

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

ASSETS	9/30/2020	5/31/2021	YTD Change
Current Assets			
Unrestricted Cash	11,185,498	12,986,372	1,800,874
Restricted Cash	5,251,037	\$ 6,494,457	1,243,420
Total Cash	16,436,535	19,480,829	3,044,294
Accounts Receivable	3,908,971	1,500,202	(2,408,770)
Derivative Instrument-Deferred	1,338,883	1,338,883	-
Prepayments	166,567	171,162	4,596
Parts and Supplies Inventories	-	-	-
Total Current Assets	21,850,958	22,491,077	640,120
Land, Property, and Equipment			
Land	4,372,070	4,372,070	-
Depreciable Property & Equipment	189,499,102	189,499,102	-
Less: Accumulated Depreciation	(66,450,544)	(71,590,982)	(5,140,438)
Total Land, Property, and Equipment	127,420,629	122,280,190	(5,140,438)
Construction In Progress	15,485,530	18,967,892	3,482,362
TOTAL ASSETS	164,757,115	163,739,158	(1,017,957)
LIABILITIES AND NET ASSETS			
	9/30/2020	5/31/2021	YTD Change
LIABILITIES			
Accounts Payable	899,857	561,259	(338,598)
Accrued Expenses	1,541,184	1,115,301	(425,883)
JP Morgan Chase-DPT Loan	7,347,776	6,750,318	(597,458)
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	20,050,638	(420,051)
Due To/From BDA	22,867	19,479	(3,388)
Bonds Payable Series 2015	49,250,000	49,250,000	-
Bonds Payable Series 2017	36,400,000	36,400,000	-
Industrial Building	-	-	-
Lease Payable Frost Bank- Maintenance Vehicles	38,835	29,552	(9,283)
Lease Payable Frost Bank- Landscaping Equipment	16,994	4,700	(12,294)
Lease Payable Balboa	86,450	73,822	(12,627)
Lone Star Building 167/176 Loan	1,500,000	1,425,043	(74,957)
Other Deferred Revenue	-	-	-
Deferred Rents	1,250,000	802,900	(447,100)
Aviator Renovations - Vantage Bank	15,143	533,409	518,266
La Gloria - Bank of SA	-	400,846	400,846
Derivative Instrument	1,338,883	1,338,883	-
Total Liabilities	122,292,464	120,664,363	(1,628,101)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	40,704,933	1,931,698
Unrestricted	3,691,416	2,369,863	(1,321,554)
Total Net Assets	42,464,651	43,074,796	610,145
TOTAL LIABILITIES AND NET ASSETS	\$ 164,757,115	\$ 163,739,158	\$ (1,017,956)

Highlighted Items

- Total Cash - Operating shortfall, Capital Expenses, and debt service

Brooks Development Authority
Summary of Investment Account Balances
As of May 31, 2021
(Unaudited)

<u>Cash Balances</u>	<u>30-Sep-20</u>	<u>31-May-21</u>
UMB Corporate Trust Services	5,073,161.06	5,562,535.89
Loan Star National Bank CD	1,623,084.49	4,891,583.60
BBVA Compass Operating	9,536,022.34	8,210,891.98
BBVA Compass Lease Deposits	175,393.75	175,322.50
JP Morgan Construction Debt Service Account	79,885.12	148,310.19
Frost Bank Operating Account	51,064.87 *	12,172.70 *
Inter National Bank	2,482.00	2,564.00
Compass Money Market - POA	0.00	754,034.92
Texas Partners Bank - Bank of SA	0.00	2,543.35
Total	\$ 16,541,093.63	\$ 19,759,959.13
<u>Allocation of Funds</u>		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account - Outstanding Checks/Deposits in Transit	112,755.82	279,130.34
JP Morgan Construction Debt Service	(0.00)	148,310.19
Unrestricted Operating Funds	\$ 112,755.82	\$ 427,440.53
Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	4,037,623.64
Capital Fund	2,440,797.00	3,196,271.79
Infrastructure Bonds Debt Service Reserve	2,446,500.00	807,164.00
Embassy Suites Debt Service Fund	1,061,125.00	0.00
Repair & Replacement Fund	250,000.00	123,825.00
Buildings 167/176 Expenses for final build-out	100,000.00	33,305.05
Designated Operating Funds	\$ 11,177,301.00	\$ 8,198,189.48
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	5,073,161.06	5,562,535.89
BBVA Compass Lease Deposits	175,393.75	175,322.50
Inter National Bank (Aviator)	2,482.00	2,564.00
Compass Money Market - POA	0.00	754,034.92
Town Center North	0.00	4,639,871.81
Restricted Operating Funds	\$ 5,251,036.81	\$ 11,134,329.12
Grand Total	\$ 16,541,093.63	\$ 19,759,959.13

* Excludes outstanding checks.

