

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

<b>ASSETS</b>	9/30/2020	10/31/2020	YTD Change
Current Assets			
Unrestricted Cash	11,185,498	10,660,351	(525,147)
Restricted Cash	5,251,037	5,447,441	196,404
Total Cash	16,436,535	16,107,792	(328,743)
Accounts Receivable	3,908,971	3,875,415	(33,557)
Derivative Instrument-Deferred	1,338,883	1,338,883	-
Prepayments	166,567	276,279	109,712
Parts and Supplies Inventories	-	-	-
Total Current Assets	21,850,958	21,598,370	(252,588)
Land, Property, and Equipment			
Land	4,372,070	4,372,070	-
Depreciable Property & Equipment	187,768,475	187,768,475	-
Less: Accumulated Depreciation	(66,450,544)	(66,450,544)	-
Total Land, Property, and Equipment	125,690,001	125,690,001	-
Construction In Progress			
	17,216,157	17,552,273	336,115
<b>TOTAL ASSETS</b>	<b>164,757,115</b>	<b>164,840,643</b>	<b>83,528</b>
<b>LIABILITIES AND NET ASSETS</b>	9/30/2020	10/31/2020	YTD Change
LIABILITIES			
Accounts Payable	899,857	919,252	19,395
Accrued Expenses	697,554	768,048	70,493
JP Morgan Chase-DPT Loan	7,347,776	7,274,238	(73,538)
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	20,427,253	(43,436)
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	37,470	(1,365)
Lease Payable Frost Bank- Landscaping Equipment	16,994	15,474	(1,520)
Lease Payable Balboa	86,450	86,450	-
Lone Star Building 167/176 Loan	1,500,000	1,500,000	-
Other Deferred Revenue	-	-	-
Deferred Rents	1,250,000	1,167,323	(82,677)
Derivative Instrument	1,338,883	1,338,883	-
Total Liabilities	121,433,690	121,298,176	(135,514)
Net Assets			
Invested in Capital Assets Net of Related Debt	38,773,235	31,503,779	(7,269,455)
Unrestricted	4,550,190	12,038,687	7,488,497
Total Net Assets	43,323,424	43,542,466	219,042
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 164,757,115</b>	<b>\$ 164,840,643</b>	<b>\$ 83,528</b>

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

Cash Balances	30-Sep-20	31-Oct-20
BBVA Compass Operating	9,536,022.34	5,978,191.24
UMB Corporate Trust Services	5,073,161.06	5,195,333.59
Loan Star National Bank CD	1,623,084.49	4,878,879.49
BBVA Compass Lease Deposits	175,393.75	175,393.47
JP Morgan Construction Debt Service Account	79,885.12	92,115.16
Frost Bank Operating Account	51,064.87 *	47,781.87 *
Inter National Bank	2,482.00	2,549.00
<b>Total</b>	<b>\$ 16,541,093.63</b>	<b>\$ 16,370,243.82</b>
<b>Allocation of Funds</b>		
<b>Unrestricted Funds Allocation:</b>		
BBVA Compass Operating Account *	112,755.82	262,451.00
Unrestricted Operating Funds	<b>\$ 112,755.82</b>	<b>\$ 262,451.00</b>
<b>Designated Funds Allocation:</b>		
Designated Operating Reserve	4,878,879.00	4,878,879.00
Infrastructure Bonds Debt Service Reserve	2,446,500.00	2,250,958.33
Capital Fund	2,440,797.00	2,119,389.13
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	<b>\$ 11,177,301.00</b>	<b>\$ 10,660,351.46</b>
<b>Restricted Funds Allocation:</b>		
UMB Corporate Trust Services (Bonds)	5,073,161.06	5,195,333.59
BBVA Compass Lease Deposits	175,393.75	175,393.47
Bond Funds Received To be Paid in November	0.00	74,165.30
Inter National Bank (Aviator)	2,482.00	2,549.00
Restricted Operating Funds	<b>\$ 5,251,036.81</b>	<b>\$ 5,447,441.36</b>
<b>Grand Total</b>	<b>\$ 16,541,093.63</b>	<b>\$ 16,370,243.82</b>

\* Excludes outstanding checks.

