



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **December 8, 2022**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

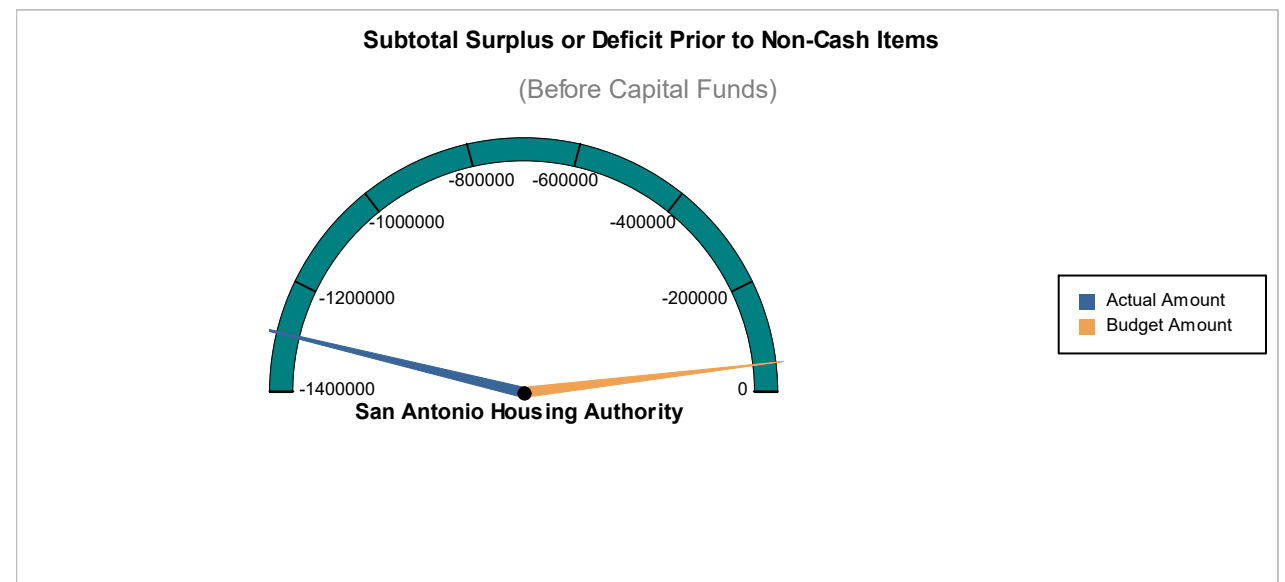
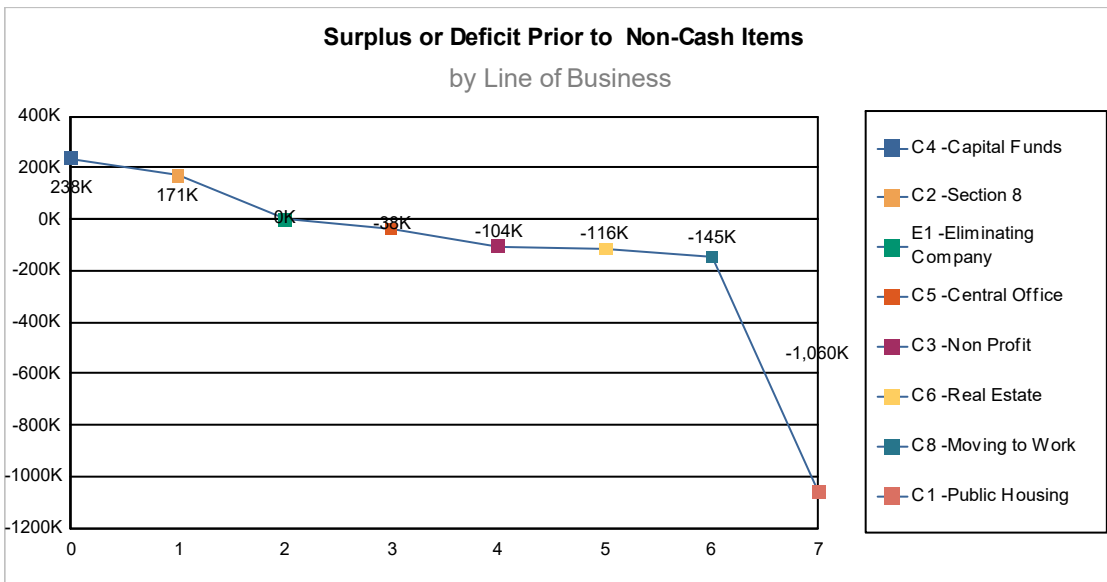
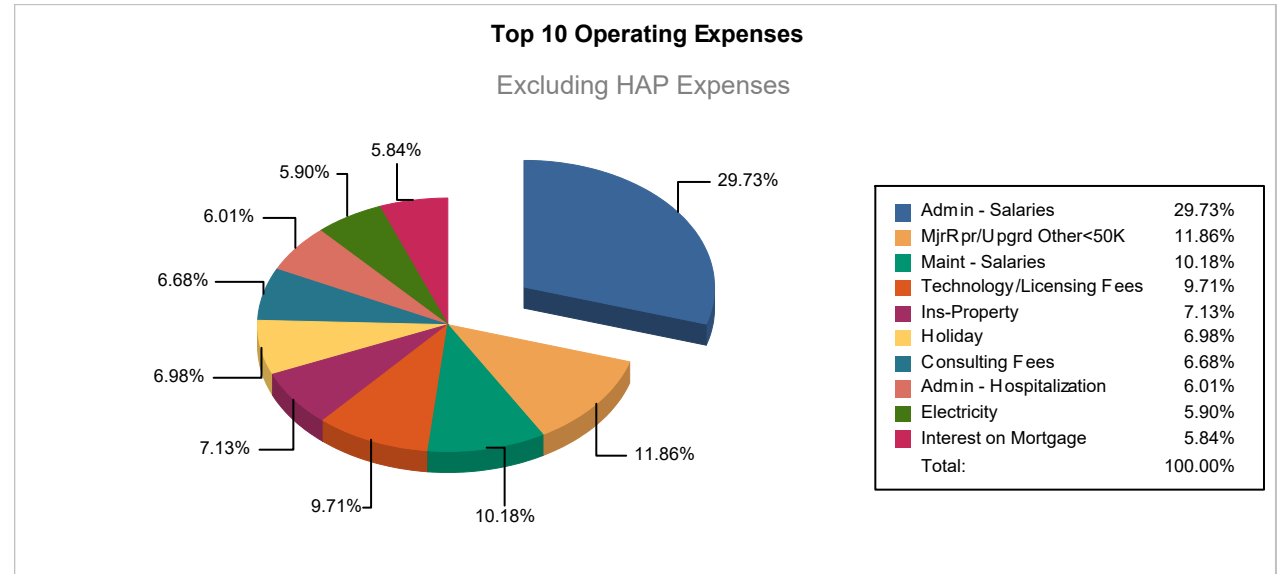
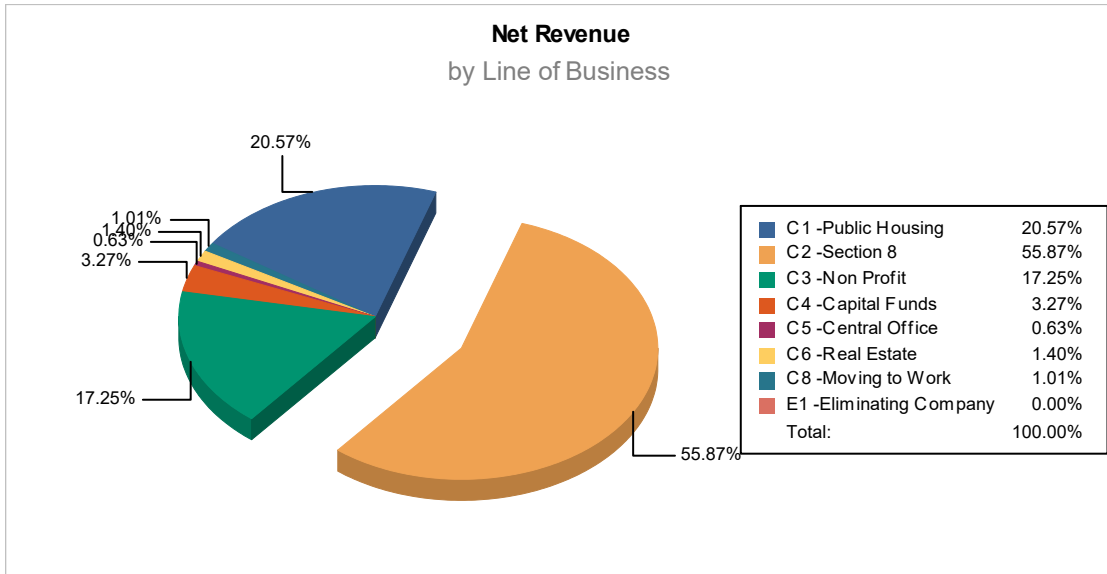
1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet



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

GJdelIncomeStatementByResponsibility
 rp_GJdelIncomeStatementByResponsibility
 12/8/2022 3:01:26PM
 Page 1 of 2

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	929,288	968,318			2,464,107	2,897,319							3,393,395	3,865,637					3,393,395	3,865,637	
Bad Debt, Net of Collections	(111,470)	(30,426)			(216,670)	(131,670)							(328,140)	(162,096)					(328,140)	(162,096)	
Other Tenant Revenue	8,873	15,429			189,241	140,024							198,114	155,453					198,114	155,453	
Grants	2,402,549	2,323,958	994,702	847,840	269,935	289,087					104,604	143,331	3,771,789	3,604,215	515,876	1,377,913	(48,664)		4,239,001	4,982,128	
HAP Revenue			7,804,918	8,761,405									7,804,918	8,761,405					7,804,918	8,761,405	
Miscellaneous Revenue	12,288	22,569	2,525	2,000	10,840	10,476	221,012	577,671	98,496	117,424	53,907	23,510	399,067	753,649			(105,220)	(97,796)	293,847	655,854	
Net Revenue	3,241,528	3,299,847	8,802,145	9,611,245	2,717,452	3,205,236	221,012	577,671	98,496	117,424	158,511	166,841	15,239,143	16,978,264	515,876	1,377,913	(153,883)	(97,796)	15,601,136	18,258,381	
Operating Expense																					
Salaries and Benefits	1,061,644	1,219,919	453,190	505,247	679,723	735,896	171,883	202,507	861,800	1,051,645	226,098	282,875	3,454,337	3,998,089					3,454,337	3,998,089	
Supplies and Materials	413,106	178,341		2	104,993	110,034			2,414	2,071			520,513	290,448					520,513	290,448	