LIQUIDITY

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	4,037,623.64
Capital Fund	3,196,271.79
Infrastructure Bonds Debt Service Reserve	807,164.00
Repair & Replacement Fund	123,825.00
BBVA Compass Operating	279,130.34
Buildings 167/176 Expenses for final build-out	33,305.05
JP Morgan Construction Debt Service	148,310.19
TOTAL LIQUIDITY	\$ 13,625,630.01

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 Eight Months Ending May 31, 2021
(Unaudited)

	FY 2021 Mid-Year Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Sources of Funds													
Commercial Rents	4,288,401	648,441	161,672	329,653	471,092	251,776	488,833	482,526	206,146	3,040,139	2,858,934	181,205	106%
Enterprise Revenue	1,263,114	59,887	99,142	135,395	86,476	98,008	108,651	128,098	58,421	774,079	842,076	(67,997)	92%
CAM & Reimbursable	862,223	87,410	55,443	73,150	87,859	62,015	97,377	77,450	58,045	598,748	574,815	23,933	104%
Property Owners Assessments	294,523								16,981	16,981	196,349	(179,368)	9%
Interest Income	24,962	111	3,035	2,318	2,445	2,454	2,118	740	717	13,938	16,641	(2,703)	84%
Miscellaneous Income	71,360		20,578			415	3,457	2,100	-	26,550	47,573	(21,023)	56%
Sales Proceeds Reimbursement	3,701,845				123,869	-		172,177	1,086,760	1,382,806	2,467,897	(1,085,091)	56%
Total Sources of Funds	10,506,428	795,849	339,870	540,515	771,742	414,667	700,436	863,091	1,427,071	5,853,241	7,004,285	(1,151,044)	84%
Uses of Funds													
Department 10 - Executive													
1 Salaries and Wages	843,053	56,857	230,048	46,718	68,691	51,685	51,208	64,914	70,212	640,332	562,036	(78,297)	114%
2 Employee Benefits and Taxes	162,012	18,256	17,834	10,938	6,426	13,472	12,318	19,085	16,260	114,589	108,008	(6,581)	106%
3 Travel	8,900							909	909	909	5,933	5,024	15%
4 Customer Relations	5,300		604					2,422	17	3,044	3,533	490	86%
5 Admin/Other	12,541	266	1,740	484	234	1,425	5,588	\$914	2,815	13,466	8,361	(5,105)	161%
Department 10 - Executive Total	1,031,807	75,379	250,226	58,140	75,350	66,582	69,114	88,245	89,304	772,340	687,871	(84,468)	112%
Department 11 - Business Development													
1 Salaries and Wages	189,270	18,974	12,867	12,885	13,445	13,445	16,110	24,284	19,060	131,071	126,180	(4,891)	104%
2 Employee Benefits and Taxes	73,189	11,807	5,423	5,550	6,128	5,805	5,568	12,143	9,364	61,788	48,793	(12,995)	127%
3 Real Estate	24,169	2,490		2,490	1,245	1,020		1,020	1,020	9,285	16,113	6,828	58%
4 Memberships/Dues	105,000				100,000					100,000	70,000	(30,000)	143%
5 Admin/Other	6,940	65		1,430	17	1,078	3,563	44	95	6,293	4,627	(1,666)	136%
Department 11 - Business Development Total	398,569	33,336	18,289	22,355	120,835	21,349	25,241	37,492	29,540	308,437	265,712	(42,725)	116%
Department 12 - Human Resources													
1 Salaries and Wages	145,472	24,481	9,919	9,919	10,479	10,479	10,479	15,438	10,479	101,672	96,981	(4,690)	105%
2 Employee Benefits and Taxes	55,597	8,733	3,583	3,515	4,768	4,316	7,242	5,878	7,633	45,669	37,065	(8,604)	123%
3 Contract Labor/Services	43,492	578	429	414	3,500			24,167	63	29,150	28,995	(155)	101%
4 Legal	5,500	968	516			86				1,570	3,667	2,097	43%
5 Office Supplies	240	140	48					330	36	555	160	(394)	346%
6 Admin/Other	16,650	190	75		80	90		366	170	971	11,100	10,129	9%
Department 12 - Human Resources Total	266,951	35,088	14,570	13,848	18,827	14,971	17,721	46,180	18,381	179,586	177,967	(1,618)	101%
Department 13 - Board													
1 Salaries and Wages	40,720	4,202	2,802	2,802	2,802	2,802	2,939	4,615	3,077	26,040	27,147	1,107	96%
2 Employee Benefits and Taxes	25,478	4,391	144	1,381	2,359	1,679	3,036	3,923	2,834	19,748	16,985	(2,763)	116%
3 Security	4,160								720	720	2,773	2,053	26%
4 Legal	46,593	5,504	7,837	8,081		2,946	2,193	2,946	2,473	31,978	31,062	(916)	103%
5 Admin/Other	28,661	6,884	42	40				19	5,929	12,914	19,107	6,194	68%
Department 13 - Board Total	145,612	20,982	10,825	12,303	5,160	7,426	8,169	11,503	15,032	91,400	97,075	5,675	94%
Department 20 - Finance													
1 Salaries and Wages	488,724	44,297	28,757	28,947	60,125	35,739	35,222	58,258	34,537	325,882	325,816	(66)	100%
2 Employee Benefits and Taxes	215,243	25,606	14,802	14,169	13,466	14,650	29,240	33,944	24,348	170,225	143,495	(26,730)	119%
3 Professional Services/Audit	128,980		26,800			3,195	29,051		39,026	98,072	85,987	(12,085)	114%
4 Insurance	223,389		138,947	21,966	21,910	1,792	1,792	1,343	21,910	209,659	148,926	(60,733)	141%
5 Bank Fees	34,423	1,003	10,197	2,818			2,826	2,942	3,078	22,864	22,949	85	100%