**LIQUIDITY**

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	4,878,879.00
Infrastructure Bonds Debt Service Reserve	2,250,958.33
Capital Fund	2,119,389.13
Embassy Suites Debt Service Fund	1,061,125.00
BBVA Compass Operating	262,451.00
Repair & Replacement Fund	250,000.00
Buildings 167/176 Expenses for final build-out	100,000.00
<b>TOTAL LIQUIDITY</b>	<b>\$ 15,922,802.46</b>

**BROOKS DEVELOPMENT AUTHORITY**  
**FY 2021 Operating Budget Report Detail - Cash Basis**  
**For the One Month Ending October 31, 2020**

	<u>FY 2021</u> <u>Budget</u>	<u>October</u> <u>Actuals</u>	<u>YTD</u> <u>Actuals</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>YTD</u> <u>%</u>
<b>Sources of Funds</b>						
Commercial Rents	4,103,752	648,441	648,441	341,979	306,461	190%
Enterprise Revenue	1,319,496	59,887	59,887	109,958	(50,071)	54%
CAM & Reimbursable	795,133	87,410	87,410	66,261	21,149	132%
Property Owners Assessments	294,523		-	24,544	(24,544)	0%
Interest Income	65,000	111	111	5,417	(5,306)	2%
Miscellaneous Income	106,360		-	8,863	(8,863)	0%
Sales Proceeds Reimbursement	3,797,507		-	316,459	(316,459)	0%
<b>Total Sources of Funds</b>	<b>10,481,771</b>	<b>795,849</b>	<b>795,849</b>	<b>873,481</b>	<b>(77,632)</b>	<b>91%</b>
<b>Uses of Funds</b>						
<b>Department 10 - Executive</b>						
1 Salaries and Wages	859,378	56,857	56,857	71,615	14,758	79%
2 Employee Benefits and Taxes	199,808	18,256	18,256	24,534	6,278	74%
3 Travel	20,650		-	1,721	1,721	0%
4 Customer Relations	10,750		-	896	896	0%
5 Admin/Other	6,680	266	266	557	290	48%
<b>Department 10 - Executive Total</b>	<b>1,097,266</b>	<b>75,379</b>	<b>75,379</b>	<b>99,322</b>	<b>23,943</b>	<b>76%</b>
<b>Department 11 - Economic Development</b>						
1 Salaries and Wages	167,507	18,974	18,974	13,959	(5,015)	136%
2 Employee Benefits and Taxes	77,559	11,807	11,807	14,347	2,540	82%
3 Real Estate	24,169	2,490	2,490	2,014	(476)	124%
4 Memberships/Dues	105,000		-	8,750	8,750	0%
5 Admin/Other	6,600	65	65	550	485	12%
<b>Department 11 - Economic Development Total</b>	<b>380,835</b>	<b>33,336</b>	<b>33,336</b>	<b>39,620</b>	<b>6,284</b>	<b>84%</b>
<b>Department 12 - Human Resources</b>						
1 Salaries and Wages	128,944	24,481	24,481	10,745	(13,735)	228%
2 Employee Benefits and Taxes	76,279	8,733	8,733	10,298	1,565	85%
3 Contract Labor/Services	12,325	578	578	1,027	449	56%
4 Legal	5,500	968	968	458	(509)	211%
5 Office Supplies	6,100	140	140	508	368	28%
6 Admin/Other	6,000	190	190	500	310	38%
<b>Department 12 - Human Resources Total</b>	<b>235,148</b>	<b>35,088</b>	<b>35,088</b>	<b>23,537</b>	<b>(11,551)</b>	<b>149%</b>
<b>Department 13 - Board</b>						
1 Salaries and Wages	34,278	4,202	4,202	2,857	(1,346)	147%
2 Employee Benefits and Taxes	25,074	4,391	4,391	6,031	1,640	73%
3 Security	4,160		-	347	347	0%
4 Legal	44,400	5,504	5,504	3,700	(1,804)	149%
5 Admin/Other	20,392	6,884	6,884	1,699	(5,185)	405%
<b>Department 13 - Board Total</b>	<b>128,304</b>	<b>20,982</b>	<b>20,982</b>	<b>14,634</b>	<b>(6,348)</b>	<b>143%</b>

