

BROOKS DEVELOPMENT AUTHORITY
BALANCE SHEET
AS OF NOVEMBER 30, 2020
(Unaudited)

ASSETS	9/30/2020	11/30/2020	YTD Change
Current Assets			
Unrestricted Cash	11,185,498	9,843,878	(1,341,620)
Restricted Cash	5,251,037	5,856,788	605,751
Total Cash	<u>16,436,535</u>	<u>15,700,666</u>	<u>(735,869)</u>
Accounts Receivable	3,908,971	4,140,204	231,232
Derivative Instrument-Deferred	1,338,883	1,338,883	-
Prepayments	166,567	243,688	77,121
Parts and Supplies Inventories	-	-	-
Total Current Assets	<u>21,850,958</u>	<u>21,423,441</u>	<u>(427,516)</u>
Land, Property, and Equipment			
Land	4,372,070	4,372,070	-
Depreciable Property & Equipment	189,499,102	189,499,102	-
Less: Accumulated Depreciation	<u>(66,450,544)</u>	<u>(66,450,544)</u>	<u>-</u>
Total Land, Property, and Equipment	<u>127,420,629</u>	<u>127,420,629</u>	<u>-</u>
Construction In Progress	<u>15,485,530</u>	<u>16,524,139</u>	<u>1,038,610</u>
TOTAL ASSETS	<u>164,757,115</u>	<u>165,368,209</u>	<u>611,094</u>
LIABILITIES AND NET ASSETS			
	9/30/2020	11/30/2020	YTD Change
LIABILITIES			
Accounts Payable	899,857	613,696	(286,162)
Accrued Expenses	1,541,184	1,232,527	(308,657)
JP Morgan Chase-DPT Loan	7,347,776	7,201,662	(146,114)
SECO Note I, II & III	1,942,943	1,942,943	-
Tenant's Security Deposits	170,842	170,842	-
INB Loan - Aviator Apartments	20,470,689	20,393,578	(77,111)
Due To/From BDA	22,867	-	(22,867)
Bonds Payable Series 2015	49,250,000	49,250,000	-
Bonds Payable Series 2017	36,400,000	36,400,000	-
Industrial Building	-	-	-
Lease Payable Frost Bank- Maintenance Vehicles	38,835	36,106	(2,730)
Lease Payable Frost Bank- Landscaping Equipment	16,994	13,954	(3,040)
Lease Payable Balboa	86,450	86,450	-
Lone Star Building 167/176 Loan	1,500,000	1,486,673	(13,327)
Other Deferred Revenue	-	-	-
Deferred Rents	1,250,000	1,100,848	(149,152)
Aviator Renovations - Vantage Bank	-	304,886	304,886
Derivative Instrument	1,338,883	1,338,883	-
Total Liabilities	<u>122,277,320</u>	<u>121,573,048</u>	<u>(704,273)</u>
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	32,654,563	(6,118,672)
Unrestricted	3,706,560	11,140,598	7,434,038
Total Net Assets	<u>42,479,794</u>	<u>43,795,161</u>	<u>1,315,367</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 164,757,115</u>	<u>\$ 165,368,209</u>	<u>\$ 611,094</u>

Brooks Development Authority
Summary of Investment Account Balances
As of November 30, 2020
(Unaudited)