	FY 2021 Mid-Year Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
6 Other	19,384	892	2,996	3,990	104	3,427		212	18	11,639	12,923	1,284	90%
Department 20 - Finance Total	1,110,143	71,798	222,498	71,890	95,604	58,803	98,130	96,700	122,917	838,340	740,096	(98,244)	113%
Department 32 - Landscape													
1 Salaries and Wages	216,020	31,105	3,467	3,504	23,108	9,623	4,605	14,805	7,093	97,311	144,013	46,702	68%
2 Employee Benefits and Taxes	145,195	31,315	(2,474)	6,490	27,003	7,001	18,834	31,593	21,821	141,582	96,796	(44,786)	146%
3 Landscaping/Trees/Irrigation/Roads	46,010	258	1,044	2,168	511	6,214	5,119	12,160	5,545	33,019	30,673	(2,346)	108%
4 Custodial	10,198	865	1,571						4,062	6,497	6,799	302	96%
5 Utilities	599,574	44,196	39,852	28,580	23,549	18,772	23,855	24,024	23,554	226,383	399,716	173,333	57%
6 Vehicles/Equipment Payment	57,216	3,096	2,927	10,154			4,149	984	1,202	22,511	38,144	15,633	59%
7 Admin/Other	33,692	5,545	1,291	1,409	3,043	53	1,975	3,536	1,417	18,270	22,462	4,192	81%
Department 32 - Facilities Total	1,107,904	116,379	47,678	52,305	77,215	41,664	58,538	87,101	64,694	545,574	738,602	193,028	74%
Department - POA													
1 POA Greenline Park	320,167	7,423	8,082	11,567	2,563	5,653	13,604	34,281	19,803	102,977	213,445	110,468	48%
2 POA Security	506,160	39,139	19,853	58,696	41,211	39,149	38,714	59,670	38,767	335,200	337,440	2,240	99%
3 POA Medians, Sidewalks, Roads	518,581	91,324	25,180	39,033	7,466	24,545	31,293	43,281	21,774	283,896	345,720	61,825	82%
4 POA Playgrounds & Ponds	200,994	11,550	3,001	17,015		3,632	1,873	3,632	3,313	44,015	133,996	89,981	33%
5 POA Other	93,846	11,574	10,659	29,865		7,817	12,298	10,198	10,378	92,789	62,564	(30,225)	148%
POA - Total	1,639,748	161,011	66,775	156,176	51,240	80,795	97,782	151,063	94,035	858,876	1,093,165	234,289	79%
Department 41 - Information Technology													
1 Salaries and Wages	95,720	10,962	7,308	7,308	7,308	7,368	7,368	11,022	7,368	66,009	63,813	(2,196)	103%
2 Employee Benefits and Taxes	36,786	6,324	3,111	2,766	2,431	2,982	4,001	5,418	4,010	31,043	24,524	(6,519)	127%
3 IT Professional Services/Maintenance Agreeer	35,064	3,694	130	10,570		1,765		9,350	2,174	27,684	23,376	(4,308)	118%
4 Computer Equip/Office Equip Lease/Software	59,769	3,532	2,611	3,288		3,425	3,169	4,250	3,505	23,779	39,846	16,067	60%
5 Subscriptions/Publications	22,898	600	65				1,713	2,175	1,897	6,450	15,265	8,815	42%
6 Other	24,904	1,641	1,423	1,661	3,534	1,623	281	896	2,349	13,408	16,603	3,195	81%
Department 41 - Information Technology Tot	275,142	26,753	14,648	25,593	13,273	17,163	16,532	33,110	21,303	168,374	183,428	15,054	92%
Department 50 - Marketing													
1 Salaries and Wages	320,324	34,287	23,438	23,446	24,697	24,356	24,152	36,267	25,352	215,995	213,549	(2,445)	101%
2 Employee Benefits and Taxes	91,989	14,858	6,044	6,494	6,279	7,095	7,190	12,976	9,704	70,639	61,326	(9,314)	115%
3 Professional Fees	297,600	40,382	31,400	16,834	12,652	17,750	47,758	22,550	22,550	211,876	198,400	(13,476)	107%
4 Sponsorships/Conferences	62,500			600				4,000	5,333	9,933	41,667	31,733	24%
5 Advertising	188,000	24,417	8,008	6,203		29,697	35,650	12,429	15,229	131,633	125,334	(6,300)	105%
6 Marketing Contract	300,000	25,000	25,000	25,000				25,000	25,000	125,000	200,000	75,000	63%
7 Ground Breaking/Special Events	75,400	65	2,000	6,570			3,000	650		12,285	50,267	37,982	24%
8 Other	76,656	2,887	9,368	8,954	40,027	218	115	6,549	3,636	71,755	51,104	(20,651)	140%
Department 50 - Marketing Total	1,412,469	141,895	105,258	94,102	83,655	79,116	117,866	120,421	106,804	849,117	941,646	92,529	90%
Department 60 - Planning & Development													
1 Salaries and Wages	297,044	52,219	20,964	21,052	50,675	10,515	10,421	15,823	10,575	192,244	198,029	5,785	97%
2 Employee Benefits and Taxes	92,283	19,517	8,606	(3,271)	4,012	4,631	6,211	5,942	4,944	50,592	61,522	10,931	82%
3 Other	5,091	1,169	(295)	1,696				1,200		3,769	3,394	(375)	111%
Department 60 - Planning & Development Tot	394,418	72,904	29,274	19,477	54,687	15,146	16,632	22,965	15,519	246,605	262,945	16,341	94%
Department 61 - Facilities Maintenance													
1 Salaries and Wages	197,928	24,282	9,427	9,427	9,103	11,350	17,231	32,188	20,962	133,970	131,952	(2,018)	102%
2 Employee Benefits and Taxes	115,154	14,867	13,974	7,043	11,059	10,163	17,684	23,296	16,388	114,475	76,769	(37,705)	149%
3 Security	34,066	7,529	233	5,735	1,498	447	1,544	7,280	1,552	25,819	22,711	(3,108)	114%
4 Tenant Relations	-									-	-	-	-
5 HVAC	120,576	19,395	7,017	8,486	1,230	615		6,600	10,459	53,801	80,384	26,582	67%
6 Custodial	38,455	3,993	2,389	5,207	3,166	3,245	4,085	2,570	2,570	27,227	25,636	(1,590)	106%
8 Utilities	12,708									-	8,472	8,472	0%
7 Repairs & Maintenance/Electrical/Plumbing	122,588	11,921	1,744	4,083	1,248	9,537	14,715	13,445	3,753	60,446	81,726	21,280	74%
8 Admin/Other	39,016	1,597	1,120	5,927	12,897		189	379	4,652	26,762	26,011	(751)	103%