Fleet Costs	18,836	15,436	4,215	2,326	1,871	2,956			5,093	3,638		315	30,014	24,954					30,014	24,954	
Outside Services	1,224,865	647,789	96	37	588,122	416,975	8,896	6,867	49,239	33,767			1,871,219	1,105,434	34,004	5,998			1,905,223	1,111,431	
Utilities	339,960	487,683			291,128	301,463	172	238	28,215	12,493			659,476	801,876					659,476	801,876	
Protective Services	59,280	59,664		333	45,444	37,772	1,020	367	8,991	14,083		475	114,734	112,695					114,734	112,695	
Insurance	375,208	159,367	14,477	12,041	22,876	170,126	1,540	2,946	1,297	11,603	447	3,137	415,844	359,218					415,844	359,218	
HAP Expense			7,736,660	8,736,361									7,736,660	8,736,361					7,736,660	8,736,361	
Other Expenses	256,498	245,495	127,281	177,650	330,147	188,039	260,216	100,270	275,934	198,620	88,317	75,916	1,338,394	985,990		3,388	(116,108)	(109,060)	1,222,285	880,318	
Total Operating Expense	3,749,397	3,013,694	8,335,918	9,433,996	2,064,303	1,963,261	443,729	313,477	1,232,984	1,327,919	314,862	362,718	16,141,192	16,415,065	34,004	9,385	(116,108)	(109,060)	16,059,088	16,315,390	
Total Operating Income	(507,868)	286,154	466,226	177,248	653,149	1,241,976	(222,717)	264,194	(1,134,488)	(1,210,496)	(156,351)	(195,877)	(902,049)	563,199	481,871	1,368,528	(37,775)	11,264	(457,952)	1,942,991	
Non-Operating Income (Expense)																					
Interest Expense	(19,308)	(19,134)			(417,732)	(438,018)							(437,040)	(457,319)	(26,263)	(26,263)	58,297	34,035	(405,006)	(449,546)	
Interest Income	144,031	96,081	10,518	38	82,597	22,416	106,906	15,343	15,072	100	883	1	360,008	133,979	4,106	10	(58,297)	(34,035)	305,817	99,954	
Replacement/Extraordinary Item	(81,331)	(120,673)			(192,153)	(129,703)							(273,484)	(250,955)					(273,484)	(250,955)	