<u>Cash Balances</u>	<u>30-Sep-20</u>	<u>30-Nov-20</u>
UMB Corporate Trust Services	5,073,161.06	5,521,159.91
BBVA Compass Operating	9,536,022.34	5,103,769.46
Loan Star National Bank CD	1,623,084.49	4,881,598.26
BBVA Compass Lease Deposits	175,393.75	175,396.18
JP Morgan Construction Debt Service Account	79,885.12	100,166.11
Frost Bank Operating Account	51,064.87 *	44,508.59 *
Inter National Bank	2,482.00	2,564.00
Total	<u>\$ 11,467,932.57</u>	<u>\$ 15,829,162.51</u>
 Allocation of Funds		
Unrestricted Funds Allocation:		
BBVA Compass Operating Account *	112,755.82	128,496.80
Unrestricted Operating Funds	<u>\$ 112,755.82</u>	<u>\$ 128,496.80</u>
 Designated Funds Allocation:		
Designated Operating Reserve	4,878,879.00	4,243,214.80
Infrastructure Bonds Debt Service Reserve	2,446,500.00	2,055,416.66
Capital Fund	2,440,797.00	2,134,121.23
Embassy Suites Debt Service Fund	1,061,125.00	1,061,125.00
Repair & Replacement Fund	250,000.00	250,000.00
Buildings 167/176 Expenses for final build-out	100,000.00	100,000.00
Designated Operating Funds	<u>\$ 11,177,301.00</u>	<u>\$ 9,843,877.69</u>
 Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	5,073,161.06	5,521,159.91
BBVA Compass Lease Deposits	175,393.75	175,396.18
Bond Funds/Loans Received To be Paid in December	0.00	157,667.93
Inter National Bank (Aviator)	2,482.00	2,564.00
Restricted Operating Funds	<u>\$ 5,251,036.81</u>	<u>\$ 5,856,788.02</u>
 Grand Total	 <u>\$ 16,541,093.63</u>	 <u>\$ 15,829,162.51</u>

* Excludes outstanding checks.

LIQUIDITY

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	4,243,214.80
Capital Fund	2,134,121.23
Infrastructure Bonds Debt Service Reserve	2,055,416.66
Embassy Suites Debt Service Fund	1,061,125.00
BBVA Compass Operating	128,496.80
Repair & Replacement Fund	250,000.00
Buildings 167/176 Expenses for final build-out	100,000.00
TOTAL LIQUIDITY	<u>\$ 14,972,374.49</u>

BROOKS DEVELOPMENT AUTHORITY
FY 2021 Operating Budget Report Detail - Cash Basis
For the Two Months Ending November 30, 2020
(Unaudited)

	FY 2021 Budget	October Actuals	November Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Sources of Funds							
Commercial Rents	4,103,752	648,441	161,672	810,113	683,959	126,154	118%
Enterprise Revenue	1,319,496	59,887	99,142	159,030	219,916	(60,886)	72%
CAM & Reimbursable	795,133	87,410	55,443	142,853	132,522	10,331	108%
Property Owners Assessments	294,523			-	49,087	(49,087)	0%
Interest Income	65,000	111	3,035	3,146	10,833	(7,687)	29%
Miscellaneous Income	106,360		20,578	20,578	17,727	2,851	116%
Sales Proceeds Reimbursement	3,797,507			-	632,918	(632,918)	0%
Total Sources of Funds	10,481,771	795,849	339,870	1,135,719	1,746,962	(611,243)	65%
Uses of Funds							
Department 10 - Executive							
1 Salaries and Wages	859,378	56,857	230,048	286,905	143,230	(143,675)	200%
2 Employee Benefits and Taxes	199,808	18,256	17,834	36,091	40,468	4,377	89%
3 Travel	20,650			-	3,442	3,442	0%
4 Customer Relations	10,750		604	604	1,792	1,188	34%
5 Admin/Other	6,680	266	1,740	2,006	1,113	(893)	180%
Department 10 - Executive Total	1,097,266	75,379	250,226	325,605	190,044	(135,561)	171%
Department 11 - Economic Development							
1 Salaries and Wages	167,507	18,974	12,867	31,841	27,918	(3,923)	114%
2 Employee Benefits and Taxes	77,559	11,807	5,423	17,229	20,093	2,864	86%
3 Real Estate	24,169	2,490		2,490	4,028	1,538	62%
4 Memberships/Dues	105,000			-	17,500	17,500	0%
5 Admin/Other	6,600	65		65	1,100	1,035	6%
Department 11 - Economic Development Total	380,835	33,336	18,289	51,625	70,639	19,014	73%
Department 12 - Human Resources							
1 Salaries and Wages	128,944	24,481	9,919	34,400	21,491	(12,909)	160%
2 Employee Benefits and Taxes	76,279	8,733	3,583	12,316	16,297	3,980	76%
3 Contract Labor/Services	12,325	578	429	1,006	2,054	1,048	49%
4 Legal	5,500	968	516	1,484	917	(567)	162%
5 Office Supplies	6,100	140	48	188	1,017	828	19%
6 Admin/Other	6,000	190	75	265	1,000	735	26%
Department 12 - Human Resources Total	235,148	35,088	14,570	49,658	42,775	(6,884)	116%
Department 13 - Board							
1 Salaries and Wages	34,278	4,202	2,802	7,004	5,713	(1,291)	123%
2 Employee Benefits and Taxes	25,074	4,391	144	4,536	7,762	3,227	58%
3 Security	4,160			-	693	693	0%
4 Legal	44,400	5,504	7,837	13,341	7,400	(5,941)	180%
5 Admin/Other	20,392	6,884	42	6,926	3,399	(3,527)	204%
Department 13 - Board Total	128,304	20,982	10,825	31,807	24,967	(6,839)	127%

