

Brooks Development Authority
Balance Sheet
As of May 31, 2022
(unaudited)

ASSETS	9/30/2021	5/31/2022	YTD Change
Current Assets			
Unrestricted Cash	16,571,919	15,319,988	(1,251,931)
Restricted Cash	7,078,243	\$ 25,795,000	18,716,757
Total Cash	23,650,162	41,114,988	17,464,826
Accounts Receivable	615,720	(4,277,467)	(4,893,187)
Derivative Instrument-Deferred	886,564	886,564	-
Prepayments	136,106	147,074	10,968
Total Current Assets	25,288,552	37,871,159	12,582,607
Land, Property, and Equipment			
Land	4,259,289	4,280,787	21,497
Depreciable Property & Equipment	192,807,679	193,195,329	387,650
Less: Accumulated Depreciation	(71,904,795)	(77,246,805)	(5,342,011)
Total Land, Property, and Equipment	125,162,174	120,229,310	(4,932,863)
Construction In Progress	12,446,590	15,044,024	2,597,434
TOTAL ASSETS	162,897,315	173,144,493	10,247,178

LIABILITIES AND NET ASSETS	9/30/2021	5/31/2022	YTD Change
LIABILITIES			
Accounts Payable	711,326	133,438	(577,888)
Accrued Expenses	1,547,256	1,107,353	(439,902)
JP Morgan Chase-DPT Loan	6,443,567	5,803,308	(640,259)
Tenant's Security Deposits	170,842	170,842	-
INB Loan - Aviator Apartments	19,673,502	-	(19,673,502)
Due To/From BDA	70,166	121,609	51,443
Bonds Payable Series 2015	49,150,000	36,000,000	(13,150,000)
Bonds Payable Series 2017	36,400,000	36,400,000	-
Lease Payable Frost Bank- Maintenance Vehicles	22,478	10,861	(11,617)
Lease Payable Balboa	59,451	44,095	(15,357)
Deferred Rents	1,677,500	34,100,560	32,423,060
Aviator Renovations - Vantage Bank	590,327	-	(590,327)
La Gloria - Bank of SA	1,211,747	1,796,317	584,570
Derivative Instrument	886,564	886,564	-
Bonds Payable Series 2021	-	24,108,061	24,108,061
2021 Bonds Original Issue Discount	-	(1,150,457)	(1,150,457)
Total Liabilities	118,614,726	139,532,550	20,917,824
Net Assets			
Invested in Capital Assets Net of Related Debt	31,135,934	58,056,151	26,920,217
Unrestricted	13,146,656	(24,444,207)	(37,590,863)
Total Net Assets	44,282,589	33,611,943	(10,670,646)
TOTAL LIABILITIES AND NET ASSETS	\$ 162,897,315	\$ 173,144,493	\$ 10,247,178

Highlighted Items

- Total Cash - Operating shortfall, Series 2021 bond issuance

Brooks Development Authority
Summary of Investment Account Balances
As of May 31, 2022
(Unaudited)

Cash Balances	30-Sep-21	31-May-22
UMB Corporate Trust Services	7,078,242.92	25,795,000.36
Loan Star National Bank CD	4,893,976.22	4,896,799.34
BBVA Compass Operating	11,702,990.63	0.00
BBVA Compass Lease Deposits	175,222.19	0.00
PNC Operating	0.00	10,196,907.46
PNC Payroll	0.00	0.00
PNC Lease Revenue	0.00	0.00
PNC Capital Improvements	0.00	0.00
PNC Lease Deposit	0.00	175,040.95
PNC Capital Proceeds	0.00	0.00
JP Morgan Construction Debt Service Account	177,989.57	121,094.76
Frost Bank Operating Account	4,238.59	15,177.23
Vantage/Inter National Bank	2,634.40	5,049.00
Compass Money Market - POA	965,463.93	0.00
Texas Partners Bank - Bank of SA	9,854.13	5,563.68
Total	\$ 25,010,612.58	\$ 41,210,632.78
Allocation of Funds		
Unrestricted Funds Allocation:		
PNC Operating Account - Outstanding Checks/Deposits in Transit	394,986.62	95,644.67
JP Morgan Construction Debt Service	177,989.57	121,094.76
Unrestricted Operating Funds	\$ 572,976.19	\$ 216,739.43
Designated Funds Allocation:		
Designated Operating Reserve	8,244,671.60	10,786,060.59
Capital Fund	2,941,481.45	1,947,289.45
Infrastructure Bonds Debt Service Reserve	2,525,000.00	841,667.00
Embassy Suites Debt Service Fund	1,061,125.00	0.00
Repair & Replacement Fund	1,000,000.00	1,000,000.00
POA Special Assessment Fund	443,786.00	443,786.00
Designated Operating Funds	\$ 16,216,064.05	\$ 15,018,803.04
Restricted Funds Allocation:		
UMB Corporate Trust Services (Bonds)	7,078,242.92	25,795,000.36
PNC Lease Deposits	175,222.19	175,040.95
Vantage/Inter National Bank (Aviator)	2,634.40	5,049.00
Compass Money Market - POA	965,472.83	0.00
Restricted Operating Funds	\$ 8,221,572.34	\$ 25,975,090.31
Grand Total	\$ 25,010,612.58	\$ 41,210,632.78

