



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **September 30, 2022**

Issue Date: **October 11, 2022**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet

DIANA K. FIEDLER
Chief Financial Officer

LINDA LE
Controller

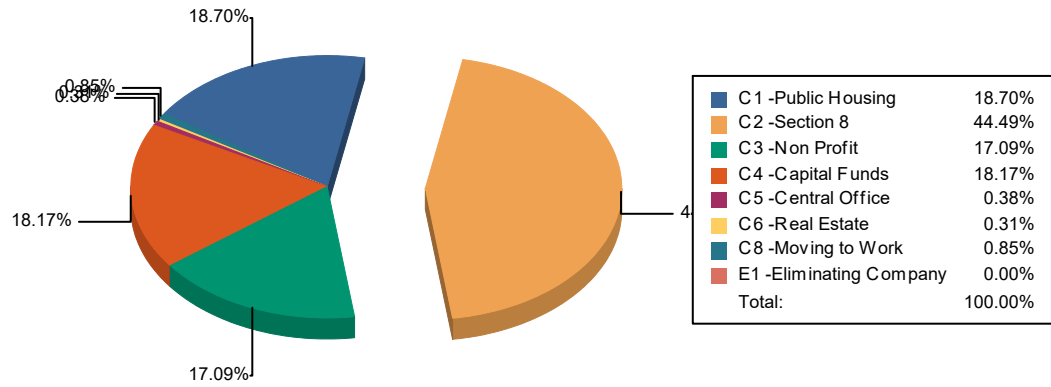
JENNIFER MIRELES
Budget Manager



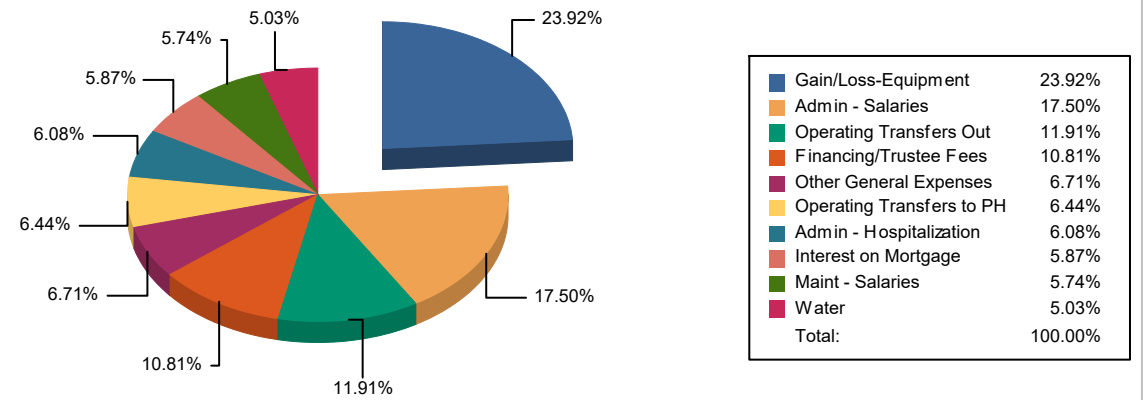
San Antonio Housing Authority
Combined Income Statement - Current Month
Period Ending September 30, 2022
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	922,773	968,318			2,608,065	2,889,310							3,530,838	3,857,627					3,530,838	3,857,627	
Bad Debt, Net of Collections	54,619	(30,426)			117,898	(131,545)							172,517	(161,971)					172,517	(161,971)	
Other Tenant Revenue	16,754	15,429			141,666	149,853							158,420	165,283					158,420	165,283	
Grants	2,593,664	2,323,958	1,091,490	847,840	413,254	284,101					104,287	143,331	4,202,695	3,599,230	3,496,375	1,377,913	(48,983)		7,650,087	4,977,143	
HAP Revenue			7,469,706	8,761,405									7,469,706	8,761,405					7,469,706	8,761,405	
Miscellaneous Revenue	11,842	22,569	2,527	2,000	9,430	10,576	59,881	573,827	73,608	117,424	59,893	23,510	217,182	749,906			(78,592)	(97,796)	138,590	652,110	
Net Revenue	3,599,652	3,299,847	8,563,722	9,611,245	3,290,312	3,202,296	59,881	573,827	73,608	117,424	164,181	166,841	15,751,357	16,971,479	3,496,375	1,377,913	(127,575)	(97,796)	19,120,157	18,251,597	
Operating Expense																					
Salaries and Benefits	1,086,306	1,219,919	459,241	505,247	662,856	826,863	152,252	202,507	855,305	1,051,645	221,356	282,875	3,437,317	4,089,057					3,437,317	4,089,057	
Supplies and Materials	255,157	178,341		2	155,614	109,618			876	2,071			411,647	290,032					411,647	290,032	
Fleet Costs	1,273	15,436	(2,112)	2,326	1,908	3,506	129	283	6,799	3,638		315	7,998	25,504					7,998	25,504	