	FY 2021 Budget	October Actuals	November Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 20 - Finance							
1 Salaries and Wages	494,715	44,297	28,757	73,054	82,453	9,399	89%
2 Employee Benefits and Taxes	233,129	25,606	14,802	40,407	54,772	14,364	74%
3 Professional Services/Audit	128,980		26,800	26,800	21,497	(5,303)	125%
4 Insurance	223,389		138,947	138,947	37,232	(101,715)	373%
5 Bank Fees	31,081	1,003	10,197	11,200	5,180	(6,020)	216%
6 Other	30,261	892	2,996	3,888	5,044	1,155	77%
Department 20 - Finance Total	1,141,555	71,798	222,498	294,296	206,176	(88,120)	143%
Department 32 - Landscape							
1 Salaries and Wages	201,226	31,105	3,467	34,572	33,538	(1,034)	103%
2 Employee Benefits and Taxes	150,538	31,315	(2,474)	28,841	51,756	22,915	56%
3 Landscaping/Trees/Irrigation/Roads	32,000	258	1,044	1,302	5,333	4,031	24%
4 Custodial	26,699	865	1,571	2,436	4,450	2,014	55%
5 Utilities	599,577	44,196	39,852	84,048	99,930	15,882	84%
6 Vehicles/Equipment Payment	57,216	3,096	2,927	6,023	9,536	3,513	63%
7 Admin/Other	19,203	5,545	1,291	6,836	3,201	(3,636)	214%
Department 32 - Facilities Total	1,086,459	116,379	47,678	164,057	207,743	43,686	79%
Department - POA							
1 POA Greenline Park	320,167	7,423	8,082	15,505	53,361	37,856	29%
2 POA Security	506,160	39,139	19,853	58,992	84,360	25,368	70%
3 POA Medians, Sidewalks, Roads	518,581	91,324	25,180	116,504	86,430	(30,074)	135%
4 POA Playgrounds & Ponds	200,994	11,550	3,001	14,551	33,499	18,948	43%
5 POA Other	93,846	11,574	10,659	22,233	15,641	(6,592)	142%
POA - Total	1,639,748	161,011	66,775	227,786	273,291	45,506	419%
Department 41 - Information Technology							
1 Salaries and Wages	97,850	10,962	7,308	18,269	16,308	(1,961)	112%
2 Employee Benefits and Taxes	38,067	6,324	3,111	9,435	9,928	493	95%
3 IT Professional Services/Maintenance Agreement	35,064	3,694	130	3,825	5,844	2,019	65%
4 Computer Equip/Office Equip Lease/Software/Internet	59,770	3,532	2,611	6,143	9,962	3,818	62%
5 Subscriptions/Publications	22,898	600	65	665	3,816	3,151	17%
6 Other	24,904	1,641	1,423	3,064	4,151	1,087	74%
Department 41 - Information Technology Total	278,553	26,753	14,648	41,401	50,009	8,608	83%
Department 50 - Marketing							
1 Salaries and Wages	311,444	34,287	23,438	57,724	51,907	(5,817)	111%
2 Employee Benefits and Taxes	100,869	14,858	6,044	20,902	25,145	4,243	83%
3 Professional Fees	342,600	40,382	31,400	71,782	57,100	(14,682)	126%
4 Sponsorships/Conferences	62,500			-	10,417	10,417	0%
5 Advertising	200,000	24,417	8,008	32,425	33,333	908	97%
6 Marketing Contract	300,000	25,000	25,000	50,000	50,000	-	100%
7 Ground Breaking/Special Events	85,400	65	2,000	2,065	14,233	12,168	15%
8 Other	78,445	2,887	9,368	12,255	13,074	819	94%
Department 50 - Marketing Total	1,481,258	141,895	105,258	247,154	255,210	8,056	97%
Department 60 - Planning & Development							
1 Salaries and Wages	376,154	52,219	20,964	73,183	62,692	(10,491)	117%
2 Employee Benefits and Taxes	135,556	19,517	8,606	28,122	30,926	2,804	91%
3 Other	5,524	1,169	(295)	873	921	47	95%
Department 60 - Planning & Development Total	517,234	72,904	29,274	102,178	94,539	(7,639)	108%