* Excludes outstanding checks.

LIQUIDITY

Preston Hollow Unused Draw Down Loan	5,000,000.00
Designated Operating Reserve	10,786,060.59
Capital Fund	1,947,289.45
Infrastructure Bonds Debt Service Reserve	841,667.00
Embassy Suites Debt Service Fund	0.00
Repair & Replacement Fund	1,000,000.00
PNC Operating Fund	95,644.67
JP Morgan Construction Debt Service	121,094.76
TOTAL LIQUIDITY	\$ 19,791,756.47

Highlighted Items

-Total Liquidity - \$6.5M liquidity requirement on test dates in Feb and Aug
-Unrestricted Cash Liquidity less Preston Hollow Draw Down Loan: \$14.79M

BROOKS DEVELOPMENT AUTHORITY
FY 2022 Operating Budget Report Detail - Cash Basis
For the Eight Months Ending May 31, 2022
(Unaudited)

	FY 2022 Mid Year Adopted 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	21,321,420	513,862	358,865	522,663	419,214	483,460	13,374,371	400,994	527,345	16,600,773	16,702,230	(101,457)	99%
CAM & Reimbursable	987,061	113,883	81,813	77,490	67,836	59,788	89,875	59,968	79,254	629,908	664,258	(34,351)	95%
Interest Income	10,257	554	578	566	848	1,096	991	1,153	1,312	7,096	6,838	259	104%
Miscellaneous Income	236,002	21,596	4,976	-	49,667	32,474	12,738	15,790	1,312	138,553	186,335	(47,782)	74%
Sales Proceeds Reimbursement	3,750,959	167,489	-	-	-	-	100	751,434	-	919,023	918,919	104	100%
Total Sources of Funds	26,305,698	817,384	446,231	600,719	537,565	576,818	13,478,074	1,229,339	609,223	18,295,353	18,478,580	(183,227)	99%
Uses of Funds													
Department 10 - Executive													
1 Salaries and Wages	1,150,119	235,374	128,555	67,360	67,660	67,510	89,863	146,180	67,660	870,161	838,262	(31,899)	104%
2 Employee Benefits and Taxes	224,163	16,803	9,869	13,534	15,111	12,642	21,175	14,770	11,031	114,936	146,675	31,738	78%
3 Legal	3,600	-	-	-	-	-	-	-	-	-	2,400	2,400	0%
4 Travel	13,670	400	1,499	-	2,800	-	764	1,457	459	7,379	12,000	4,621	61%
5 Office Supplies	4,600	-	-	-	473	188	302	290	126	1,379	3,846	2,467	36%
6 Customer Relations	12,000	602	1,628	913	659	-	358	1,861	769	6,789	8,000	1,211	85%
7 Admin/Other	3,750	1,292	223	940	281	2,377	118	738	907	6,876	2,150	(4,726)	320%
Department 10 - Executive Total	1,411,902	254,471	141,774	82,747	86,984	82,717	112,580	165,296	80,952	1,007,521	1,013,333	5,812	99%
Department 11 - Business Development													
1 Salaries and Wages	114,585	11,057	11,556	15,715	15,715	12,966	6,299	4,160	4,220	81,688	106,164	24,476	77%
2 Employee Benefits and Taxes	68,056	8,105	2,298	8,411	6,229	1,831	551	327	258	28,009	44,531	16,522	63%
3 Customer Relations	3,154	-	-	-	-	85	-	25	-	110	2,667	2,557	4%
4 Travel	894	-	30	-	-	879	-	-	-	909	381	(528)	238%
5 Real Estate	19,051	1,020	1,020	-	2,940	1,020	1,020	1,020	1,020	9,060	14,097	5,037	64%
6 Memberships/Dues*	101,000	100,000	-	-	-	-	-	-	-	100,000	100,000	-	100%
7 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	0%
8 Admin/Other	5,808	230	669	80	72	-	-	-	-	1,052	3,237	2,186	32%
Department 11 - Business Development Total	312,548	120,412	15,573	24,206	24,957	16,781	7,870	5,531	5,497	220,827	271,077	50,250	81%
Department 12 - Human Resources													
1 Salaries and Wages	155,999	10,577	11,137	11,137	11,137	11,137	16,985	10,577	11,137	93,824	100,073	6,249	94%
2 Employee Benefits and Taxes*	49,354	6,723	2,873	4,078	5,998	2,029	5,008	5,478	3,647	35,834	32,293	(3,541)	111%
3 Contract Labor/Services	12,049	-	569	518	-	502	463	1,176	1,071	4,299	8,033	3,734	54%
4 Customer Relations	350	-	-	99	-	-	41	-	-	140	233	94	60%
5 Legal	5,500	301	323	381	-	-	-	86	-	1,090	3,667	2,577	30%
6 Trainings/Seminars/Professional Fees	13,835	-	-	2,500	-	-	1,335	92	1,500	5,427	11,278	5,851	48%
7 Memberships/Dues	500	-	-	-	-	-	73	-	229	302	250	(52)	121%
8 Housing Program	5,000	-	1,006	-	-	-	-	-	-	1,006	2,500	1,494	40%
9 Admin/Other	21,950	431	1,754	4,407	-	-	1,516	1,064	1,168	10,340	13,817	3,477	75%
Department 12 - Human Resources Total	264,537	18,032	17,660	23,120	17,135	13,668	25,421	18,474	18,751	152,262	172,144	19,882	88%
Department 13 - Board													
1 Salaries and Wages	46,179	3,368	3,368	3,368	3,368	3,368	5,052	3,368	3,368	28,628	30,225	1,597	95%
2 Employee Benefits and Taxes	26,741	2,591	213	2,569	1,493	167	2,633	1,206	1,267	12,139	17,497	5,358	69%
3 Travel	9,100	-	-	-	2,800	-	375	-	-	3,175	6,500	3,325	49%
4 Security	9,120	480	480	160	160	320	320	-	320	2,240	5,920	3,680	38%
5 Legal	47,000	3,526	3,548	6,757	-	-	1,247	160	2,129	17,366	29,667	12,300	59%
6 Subscriptions/Publications	4,000	-	-	4,000	-	-	-	1,462	-	5,462	4,000	(1,462)	137%
7 Office Supplies	3,005	-	65	-	-	111	29	-	-	205	2,541	2,336	8%
8 Trainings/Seminars/Professional Fees	500	-	-	-	-	-	-	-	-	-	500	500	0%
9 Admin/Other	12,660	485	630	5,149	-	-	558	328	355	7,505	8,600	1,095	87%
Department 13 - Board Total	158,305	10,450	8,304	22,003	7,821	3,966	10,214	6,524	7,438	76,720	105,450	28,729	73%