	FY 2021 Budget	October Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
<b>Department 20 - Finance</b>						
1 Salaries and Wages	494,715	44,297	44,297	41,226	(3,071)	107%
2 Employee Benefits and Taxes	233,129	25,606	25,606	36,936	11,330	69%
3 Professional Services/Audit	128,980		-	10,748	10,748	0%
4 Insurance	223,389		-	18,616	18,616	0%
5 Bank Fees	31,081	1,003	1,003	2,590	1,587	39%
6 Other	30,261	892	892	2,522	1,629	35%
<b>Department 20 - Finance Total</b>	<b>1,141,555</b>	<b>71,798</b>	<b>71,798</b>	<b>112,638</b>	<b>40,840</b>	<b>64%</b>
<b>Department 32 - Landscape</b>						
1 Salaries and Wages	201,226	31,105	31,105	16,769	(14,336)	185%
2 Employee Benefits and Taxes	150,538	31,315	31,315	41,878	10,563	75%
3 Landscaping/Trees/Irrigation/Roads	32,000	258	258	2,667	2,408	10%
4 Custodial	26,699	865	865	2,225	1,360	39%
5 Utilities	599,577	44,196	44,196	49,965	5,769	88%
6 Vehicles/Equipment Payment	57,216	3,096	3,096	4,768	1,672	65%
7 Admin/Other	19,203	5,545	5,545	1,600	(3,945)	346%
<b>Department 32 - Facilities Total</b>	<b>1,086,459</b>	<b>116,379</b>	<b>116,379</b>	<b>119,872</b>	<b>3,492</b>	<b>97%</b>
<b>Department - POA</b>						
1 POA Greenline Park	320,167	7,423	7,423	26,681	19,258	28%
2 POA Security	506,160	39,139	39,139	42,180	3,041	93%
3 POA Medians, Sidewalks, Roads	518,581	91,324	91,324	43,215	(48,109)	211%
4 POA Playgrounds & Ponds	200,994	11,550	11,550	16,749	5,199	69%
5 POA Other	93,846	11,574	11,574	7,821	(3,754)	148%
<b>POA - Total</b>	<b>1,639,748</b>	<b>161,011</b>	<b>161,011</b>	<b>136,646</b>	<b>(24,365)</b>	<b>549%</b>
<b>Department 41 - Information Technology</b>						
1 Salaries and Wages	97,850	10,962	10,962	8,154	(2,807)	134%
2 Employee Benefits and Taxes	38,067	6,324	6,324	7,114	790	89%
3 IT Professional Services/Maintenance Agreement	35,064	3,694	3,694	2,922	(772)	126%
4 Computer Equip/Office Equip Lease/Software/Internet	59,770	3,532	3,532	4,981	1,449	71%
5 Subscriptions/Publications	22,898	600	600	1,908	1,308	31%
6 Other	24,904	1,641	1,641	2,075	434	79%
<b>Department 41 - Information Technology Total</b>	<b>278,553</b>	<b>26,753</b>	<b>26,753</b>	<b>27,154</b>	<b>401</b>	<b>99%</b>
<b>Department 50 - Marketing</b>						
1 Salaries and Wages	311,444	34,287	34,287	25,954	(8,333)	132%
2 Employee Benefits and Taxes	100,869	14,858	14,858	17,572	2,715	85%
3 Professional Fees	342,600	40,382	40,382	28,550	(11,832)	141%
4 Sponsorships/Conferences	62,500		-	5,208	5,208	0%
5 Advertising	200,000	24,417	24,417	16,667	(7,750)	147%
6 Marketing Contract	300,000	25,000	25,000	25,000	-	100%
7 Ground Breaking/Special Events	85,400	65	65	7,117	7,052	1%
8 Other	78,445	2,887	2,887	6,537	3,650	44%
<b>Department 50 - Marketing Total</b>	<b>1,481,258</b>	<b>141,895</b>	<b>141,895</b>	<b>132,605</b>	<b>(9,291)</b>	<b>107%</b>
<b>Department 60 - Planning &amp; Development</b>						
1 Salaries and Wages	376,154	52,219	52,219	31,346	(20,873)	167%
2 Employee Benefits and Taxes	135,556	19,517	19,517	20,463	946	95%
3 Other	5,524	1,169	1,169	460	(708)	254%
<b>Department 60 - Planning &amp; Development Total</b>	<b>517,234</b>	<b>72,904</b>	<b>72,904</b>	<b>52,270</b>	<b>(20,635)</b>	<b>139%</b>