	FY 2021 Budget	October Actuals	November Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Department 61 - Facilities Maintenance							
1 Salaries and Wages	122,545	24,282	9,427	33,710	20,424	(13,285)	165%
2 Employee Benefits and Taxes	110,524	14,867	13,974	28,841	29,171	329	99%
3 Security	38,900	7,529	233	7,762	6,483	(1,279)	120%
4 Tenant Relations	31,360			-	5,227	5,227	0%
5 HVAC	78,815	19,395	7,017	26,412	13,136	(13,276)	201%
6 Custodial	57,000	3,993	2,389	6,382	9,500	3,118	67%
7 Repairs & Maintenance/Electrical/Plumbing	81,983	11,921	1,744	13,665	13,664	(1)	100%
8 Admin/Other	54,943	1,597	1,120	2,717	9,157	6,440	30%
Department 61 - Maintenance Total	576,070	83,585	35,905	119,490	106,762	(12,728)	112%
Total Uses of Funds	8,562,430	839,111	815,946	1,655,057	1,427,072	(227,986)	116%
Net Income (Loss) from Operatons	1,919,342	(43,263)	(476,076)	(519,338)	319,890	\$ (839,228)	
	FY 2021 Budget	October Actuals	November Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
Non Operating Revenues							
JP Morgan Chase/DPT Debt Service	1,386,525	111,374	115,553	226,927	231,088	(4,161)	98%
Grants	220,000			-	36,667	(36,667)	0%
2015 A-1 Bonds	2,446,500	195,542	195,542	391,083	407,750	(16,667)	96%
Hotel Debt Service Reserve	676,134			-	112,689	(112,689)	0%
Tenants Utility Reimbursement	259,348	37,307	23,040	60,347	43,225	17,123	140%
Total Non Operating Revenue	4,988,507	344,223	334,134	678,357	831,418	(153,061)	82%
Non Operating Expenditures							
JP Morgan Chase/DPT Debt Service Payment	1,386,525	111,374	115,553	226,927	231,088	4,161	98%
2015 A-1 Bonds Debt Service Payment	2,446,500	195,542	195,542	391,083	407,750	16,667	96%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	84,000	84,000	-	100%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	43,385	86,771	86,771	(0)	100%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	40,625	40,625	-	100%
SECO Debt Service Payment	647,965			-	107,994	107,994	0%
Tenants Utility Expenditures	259,348	32,375	24,167	56,543	43,225	(13,318)	131%
Hotel Debt Service	676,134			-	112,689	112,689	0%
Lone Star Debt Service - OKIN	218,706	4,688	17,233	21,921	36,451	14,530	60%
Total Non Operating Expenditures	6,903,553	449,676	458,193	907,869	1,150,592	242,723	79%
Total Non Operating Revenues & Expenditures	(1,915,046)	(105,453)	(124,058)	(229,512)	(319,174)	\$ 89,662	72%
Net Income (Loss) after Operations & Debt Service	4,296	(148,716)	(600,134)	(748,850)	716	(749,566)	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of November 30, 2020