Other Income (Expense)	(264,081)	(241,255)		425		(41,844)		(2,450)		708			(264,081)	(284,416)			48,664		(215,418)	(284,416)	
Management Fees	(475,100)	(484,091)	(237,660)	(262,585)	(230,138)	(286,290)	(525)	(431)	1,081,177	1,145,819	(693)	(569)	137,060	111,852	(134,642)	(109,869)	(10,889)	(11,264)	(8,470)	(9,281)	
Transfers	143,969	123,237	(68,257)										10,910	7,465	86,622	130,703	(86,622)	(130,703)		0	
Total Non-Operating Income (Expense)	(551,821)	(645,834)	(295,399)	(262,123)	(757,426)	(873,439)	106,381	12,295	1,096,249	1,146,048	11,100	6,897	(390,915)	(616,156)	(243,421)	(266,824)	37,775	(11,264)	(596,561)	(894,245)	
Surplus or Deficit Prior to Non-Cash Items	(1,059,689)	(359,681)	170,828	(84,875)	(104,277)	368,537	(116,336)	276,489	(38,239)	(64,448)	(145,251)	(188,981)	(1,292,964)	(52,958)	238,450	1,101,703			(1,054,514)	1,048,746	
Non-Cash Items																					
Depreciation & Amortization	(714,344)	(851,560)	(2,093)	(1,288)	(485,564)	(390,379)	(766)	(766)	(11,348)	(8,238)			(1,214,116)	(1,252,232)					(1,214,116)	(1,252,232)	
Non-Oper Income (Expense)		994,794				(4,719)		(26,000)		25				964,100		(1,102,668)				(138,568)	
Total Non-Cash Items	(714,344)	143,234	(2,093)	(1,288)	(485,564)	(395,098)	(766)	(26,766)	(11,348)	(8,213)			(1,214,116)	(288,132)		(1,102,668)			(1,214,116)	(1,390,800)	
Change In Net Assets	(1,774,033)	(216,447)	168,735	(86,162)	(589,841)	(26,562)	(117,102)	249,723	(49,587)	(72,661)	(145,251)	(188,981)	(2,507,080)	(341,089)	238,450	(965)			(2,268,629)	(342,054)	



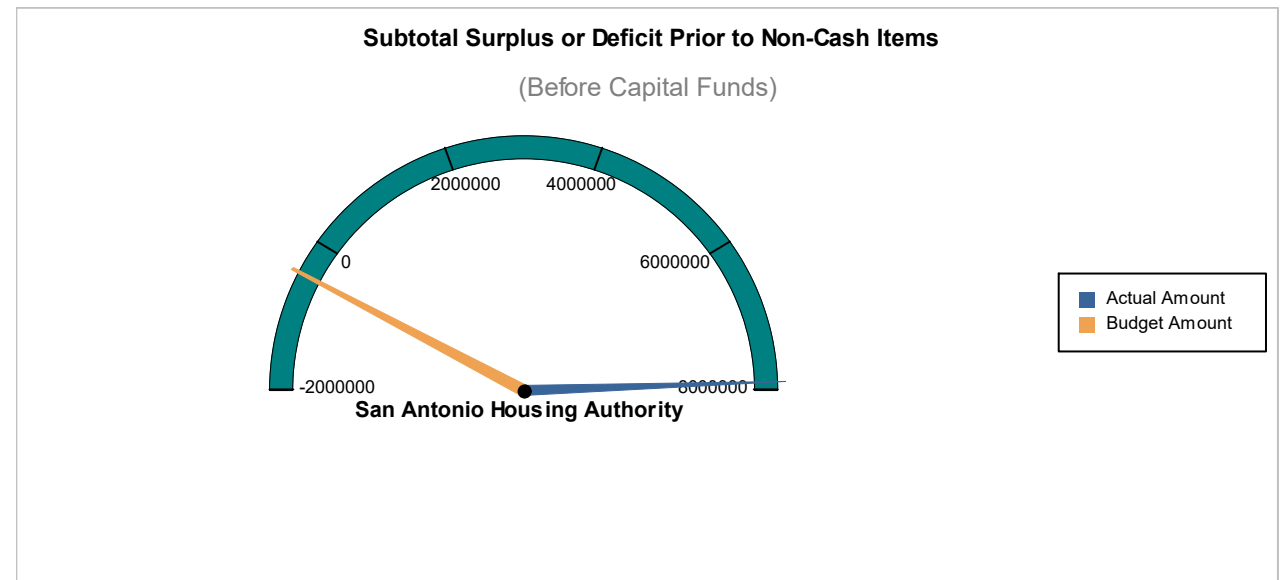
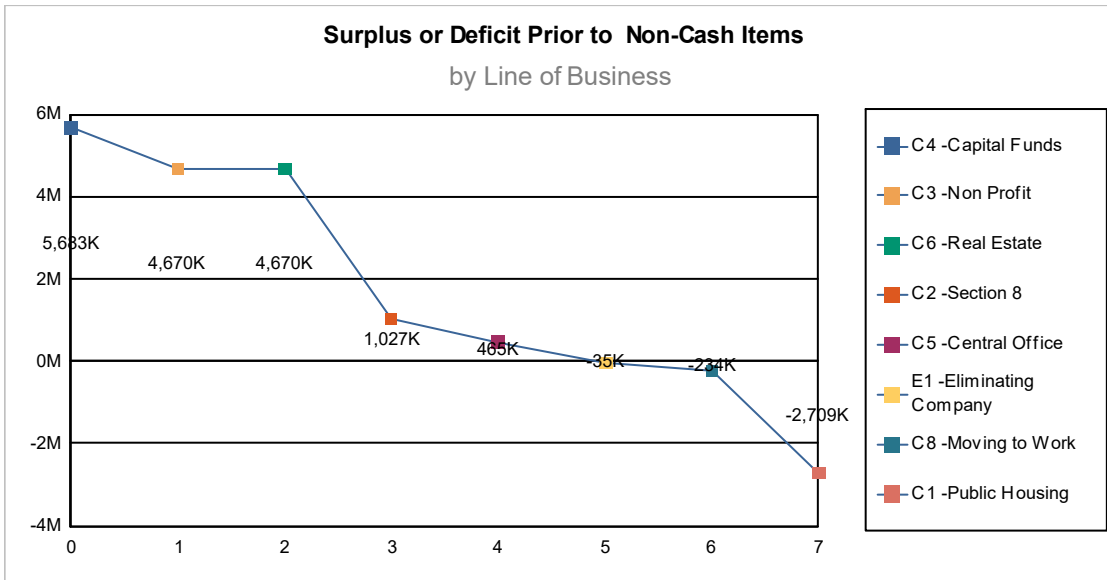
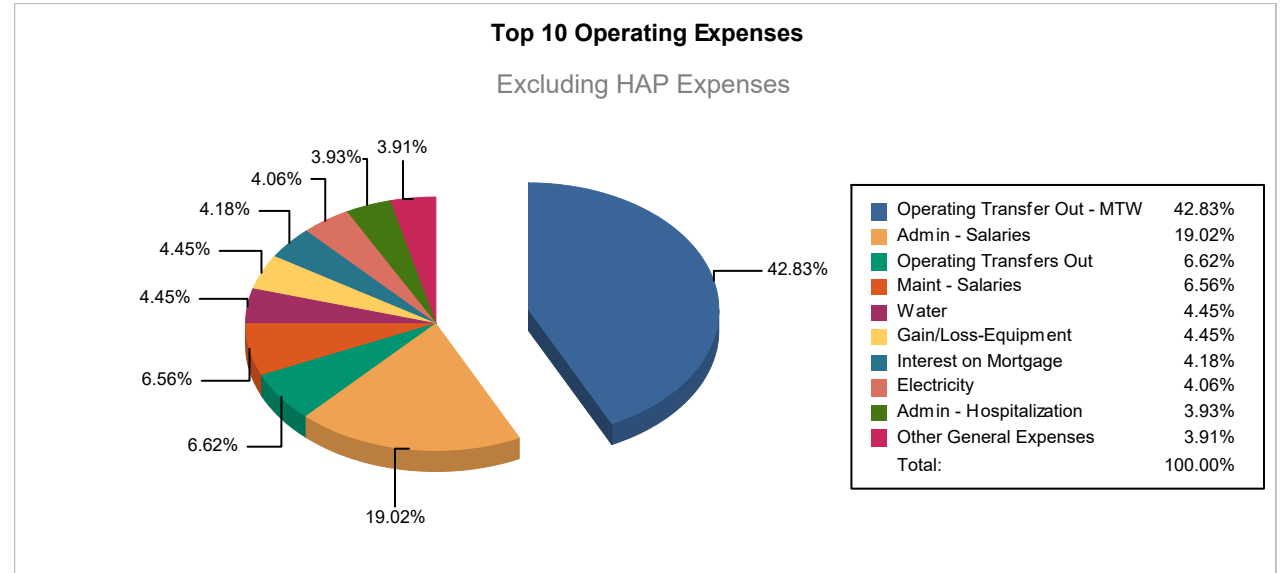
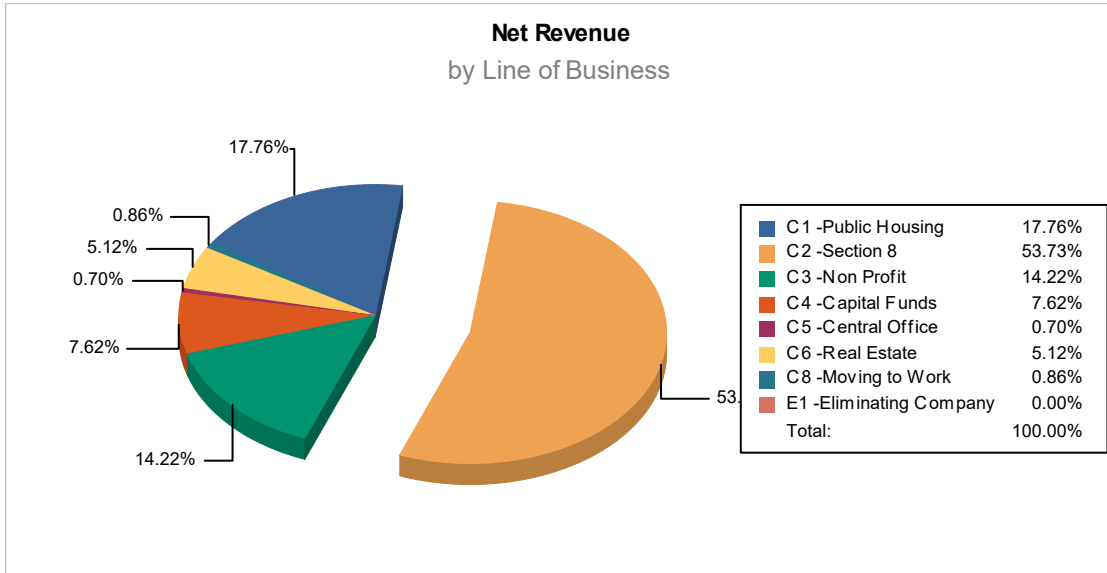


San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending November 30, 2022
Actual Amounts Vs. Approved Budget Comparison