	FY 2021 Budget	October Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
<b>Department 61 - Facilities Maintenance</b>						
1 Salaries and Wages	122,545	24,282	24,282	10,212	(14,070)	238%
2 Employee Benefits and Taxes	110,524	14,867	14,867	21,035	6,168	71%
3 Security	38,900	7,529	7,529	3,242	(4,287)	232%
4 Tenant Relations	31,360		-	2,613	2,613	0%
5 HVAC	78,815	19,395	19,395	6,568	(12,827)	295%
6 Custodial	57,000	3,993	3,993	4,750	757	84%
7 Repairs & Maintenance/Electrical/Plumbing	81,983	11,921	11,921	6,832	(5,089)	174%
8 Admin/Other	54,943	1,597	1,597	4,579	2,981	35%
<b>Department 61 - Maintenance Total</b>	<b>576,070</b>	<b>83,585</b>	<b>83,585</b>	<b>59,831</b>	<b>(23,754)</b>	<b>140%</b>
<b>Total Uses of Funds</b>	<b>8,562,430</b>	<b>839,111</b>	<b>839,111</b>	<b>713,536</b>	<b>(125,576)</b>	<b>118%</b>
<b>Net Income (Loss) from Operatons</b>	<b>1,919,342</b>	<b>(43,263)</b>	<b>(43,263)</b>	<b>159,945</b>	<b>\$ (203,208)</b>	
	FY 2021 Budget	October Actuals	YTD Actuals	YTD Budget	YTD Variance	YTD %
<b>Non Operating Revenues</b>						
JP Morgan Chase/DPT Debt Service	1,386,525	111,374	111,374	115,544	(4,170)	96%
Grants	220,000		-	18,333	(18,333)	0%
2015 A-1 Bonds	2,446,500	195,542	195,542	203,875	(8,333)	96%
Hotel Debt Service Reserve	676,134		-	56,345	(56,345)	0%
Tenants Utility Reimbursement	259,348	37,307	37,307	21,612	15,695	173%
<b>Total Non Operating Revenue</b>	<b>4,988,507</b>	<b>344,223</b>	<b>344,223</b>	<b>415,709</b>	<b>(71,486)</b>	<b>83%</b>
<b>Non Operating Expenditures</b>						
JP Morgan Chase/DPT Debt Service Payment	1,386,525	111,374	111,374	115,544	4,170	96%
2015 A-1 Bonds Debt Service Payment	2,446,500	195,542	195,542	203,875	8,333	96%
2015 B-1 Bonds Debt Service Payment	504,000	42,000	42,000	42,000	-	100%
2015 B-2 Bonds Debt Service Payment	520,625	43,385	43,385	43,385	(0)	100%
2017 A-1 Bonds Debt Service Payment	243,750	20,313	20,313	20,313	-	100%
SECO Debt Service Payment	647,965		-	53,997	53,997	0%
Tenants Utility Expenditures	259,348	32,375	32,375	21,612	(10,763)	150%
Hotel Debt Service	676,134		-	56,345	56,345	0%
Lone Star Debt Service - OKIN	218,706	4,688	4,688	18,226	13,538	26%
<b>Total Non Operating Expenditures</b>	<b>6,903,553</b>	<b>449,676</b>	<b>449,676</b>	<b>575,296</b>	<b>125,620</b>	<b>78%</b>
<b>Total Non Operating Revenues &amp; Expenditures</b>	<b>(1,915,046)</b>	<b>(105,453)</b>	<b>(105,453)</b>	<b>(159,587)</b>	<b>\$ 54,134</b>	<b>66%</b>
<b>Net Income (Loss) after Operations &amp; Debt Service</b>	<b>4,296</b>	<b>(148,716)</b>	<b>(148,716)</b>	<b>358</b>	<b>(149,074)</b>	