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	135,550	-	-	-	-	-	-	135,550	18,877,096	19,012,647
Greenline Park to Mission Reach	\$ 868,379	-	-	-	314,442	-	-	-	314,442	347,945	662,386
COSA Capital Funding - S New Braunfels/ Lyster to 410	\$ -	-	-	-	-	-	-	-	-	277,201	277,201
COSA Bond Projects	\$ 150,000	-	4,104	-	-	-	-	-	4,104	1,556,197	1,560,302
Brooks Repair & Replacement Fund	\$ 162,027	-	-	-	-	-	-	-	-	-	-
SARA Grant	\$ -	-	-	-	-	-	-	-	-	-	-
Construction Loans	\$ 812,500	-	-	-	-	169,582	-	-	169,582	5,869,117	6,038,699
Brooks Capital Contribution\Land Sales	\$ 2,964,393	-	-	-	-	-	-	302,285	302,285	12,805,505	13,107,790
Stabilization Funds	\$ -	-	-	-	-	-	-	-	-	786,303	786,303
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-	-	-
POA - Special Assessment	\$ 559,300	-	-	-	-	-	5,035	-	5,035	106,776	111,811
Brooks Land Contribution	\$ -	-	-	-	-	-	-	-	-	-	-
3rd Party Equity Contribution	\$ 125,000	-	-	-	-	-	-	-	-	-	-
Total Sources	5,841,599	135,550	4,104	-	314,442	169,582	5,035	302,285	930,999	40,626,141	41,557,139

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											
OFFSITE SEWER - TOWN CENTER ALONG SE MILITARY	\$ -	-	-	-	-	-	-	-	-	-	-
LA GLORIA SEWER	\$ 200,000	-	-	-	-	-	-	-	-	-	-
GFR SEWER	\$ -	-	-	-	-	-	-	-	-	-	-
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 868,379	-	-	-	314,442	-	-	-	314,442	431,810	746,251
S. NEW BRAUNFELS/LYSTER TO 410 DESIGN	\$ -	-	-	-	-	-	-	-	-	882,547	882,547
CITY BASE COMMONS - TRAFFIC LIGHT	\$ -	-	-	-	-	-	-	-	-	499,762	499,762
RESEARCH PLAZA EXTENSION - INNER CIRCLE TO PRESA	\$ 50,000	-	3,230	-	-	-	-	-	3,230	783,045	786,275
SNB TO LYSTER TO AVIATION	\$ 50,000	-	874	-	-	-	-	-	874	1,042,513	1,043,388
INNER CIRCLE	\$ 50,000	-	-	-	-	-	-	-	-	464,733	464,733
Total Infrastructure Projects	1,218,379	-	4,104	-	314,442	-	-	-	318,546	4,104,411	4,422,957

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	\$ -	-	-	-	-	-	-	1,441	1,441	3,985	5,426
SENIOR LIVING CENTER	\$ -	-	-	-	-	-	-	-	-	10,215	10,215
BUILDING 176 RENOVATION	\$ -	-	-	-	-	-	-	-	-	3,723,019	3,723,019
BUILDING 167 RENOVATION	\$ 80,106	-	-	-	-	-	-	-	-	3,146,233	3,146,233
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	\$ 1,933,700	-	-	-	-	-	-	-	-	44,228	44,228
MEDICAL OFFICE BUILDING	\$ -	-	-	-	-	-	-	237	237	574,351	574,587
Total Vertical Projects	2,013,806	-	-	-	-	-	-	1,677	1,677	10,019,204	10,020,881

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks	Prior		
Landscape Projects	Budget	Bonds	Funding	Grant	Funding	Loans	Special Assessment	Cash	Totals	Fiscal Years	Total
POND RENOVATIONS (POA SPECIAL ASSESSMENT)	\$ 276,086	-	-	-	-	-	1,600	-	1,600	28,281	29,881
Total Landscape Projects	\$ 276,086	-	-	-	-	-	1,600	-	1,600	28,281	29,881