	FY 2022 Mid Year Adopted 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 20 - Finance													
1 Salaries and Wages	534,681	30,693	32,278	33,371	34,467	34,467	54,431	37,386	37,506	294,600	325,579	30,979	90%
2 Employee Benefits and Taxes	251,414	20,724	6,947	22,354	15,171	3,239	21,193	10,067	14,164	113,858	164,505	50,647	69%
3 Contract Labor/Services	8,265	1,863	-	2,844	3,237	741	1,961	64	-	10,711	3,012	(7,699)	356%
4 Travel	800	-	-	-	-	-	-	-	-	-	-	-	0%
5 Memberships/Dues	8,625	-	-	580	-	-	7,825	-	-	8,405	8,325	(80)	101%
6 Trainings/Seminars/Professional Fees	81,800	1,000	-	600	60,000	-	1,200	-	-	62,800	80,000	17,200	79%
7 Auditing Services	138,995	19,900	-	-	-	73,148	2,911	19,700	10,000	125,659	110,030	(15,629)	114%
8 Insurance*	216,318	129,697	1,917	5,573	1,917	4,856	23,805	23,805	1,916	193,486	188,014	(5,472)	103%
9 Bank Fees	34,423	110	14	265	2,299	2,515	2,730	2,415	2,435	12,783	22,949	10,166	56%
10 Legal	30,000	-	1,935	9,643	-	3,696	1,032	2,752	753	19,810	13,333	(6,477)	149%
11 Office Supplies	1,000	175	95	42	395	514	18	360	106	1,705	760	(945)	224%
12 Admin/Other	1,988	1,818	132	267	257	356	100	18	221	3,168	1,472	(1,696)	215%
Department 20 - Finance Total	1,308,309	205,980	43,317	75,538	117,742	123,533	117,206	96,567	67,101	846,986	917,979	70,993	92%
Department 32 - Landscape													
1 Salaries and Wages	348,935	24,385	26,425	26,530	26,345	25,557	36,175	22,109	21,505	209,030	228,334	19,304	92%
2 Employee Benefits and Taxes	208,733	21,317	3,781	24,142	13,658	2,019	23,066	\$ 6,784.22	8,798	103,566	136,578	33,013	76%
3 Contract Labor/Services	13,707	1,283	1,329	-	3,681	6,927	1,756	-	-	14,976	7,902	(7,074)	190%
4 Memberships/Dues	1,379,925	-	-	-	459,742	114,937	114,937	115,091	114,987	919,694	919,950	256	100%
5 Landscaping/Trees/Irrigation/Roads	90,700	6,500	-	17,592	11,738	990	12,746	5,705	108	55,380	59,400	4,020	93%
6 Custodial	12,360	1,598	1,218	1,464	854	1,808	2,880	1,094	1,142	12,059	7,104	(4,955)	170%
7 Trainings/Seminars/Professional Fees	1,280	595	183	-	-	-	140	-	-	918	880	(38)	104%
8 Utilities	599,574	28,556	26,389	27,595	23,035	22,958	17,906	32,776	28,141	207,356	399,716	192,360	52%
9 Repairs & Maintenance/Electrical/Plumbing	26,156	4,180	5,587	5,796	1,261	2,211	-	1,164	1,027	21,226	8,740	(12,486)	243%
10 Vehicles/Equipment Payment	63,877	781	1,354	1,646	1,403	1,347	1,208	2,130	2,085	11,955	9,440	(2,515)	127%