Outside Services	1,095,435	647,789	58	37	402,427	443,230	6,021	6,867	5,627	33,767			1,509,568	1,131,689		5,998		1,509,568	1,137,686		
Utilities	450,242	487,683			368,843	302,811	164	238	2,058	12,493			821,307	803,224					821,307	803,224	
Protective Services	59,739	59,664		333	26,886	37,772		367	5,066	14,083		475	91,691	112,695					91,691	112,695	
Insurance	29,969	159,367	344	12,041	71,778	170,126	31,504	2,946	525	11,603	188	3,137	134,308	359,218					134,308	359,218	
HAP Expense			7,416,159	8,736,361									7,416,159	8,736,361					7,416,159	8,736,361	
Other Expenses	152,953	224,958	107,906	172,279	102,206	174,993	136,850	99,100	255,685	189,750	60,394	74,554	815,994	935,633		3,388	(95,109)	(109,060)	720,886	829,961	
Total Operating Expense	3,131,074	2,993,157	7,981,597	9,428,625	1,792,518	2,068,918	326,921	312,307	1,131,940	1,319,049	281,938	361,356	14,645,987	16,483,413		9,385	(95,109)	(109,060)	14,550,878	16,383,738	
Total Operating Income	468,579	306,690	582,126	182,619	1,497,795	1,133,377	(267,040)	261,520	(1,058,331)	(1,201,625)	(117,757)	(194,515)	1,105,370	488,067	3,496,375	1,368,528	(32,466)	11,264	4,569,279	1,867,858	
Non-Operating Income (Expense)																					
Interest Expense	(19,529)	(19,134)			(1,246,058)	(461,732)			(167)				(1,265,587)	(481,033)	(27,520)	(27,520)	115,376	57,966	(1,177,731)	(450,587)	
Interest Income	132,748	118,176	38	38	65,656	22,416	32,305	15,343	65	100	6	1	230,819	156,074	1,582	10	(115,376)	(57,966)	117,025	98,118	
Replacement/Extraordinary Item	(86,796)	(120,673)			(137,990)	(129,703)							(224,786)	(250,955)					(224,786)	(250,955)	
Other Income (Expense)	(339,428)	(241,255)		425	(84,877)	(41,844)		(2,450)		708			(424,306)	(284,416)			48,983		(375,323)	(284,416)	