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks	Prior		
Tenant/Campus Improvements	Budget	Bonds	Funding	Grant	Funding	Loans	Special Assessment	Cash	Totals	Fiscal Years	Total
DEMOLITION	\$ 13,000	-	-	-	-	-	-	-	-	2,275	2,275
DRAINAGE @ RUNNING W/MOON	\$ 15,000	-	-	-	-	-	-	-	-	-	-
HANGAR 9 - JENNY PLANE	\$ -	-	-	-	-	-	-	-	-	5,500	5,500
CAMPUS MARQUEE	\$ -	-	-	-	-	-	-	-	-	26,198	26,198
SAFETY RAILS OVER LOW CROSSINGS	\$ -	-	-	-	-	-	-	-	-	-	-
WAYFINDING SIGNS (POA SPECIAL ASSESSMENT)	\$ 42,240	-	-	-	-	-	3,090	-	3,090	13,760	16,850
PARK CANOPIES (POA SPECIAL ASSESSMENT)	\$ 116,450	-	-	-	-	-	-	-	-	45,550	45,550
POA CAMPUS-WIDE SIGNAGE (POA SPECIAL ASSESSMENT)	\$ -	-	-	-	-	-	345	-	345	-	345
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)	\$ 39,524	124,521	-	-	-	-	-	-	124,521	86,450	210,971
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	-	-	-	-	-	-	-	-	-	-
HILL CROSSWALK	\$ 135,000	-	-	-	-	-	-	-	-	-	-
NORTH HILL PARKING LOT	\$ 300,000	-	-	-	-	-	-	-	-	-	-
B532 IMPROVEMENTS	\$ -	-	-	-	-	-	-	-	-	65,646	65,646
STREET REPAIRS	\$ -	-	-	-	-	-	-	-	-	37,008	37,008
UNIT 20C SEWER	\$ -	-	-	-	-	-	-	-	-	-	-
HERITAGE OAKS MASTER PLAN	\$ -	-	-	-	-	-	-	-	-	-	-
COMPASS ROSE ADA COMPLIANCE	\$ 108,737	-	-	-	-	-	-	2,950	2,950	53,607	56,557
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	\$ -	-	-	-	-	-	-	-	-	132,661	132,661
Total Tenant/ Campus Improvements	\$ 839,951	124,521	-	-	-	-	3,435	2,950	130,906	529,517	660,423

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks	Prior		
MISC	Budget	Bonds	Funding	Grant	Funding	Loans	Special Assessment	Cash	Totals	Fiscal Years	Total
CAPITAL LEGAL FEES	\$ 150,000	-	-	-	-	-	-	39,136	39,136	482,447	521,583
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 120,000	11,029	-	-	-	-	-	5,282	16,311	517,688	533,999
BROKER'S COMMISSIONS	\$ 308,350	-	-	-	-	-	-	227,203	227,203	952,263	1,179,466
STREET RENAMING	\$ 14,000	-	-	-	-	-	-	-	-	60,105	60,105
COMMUNICATIONS	\$ -	-	-	-	-	-	-	-	-	11,185	11,185
REPAIR & REPLACEMENT	\$ -	-	-	-	-	-	-	-	-	35,721	35,721
MASTER PLANNING	\$ -	-	-	-	-	-	-	-	-	288,816	288,816
ARCHITECTURE/ENGINEERING	\$ -	-	-	-	-	-	-	26,037	26,037	208,435	234,472
BUILDING 160 ROOF REPAIRS	\$ 162,027	-	-	-	-	-	-	-	-	-	-
RESIDENTIAL INFILL PILOT PROGRAM	\$ 439,000	-	-	-	-	-	-	-	-	35,803	35,803
HVAC REPAIRS	\$ -	-	-	-	-	-	-	-	-	67,555	67,555
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	\$ -	-	-	-	-	169,582	-	-	169,582	-	169,582
Total Other	\$ 1,493,377	11,029	-	-	-	169,582	-	297,658	478,269	4,107,850	4,586,119

TOTAL USES	5,841,599	135,550	4,104	-	314,442	169,582	5,035	302,285	930,999	18,789,262	19,720,261
NET	-	-	-	-	-	-	-	-	-	21,836,878	21,836,878

BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE TWO MONTHS ENDED NOVEMBER 30, 2020
(Unaudited)

	FY 2021
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Tenants and Others	\$ 1,307,463
Payments to employees	\$ (641,461)
Payments to suppliers for goods and services	\$ (1,390,093)
Net Cash (Used for) Provided by Operating Activities	(724,091)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of assets	(681,708)
Proceeds from Loans	304,886
Payments on Loans	(242,321)
Interest Received	2,946
Interest Payments	285,873
Net Cash (Used for) Provided by Capital and Related Financing Activities	(330,324)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Contributions from Local and Federal Governments	318,546
Net Cash (Used for) Provided by Non-Capital Financing Activities	318,546
NET (DECREASE) INCREASE IN CASH	(735,869)
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	16,436,535
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$ 15,700,666
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Income (Loss) From Operations	179,081
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	(39,697)
(Increase)/Decrease in Other Receivables	(191,535)
(Increase)/Decrease in Pre-Payments	(77,121)
Increase(Decrease) in Accounts Payable	(286,162)
Increase/(Decrease) in Accrued Expenses	(308,657)
Net Cash (Used for) Provided by Operating Activities	\$ (724,091)