11 Office Supplies	950	45	52	60	193	-	40	40	50	479	625	146	77%
12 Admin/Other	376	1,169	-	698	-	301	-	102	-	2,270	299	(1,971)	759%
Department 32 - Facilities Total	2,746,573	90,408	66,317	105,523	541,909	179,056	210,855	186,996	177,844	1,558,908	1,778,968	220,060	88%
Department 41 - Information Technology													
1 Salaries and Wages	107,682	7,923	7,983	7,983	7,983	7,983	12,005	7,923	7,983	67,766	70,467	2,701	96%
2 Employee Benefits and Taxes	39,352	3,464	2,459	3,979	2,942	1,419	3,874	1,742	1,816	21,695	25,749	4,053	84%
3 Maintenance Agreement	31,823	300	1,653	2,136	2,108	135	6,813	4,069	2,003	19,216	20,662	1,445	93%
4 Computer Equip/Office Equip Lease/Software/Internet	82,094	7,248	5,209	3,630	6,744	4,345	4,166	5,410	3,944	40,695	53,501	12,805	76%
5 Subscriptions/Publications	23,371	1,588	315	825	100	150	281	900	3,054	7,213	14,371	7,158	50%
6 Trainings/Seminars/Professional Fees	2,250	-	-	100	-	-	-	-	-	100	2,250	2,150	4%
Department 41 - Information Technology Total	286,572	20,523	17,619	18,653	19,876	14,032	27,138	20,045	18,800	156,686	186,999	30,313	84%
Department 50 - Public Affairs													
1 Salaries and Wages	246,867	27,106	32,314	18,115	18,115	18,256	27,292	18,603	18,115	177,915	169,082	(8,833)	105%
2 Employee Benefits and Taxes	98,248	8,980	4,744	15,877	9,128	1,138	12,803	6,218	6,213	65,102	64,286	(817)	101%
3 Travel	10,500	-	130	37	5,600	-	1,823	2,330	166	10,086	5,000	(5,086)	202%
4 Customer Relations	43,000	184	338	465	-	165	1,265	1,723	1,308	5,449	24,333	18,885	22%
5 Trainings/Seminars/Professional Fees	368,100	29,300	-	16,300	51,350	22,550	45,050	62,550	27,050	254,150	232,033	(22,117)	110%
6 Legal	3,000	108	-	710	-	151	-	172	151	1,291	1,688	398	76%
7 Advertising	180,000	18,316	6,804	28,256	9,914	1,680	16,435	12,161	17,804	111,368	120,000	8,632	93%
8 Marketing Contract	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000	200,000	-	100%
9 Ground Breaking/Special Events	313,807	32,534	32,243	23,560	10,370	6,140	95,698	21,284	27,700	249,529	212,670	(36,859)	117%
10 Subscriptions/Publications	12,359	-	-	4,808	600	-	1,200	100	757	7,465	7,966	500	94%
11 Memberships/Dues*	12,775	2,000	500	-	5,000	-	600	-	-	8,100	10,171	2,071	80%
12 Admin/Other	46,177	7,853	9,439	3,954	6,231	2,439	6,516	8,473	7,769	52,673	25,891	(26,782)	203%
Department 50 - Public Affairs Total	1,634,843	151,381	111,511	137,082	141,309	77,519	233,682	158,613	132,031	1,143,128	1,073,121	(70,007)	107%

