	5,119	15,315	16,000	685	96%
4 Custodial	26,699	865	1,571					2,436	13,350	10,914	18%
5 Utilities	599,577	44,196	39,852	28,580	23,549	18,772	23,855	178,805	299,789	120,983	60%
6 Vehicles/Equipment Payment	57,216	3,096	2,927	10,154			4,149	20,326	28,608	8,282	71%
7 Admin/Other	19,203	5,545	1,291	1,409	3,043	53	1,975	13,317	9,602	(3,715)	139%
Department 32 - Facilities Total	1,086,459	116,379	47,678	52,305	77,215	41,664	58,538	393,779	543,230	149,450	72%
Department - POA											
1 POA Greenline Park	320,167	7,423	8,082	11,567	2,563	5,653	13,604	48,892	160,083	111,191	31%
2 POA Security	506,160	39,139	19,853	58,696	41,211	39,149	38,714	236,763	253,080	16,317	94%
3 POA Medians, Sidewalks, Roads	518,581	91,324	25,180	39,033	7,466	24,545	31,293	218,841	259,290	40,450	84%
4 POA Playgrounds & Ponds	200,994	11,550	3,001	17,015		3,632	1,873	37,070	100,497	63,427	37%
5 POA Other	93,846	11,574	10,659	29,865		7,817	12,298	72,213	46,923	(25,290)	154%
POA - Total	1,639,748	161,011	66,775	156,176	51,240	80,795	97,782	613,778	819,874	206,096	75%
Department 41 - Information Technology											
1 Salaries and Wages	97,850	10,962	7,308	7,308	7,308	7,368	7,368	47,620	48,925	1,305	97%
2 Employee Benefits and Taxes	38,067	6,324	3,111	2,766	2,431	2,982	4,001	21,615	19,034	(2,582)	114%
3 IT Professional Services/Maintenance Agreement	35,064	3,694	130	10,570		1,765		16,160	17,532	1,372	92%
4 Computer Equip/Office Equip Lease/Software/Internet	59,770	3,532	2,611	3,288		3,425	3,169	16,025	29,885	13,860	54%
5 Subscriptions/Publications	22,898	600	65				1,713	2,378	11,449	9,071	21%
6 Other	24,904	1,641	1,423	1,661	3,534	1,623	281	10,163	12,452	2,289	82%
Department 41 - Information Technology Total	278,553	26,753	14,648	25,593	13,273	17,163	16,532	113,961	139,277	25,315	82%
Department 50 - Marketing											
1 Salaries and Wages	311,444	34,287	23,438	23,446	24,697	24,356	24,152	154,376	155,722	1,346	99%
2 Employee Benefits and Taxes	100,869	14,858	6,044	6,494	6,279	7,095	7,190	47,960	50,435	2,475	95%
3 Professional Fees	342,600	40,382	31,400	16,834	12,652	17,750	47,758	166,776	171,300	4,524	97%
4 Sponsorships/Conferences	62,500			600				600	31,250	30,650	2%
5 Advertising	200,000	24,417	8,008	6,203		29,697	35,650	103,976	100,000	(3,976)	104%
6 Marketing Contract	300,000	25,000	25,000	25,000				75,000	150,000	75,000	50%
7 Ground Breaking/Special Events	85,400	65	2,000	6,570			3,000	11,635	42,700	31,065	27%
8 Other	78,445	2,887	9,368	8,954	40,027	218	115	61,570	39,223	(22,347)	157%
Department 50 - Marketing Total	1,481,258	141,895	105,258	94,102	83,655	79,116	117,866	621,892	740,629	118,737	84%
Department 60 - Planning & Development											
1 Salaries and Wages	376,154	52,219	20,964	21,052	50,675	10,515	10,421	165,846	188,077	22,231	88%
2 Employee Benefits and Taxes	135,556	19,517	8,606	(3,271)	4,012	4,631	6,211	39,706	67,778	28,072	59%
3 Other	5,524	1,169	(295)	1,696				2,569	2,762	193	93%
Department 60 - Planning & Development Total	517,234	72,904	29,274	19,477	54,687	15,146	16,632	208,121	258,617	50,496	80%
Department 61 - Facilities Maintenance											
1 Salaries and Wages	122,545	24,282	9,427	9,427	9,103	11,350	17,231	80,820	61,273	(19,548)	132%
2 Employee Benefits and Taxes	110,524	14,867	13,974	7,043	11,059	10,163	17,684	74,790	55,262	(19,528)	135%
3 Security	38,900	7,529	233	5,735	1,498	447	1,544	16,987	19,450	2,463	87%
4 Tenant Relations	31,360							-	15,680	15,680	0%
5 HVAC	78,815	19,395	7,017	8,486	1,230	615		36,743	39,408	2,665	93%
6 Custodial	57,000	3,993	2,389	5,207	3,166	3,245	4,085	22,086	28,500	6,414	77%
7 Repairs & Maintenance/Electrical/Plumbing	81,983	11,921	1,744	4,083	1,248	9,537	14,715	43,247	40,992	(2,256)	106%