**Heritage Oaks
FY21 Financial Statements
November 30, 2020**

	FY 2021 Orig Budget	FY 2021 Actuals Oct-20	FY 2020 Actuals Nov-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
Revenue:							
Rent	2,183,809	182,941	181,552	364,492	363,968	100.1%	524
Other	54,040	8,646	7,902	16,548	9,007	183.7%	7,541
TOTAL REVENUE	2,237,849	191,586	189,454	381,040	372,975	102.2%	8,065
Expenditures:							
Payroll	278,792	19,665	20,450	40,115	46,465	86.3%	6,350
Utilities	106,710	1,106	(6,279)	(5,173)	17,785	-29.1%	22,958
Maintenance & Repair	289,572	45,624	26,171	71,795	48,262	148.8%	(23,533)
Marketing	22,798	2,739	2,485	5,224	3,800	137.5%	(1,424)
Administrative	28,094	2,647	4,094	6,740	4,682	144.0%	(2,058)
Management Fee	90,000	7,663	7,578	15,242	15,000	101.6%	(242)
Total Expenditures	815,966	79,444	54,499	133,943	135,994	98.5%	2,052
Net Operating Income	1,421,883	112,142	134,955	247,097	236,981	104.3%	10,117
Capital Expenditures	152,350	18,821	21,919	40,740	25,392	160.4%	(15,348)
Net Income	1,269,533	93,321	113,036	206,358	211,589	97.5%	(5,231)
Cash Transfer to BDA	1,319,496	59,887	135,395	195,282	219,916	88.8%	(24,634)
Occupancy		93.87%	93.25%	93.56%	94.08%		
Market Rent per Square Foot		\$ 1.04	\$ 1.04	\$ 1.04			
Actual Rent per Square Foot		\$ 0.95	\$ 0.96	\$ 0.96			

The Aviator
FY21 Financial Statements
November 30, 2020

	FY 2021 Orig Budget	FY 2021 Actuals Oct-20	FY 2020 Actuals Nov-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
Revenue:							
Rent	2,649,745	215,846	212,960	428,806	441,624	97.1%	(12,818)
Other	449,924	30,570	29,651	60,221	74,987	80.3%	(14,766)
Total Revenue	<u>3,099,669</u>	<u>246,416</u>	<u>242,611</u>	<u>489,027</u>	<u>516,612</u>	<u>94.7%</u>	<u>(27,584)</u>
Expenditures:							
Payroll	373,434	29,384	22,948	52,333	62,239	84.1%	9,906
Administrative	69,055	5,557	5,524	11,081	11,509	96.3%	428
Advertising & Marketing	54,860	4,678	5,028	9,706	9,143	106.1%	(562)
Repairs & Maintenance	45,360	4,015	2,126	6,141	7,560	81.2%	1,419
Contracted Services	73,645	8,831	6,096	14,928	12,274	121.6%	(2,653)
Unit Preparation	62,930	4,206	4,785	8,992	10,488	85.7%	1,497
Utilities	263,280	23,021	24,159	47,181	43,880	107.5%	(3,301)
Management Fees	123,977	9,811	9,519	19,329	20,663	93.5%	1,333
Taxes	72,900	6,353	6,200	12,553	12,150	103.3%	(403)
Insurance	92,424	8,139	8,139	16,277	15,404	105.7%	(873)
Total Expenditures	<u>1,231,865</u>	<u>103,995</u>	<u>94,524</u>	<u>198,519</u>	<u>205,311</u>	<u>96.7%</u>	<u>6,791</u>
Net Operating Income	<u>1,867,804</u>	<u>142,421</u>	<u>148,087</u>	<u>290,508</u>	<u>311,301</u>	<u>93.3%</u>	<u>(20,793)</u>
Partnership Expenses	34,997	2,007	11,301	13,308	5,833	0.0%	(7,475)
Capital Expenditures	103,120	1,095	8,615	9,710	17,187	56.5%	7,477
	<u>138,117</u>	<u>3,103</u>	<u>19,915</u>	<u>23,018</u>	<u>23,020</u>	<u>100.0%</u>	<u>2</u>
Net Income before Debt Service	<u>1,729,687</u>	<u>139,319</u>	<u>128,171</u>	<u>267,490</u>	<u>288,281</u>	<u>92.8%</u>	<u>(20,791)</u>
Debt Service:							
Debt Service (Vantage)	1,679,724	136,577	136,577	273,155	290,071	94.2%	16,916
Net Income after debt service	<u>49,963</u>	<u>2,741</u>	<u>(8,406)</u>	<u>(5,665)</u>	<u>(1,790)</u>	<u>756.8%</u>	<u>(3,875)</u>
2016 (C-1/D-1) Master Facility Bonds	-	-	-	-	-	0.0%	-
Net Cash Available for Distribution (Shortfall)	<u>49,963</u>	<u>2,741</u>	<u>(8,406)</u>	<u>(5,665)</u>	<u>(1,790)</u>	<u>756.8%</u>	<u>(3,875)</u>