	FY 2022 Mid Year Adopted 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 60 - Planning & Development													
1 Salaries and Wages	215,363	20,006	20,066	15,966	15,966	15,966	24,009	15,846	15,966	143,791	140,934	(2,857)	102%
2 Employee Benefits and Taxes	76,727	4,521	6,936	6,003	5,072	3,282	3,615	933	1,189	31,551	50,204	18,653	63%
3 Memberships/Dues	740	-	-	-	-	-	-	-	-	-	740	740	0%
4 Customer Relations	1,500	-	-	-	-	-	-	-	-	-	1,000	1,000	0%
5 Trainings/Seminars/Professional Fees	31,700	-	-	-	-	305	-	-	-	305	21,700	21,395	1%
6 Travel	250	-	-	-	-	-	-	-	-	-	167	167	0%
7 Other	1,400	-	-	-	-	56	-	10	-	66	933	867	7%
Department 60 - Planning & Development Total	327,680	24,526	27,002	21,969	21,038	19,609	27,624	16,789	17,156	175,713	215,678	39,965	81%
Department 61 - Facilities Maintenance													
1 Salaries and Wages	313,684	24,898	23,611	23,301	22,982	22,910	25,237	23,181	23,301	189,422	205,259	15,837	92%
2 Employee Benefits and Taxes	164,249	13,571	5,959	15,931	10,268	3,229	17,683	7,861	8,546	83,047	107,471	24,424	77%
3 Security	34,074	1,994	1,028	2,172	2,520	1,527	5,596	1,515	4,123	20,475	24,049	3,574	85%
4 HVAC	129,947	11,007	4,161	21,466	7,811	13,219	24,196	1,836	13,577	97,272	51,431	(45,841)	189%
5 Custodial	59,150	1,108	6,363	645	655	3,124	25,428	134	15,598	53,054	39,940	(13,115)	133%
6 Maintenance Agreement	6,500	-	-	-	-	750	-	-	-	750	2,167	1,417	35%
7 Repairs & Maintenance/Electrical/Plumbing	146,485	14,556	9,635	5,445	7,989	1,493	10,021	20,337	9,010	78,485	100,923	22,437	78%
8 Admin/Other	8,389	-	69	379	189	189	394	189	189	1,598	1,280	(319)	125%
Department 61 - Maintenance Total	862,478	67,134	50,826	69,338	52,415	46,439	108,556	55,053	74,344	524,105	532,520	8,415	98%
Total Uses of Funds	9,313,747	963,318	499,904	580,179	1,031,186	577,319	881,146	729,889	599,915	5,862,856	6,267,269	404,414	93.5%
Net Income (Loss) from Operatons	16,991,952	(145,934)	(53,672)	20,540	(493,621)	(501)	12,596,928	499,450	9,308	12,432,497.55	12,211,311	221,187	101.8%
Non Operating Revenues													
JP Morgan Chase/DPT Debt Service	1,386,528	113,094	115,550	116,745	114,369	117,884	115,544	113,288	115,564	922,038	924,352	(2,314)	100%
Grants	220,000	-	-	-	-	-	-	-	-	-	-	-	0%
2015 A-1 Bonds	2,525,000	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	1,683,334	1,683,333	0	100%
Operating Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Secondary Bond Reserve	2,254,036	-	-	-	-	-	-	-	2,254,484	2,254,484	1,502,691	751,793	150%
Embassy Suites Debt Service	61,125	-	-	-	-	-	-	-	-	-	40,750	-	-
Tenants Utility Reimbursement	259,348	18,197	6,429	8,391	1,132	13,465	12,831	672	28,911	90,028	172,899	(82,871)	52%
Total Non Operating Revenue	6,706,037	341,707	332,395	335,553	325,918	341,766	338,791	324,377	2,609,375	4,949,883	4,324,025	666,608	114%
Non Operating Expenditures													
JP Morgan Chase/DPT Debt Service Payment	1,386,528	113,094	115,550	116,745	114,369	117,884	115,544	113,288	115,564	922,039	924,352	2,314	100%
2015 A-1 Bonds Debt Service Payment	2,525,000	210,417	210,417	210,417	210,417	210,417	210,417	210,417	210,417	1,683,334	1,683,333	(1)	100%
2015 B-1 Bonds Debt Service Payment	7,824,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	6,418,503	6,712,503	6,712,503	-	100%
2015 B-2 Bonds Debt Service Payment	6,356,580	43,385	43,385	43,385	43,385	43,385	43,385	43,385	6,060,067	6,363,764	6,363,765	0	100%
2017 A-1 Bonds Debt Service Payment	258,750	21,563	21,563	21,563	21,563	21,563	21,563	21,563	-	150,938	172,500	21,563	88%
Tenants Utility Expenditures	259,348	21,646	17,738	15,189	14,483	14,126	9,207	16,063	18,144	126,596	172,899	46,302	73%
Hotel Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	0%
Loan Retirement	68,617	-	-	-	-	-	-	-	-	-	-	-	-
Total Non Operating Expenditures	18,678,823	452,104	450,653	449,298	446,217	449,375	442,116	446,716	12,822,695	15,959,173	16,029,352	70,178	100%
Total Non Operating Revenues & Expenditures	(11,972,786)	(110,396)	(118,257)	(113,745)	(120,299)	(107,609)	(103,325)	(122,339)	(10,213,319)	(11,009,290)	(11,705,327)	736,787	94%
Net Income (Loss) after Operations & Debt Service	5,019,166	(256,330)	(171,930)	(93,205)	(613,920)	(108,111)	12,493,603	377,111	(10,204,011)	1,423,207	505,984	917,224	