GLJdeIncomeStatementByResponsibility
rp_GLJdeIncomeStatementByResponsibility
12/8/2022 3:01:51PM
Page 1 of 2

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	4,596,979	4,841,588			12,212,246	14,454,767							16,809,225	19,296,355					16,809,225	19,296,355
Bad Debt, Net of Collections	(409,339)	(152,128)			(1,220,347)	(658,345)							(1,629,686)	(810,473)					(1,629,686)	(810,473)
Other Tenant Revenue	72,773	77,146			691,621	731,635							764,394	808,781					764,394	808,781
Grants	12,246,900	11,619,789	4,989,146	4,239,200	1,528,581	1,430,478					524,610	716,653	19,289,237	18,006,119	7,106,669	6,889,565	(244,409)		26,151,497	24,895,684
HAP Revenue			45,123,751	43,807,024									45,123,751	43,807,024					45,123,751	43,807,024
Miscellaneous Revenue	59,498	112,943	11,223	10,000	51,822	57,281	4,773,616	2,892,776	648,363	587,118	281,356	117,550	5,825,876	3,777,667			(420,184)	(488,979)	5,405,692	3,288,689
Net Revenue	16,566,811	16,499,337	50,124,120	48,056,224	13,263,922	16,015,817	4,773,616	2,892,776	648,363	587,118	805,966	834,203	86,182,797	84,885,474	7,106,669	6,889,565	(664,593)	(488,979)	92,624,873	91,286,060
Operating Expense																				
Salaries and Benefits	5,115,758	6,099,593	2,128,011	2,526,236	3,134,688	3,903,540	684,788	1,012,535	4,240,756	5,258,226	1,087,780	1,414,377	16,391,780	20,214,508					16,391,780	20,214,508
Supplies and Materials	1,430,617	891,706		8	696,364	548,789				8,756	10,354		2,135,737	1,450,857					2,135,737	1,450,857
Fleet Costs	93,157	77,182	17,822	11,629	17,116	15,328	160	1,417	20,162	18,191		1,573	148,417	125,320					148,417	125,320
Outside Services	5,199,952	3,238,946	280	183	2,165,054	2,124,444	30,013	34,333	79,700	168,833			7,474,999	5,566,740	188,334	29,988			7,663,333	5,596,727