Management Fees	(482,667)	(484,091)	(244,528)	(262,585)	(237,897)	(302,756)	(497)	(431)	1,379,400	1,145,819	(656)	(569)	413,155	95,387	(403,925)	(109,869)	(16,517)	(11,264)	(7,287)	(25,746)	
Transfers	364,607	123,237	(53,472)		2,657		(2,657)						44,992	7,465	356,126	130,703	(356,126)	(130,703)		0	
Total Non-Operating Income (Expense)	(431,065)	(623,739)	(297,963)	(262,123)	(1,638,510)	(913,619)	29,152	12,295	1,379,465	1,146,048	44,343	6,897	(914,579)	(634,241)	(785,989)	(268,081)	32,466	(11,264)	(1,668,102)	(913,586)	
Surplus or Deficit Prior to Non-Cash Items	37,514	(317,049)	284,163	(79,504)	(140,716)	219,759	(237,888)	273,815	321,134	(55,577)	(73,415)	(187,618)	190,792	(146,174)	2,710,385	1,100,446			2,901,177	954,272	
Non-Cash Items																					
Depreciation & Amortization	(714,662)	(859,634)	(1,288)	(1,288)	(461,479)	(391,298)	(766)	(766)	(10,906)	(8,238)			(1,189,101)	(1,261,225)					(1,189,101)	(1,261,225)	
Non-Oper Income (Expense)	1,593,084	994,794			(477,389)	(4,719)	407,495	(26,000)		25			1,523,190	964,100	(1,292,884)	(1,102,668)			230,306	(138,568)	
Total Non-Cash Items	878,421	135,160	(1,288)	(1,288)	(938,868)	(396,017)	406,729	(26,766)	(10,906)	(8,213)			334,088	(297,125)	(1,292,884)	(1,102,668)			(958,795)	(1,399,793)	
Change In Net Assets	915,935	(181,889)	282,875	(80,791)	(1,079,584)	(176,258)	168,840	247,049	310,229	(63,790)	(73,415)	(187,618)	524,880	(443,299)	1,417,502	(2,222)			1,942,382	(445,521)	

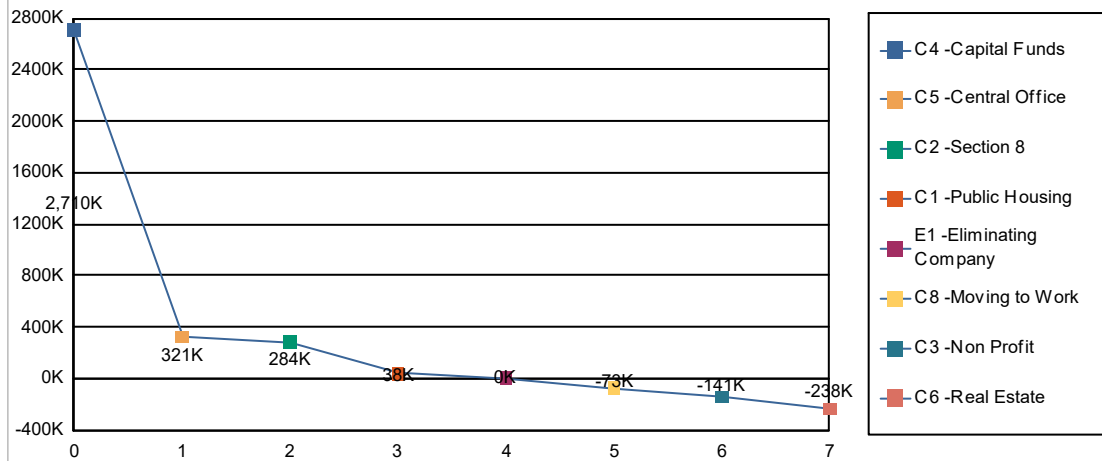
Net Revenue
by Line of Business



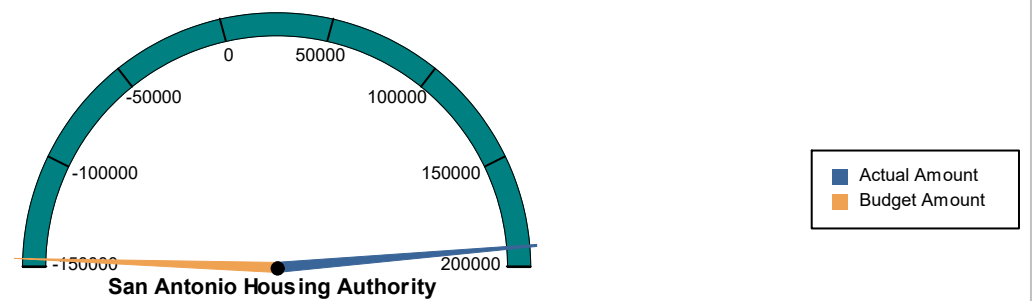
Top 10 Operating Expenses
Excluding HAP Expenses



Surplus or Deficit Prior to Non-Cash Items
by Line of Business



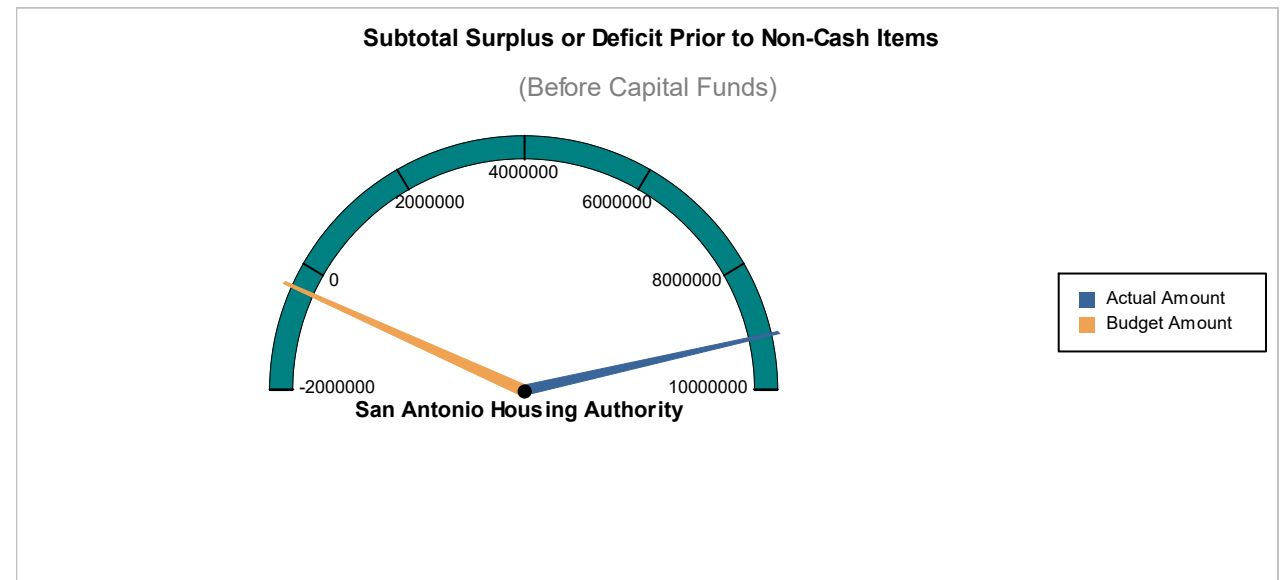
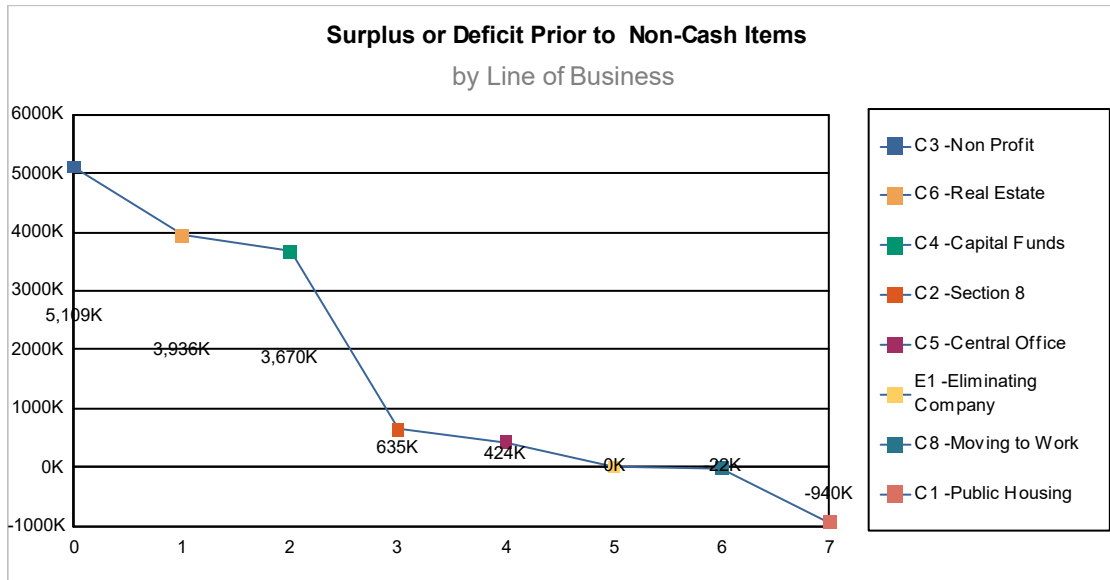
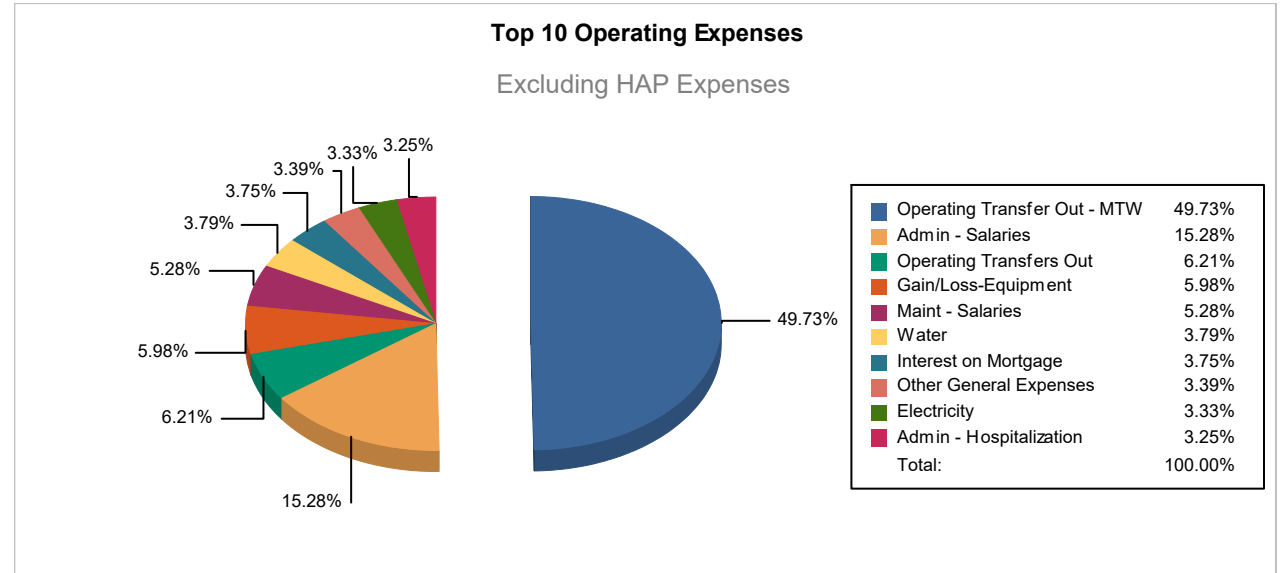
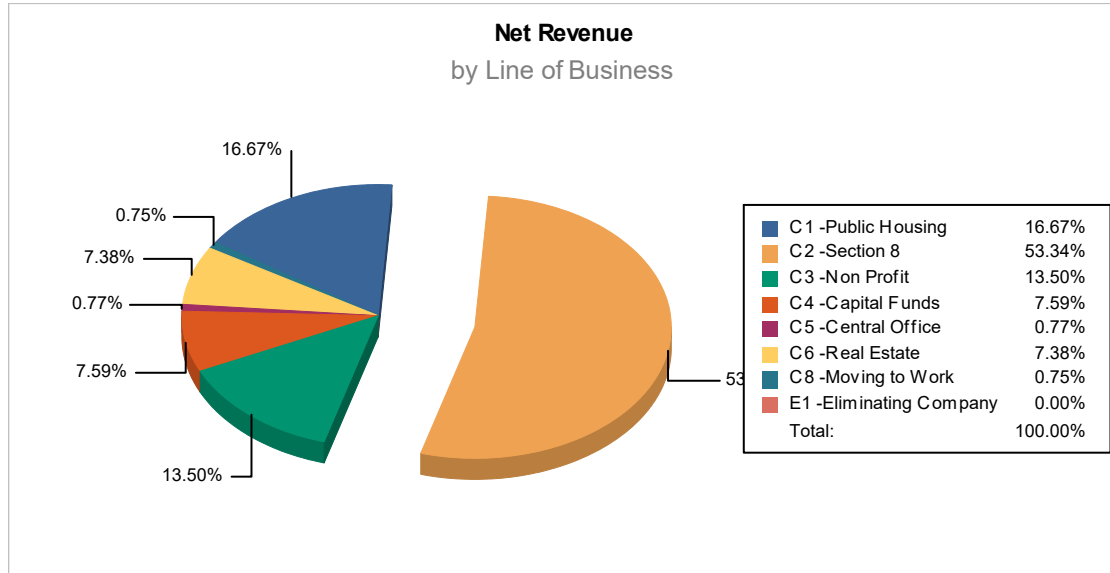