Brooks Development Authority
Unaudited Capital Budget Report - Cash Basis
As of May 31, 2022

Sources	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Bond - Infrastructure	18,680,773.00	712,204	-	-	-	-	-	712,204	19,107,980	19,820,184
Greenline Park to Mission Reach	-	-	-	401,039	-	-	-	401,039	1,383,403	1,784,442
COSA Capital Funding - S New Braunfels/ Lyster to 410	-	-	-	-	-	-	-	-	277,201	277,201
COSA Bond Projects	755,368	-	96,827	-	-	-	-	96,827	2,118,826	2,215,653
Construction Loans	530,563	-	-	-	545,596	-	-	545,596	7,511,694	8,057,290
Brooks Capital Contribution	2,891,103	-	-	-	-	-	994,192	994,192	13,926,501	14,920,693
Embassy Capital Repair and Replacement	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	1,000,000
Brooks Capital Repair and Replacement	-	-	-	-	-	-	-	-	181,853	181,853
Brooks Land Contribution	-	-	-	-	-	-	-	-	871,200	871,200
Total Sources	23,857,807	712,204	96,827	401,039	545,596	1,000,000	994,192	3,749,859	45,378,658	49,128,517

Uses	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Infrastructure Projects										
Unit 20C Sewer	-	-	-	-	-	-	-	-	119,083	119,083
Greenline Park Linkage To Mission Reach	-	41,376	-	401,039	-	-	522	442,937	1,467,483	1,910,420
S. New Braunfels/Lyster To 410 Design	-	-	-	-	-	-	-	-	882,547	882,547
Research Plaza Extension - Inner Circle To Presa	450,000	-	36,169	-	-	-	-	36,169	1,159,449	1,195,618
Snb To Lyster To Aviation	250,000	-	41,394	-	-	-	-	41,394	1,178,226	1,219,620
Inner Circle	55,368	-	13,984	-	-	-	-	13,984	502,261	516,245
Total Infrastructure Projects	755,368	41,376	91,546	401,039	-	-	522	534,483	5,309,049	5,843,532