	FY 2021 Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
8 Admin/Other	54,943	1,597	1,120	5,927	12,897		189	21,732	27,472	5,740	79%
Department 61 - Maintenance Total	576,070	83,585	35,905	45,908	40,201	35,358	55,448	296,405	288,035	(8,370)	103%
<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>3,882,746</b>	<b>4,281,215</b>	<b>398,468</b>	<b>91%</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>(319,667)</b>	<b>959,671</b>	<b>\$ (1,279,337)</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	689,156	693,263	(4,107)	99%
Grants	220,000							-	110,000	(110,000)	0%
2015 A-1 Bonds	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	1,223,250	1,223,250	0	100%
Hotel Debt Service Reserve	676,134					1,061,121		1,061,121	338,067	723,054	314%
COSA-Other Non-operating								-	-	-	0%
Tenants Utility Reimbursement	259,348	37,307	23,040	12,381	16,287	9,828	16,465	115,308	129,674	(14,366)	89%
Total Non Operating Revenue	4,988,507	344,223	334,134	338,718	337,166	1,394,544	340,051	3,088,835	2,494,254	594,582	124%
<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	689,156	693,263	4,107	99%
2015 A-1 Bonds Debt Service Payment	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	1,223,250	1,223,250	(0)	100%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	42,000	42,000	42,000	42,000	252,000	252,000	-	100%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	43,385	43,385	43,385	43,385	43,385	260,313	260,313	(0)	100%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	20,313	20,313	20,313	121,875	121,875	-	100%
SECO Debt Service Payment	647,965					215,988		215,988	323,983	107,995	67%
Tenants Utility Expenditures	259,348	32,375	24,167	15,867	16,622	12,868	13,311	115,210	129,674	14,464	89%
Hotel Debt Service	676,134					1,061,121		1,061,121	338,067	(723,054)	314%
Lone Star Debt Service - OKIN	218,706	4,688	17,233	17,233	17,233	17,233		73,620	109,353	35,733	67%
Total Non Operating Expenditures	6,903,553	449,676	458,193	465,135	460,431	1,736,502	442,594	4,012,532	3,451,777	(560,755)	116%
<b>Total Non Operating Revenues &amp; Expenditures</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>(923,697)</b>	<b>(957,523)</b>	<b>\$ 33,826</b>	<b>96%</b>
<b>Net Income (Loss) after Operations &amp; Debt Service</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>(1,243,364)</b>	<b>2,148</b>	<b>(1,245,511)</b>	

Highlighted Items

-Revenue Sources shortfall and departments currently over budget

**Brooks Development Authority**  
**Unaudited Capital Budget Report - Cash Basis**  
**As of March 31, 2021**

<b>Sources</b>	FY2021 <b>Budget</b>	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	172,755	-	-	-	-	-	-	172,755	18,877,096	19,049,852
Greenline Park to Mission Reach	\$ 868,379	-	-	-	685,435	-	-	-	685,435	347,945	1,033,380
COSA Bond Projects	\$ 150,000	-	108,319	-	-	-	-	-	108,319	1,556,197	1,664,516
Brooks Repair & Replacement Fund	\$ 162,027	-	-	-	-	-	-	-	-	-	-
Construction Loans	\$ 812,500	-	-	-	-	580,635	-	-	580,635	5,869,117	6,449,752
Brooks Capital Contribution\Land Sales	\$ 2,964,393	-	-	-	-	-	-	524,572	524,572	12,805,505	13,330,077
POA - Special Assessment	\$ 559,300	-	-	-	-	-	330,606	-	330,606	106,776	437,382
Brooks Equity Contribution	\$ 125,000	-	-	-	-	-	-	125,000	125,000	-	125,000
<b>Total Sources</b>	<b>5,841,599</b>	<b>172,755</b>	<b>108,319</b>	<b>-</b>	<b>685,435</b>	<b>580,635</b>	<b>330,606</b>	<b>649,572</b>	<b>2,527,321</b>	<b>40,626,141</b>	<b>43,153,462</b>