Subtotal Surplus or Deficit Prior to Non-Cash Items
(Before Capital Funds)





San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending September 30, 2022
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	2,738,433	2,904,953			7,433,798	8,660,118							10,172,231	11,565,070					10,172,231	11,565,070
Bad Debt, Net of Collections	(275,143)	(91,277)			(722,932)	(394,820)							(998,075)	(486,097)					(998,075)	(486,097)
Other Tenant Revenue	49,981	46,288			358,975	449,997							408,956	496,285					408,956	496,285
Grants	7,441,725	6,971,873	2,982,061	2,543,520	989,230	852,304					318,822	429,992	11,731,839	10,797,689	4,546,034	4,133,739	(147,082)		16,130,791	14,931,428
HAP Revenue			28,979,801	26,284,214									28,979,801	26,284,214					28,979,801	26,284,214
Miscellaneous Revenue	35,889	67,706	6,915	6,000	32,007	34,054	4,425,425	1,734,700	459,120	352,271	130,476	70,530	5,089,831	2,265,260			(214,983)	(293,387)	4,874,848	1,971,872
Net Revenue	9,990,885	9,899,542	31,968,777	28,833,734	8,091,077	9,601,653	4,425,425	1,734,700	459,120	352,271	449,298	500,522	55,384,583	50,922,421	4,546,034	4,133,739	(362,066)	(293,387)	59,568,551	54,762,773
Operating Expense																				
Salaries and Benefits	3,068,979	3,659,756	1,265,875	1,515,742	1,894,978	2,432,672	370,130	607,521	2,551,742	3,154,935	651,522	848,626	9,803,226	12,219,253					9,803,226	12,219,253
Supplies and Materials	732,882	535,023		5	460,410	328,831			3,537	6,212			1,196,829	870,071					1,196,829	870,071
Fleet Costs	49,902	46,309	10,945	6,977	9,990	9,417	129	850	12,180	10,915		944	83,146	75,412					83,146	75,412
Outside Services	2,770,201	1,943,367	124	110	1,039,038	1,286,897	17,081	20,600	28,398	101,300			3,854,842	3,352,275	127,955	17,993			3,982,797	3,370,267