	FY 2021 Mid-Year Budget	October Actuals	November Actuals	December Actuals	January Actuals	February Actuals	March Actuals	April Actuals	May Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 61 - Maintenance Total	680,491	83,585	35,905	45,908	40,201	35,358	55,448	85,758	60,337	442,500	453,661	11,161	98%
Total Uses of Funds	8,463,253	839,111	815,946	572,097	636,048	438,372	581,172	780,537	637,864	5,301,147	5,642,169	341,022	94%
Net Income (Loss) from Operatons	2,043,175	(43,263)	(476,076)	(31,582)	135,694	(23,705)	119,264	82,554	789,207	552,094	1,362,116	\$ (810,022)	41%
Non Operating Revenues													
JP Morgan Chase/DPT Debt Service	1,386,525	111,374	115,553	118,295	112,837	115,553	115,544	116,866	114,273	920,295	924,350	(4,055)	99.6%
Grants	220,000									-	146,667	(146,667)	0.00%
2015 A-1 Bonds	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	208,042	208,042	1,639,333	1,631,000	8,333	101%
Hotel Debt Service Reserve	2,122,250					1,061,121				1,061,121	1,414,833	(353,712)	75%
COSA-Other Non-operating										-	-	-	-
Tenants Utility Reimbursement	259,348	37,307	23,040	12,381	16,287	9,828	16,465	7,792	15,376	138,476	172,899	(34,422)	80%
Total Non Operating Re	6,434,623	344,223	334,134	338,718	337,166	1,394,544	340,051	332,699	337,691	3,759,225	4,289,749	(530,523)	88%
Non Operating Expenditures													
JP Morgan Chase/DPT Debt Service Payment	1,386,525	111,374	115,553	118,295	112,837	115,553	115,544	116,866	114,273	920,295	924,350	4,055	99.6%
2015 A-1 Bonds Debt Service Payment	2,446,500	195,542	195,542	208,042	208,042	208,042	208,042	208,042	208,042	1,639,333	1,631,000	(8,333)	101%
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	336,000	336,000	-	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	347,083	347,083	-	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	162,500	162,500	-	100%
SECO Debt Service Payment	647,965					215,988				215,988	431,976	431,977	0
Tenants Utility Expenditures	259,348	32,375	24,167	15,867	16,622	12,868	13,311	13,527	17,443	146,180	172,899	26,719	85%
Hotel Debt Service	2,122,250					1,061,121				1,061,121	1,414,833	353,712	75%
Lone Star Debt Service - OKIN	218,706	4,688	17,233	17,233	17,233	17,233		17,233	17,233	108,086	145,804	37,718	74%
Total Non Operating Ex	8,349,669	449,676	458,193	465,135	460,431	1,736,502	442,594	461,366	678,677	5,152,574	5,566,446	413,872	93%
Total Non Operating Revenues & Expenditu	(1,915,046)	(105,453)	(124,058)	(126,417)	(123,266)	(341,959)	(102,544)	(128,666)	(340,986)	(1,393,349)	(1,276,697)	116,652	109%
Net Income (Loss) after Operations & Debt	128,129	(148,716)	(600,134)	(157,998)	12,428	(365,663)	16,720	(46,113)	448,221	(841,255)	85,418	(693,371)	

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

Sources	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
Bond - Infrastructure	\$ 200,000	173,702	-	-	-	-	-	-	173,702	18,877,096	19,050,799
Greenline Park to Mission Reach	\$ 1,520,497	-	-	-	856,655	-	-	557	857,212	347,945	1,205,157
COSA Bond Projects	\$ 887,239	-	264,582	-	-	-	-	-	264,582	1,556,197	1,820,779
Brooks Repair & Replacement Fund	\$ 362,027	-	-	-	-	-	-	126,175	126,175	-	126,175
Construction Loans	\$ 2,633,628	-	-	-	-	776,883	-	-	776,883	5,869,117	6,646,000
Brooks Capital Contribution\Land Sales	\$ 2,542,997	-	-	-	-	-	-	629,860	629,860	12,805,505	13,435,365
POA - Special Assessment	\$ 784,722	-	-	-	-	-	435,283	-	435,283	106,776	542,059
Brooks Equity Contribution	\$ 507,257	-	-	-	-	-	-	125,000	125,000	-	125,000
Total Sources	9,438,367	173,702	264,582	-	856,655	776,883	435,283	881,592	3,388,698	40,626,141	44,014,839