<b>Uses</b>	FY2021 <b>Budget</b>	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	36,782	-	-	-	-	-	-	36,782	-	36,782
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 868,379	-	-	-	685,435	-	-	-	685,435	431,810	1,117,244
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 50,000	-	92,050	-	-	-	-	-	92,050	783,045	875,096
SNB TO LYSTER TO AVIATION	\$ 50,000	-	2,027	-	-	-	-	-	2,027	1,042,513	1,044,541
INNER CIRCLE	\$ 50,000	-	14,241	-	-	-	-	-	14,241	464,733	478,975
<b>Total Infrastructure Projects</b>	<b>1,218,379</b>	<b>36,782</b>	<b>108,319</b>	<b>-</b>	<b>685,435</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>830,536</b>	<b>4,104,411</b>	<b>4,934,946</b>

<b>Vertical Projects</b>	FY2021 <b>Budget</b>	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	\$ -	-	-	-	-	-	-	-	-	3,723,019	3,723,019
BUILDING 167 RENOVATION	\$ 80,106	-	-	-	-	-	-	-	-	3,146,233	3,146,233
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>196,904</b>	<b>274,609</b>	<b>10,019,204</b>	<b>10,293,813</b>

<b>Landscape Projects</b>	FY2021 <b>Budget</b>	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	-	-	-	-	-	257,953	-	257,953	28,281	286,235
<b>Total Landscape Projects</b>	<b>\$ 276,086</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>257,953</b>	<b>-</b>	<b>257,953</b>	<b>28,281</b>	<b>286,235</b>

<b>Tenant/Campus Improvements</b>	FY2021 <b>Budget</b>	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
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	-	-	-	-	61,566	-	186,087	86,450	272,538
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>72,652</b>	<b>65,950</b>	<b>263,123</b>	<b>529,517</b>	<b>792,640</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	-	-	-	-	-	-	63,458	63,458	482,447	545,905
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 120,000	11,452	-	-	-	-	-	58,583	70,035	517,688	587,723
BROKER'S COMMISSIONS	\$ 308,350	-	-	-	-	-	-	227,203	227,203	952,263	1,179,466
STREET RENAMING	\$ 14,000	-	-	-	-	-	-	-	-	60,105	60,105
REPAIR & REPLACEMENT	\$ -	-	-	-	-	-	-	-	-	35,721	35,721
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	37,475	37,475	208,435	245,909
BUILDING 160 ROOF REPAIRS	\$ 162,027	-	-	-	-	-	-	-	-	-	-
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
AVIATOR RENOVATIONS	\$ -	-	-	-	-	502,929	-	-	502,929	-	502,929
<b>Total Other</b>	\$ 1,493,377	11,452	-	-	-	502,929	-	386,718	901,100	4,107,850	5,008,950
<b>TOTAL USES</b>	5,841,599	172,755	108,319	-	685,435	580,635	330,606	649,572	2,527,321	18,789,262	21,316,584
<b>NET</b>	-	-	-	-	-	-	-	-	-	21,836,878	21,836,878

**BROOKS DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**FOR THE SIX MONTHS ENDED MARCH 31, 2021**  
**(Unaudited)**

	<b>FY 2021</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from Tenants and Others	\$ 383,225
Payments to employees	\$ 285,229
Payments to suppliers for goods and services	\$ (1,744,387)
Net Cash (Used for) Provided by Operating Activities	<b>(1,075,933)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition and construction of assets	(3,092,556)
Proceeds from Loans	738,079
Payments on Loans	(1,068,964)
Interest Received	12,281
Interest Payments	112,442
Net Cash (Used for) Provided by Capital and Related Financing Activities	<b>(3,298,718)</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>(4,129,302)</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>\$ 12,307,233</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Income (Loss) From Operations	119,263
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	25,073
(Increase)/Decrease in Other Receivables	(301,363)
(Increase)/Decrease in Pre-Payments	(15,733)
Increase(Decrease) in Accounts Payable	(903,172)
Increase/(Decrease) in Accrued Expenses	-
Net Cash (Used for) Provided by Operating Activities	<b>\$ (1,075,933)</b>