Utilities	1,479,016	1,463,450			1,000,596	907,863	493	713	37,620	37,478			2,517,724	2,409,503					2,517,724	2,409,503
Protective Services	109,617	178,992		1,000	73,600	113,317	376	1,100	23,800	42,250		1,425	207,393	338,084					207,393	338,084
Insurance	444,408	490,436	22,870	41,007	543,445	517,129	42,751	9,711	19,290	42,537	3,845	12,057	1,076,608	1,112,878					1,076,608	1,112,878
HAP Expense			22,750,234	26,209,083									22,750,234	26,209,083					22,750,234	26,209,083
Other Expenses	509,456	674,874	327,775	516,837	392,654	541,580	219,060	297,300	606,203	569,249	252,531	223,663	2,307,679	2,823,502	2,000	10,164	(250,972)	(327,180)	2,058,707	2,506,486
Total Operating Expense	9,164,460	8,992,209	24,377,823	28,290,761	5,414,711	6,137,706	650,019	937,795	3,282,770	3,964,876	907,898	1,086,715	43,797,681	49,410,062	129,955	28,156	(250,972)	(327,180)	43,676,664	49,111,038
Total Operating Income	826,425	907,333	7,590,954	542,973	2,676,367	3,463,947	3,775,406	796,905	(2,823,650)	(3,612,605)	(458,600)	(586,193)	11,586,901	1,512,359	4,416,079	4,105,583	(111,093)	33,793	15,891,886	5,651,735
Non-Operating Income (Expense)																				
Interest Expense	(58,917)	(57,403)			(2,337,930)	(1,374,791)		(500)					(2,396,846)	(1,432,694)	(84,432)	(84,432)	306,578	173,902	(2,174,700)	(1,343,223)
Interest Income	374,015	354,581	108	113	68,356	67,248	183,541	46,032	191	301	21	3	626,232	468,279	3,285	31	(306,578)	(173,902)	322,939	294,407
Replacement/Extraordinary Item	(268,422)	(362,018)			(362,584)	(389,108)							(631,006)	(752,865)					(631,006)	(752,865)
Other Income (Expense)	(724,513)	(723,765)		1,275	3,294	(125,532)		(7,350)		2,124			(721,219)	(853,248)			147,082		(574,137)	(853,248)
Management Fees	(1,433,071)	(1,452,273)	(726,399)	(787,756)	(666,621)	(907,874)	(1,490)	(1,293)	3,247,452	3,437,458	(1,968)	(1,708)	417,903	286,554	(403,925)	(329,608)	(35,989)	(33,793)	(22,011)	(76,846)