Uses	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
Infrastructure Projects											
UNIT 20C SEWER	\$ 200,000	37,729	-	-	-	-	-	-	37,729	-	37,729
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 1,520,497	-	-	-	856,655	-	-	557	857,212	431,810	1,289,022
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 184,100	-	116,456	-	-	-	-	-	116,456	783,045	899,501
SNB TO LYSTER TO AVIATION	\$ 653,139	-	125,841	-	-	-	-	-	125,841	1,042,513	1,168,354
INNER CIRCLE	\$ 50,000	-	22,285	-	-	-	-	-	22,285	464,733	487,018
Total Infrastructure Projects	2,607,736	37,729	264,582	-	856,655	-	-	557	1,159,524	4,104,411	5,263,934

Vertical Projects	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
INDUSTRIAL BUILDING	\$ -	-	-	-	-	-	-	-	-	1,257,847	1,257,847
CUISINE SOLUTIONS	\$ -	-	-	-	-	-	-	-	-	31,113	31,113
AVIATOR	\$ -	-	-	-	-	-	-	66,216	66,216	3,985	70,201
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	-	10,215	10,215
BUILDING 176 RENOVATION	\$ -	-	-	-	-	-	-	1,720	1,720	3,723,019	3,724,739
BUILDING 167 RENOVATION	\$ 80,106	-	-	-	-	-	-	66,695	66,695	3,146,233	3,212,928
GREENLINE VILLAGE	\$ -	-	-	-	-	-	-	-	-	95,455	95,455
BUILDING 804 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	-	50,707	50,707
BUILDING 805 RENOVATION - OKIN	\$ -	-	-	-	-	-	-	-	-	5,009	5,009
BUILDING 175 RENOVATION	\$ -	-	-	-	-	-	-	-	-	14,811	14,811
OFFICE BUILDING	\$ -	-	-	-	-	-	-	-	-	1,062,231	1,062,231
LA GLORIA	\$ 3,537,085	-	-	-	-	264,545	-	131,724	396,269	44,228	440,497
MEDICAL OFFICE BUILDING	\$ -	-	-	-	-	-	-	237	237	574,351	574,587
Total Vertical Projects	3,617,191	-	-	-	-	264,545	-	266,591	531,136	10,019,204	10,550,340

Landscape Projects	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
POND RENOVATIONS (POA SPECIAL ASSESSMENT)	\$ 311,719	-	-	-	-	-	322,826	-	322,826	28,281	351,107
Total Landscape Projects	\$ 311,719	-	-	-	-	-	322,826	-	322,826	28,281	351,107

Tenant/Campus Improvements	FY2021 Budget	Brooks Bonds	CoSA Funding	SARA Grant	Bexar Cty Funding	Commercial Loans	POA Special Assessment	Brooks Cash	Totals	Prior Fiscal Years	Total
DEMOLITION	\$ 13,000	-	-	-	-	-	-	-	-	2,275	2,275
POA - CAMPUS SIGNAGE (Phase 1)	\$ 15,000	-	-	-	-	-	-	-	-	-	-
HANGAR 9 - JENNY PLANE	\$ -	-	-	-	-	-	-	-	-	5,500	5,500
CAMPUS MARQUEE	\$ -	-	-	-	-	-	-	-	-	26,198	26,198
SAFETY RAILS OVER LOW CROSSINGS	\$ -	-	-	-	-	-	-	-	-	-	-
Pavilion Demolition								700	700		700

B705 Demolition	\$	180,336							450	450		450
WAYFINDING SIGNS (POA SPECIAL ASSESSMENT)	\$	37,240	-	-	-	-	-	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
FLOOD ARM BARACADES (POA SPECIAL ASSESSMENT)	\$	-	-	-	-	-	-	-	-	-	14,750	14,750
EMERGENCY 911 POLES (2) (POA SPECIAL ASSESSMENT)	\$	-	-	-	-	-	-	-	-	-	18,700	18,700
DOG PARK (POA SPECIAL ASSESSMENT)	\$	219,313	124,521	-	-	-	-	98,871	-	223,392	86,450	309,842
STUDY/DESIGN FOR POND BRIDGE	\$	-	-	-	-	-	-	-	-	-	-	-
POA PARK CHARGING STATIONS	\$	-	-	-	-	-	-	-	-	-	11,989	11,989
PAVERS IN THE PARK FOR FOOD TRUCKS (POA SPECIAL ASSESSMENT)	\$	70,000	-	-	-	-	-	2,500	-	2,500	-	2,500
HILL CROSSWALK	\$	-	-	-	-	-	-	-	-	-	-	-
NORTH HILL PARKING LOT	\$	-	-	-	-	-	-	-	-	-	-	-
B532 IMPROVEMENTS	\$	-	-	-	-	-	-	-	-	-	65,646	65,646
STREET REPAIRS	\$	-	-	-	-	-	-	-	-	-	37,008	37,008
UNIT 20C SEWER												
HERITAGE OAKS MASTER PLAN	\$	-	-	-	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$	96,393	-	-	-	-	-	-	65,799	65,799	53,607	119,406
COMPASS ROSE NEW SCHOOL SITE - ELECTRIC UTILITIES	\$	-	-	-	-	-	-	-	-	-	-	-
LEVELING _ BLDG 510 (NEW TENANT)	\$	-	-	-	-	-	-	-	-	-	9,330	9,330
COMPASS ROSE (add with CR - ADA)	\$	-	-	-	-	-	-	-	-	-	6,093	6,093
COMPASS ROSE BUILDING 532 RENOVATIONS	\$	-	-	-	-	-	-	-	151	151	132,661	132,811
DRAINAGE @ RUNNING W/MOON	\$	15,000										
Total Tenant/ Campus Improvements		762,732	124,521	-	-	-	-	112,457	67,100	304,078	529,517	833,595

		FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks		Prior	
		Budget	Bonds	Funding	Grant	Funding	Loans	Special Assessment	Cash	Totals	Fiscal Years	Total
MISC												
CAPITAL LEGAL FEES	\$	150,000	-	-	-	-	-	-	92,383	92,383	482,447	574,831
AVIATOR LEGAL	\$	150,000										
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$	215,020	11,452	-	-	-	-	-	64,109	75,561	517,688	593,249
BROKER'S COMMISSIONS	\$	447,942	-	-	-	-	-	-	227,203	227,203	952,263	1,179,466
STREET RENAMING	\$	14,000	-	-	-	-	-	-	-	-	60,105	60,105
REPAIR & REPLACEMENT / B160 Roof Repairs	\$	162,027	-	-	-	-	-	-	126,175	126,175	35,721	161,896
ARCHITECTURE/ENGINEERING	\$	-	-	-	-	-	-	-	37,475	37,475	208,435	245,909
BUILDING 160 ROOF REPAIRS	\$	-	-	-	-	-	-	-	-	-	-	-
RESIDENTIAL INFILL PILOT PROGRAM	\$	-	-	-	-	-	-	-	-	-	35,803	35,803
BUILDING MAKE-READY	\$	50,000	-	-	-	-	-	-	-	-	-	-
LF007 ENVIRONMENT INSURANCE	\$	-	-	-	-	-	-	-	-	-	-	-
CONTINGENCY	\$	150,000	-	-	-	-	-	-	-	-	-	-
TRANSFER OUT TO OPERATING BUDGET - CAPITAL PROJECTS	\$	-	-	-	-	-	-	-	-	-	1,447,831	1,447,831
AVIATOR RENOVATIONS	\$	600,000	-	-	-	-	512,338	-	-	512,338	-	512,338
BUILDING 160 LOBBY RENOVATION (KBR)	\$	50,000	-	-	-	-	-	-	-	-	-	-
BUILDING 170 ROOF REPAIR	\$	150,000	-	-	-	-	-	-	-	-	-	-
Total Other	\$	2,138,989	\$ 11,452	\$ -	\$ -	\$ -	\$ 512,338	\$ -	\$ 547,344	\$ 1,071,134	\$ 4,107,850	\$ 5,178,985
TOTAL USES		9,438,367	173,702	264,582	-	856,655	776,883	435,283	881,592	3,388,698	18,789,262	22,177,960
NET		-	-	-	-	-	-	-	-	-	21,836,878	21,836,878

BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE EIGHT MONTHS ENDED MAY 31, 2021
(Unaudited)

	<u>FY 2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants and others	\$6,775,491
Payments to employees	(\$2,268,420)
Payments to suppliers for goods and services	(\$6,123,123)
Interest received	\$13,607
Net Cash (Used for) Provided by Operating Activities	<u>(\$1,602,445)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Land sale proceeds	\$7,593,979
Purchase of CD	(\$3,255,795)
Net Cash (Used for) Provided by Investing Activities	<u>\$4,338,184</u>
CASH FLOWS FROM FINANCING ACTIVITIES	
Proceeds from loans	\$1,250,520
Payments on loans	(\$983,484)
Interest payments	(\$4,272,306)
Transfers	\$3,822,789
Net Cash (Used for) Provided by Financing Activities	<u>(\$182,481)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from local and federal governments	\$491,035
Net Cash (Used for) Provided by Non-Capital Financing Activities	<u>\$491,035</u>
NET (DECREASE) INCREASE IN CASH	\$3,044,293
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	\$16,436,535
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$19,480,828