Occupancy	86.42%	85.70%	86.06%	84.94%
Market Rent per Square Foot	\$ 1.32	\$ 1.32	\$ 1.32	
Actual Rent per Square Foot	\$ 1.18	\$ 1.18	\$ 1.18	

**Embassy Suites
FY21 Financial Statement
November 30, 2020**

	FY 2021 Budget	FY 2021 Actuals Oct-20	FY 2020 Actuals Nov-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act vs Bud %	Variance To Budget
Revenue:							
Room Revenue	4,979,052	311,675	286,313	597,988	829,842	72.1%	(231,854)
Food & Beverage	1,979,238	88,457	78,485	166,942	329,873	50.6%	(162,931)
Spa	288,464	16,878	11,438	28,316	48,077	58.9%	(19,761)
Other Revenue	91,369	5,929	6,213	12,142	15,228	79.7%	(3,086)
TOTAL REVENUE	7,338,123	422,939	382,449	805,388	1,223,021	65.9%	(417,632)
Variable Expenses	2,656,961	142,597	136,263	278,860	442,827	63.0%	163,967
Gross Margin	4,681,162	280,342	246,187	526,529	780,194	67.5%	(253,665)
Administrative Expenses							
Franchise Fees	594,549	40,729	37,786	78,515	99,092	79.2%	20,576
Administrative and General	590,676	42,482	45,034	87,516	98,446	88.9%	10,930
Sales and Marketing	1,102,325	65,675	61,875	127,550	183,721	69.4%	56,171
Engineering	308,540	21,495	23,876	45,371	51,423	88.2%	6,053
Utilities	333,910	29,918	24,955	54,873	55,652	98.6%	779
Total Administrative Expenses	2,930,000	200,299	193,526	393,825	488,333	80.6%	94,508
Other Expenses							
Management Fee	194,619	11,238	10,126	21,364	32,437	65.9%	11,072
Insurance	110,676	9,639	9,639	19,278	18,446	104.5%	(832)
Total Other Expenses	305,295	20,877	19,765	40,642	50,883	79.9%	10,241
Net Income before debt service	1,445,867	59,166	32,896	92,062	240,978	38.2%	(148,916)
Debt Service:							
Debt Service (Special Facility Bonds)	2,122,000	176,833.33	176,833.33	353,667	353,667	100.0%	-
Additional Debt (2017 Bonds)	-	-	-	-	-	0.0%	-
Brooks Contribution	(676,133)	-	-	-	(112,689)	0.0%	112,689
	1,445,867	176,833	176,833	353,667	353,667	100.0%	-
Net Income	-	(117,667)	(143,938)	(261,605)	(112,689)		
Cash Transfer from Operations		-		-			
Excess/(Shortfall) for Debt Service Payment		(176,833)	(176,833)	(353,667)			

Occupancy	60.30%	58.00%	59.20%	67.90%
Average Daily Rate	\$ 106.88	\$ 105.53	\$ 106.23	\$ 128.51
Revpar	\$ 64.45	\$ 61.18	\$ 62.84	\$ 87.20