**Brooks Development Authority**  
**Unaudited Capital Budget Report - Cash Basis**  
**As of October 31, 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	-	-	-	35,659	-	-	-	35,659	347,945	383,604
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	-	-	-	-	-	-	-	-	5,869,117	5,869,117
Brooks Capital Contribution\Land Sales	\$ 2,964,393	-	-	-	-	-	-	271,308	271,308	12,805,505	13,076,813
Stabilization Funds	\$ -	-	-	-	-	-	-	-	-	786,303	786,303
BDA Building Self Insurance Fund	\$ -	-	-	-	-	-	-	-	-	-	-
POA - Special Assessment	\$ 559,300	-	-	-	-	-	2,585	-	2,585	106,776	109,361
Brooks Land Contribution	\$ -	-	-	-	-	-	-	-	-	-	-
3rd Party Equity Contribution	\$ 125,000	-	-	-	-	-	-	-	-	-	-
<b>Total Sources</b>	<b>5,841,599</b>	<b>135,550</b>	<b>4,104</b>	<b>-</b>	<b>35,659</b>	<b>-</b>	<b>2,585</b>	<b>271,308</b>	<b>449,207</b>	<b>40,626,141</b>	<b>41,075,347</b>

Uses	FY2021 Budget	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>											
OFFSITE SEWER - TOWN CENTER ALONG SE MILITARY	\$ -	-	-	-	-	-	-	-	-	-	-
LA GLORIA SEWER	\$ 200,000	-	-	-	-	-	-	-	-	-	-
GFR SEWER	\$ -	-	-	-	-	-	-	-	-	-	-
GREENLINE PARK LINKAGE TO MISSION REACH	\$ 868,379	-	-	-	35,659	-	-	-	35,659	431,810	467,469
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
<b>Total Infrastructure Projects</b>	<b>1,218,379</b>	<b>-</b>	<b>4,104</b>	<b>-</b>	<b>35,659</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39,764</b>	<b>4,104,411</b>	<b>4,144,174</b>

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	\$ -	-	-	-	-	-	-	-	-	574,351	574,351
<b>Total Vertical Projects</b>	<b>2,013,806</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,441</b>	<b>1,441</b>	<b>10,019,204</b>	<b>10,020,644</b>

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

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks	Prior		
<b>Tenant/Campus Improvements</b>	<b>Budget</b>	<b>Bonds</b>	<b>Funding</b>	<b>Grant</b>	<b>Funding</b>	<b>Loans</b>	<b>Special Assessment</b>	<b>Cash</b>	<b>Totals</b>	<b>Fiscal Years</b>	<b>Total</b>
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	-	-	-	-	-	2,240	-	2,240	13,760	16,000
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
<b>Total Tenant/ Campus Improvements</b>	\$ 839,951	124,521	-	-	-	-	2,585	2,950	130,056	529,517	659,573