Heritage Oaks
FY21 Financial Statements
May 31, 2021

	FY 2021	FY 2021	FY 2021	FY 2020	FY 2020	FY 2020	FY 2020	FY 2020	FY 2021	FY 2021	Act as %	Variance	
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Budget	of Bud	To Budget	
	Orig Budget	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	YTD	YTD		
Revenue:													
Rent	2,183,809	182,941	181,552	180,406	177,611	179,046	164,857	136,692	114,468	1,317,571	1,455,873	90.5%	(138,301)
Other	54,040	8,646	7,902	6,608	6,493	4,847	4,802	3,341	5,470	48,109	36,027	133.5%	12,082
TOTAL REVENUE	2,237,849	191,586	189,454	187,014	184,104	183,892	169,659	140,033	119,937	1,365,680	1,491,899	91.5%	(126,219)
Expenditures:													
Payroll	278,792	19,665	20,450	17,466	22,912	22,789	22,427	19,183	19,839	164,731	185,861	88.6%	(21,130)
Utilities	106,710	1,106	(6,279)	8,527	(9,015)	1,615	5,877	7,186	1,619	10,636	71,140	15.0%	(60,504)
Maintenance & Repair	289,572	45,624	26,171	24,774	17,974	26,052	19,220	30,514	20,148	210,478	193,048	109.0%	17,430
Marketing	22,798	2,739	2,485	1,702	1,397	1,064	1,245	368	1,067	12,068	15,199	79.4%	(3,131)
Administrative	28,094	2,647	4,094	(176)	2,112	2,225	3,689	1,904	2,736	19,230	18,729	102.7%	501
Management Fee	90,000	7,663	7,578	7,481	7,364	7,356	6,786	5,601	4,798	54,627	60,000	91.0%	(5,373)
Total Expenditures	815,966	79,444	54,499	59,774	42,744	61,100	59,244	64,757	50,207	471,769	543,977	86.7%	(72,208)
Net Operating Income	1,421,883	112,142	134,955	127,240	141,359	122,792	110,415	75,277	69,730	893,911	947,922	94.3%	(54,011)
Capital Expenditures	152,350	18,821	21,919	31,972	16,545	18,045	27,454	21,838	35,338	191,932	101,567	189.0%	90,366
Net Income	1,269,533	93,321	113,036	95,268	124,814	104,747	82,961	53,438	34,392	701,978	846,355	82.9%	(144,377)
Cash Transfer to BDA	1,319,496	59,887	99,142	135,395	86,476	98,008	108,651	128,098	58,421	774,078	879,664	88.0%	(105,586)
Occupancy	93.87%	93.25%	92.02%	92.02%	88.96%	74.23%	67.48%	55.21%	82.13%	94.08%			
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			
Actual Rent per Square Foot	\$ 0.95	\$ 0.96	\$ 0.96	\$ 0.96	\$ 0.96	\$ 0.96	\$ 0.96	\$ 0.96	\$ 0.95	\$ 0.96			

The Aviator
FY21 Financial Statements
May 31, 2021

	FY 2021 Orig Budget	FY 2021 Actuals Oct-20	FY 2021 Actuals Nov-20	FY 2021 Actuals Dec-20	FY 2021 Actuals Jan-21	FY 2021 Actuals Feb-21	FY 2021 Actuals Mar-21	FY 2020 Actuals Apr-21	FY 2020 Actuals May-21	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
Revenue:													
Rent	2,649,745	215,846	212,960	212,695	213,292	207,138	215,444	227,903	232,582	1,737,859	1,766,497	98.4%	(28,637)
Other	449,924	30,570	29,651	28,285	34,818	30,377	32,780	30,945	32,412	249,838	299,949	83.3%	(50,112)
Total Revenue	3,099,669	246,416	242,611	240,980	248,110	237,515	248,223	258,848	264,994	1,987,697	2,066,446	96.2%	(78,749)
Expenditures:													
Payroll	373,434	29,384	22,948	22,005	23,925	26,694	23,762	31,037	29,420	209,176	248,956	84.0%	(39,780)
Administrative	69,055	5,557	5,524	4,367	4,626	5,016	4,351	5,842	6,305	41,588	46,037	90.3%	(4,448)
Advertising & Marketing	54,860	4,678	5,028	2,302	3,672	2,998	4,513	3,062	3,513	29,766	36,573	81.4%	(6,807)
Repairs & Maintenance	45,360	4,015	2,126	1,499	345	2,463	3,281	1,245	2,697	17,670	30,240	58.4%	(12,570)
Contracted Services	73,645	8,831	6,096	5,731	5,537	6,283	5,727	5,849	6,560	50,614	49,097	103.1%	1,518
Unit Preparation	62,930	4,206	4,785	1,037	2,740	3,476	5,950	3,396	2,726	28,317	41,953	67.5%	(13,636)
Utilities	263,280	23,021	24,159	22,639	23,608	21,019	22,361	25,584	23,619	186,010	175,520	106.0%	10,490
Management Fees	123,977	9,811	9,519	9,625	9,522	9,730	9,802	9,841	10,358	78,208	82,651	94.6%	(4,443)
Taxes	72,900	6,353	6,200	6,326	6,300	6,369	7,043	7,138	7,414	53,142	48,600	109.3%	4,542
Insurance	92,424	8,139	8,139	7,587	7,592	7,587	7,587	7,587	7,597	61,815	61,616	100.3%	199
Total Expenditures	1,231,865	103,995	94,524	83,118	87,867	91,635	94,377	100,582	100,209	756,308	821,243	92.1%	64,935
Net Operating Income	1,867,804	142,421	148,087	157,862	160,243	145,880	153,846	158,266	164,785	1,231,389	1,245,203	98.9%	(13,814)
Partnership Expenses	34,997	2,007	11,301	18	986	20,987	71	13	-	35,384	23,331	151.7%	12,052
Capital Expenditures	103,120	1,095	8,615	2,726	1,235	19,023	10,093	3,509	12,586	58,883	68,747	85.7%	(9,864)
	138,117	3,103	19,915	2,744	2,222	40,010	10,164	3,523	12,586	94,267	92,078	102.4%	(2,189)
Net Income before Debt Service	1,729,687	139,319	128,171	155,118	158,021	105,870	143,682	154,743	152,199	1,137,122	1,153,125	98.6%	(16,002)
Debt Service:													
Debt Service (Vantage)	1,679,724	136,577	136,577	136,577	136,577	136,577	136,577	120,708	122,055	1,062,227	1,119,816	94.9%	57,589
Net Income after debt service	49,963	2,741	(8,406)	18,540	21,444	(30,707)	7,105	34,035	30,143	74,896	33,309	224.9%	41,587
Net Cash Available for Distribution (Shortfall)	49,963	2,741	(8,406)	18,540	21,444	(30,707)	7,105	34,035	30,143	74,896	33,309	224.9%	41,587
Occupancy		86.42%	85.70%	85.70%	87.50%	87.14%	91.78%	95.30%	93.57%	89.14%	84.94%		
Market Rent per Square Foot		\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32	\$ 1.32			
Actual Rent per Square Foot		\$ 1.18	\$ 1.18	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.18	\$ 1.17			