Utilities	2,335,739	2,438,816			1,634,094	1,510,789	829	1,188	81,191	62,463			4,051,852	4,013,256					4,051,852	4,013,256
Protective Services	239,567	298,321		1,667	142,692	188,862	1,396	1,833	40,372	70,417		2,375	424,027	563,474					424,027	563,474
Insurance	846,887	809,170	44,755	65,089	980,794	857,380	54,649	15,603	35,791	65,742	6,654	18,330	1,969,530	1,831,314					1,969,530	1,831,314
HAP Expense			37,906,908	43,681,805									37,906,908	43,681,805					37,906,908	43,681,805
Other Expenses	1,039,051	1,155,595	600,591	869,451	903,949	915,221	597,259	497,255	1,103,069	962,053	405,305	374,814	4,649,224	4,774,389	2,000	16,940	(477,950)	(545,300)	4,173,274	4,246,029
Total Operating Expense	16,300,727	15,009,328	40,698,367	47,156,068	9,674,752	10,064,353	1,369,093	1,564,164	5,609,797	6,616,280	1,499,739	1,811,470	75,152,474	82,221,662	190,334	46,927	(477,950)	(545,300)	74,864,858	81,723,290
Total Operating Income	266,084	1,490,009	9,425,753	900,155	3,589,170	5,951,464	3,404,523	1,328,612	(4,961,434)	(6,029,162)	(693,773)	(977,267)	11,030,323	2,663,812	6,916,334	6,842,638	(186,643)	56,321	17,760,014	9,562,771
Non-Operating Income (Expense)																				
Interest Expense	(97,643)	(95,671)			(3,203,937)	(2,273,260)		(833)					(3,301,580)	(2,369,764)	(137,588)	(137,588)	484,759	265,906	(2,954,408)	(2,241,446)
Interest Income	673,342	570,674	19,921	188	229,997	112,080	389,442	76,720	31,495	502	2,225	5	1,346,421	760,169	11,489	52	(519,631)	(265,906)	838,279	494,315
Replacement/Extraordinary Item	(494,598)	(603,363)			(730,050)	(648,774)							(1,224,648)	(1,255,034)					(1,224,648)	(1,255,034)
Other Income (Expense)	(1,254,942)	(1,206,274)		2,125	166,308	(209,220)		(12,250)		3,540			(1,088,633)	(1,422,080)			244,409		(844,224)	(1,422,080)