Transfers	344,425	369,712	(6,229,334)		5,728,577		(21,711)						438,901	22,395	260,859	392,108	(260,859)	(392,108)		0
Total Non-Operating Income (Expense)	(1,766,482)	(1,871,165)	(6,955,625)	(786,369)	2,433,092	(2,730,057)	160,340	36,889	3,247,643	3,438,145	436,955	20,691	(2,444,077)	(1,891,866)	(745,931)	(806,116)	111,093	(33,793)	(3,078,915)	(2,731,775)
Surplus or Deficit Prior to Non-Cash Items	(940,057)	(963,831)	635,329	(243,396)	5,109,459	733,890	3,935,746	833,795	423,993	(174,461)	(21,645)	(565,503)	9,142,824	(379,507)	3,670,148	3,299,467			12,812,972	2,919,960
Non-Cash Items																				
Depreciation & Amortization	(2,113,420)	(2,581,317)	(4,045)	(4,042)	(1,341,981)	(1,175,528)	(1,962)	(2,299)	(33,735)	(25,384)	(273)	(268)	(3,495,417)	(3,788,838)					(3,495,417)	(3,788,838)
Non-Oper Income (Expense)	1,920,646	2,984,382			(477,389)	(14,157)	391,076	(78,320)	(6,976)	75			1,827,357	2,891,979	(1,621,256)	(3,308,004)			206,101	(416,025)
Total Non-Cash Items	(192,775)	403,064	(4,045)	(4,042)	(1,819,370)	(1,189,685)	389,114	(80,620)	(40,712)	(25,309)	(273)	(268)	(1,668,061)	(896,859)	(1,621,256)	(3,308,004)			(3,289,317)	(4,204,863)
Change In Net Assets	(1,132,832)	(560,767)	631,283	(247,438)	3,290,088	(455,796)	4,324,860	753,175	383,281	(199,769)	(21,918)	(565,770)	7,474,764	(1,276,366)	2,048,892	(8,537)			9,523,655	(1,284,903)





San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending September 30, 2022

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	Public Housing		Section 8		Beacon		Real Estate Services		Central Office		Community Initiatives		Capital Funds		Eliminating Company		Combined Total	
	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year
Assets																		