	FY2021	Brooks	CoSA	SARA	Bexar Cty	Commercial	POA	Brooks	Prior		
<b>MISC</b>	<b>Budget</b>	<b>Bonds</b>	<b>Funding</b>	<b>Grant</b>	<b>Funding</b>	<b>Loans</b>	<b>Special Assessment</b>	<b>Cash</b>	<b>Totals</b>	<b>Fiscal Years</b>	<b>Total</b>
CAPITAL LEGAL FEES	\$ 150,000	-	-	-	-	-	-	12,148	12,148	482,447	494,595
PRE-DEVELOPMENT - MULTIPLE PROJECTS	\$ 120,000	11,029	-	-	-	-	-	1,530	12,559	517,688	530,247
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
TRANSFER OUT TO POA BUDGET - SPECIAL ASSESSMENT	\$ -	-	-	-	-	-	-	-	-	-	-
<b>Total Other</b>	\$ 1,493,377	11,029	-	-	-	-	-	266,917	277,946	4,107,850	4,385,796

<b>TOTAL USES</b>	5,841,599	135,550	4,104	-	35,659	-	2,585	271,308	449,207	18,789,262	19,238,469
-------------------	-----------	---------	-------	---	--------	---	-------	---------	---------	------------	------------

<b>NET</b>	-	-	-	-	-	-	-	-	-	21,836,878	21,836,878
------------	---	---	---	---	---	---	---	---	---	------------	------------

**BROOKS DEVELOPMENT AUTHORITY  
STATEMENT OF CASH FLOWS  
FOR THE ONE MONTH ENDED OCTOBER 31, 2020  
(Unaudited)**

	<b>FY 2021</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from Tenants and Others	\$ 895,807
Payments to employees	\$ 123,885
Payments to suppliers for goods and services	\$ (717,748)
Net Cash (Used for) Provided by Operating Activities	<b>301,944</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition and construction of assets	(219,319)
Proceeds Sale of Land	-
Proceeds from TIRZ #16	-
Industrial building closeout	(336,115)
Payments on Loans	(119,858)
Interest Received	111
Interest Payments	4,730
Net Cash (Used for) Provided by Capital and Related Financing Activities	<b>(670,451)</b>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Contributions from Local and Federal Governments	39,764
Net Cash (Used for) Provided by Non-Capital Financing Activities	<b>39,764</b>
<b>NET (DECREASE) INCREASE IN CASH</b>	<b>(328,743)</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>\$ 16,107,792</b>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Income (Loss) From Operations	288,212
(Increase)/Decrease in Allowance for Doubtful accounts	-
Changes in assets and liabilities:	
(Increase)/Decrease in Tenants Receivable	130,277
(Increase)/Decrease in Other Receivables	(96,721)
(Increase)/Decrease in Pre-Payments	(109,712)
Increase(Decrease) in Accounts Payable	19,395
Increase/(Decrease) in Accrued Expenses	70,493
Net Cash (Used for) Provided by Operating Activities	<b>\$ 301,945</b>



**Heritage Oaks**  
**FY21 Financial Statements**  
**October 31, 2020**

	FY 2021 Orig Budget	FY 2021 Actuals Oct-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
<b>Revenue:</b>						
Rent	2,183,809	182,941	182,941	181,984	100.5%	956
Other	54,040	8,646	8,646	4,503	192.0%	4,142
<b>TOTAL REVENUE</b>	<b>2,237,849</b>	<b>191,586</b>	<b>191,586</b>	<b>186,487</b>	<b>102.7%</b>	<b>5,099</b>
<b>Expenditures:</b>						
Payroll	278,792	19,665	19,665	23,233	84.6%	3,568
Utilities	106,710	1,106	1,106	8,893	12.4%	7,786
Maintenance & Repair	289,572	45,624	45,624	24,131	189.1%	(21,493)
Marketing	22,798	2,739	2,739	1,900	144.2%	(839)
Administrative	28,094	2,647	2,647	2,341	113.1%	(306)
Management Fee	90,000	7,663	7,663	7,500	102.2%	(163)
<b>Total Expenditures</b>	<b>815,966</b>	<b>79,444</b>	<b>79,444</b>	<b>67,997</b>	<b>116.8%</b>	<b>(11,447)</b>
<b>Net Operating Income</b>	<b>1,421,883</b>	<b>112,142</b>	<b>112,142</b>	<b>118,490</b>	<b>94.6%</b>	<b>(6,348)</b>
<b>Capital Expenditures</b>	152,350	18,821	18,821	12,696	148.2%	(6,125)
<b>Net Income</b>	<b>1,269,533</b>	<b>93,321</b>	<b>93,321</b>	<b>105,794</b>	<b>88.2%</b>	<b>(12,473)</b>
<b>Cash Transfer to BDA</b>		59,887	59,887			