Management Fees	(2,384,126)	(2,420,456)	(1,202,458)	(1,312,927)	(1,110,155)	(1,480,455)	(2,512)	(2,155)	5,394,770	5,729,097	(3,317)	(2,846)	692,202	510,258	(673,208)	(549,346)	(57,766)	(56,321)	(38,771)	(95,409)
Transfers	582,470	616,187	(7,215,844)		5,728,577		878,289						460,722	37,326	434,214	653,513	(434,214)	(653,513)		0
Total Non-Operating Income (Expense)	(2,975,498)	(3,138,903)	(8,398,381)	(1,310,615)	1,080,741	(4,499,628)	1,265,219	61,481	5,426,265	5,730,241	459,630	34,485	(3,142,023)	(3,122,939)	(1,233,521)	(1,340,394)	151,772	(56,321)	(4,223,773)	(4,519,654)
Surplus or Deficit Prior to Non-Cash Items	(2,709,414)	(1,648,894)	1,027,373	(410,460)	4,669,911	1,451,836	4,669,742	1,390,094	464,831	(298,920)	(234,143)	(942,783)	7,888,300	(459,127)	5,682,813	5,502,244	(34,872)		13,536,241	5,043,117
Non-Cash Items																				
Depreciation & Amortization	(3,541,052)	(4,291,771)	(9,958)	(6,618)	(2,287,830)	(1,956,287)	(3,495)	(3,832)	(55,989)	(41,860)	(273)	(268)	(5,898,596)	(6,300,635)					(5,898,596)	(6,300,635)
Non-Oper Income (Expense)	3,220,519	4,973,970			(479,748)	(23,595)	391,076	(130,320)	(6,976)	125			3,124,871	4,820,179	(2,117,049)	(5,513,340)			1,007,822	(693,161)
Total Non-Cash Items	(320,533)	682,199	(9,958)	(6,618)	(2,767,577)	(1,979,882)	387,581	(134,152)	(62,966)	(41,735)	(273)	(268)	(2,773,725)	(1,480,456)	(2,117,049)	(5,513,340)			(4,890,774)	(6,993,796)
Change In Net Assets	(3,029,946)	(966,695)	1,017,415	(417,078)	1,902,334	(528,046)	5,057,323	1,255,941	401,865	(340,656)	(234,415)	(943,050)	5,114,575	(1,939,583)	3,565,764	(11,096)	(34,872)		8,645,467	(1,950,679)

UNAUDITED
For Internal Use Only





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

GJdeBalanceSheetByResponsibility
rp_deBalanceSheetByResponsibility
12/8/2022 3:01:01PM
Page 1 of 1