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

Tenant/Campus Improvements	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Library Demolition (Bldg 705)	-	-	-	-	-	-	9,567	9,567	30,185	39,752
B714 Demolition (Former Cafeteria)	110,000	-	-	-	-	-	6,960	6,960	-	6,960
B703 Demolition (Former Dormitory)	83,000	-	-	-	-	-	5,885	5,885	-	5,885
B663 Demolition (Former Bank)	52,500	-	-	-	-	-	20,432	20,432	-	20,432
Hangar 9 Structural Rehab	-	-	-	-	-	-	-	-	-	-
Debris Testing And Removal - 6 Acre Industrial Site	308,000	-	-	-	-	-	301,533	301,533	-	301,533
UIW Phase II Bldgs Abatement	725,000	-	-	-	-	-	-	-	-	-
Building 160 Lobby Renovation (KBR)	50,000	-	-	-	-	-	43,175	43,175	-	43,175
B170 Roof Repair	185,000	-	-	-	-	-	-	-	-	-
Chapel Glass	-	-	-	-	-	-	-	-	-	-
Tract 14 Environmental Testing	182,055	-	-	-	-	-	113,461	113,461	-	113,461
Update Land Use Plan	40,693	-	-	-	-	-	-	-	-	-
WATERLINE UNIT 20C	90,000	-	-	-	-	-	-	90,000	-	90,000
UTILITIES UNIT 20C	250,000	-	-	-	-	-	-	250,000	-	250,000
SIDEWALK EXTENTION ALONG SE MILITARY	50,000	-	-	-	-	-	-	50,000	-	50,000
SIDEWALK REPAIR (OKIN)	20,000	-	-	-	-	-	-	20,000	-	20,000
Total Tenant/ Campus Improvements	2,146,248	-	-	-	-	-	501,013	501,013	30,185	531,198

Sources	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
MISC	FY2022 Budget	Brooks Bonds	CoSA Funding	Bexar Cty Funding	Commercial Loans	Embassy R&R	Brooks Cash	Totals	Prior Fiscal Years	Total
Capital Legal Fees	180,000	-	-	-	-	-	102,100	102,100	633,025	735,125
Pre-Development - Multiple Projects	236,500	-	-	-	-	-	149,356	149,356	660,181	809,537
Broker's Commissions	70,753	-	-	-	-	-	68,669	68,669	1,173,466	1,242,135
Repair & Replacement	-	-	-	-	-	-	-	-	217,574	217,574
Master Planning	-	693	-	-	-	-	-	693	288,816	289,509
Architecture/Engineering	-	-	-	-	-	-	-	-	254,346	254,346
Residential Infill Pilot Program	-	-	-	-	-	-	-	-	35,803	35,803
Hvac Repairs	-	-	-	-	-	-	-	-	67,555	67,555
Building Make-Ready	75,000	-	-	-	-	-	-	-	-	-
Contingency	100,000	-	-	-	-	-	54,717	54,717	-	54,717
Transfer Out To Operating Budget - Capital Projects	-	-	-	-	-	-	-	-	1,447,831	1,447,831
Embassy Capital R&M	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	1,000,000
Aviator - Legal (Lawsuit)	82,602	-	-	-	-	-	117,816	117,816	150,556	268,372
Total Other	1,744,855	693	-	-	-	1,000,000	492,658	1,493,351	4,929,153	6,422,504
TOTAL USES	23,857,807	712,204	91,546	401,039	545,596		994,192	3,744,578	12,376,135	15,450,578
NET	-	-	5,281	-	-		-	5,281	33,002,523	33,677,939

**BROOKS DEVELOPMENT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE EIGHT MONTHS ENDED MAY 31, 2022
(Unaudited)**

	FY 2022
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants and others	\$ 18,395,011.18
Payments to employees	\$ (2,357,575)
Payments to suppliers for goods and services	\$ (3,816,996.25)
Net Cash (Used for) Provided by Operating Activities	\$ 12,220,440.35
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Transfers to/from other funds	(\$16,211,796)
Operating grants and donations received	
Net Cash (Used for) Provided by Non-Capital Financing Activities	(\$16,211,796)
CASH FLOWS FROM FINANCING ACTIVITIES	
Acquisition and construction of assets	(\$3,367,583)
Proceeds from sale of capital assets	\$1,635,633
Proceeds from long-term capital financing	\$23,421,634
Principal payments on long-term capital financing	(\$667,233)
Interest paid on capital debt	(\$323,151)
Contributions from other government entities	\$750,282
Net Cash (Used for) Provided by Financing Activities	\$21,449,581
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Income	\$ 6,600.75
Net Cash (Used for) Provided by Investing Activities	\$6,601
NET (DECREASE) INCREASE IN CASH	\$17,464,826
CASH AND CASH EQUIVALENTS BALANCE AT BEGINNING OF PERIOD	\$23,650,162
CASH AND CASH EQUIVALENTS BALANCE AT THE END OF THE PERIOD	\$41,114,988