**Heritage Oaks**  
**FY21 Financial Statements**  
**March 31, 2021**

	FY 2021 Orig 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 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
<b>Revenue:</b>											
Rent	2,183,809	182,941	181,552	180,406	177,611	179,046	164,857	1,066,412	1,091,905	97.7%	(25,493)
Other	54,040	8,646	7,902	6,608	6,493	4,847	4,802	39,298	27,020	145.4%	12,278
<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>1,105,709</b>	<b>1,118,925</b>	<b>98.8%</b>	<b>(13,215)</b>
<b>Expenditures:</b>											
Payroll	278,792	19,665	20,450	17,466	22,912	22,789	22,427	125,708	139,396	90.2%	(13,688)
Utilities	106,710	1,106	(6,279)	8,527	(9,015)	1,615	5,877	1,830	53,355	3.4%	(51,525)
Maintenance & Repair	289,572	45,624	26,171	24,774	17,974	26,052	19,220	159,816	144,786	110.4%	15,030
Marketing	22,798	2,739	2,485	1,702	1,397	1,064	1,245	10,632	11,399	93.3%	(767)
Administrative	28,094	2,647	4,094	(176)	2,112	2,225	3,689	14,590	14,047	103.9%	543
Management Fee	90,000	7,663	7,578	7,481	7,364	7,356	6,786	44,228	45,000	98.3%	(772)
<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>356,806</b>	<b>407,983</b>	<b>87.5%</b>	<b>(51,177)</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>748,904</b>	<b>710,942</b>	<b>105.3%</b>	<b>37,962</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>134,756</b>	<b>76,175</b>	<b>176.9%</b>	<b>58,581</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>614,148</b>	<b>634,767</b>	<b>96.8%</b>	<b>(20,619)</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>587,559</b>	<b>659,748</b>	<b>89.1%</b>	<b>(72,189)</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>89.06%</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>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>			



**Embassy Suites**  
**FY21 Financial Statement**  
**March 31, 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 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	2,095,442	2,489,526	84.2%	(394,084)
Food & Beverage	1,979,238	88,457	78,485	85,203	102,578	135,833	145,149	635,705	989,619	64.2%	(353,914)
Spa	288,464	16,878	11,438	13,253	16,521	17,668	20,300	96,058	144,232	66.6%	(48,174)
Other Revenue	91,369	5,929	6,213	4,246	5,509	6,381	8,340	36,618	45,685	80.2%	(9,067)
<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>2,863,823</b>	<b>3,669,062</b>	<b>78.1%</b>	<b>(805,238)</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>971,638</b>	<b>1,328,481</b>	<b>73.1%</b>	<b>(356,843)</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>1,892,186</b>	<b>2,340,581</b>	<b>80.8%</b>	<b>(448,395)</b>
<b>Administrative Expenses</b>											
Franchise Fees	594,549	40,729	37,786	38,804	41,348	45,338	64,506	268,511	297,275	90.3%	(28,763)
Administrative and General	590,676	41,788	45,034	46,317	43,124	42,379	42,904	261,546	295,338	88.6%	(33,792)
Sales and Marketing	1,102,325	65,803	61,875	64,076	64,603	68,863	90,470	415,690	551,163	75.4%	(135,472)
Engineering	308,540	21,495	23,876	21,060	25,839	24,065	30,513	146,848	154,270	95.2%	(7,422)
Utilities	333,910	29,918	24,955	23,866	28,065	23,637	28,477	158,918	166,955	95.2%	(8,037)
<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>1,251,513</b>	<b>1,465,000</b>	<b>85.4%</b>	<b>213,487</b>
<b>Other Expenses</b>											
Management Fee	194,619	11,238	10,126	10,844	11,902	14,275	18,570	76,955	97,310	79.1%	(20,354)
Insurance	110,676	9,639	9,639	13,358	13,358	13,358	13,358	72,710	55,338	131.4%	17,372
<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>149,665</b>	<b>152,648</b>	<b>98.0%</b>	<b>2,983</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>491,008</b>	<b>722,934</b>	<b>67.9%</b>	<b>(231,926)</b>
<b>Debt Service:</b>											
Hotel Contribution	1,445,867	-	-	-	-	-	-	-	722,934	0.0%	(722,934)
Brooks Contribution	676,133	-	-	-	-	1,061,125	-	1,061,125	338,067	313.9%	723,059
Total Special Facility Debt Service	2,122,000	-	-	-	-	1,061,125	-	1,061,125	1,061,000	100.0%	125
<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>(570,117)</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>59.20%</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>\$ 106.23</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>\$ 62.84</b>	<b>\$ 87.20</b>