Current Assets																		
Cash & Investments, Unrestricted	2,304	7,462	5,044	2,683	20,692	19,224	21,716	3,785	7,997	12,492	(2,066)	196					55,687	45,843
Cash & Investments, Restricted	19,193	21,070	4,845	7,045	16,268	19,129	10,355	3,050	1,043	893	475	577	1,772	3,526			53,951	55,289
Accounts Receivable	925	291	286	201	7,650	6,328	664	325	3,710	1,643	338	215	2,097	1,350	(8,920)	(4,704)	6,750	5,649
Prepaid Expenses and Other Current Assets	417	398	7,097	7,091	1,973	1,514	34	17	224	183	16	18					9,761	9,219
Total Current Assets	22,839	29,221	17,273	17,020	46,583	46,195	32,769	7,176	12,974	15,210	(1,238)	1,006	3,869	4,876	(8,920)	(4,704)	126,148	116,000
Fixed Assets																		
Land, Buildings and Equipment	396,498	393,843	800	800	216,335	197,879	78,791	66,047	2,862	2,995	22	22					695,310	661,586
Construction In Progress	16,276	14,890			30,062	12,729	255	255	43	21			32,594	27,925			79,229	55,819
Accumulated Depreciation	(314,051)	(305,453)	(766)	(749)	(114,032)	(100,929)	(194)	(196)	(2,057)	(2,299)	(22)	(20)					(431,123)	(409,646)
Total Fixed Assets	98,722	103,280	34	51	132,365	109,679	78,852	66,106	849	717		3	32,594	27,925			343,415	307,760
Other Non-Current Assets																		
Other Non-Current Assets	47,250	45,236			10,097	8,889	36,530	46,521							(26,155)	(33,048)	67,723	67,598
Total Other Non-Current Assets	47,250	45,236			10,097	8,889	36,530	46,521							(26,155)	(33,048)	67,723	67,598
Deferred Outflow of Resources																		
Deferred Outflow of Resources					301	2,249											301	2,249
Total Deferred Outflow of Resources					301	2,249											301	2,249
Total Assets & Deferred Outflow of Resources	168,811	177,737	17,307	17,072	189,346	167,011	148,151	119,803	13,822	15,927	(1,238)	1,009	36,463	32,801	(35,074)	(37,752)	537,587	493,607