Embassy Suites
FY21 Financial Statement
May 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 2020 Actuals Apr-21	FY 2020 Actuals May-21	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act vs Bud %	Variance To Budget
Revenue:													
Room Revenue	4,979,052	311,675	286,313	303,030	314,287	367,123	513,014	508,360	521,030	3,124,832	3,319,368	94.1%	(194,536)
Food & Beverage	1,979,238	88,457	78,485	85,203	102,578	135,833	145,149	157,707	180,168	973,580	1,319,492	73.8%	(345,913)
Spa	288,464	16,878	11,438	13,253	16,521	17,668	20,300	18,883	25,831	140,772	192,309	73.2%	(51,537)
Other Revenue	91,369	5,929	6,213	4,246	5,509	6,381	8,340	7,238	6,686	50,542	60,913	83.0%	(10,371)
TOTAL REVENUE	7,338,123	422,939	382,449	405,732	438,895	527,004	686,803	692,187	733,715	4,289,725	4,892,082	87.7%	(602,357)
Variable Expenses	2,656,961	142,597	136,263	151,604	159,532	167,147	214,495	209,414	236,041	1,417,093	1,771,307	80.0%	(354,215)
Gross Margin	4,681,162	280,342	246,187	254,128	279,363	359,857	472,308	482,773	497,674	2,872,633	3,120,775	92.0%	(248,142)
Administrative Expenses													
Franchise Fees	594,549	40,729	37,786	38,804	41,348	45,338	64,506	65,485	67,072	401,068	396,366	101.2%	4,702
Administrative and General	590,676	41,788	45,034	46,317	43,124	42,379	42,904	47,583	48,556	357,686	393,784	90.8%	(36,098)
Sales and Marketing	1,102,325	65,803	61,875	64,076	64,603	68,863	90,470	87,763	87,623	591,076	734,883	80.4%	(143,808)
Engineering	308,540	21,495	23,876	21,060	25,839	24,065	30,513	15,598	24,612	187,058	205,693	90.9%	(18,636)
Utilities	333,910	29,918	24,955	23,866	28,065	23,637	28,477	33,127	31,834	223,879	222,607	100.6%	1,272
Total Administrative Expenses	2,930,000	199,733	193,526	194,123	202,978	204,283	256,870	249,556	259,698	1,760,766	1,953,333	90.1%	192,567
Other Expenses													
Management Fee	194,619	11,238	10,126	10,844	11,902	14,275	18,570	18,804	20,112	115,871	129,746	89.3%	(13,875)
Insurance	110,676	9,639	9,639	13,358	13,358	13,358	13,358	13,358	13,358	99,425	73,784	134.8%	25,641
Total Other Expenses	305,295	20,877	19,765	24,202	25,260	27,633	31,928	32,162	33,469	215,297	203,530	105.8%	(11,767)
Net Income before debt service	1,445,867	59,732	32,896	35,803	51,125	127,942	183,510	201,055	204,507	896,570	963,911	93.0%	(67,341)
Debt Service:													
Hotel Contribution	1,445,867	-	-	-	-	-	-	-	-	-	963,911	0.0%	(963,911)
Brooks Contribution	676,133	-	-	-	-	1,061,125	-	-	-	1,061,125	450,755	235.4%	610,370
Total Special Facility Debt Service	2,122,000	-	-	-	-	1,061,125	-	-	-	1,061,125	1,414,667	75.0%	(353,542)
Net Income	(676,133)	59,732	32,896	35,803	51,125	(933,183)	183,510	201,055	204,507	(164,555)			
Cash Transfer from Operations													
Excess/(Shortfall) for Debt Service Payment		-	-	-	-	(1,061,125)	-	-	-	(1,061,125)			

Occupancy	60.30%	58.00%	58.40%	62.20%	73.40%	84.30%	80.70%	76.80%	69.26%	67.90%
Average Daily Rate	\$ 106.88	\$ 105.53	\$ 107.23	\$ 104.45	\$ 114.44	\$ 125.80	\$ 134.66	\$ 140.36	\$ 117.42	\$ 128.51
Revpar	\$ 64.45	\$ 61.18	\$ 62.66	\$ 64.99	\$ 84.05	\$ 106.08	\$ 108.62	\$ 107.74	\$ 82.47	\$ 87.20