	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	1,571	5,423	6,017	3,930	20,493	20,557	23,538	4,267	5,739	11,273	518	220						57,877	45,669
Cash & Investments, Restricted	19,718	20,559	2,505	7,987	15,787	18,027	10,356	3,030	1,043	893	507	569	1,766	2,882				51,681	53,947
Accounts Receivable	974	324	59	144	9,929	7,669	1,436	643	5,493	2,213	280	255	1,695	1,318	(12,220)	(6,901)		7,647	5,665
Prepaid Expenses and Other Current Assets	408	364	6,969	6,642	1,561	1,087	23	11	173	123	13	13						9,148	8,240
Total Current Assets	22,671	26,669	15,549	18,704	47,770	47,340	35,354	7,951	12,449	14,502	1,319	1,057	3,461	4,200	(12,220)	(6,901)		126,353	113,521
Fixed Assets																			
Land, Buildings and Equipment	397,661	393,889	849	800	218,585	198,905	82,498	66,026	2,889	3,158	22	22						702,504	662,801
Construction In Progress	15,557	16,240			30,038	17,107	255	255	277	103			33,694	28,791				79,821	62,496
Accumulated Depreciation	(315,479)	(306,916)	(772)	(752)	(114,963)	(101,813)	(196)	(177)	(2,079)	(2,322)	(22)	(20)						(433,512)	(412,001)
Total Fixed Assets	97,739	103,214	76	48	133,660	114,198	82,557	66,103	1,088	938		2	33,694	28,791				348,814	313,295
Other Non-Current Assets																			
Other Non-Current Assets	47,811	45,572			10,122	8,917	35,906	46,401							0	(28,663)	(33,388)	65,176	67,503
Total Other Non-Current Assets	47,811	45,572			10,122	8,917	35,906	46,401							0	(28,663)	(33,388)	65,176	67,503
Deferred Outflow of Resources																			
Deferred Outflow of Resources					286	2,230												286	2,230
Total Deferred Outflow of Resources					286	2,230												286	2,230
Total Assets & Deferred Outflow of Resources	168,221	175,454	15,626	18,752	191,838	172,686	153,816	120,456	13,536	15,440	1,319	1,059	37,155	32,991	(40,883)	(40,289)		540,628	496,549