<b>Occupancy</b>	<b>93.87%</b>	<b>93.87%</b>	<b>94.08%</b>
<b>Market Rent per Square Foot</b>	<b>\$ 1.04</b>	<b>\$ 1.04</b>	
<b>Actual Rent per Square Foot</b>	<b>\$ 0.95</b>	<b>\$ 0.95</b>	

**The Aviator**  
**FY21 Financial Statements**  
**October 31, 2020**

	FY 2021 Orig Budget	FY 2021 Actuals Oct-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act as % of Bud	Variance To Budget
<b>Revenue:</b>						
Rent	2,649,745	215,846	215,846	220,812	97.8%	(4,966)
Other	449,924	30,570	30,570	37,494	81.5%	(6,923)
<b>Total Revenue</b>	<u>3,099,669</u>	<u>246,416</u>	<u>246,416</u>	<u>258,306</u>	<u>95.4%</u>	<u>(11,889)</u>
<b>Expenditures:</b>						
Payroll	373,434	29,384	29,384	31,120	94.4%	1,735
Administrative	69,055	5,557	5,557	5,755	96.6%	198
Advertising & Marketing	54,860	4,678	4,678	4,572	102.3%	(106)
Repairs & Maintenance	45,360	4,015	4,015	3,780	106.2%	(235)
Contracted Services	73,645	8,831	8,831	6,137	143.9%	(2,694)
Unit Preparation	62,930	4,206	4,206	5,244	80.2%	1,038
Utilities	263,280	23,021	23,021	21,940	104.9%	(1,081)
Management Fees	123,977	9,811	9,811	10,331	95.0%	521
Taxes	72,900	6,353	6,353	6,075	104.6%	(278)
Insurance	92,424	8,139	8,139	7,702	105.7%	(437)
<b>Total Expenditures</b>	<u>1,231,865</u>	<u>103,995</u>	<u>103,995</u>	<u>102,655</u>	<u>101.3%</u>	<u>(1,340)</u>
<b>Net Operating Income</b>	<u>1,867,804</u>	<u>142,421</u>	<u>142,421</u>	<u>155,650</u>	<u>91.5%</u>	<u>(13,229)</u>
<b>Partnership Expenses</b>	34,997	2,007	2,007	2,916	0.0%	909
<b>Capital Expenditures</b>	103,120	1,095	1,095	8,593	12.7%	7,498
	<u>138,117</u>	<u>3,103</u>	<u>3,103</u>	<u>11,510</u>	<u>27.0%</u>	<u>8,407</u>
<b>Net Income before Debt Service</b>	<u>1,729,687</u>	<u>139,319</u>	<u>139,319</u>	<u>144,141</u>	<u>96.7%</u>	<u>(4,822)</u>
<b>Debt Service:</b>						
Debt Service (Vantage)	1,679,724	136,577	136,577	145,036	94.2%	8,458
<b>Net Income after debt service</b>	<u>49,963</u>	<u>2,741</u>	<u>2,741</u>	<u>(895)</u>	<u>756.8%</u>	<u>3,636</u>
2016 (C-1/D-1) Master Facility Bonds	-	-	-	-	0.0%	-
<b>Net Cash Available for Distribution (Shortfall)</b>	<u>49,963</u>	<u>2,741</u>	<u>2,741</u>	<u>(895)</u>	<u>756.8%</u>	<u>3,636</u>