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	4,558	2,586	299	684	4,693	4,534	15	41	806	318	29	98	1,483	1,548	(4,501)	(1,839)	7,382	7,970
Other Current Liabilities	3,093	5,574	2,886	4,359	7,565	14,553	1,582	1,667	1,445	1,325	319	109	3,107	2,795	(4,674)	(6,789)	15,323	23,593
Total Current Liabilities	7,651	8,160	3,184	5,043	12,258	19,087	1,597	1,708	2,252	1,644	347	207	4,591	4,343	(9,175)	(8,628)	22,705	31,563
Non-Current Liabilities																		
Non-Current Long Term Debt	5,483	5,666	856	731	134,805	110,323	52,199	45,665					12,587	15,151	(24,189)	(27,476)	181,742	150,060
Total Non-Current Liabilities	5,483	5,666	856	731	134,805	110,323	52,199	45,665					12,587	15,151	(24,189)	(27,476)	181,742	150,060
Deferred Inflows of Resources																		
Deferred Inflow of Resources					186												186	
Total Deferred Inflow of Resources					186												186	
Total Liabilities & Deferred Outflow of Resource	13,134	13,826	4,041	5,774	147,250	129,410	53,796	47,374	2,252	1,644	347	207	17,177	19,494	(33,364)	(36,105)	204,633	181,623
Equity																		
Equity																		
Invested In Capital Assets	98,722	103,280	34	51	(2,585)	(5,659)	76,485	64,639	849	717		3	17,527	10,530	19,359	23,157	210,391	196,718
Restricted Net Assets	19,193	21,070	4,845	7,045	16,268	19,129	10,355	3,050	1,043	893	475	577	1,772	3,526			53,951	55,289
Unrestricted Net Assets	37,761	39,561	8,387	4,202	28,413	24,132	7,515	4,740	9,679	12,674	(2,060)	222	(14)	(749)	(21,070)	(24,805)	68,611	59,977
	156,810	165,375	12,635	11,744	38,806	37,608	90,030	72,025	11,187	13,784	(1,563)	691	17,236	10,345	(1,710)	(1,647)	323,430	309,926
Liabilities, Deferred Inflows of Resc and Equity	168,811	177,737	17,307	17,072	189,346	167,011	148,151	119,803	13,822	15,927	(1,238)	1,009	36,463	32,801	(35,074)	(37,752)	537,587	493,607