**Embassy Suites
FY22 Financial Statement
May 31, 2022**

	FY 2022 Budget	FY 2022 Actuals Oct-21	FY 2022 Actuals Nov-21	FY 2022 Actuals Dec-21	FY 2022 Actuals Jan-22	FY 2022 Actuals Feb-22	FY 2022 Actuals Mar-22	FY 2022 Actuals Apr-22	FY 2022 Actuals May-22	FY 2022 Actuals YTD	FY 2022 Budget YTD	Act vs Bud %	Variance To Budget
Revenue:													
Room Revenue	5,704,481	573,894	461,899	467,663	387,919	480,352	659,285	535,665	521,030	4,087,707	3,802,987	107.5%	284,720
Food & Beverage	2,280,212	212,744	165,122	171,324	131,195	142,303	175,046	208,620	180,168	1,386,522	1,520,141	91.2%	(133,619)
Spa	240,045	23,458	20,345	20,887	19,901	33,759	30,732	28,222	25,831	203,135	160,030	126.9%	43,105
Other Revenue	86,933	6,991	7,989	6,921	5,844	7,485	9,516	8,281	6,686	59,713	57,955	103.0%	1,758
TOTAL REVENUE	8,311,671	817,086	655,355	666,796	544,859	663,899	874,578	780,789	733,715	5,737,077	5,541,114	103.5%	195,963
Variable Expenses	3,140,188	252,484	246,736	237,368	224,249	250,316	264,959	265,708	236,041	1,977,861	2,093,459	94.5%	(115,598)
Gross Margin	5,171,483	564,601	408,619	429,427	320,611	413,583	609,619	515,081	497,674	3,759,216	3,447,655	109.0%	311,561
Administrative Expenses													
Franchise Fees	707,356	77,213	59,666	62,056	50,558	63,047	86,970	72,451	67,072	539,033	471,571	114.3%	67,462
Administrative and General	616,989	59,332	53,471	59,571	46,571	49,136	56,097	54,777	48,138	427,093	411,326	103.8%	15,767
Sales and Marketing	1,117,650	97,295	88,145	80,146	78,681	84,671	95,313	94,239	87,623	706,113	745,100	94.8%	(38,987)
Engineering	339,544	31,473	37,140	37,503	27,566	35,882	35,845	55,695	26,108	287,212	226,363	126.9%	60,849
Utilities	383,382	34,004	31,720	30,520	31,720	33,112	31,982	38,509	31,834	263,401	255,588	103.1%	7,813
Total Administrative Expenses	3,164,921	299,317	270,142	269,795	235,096	265,848	306,208	315,671	260,775	2,222,852	2,109,947	105.4%	(112,905)
Other Expenses													
Management Fee	216,628	22,431	18,283	18,728	15,086	18,268	23,672	21,693	20,112	158,273	144,419	109.6%	13,854
Insurance	175,034	13,358	13,358	16,179	14,929	14,929	14,929	14,929	13,358	115,969	116,689	99.4%	(720)
Total Other Expenses	391,662	35,789	31,641	34,907	30,015	33,197	38,601	36,622	33,469	274,242	261,108	105.0%	(13,134)
Net Income before debt service	1,614,900	229,495	106,836	124,725	55,501	114,538	264,810	162,787	203,430	1,262,122	1,076,600	117.2%	185,522
Debt Service:													
Hotel Contribution	2,122,250	-	-	-	-	1,061,125	-	-	-	1,061,125	1,414,833	75.0%	(353,708)
Brooks Contribution	-	-	-	-	-	-	-	-	-	-	-	0.0%	-
Total Special Facility Debt Service	2,122,250	-	-	-	-	1,061,125	-	-	-	1,061,125	1,414,833	75.0%	(353,708)
Net Income	(507,350)	229,495	106,836	124,725	55,501	(946,587)	264,810	162,787	203,430	200,997			
Cash Transfer from Operations													
Excess/(Shortfall) for Debt Service Payment						(1,061,125)				(1,061,125)			

Occupancy	85.50%	71.10%	64.70%	58.50%	78.70%	87.30%	76.20%	76.80%	74.85%	73.40%
Average Daily Rate	\$ 138.76	\$ 138.88	\$ 149.46	\$ 137.03	\$ 139.68	\$ 156.19	\$150.30	\$ 140.36	\$ 143.83	\$ 128.51
Revpar	\$ 118.67	\$ 98.70	\$ 96.70	\$ 80.21	\$ 109.97	\$ 136.33	\$114.46	\$ 107.74	\$ 107.85	\$ 87.20