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	5,800	1,975	836	991	5,951	5,998	79	27	608	(249)	59	47	1,656	2,062	(6,719)	(2,344)		8,269	8,508
Other Current Liabilities	3,090	4,191	2,771	6,511	8,500	15,238	1,760	1,630	1,340	1,363	558	249	2,519	2,301	(6,738)	(8,459)		13,800	23,024
Total Current Liabilities	8,890	6,166	3,607	7,503	14,451	21,236	1,839	1,657	1,947	1,114	617	297	4,175	4,363	(13,457)	(10,802)		22,069	31,533
Non-Current Liabilities																			
Non-Current Long Term Debt	5,501	5,632	866	731	136,503	113,537	56,921	45,567					12,179	14,800	(25,681)	(27,777)		186,288	152,491
Total Non-Current Liabilities	5,501	5,632	866	731	136,503	113,537	56,921	45,567					12,179	14,800	(25,681)	(27,777)		186,288	152,491
Deferred Inflows of Resources																			
Deferred Inflow of Resources					186													186	
Total Deferred Inflow of Resources					186													186	
Total Liabilities & Deferred Outflow of Resource	14,391	11,798	4,473	8,233	151,140	134,773	58,760	47,224	1,947	1,114	617	297	16,353	19,163	(39,138)	(38,579)		208,543	184,024
Equity																			
Equity																			
Invested In Capital Assets	97,739	103,214	76	48	(3,177)	(4,353)	81,090	64,637	1,088	938		2	19,036	11,747	20,869	23,469		216,721	199,702
Restricted Net Assets	19,718	20,559	2,505	7,987	15,787	18,027	10,356	3,030	1,043	893	507	569	1,766	2,882				51,681	53,947
Unrestricted Net Assets	36,374	39,884	8,572	2,483	28,088	24,239	3,610	5,565	9,458	12,495	195	191	0	(801)	(22,614)	(25,179)		63,682	58,876
	156,860	165,375	10,136	11,744	38,795	37,608	89,999	72,025	11,187	13,784	936	691	17,236	10,345	(1,710)	(1,647)		323,439	309,926
Liabilities, Deferred Inflows of Resc and Equity	168,221	175,454	15,626	18,752	191,838	172,686	153,816	120,456	13,536	15,440	1,319	1,059	37,155	32,991	(40,883)	(40,289)		540,628	496,549