<b>Occupancy</b>	<b>86.42%</b>	<b>86.42%</b>	<b>84.94%</b>
<b>Market Rent per Square Foot</b>	<b>\$ 1.32</b>	<b>\$ 1.32</b>	
<b>Actual Rent per Square Foot</b>	<b>\$ 1.18</b>	<b>\$ 1.18</b>	

**Embassy Suites**  
**FY21 Financial Statement**  
**October 31, 2020**

	FY 2021 Budget	FY 2021 Actuals Oct-20	FY 2021 Actuals YTD	FY 2021 Budget YTD	Act vs Bud %	Variance To Budget
<b>Revenue:</b>						
Room Revenue	4,979,052	311,675	311,675	414,921	75.1%	(103,246)
Food & Beverage	1,979,238	88,457	88,457	164,937	53.6%	(76,480)
Spa	288,464	16,878	16,878	24,039	70.2%	(7,161)
Other Revenue	91,369	5,929	5,929	7,614	77.9%	(1,685)
<b>TOTAL REVENUE</b>	<u>7,338,123</u>	<u>422,939</u>	<u>422,939</u>	<u>611,510</u>	<u>69.2%</u>	<u>(188,571)</u>
<b>Variable Expenses</b>	2,656,961	142,597	142,597	221,413	64.4%	78,816
<b>Gross Margin</b>	<u>4,681,162</u>	<u>280,342</u>	<u>280,342</u>	<u>390,097</u>	<u>71.9%</u>	<u>(109,755)</u>
<b>Administrative Expenses</b>						
Franchise Fees	594,549	40,729	40,729	49,546	82.2%	8,817
Administrative and General	590,676	42,482	42,482	49,223	86.3%	6,741
Sales and Marketing	1,102,325	65,675	65,675	91,860	71.5%	26,185
Engineering	308,540	21,495	21,495	25,712	83.6%	4,217
Utilities	333,910	29,918	29,918	27,826	107.5%	(2,092)
<b>Total Administrative Expenses</b>	<u>2,930,000</u>	<u>200,299</u>	<u>200,299</u>	<u>244,167</u>	<u>82.0%</u>	<u>43,868</u>
<b>Other Expenses</b>						
Management Fee	194,619	11,238	11,238	16,218	69.3%	4,980
Insurance	110,676	9,639	9,639	9,223	104.5%	(416)
<b>Total Other Expenses</b>	<u>305,295</u>	<u>20,877</u>	<u>20,877</u>	<u>25,441</u>	<u>82.1%</u>	<u>4,564</u>
<b>Net Income before debt service</b>	<u>1,445,867</u>	<u>59,166</u>	<u>59,166</u>	<u>120,489</u>	<u>49.1%</u>	<u>(61,323)</u>
<b>Debt Service:</b>						
Debt Service (Special Facility Bonds)	2,122,000	176,854	176,854	176,833	100.0%	21
Additional Debt (2017 Bonds)	-	-	-	-	0.0%	-
Brooks Contribution	(676,133)	-	-	(56,344)	0.0%	56,344
	<u>1,445,867</u>	<u>176,854</u>	<u>176,854</u>	<u>176,833</u>	<u>100.0%</u>	<u>21</u>
<b>Net Income</b>	-	(117,688)	(117,688)	(56,344)		
<b>Cash Transfer from Operations</b>		-	-			
Excess/(Shortfall) for Debt Service Payment		<u>(176,854)</u>	<u>(176,854)</u>			

<b>Occupancy</b>	<b>60.30%</b>	<b>56.10%</b>	<b>67.90%</b>
<b>Average Daily Rate</b>	<b>\$ 106.88</b>	<b>\$ 123.39</b>	<b>\$ 128.51</b>
<b>Revpar</b>	<b>\$ 64.45</b>	<b>\$ 69.22</b>	<b>\$ 87.20</b>