



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **January 31, 2023**

Issue Date: **February 7, 2023**

(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

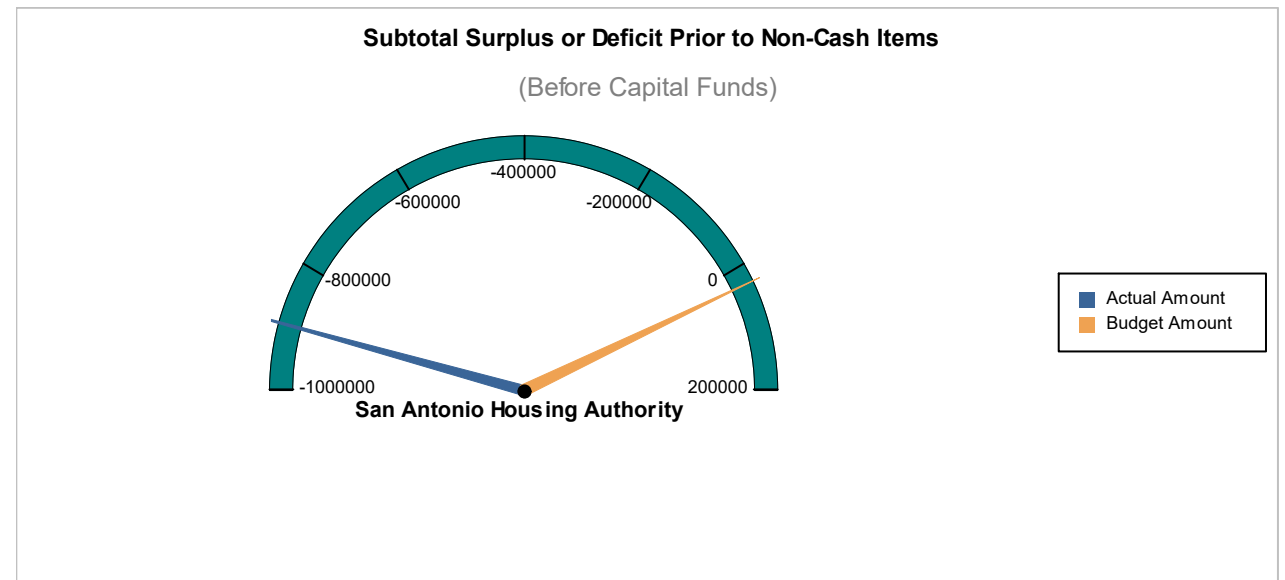
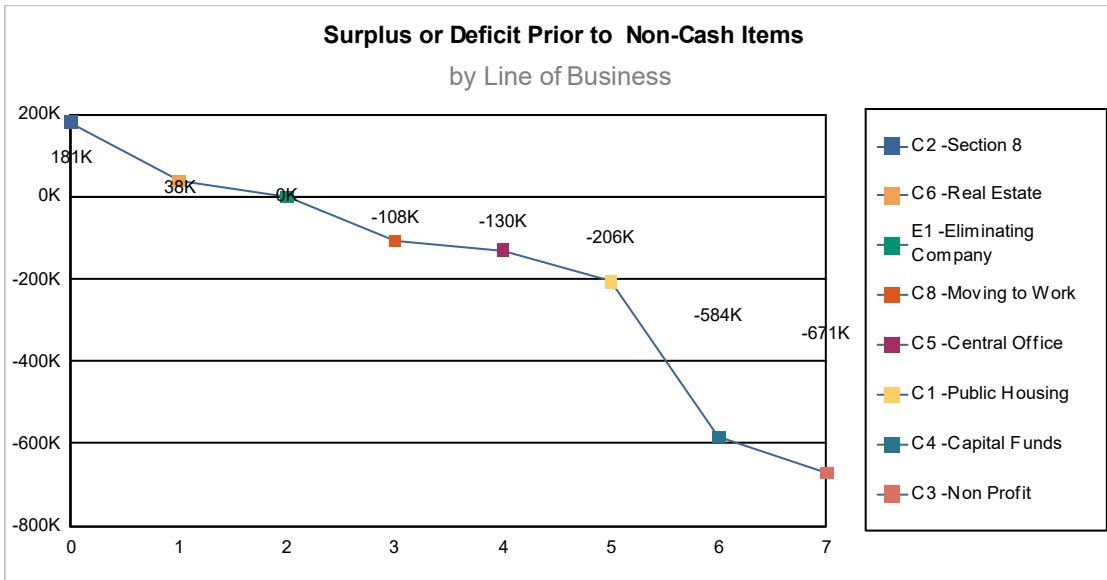
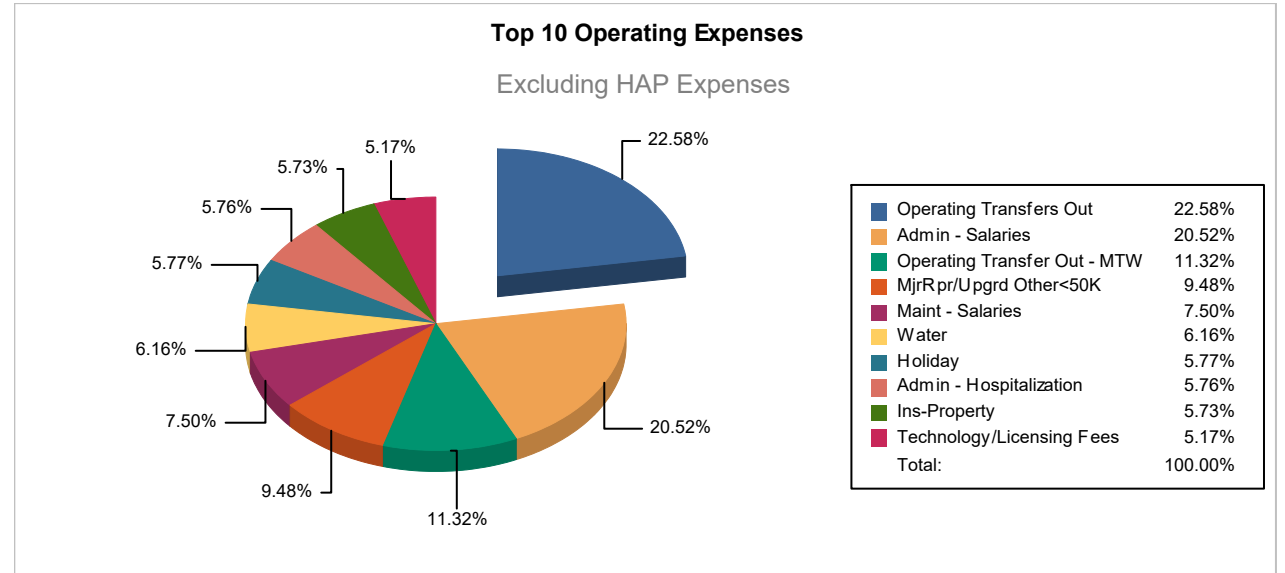
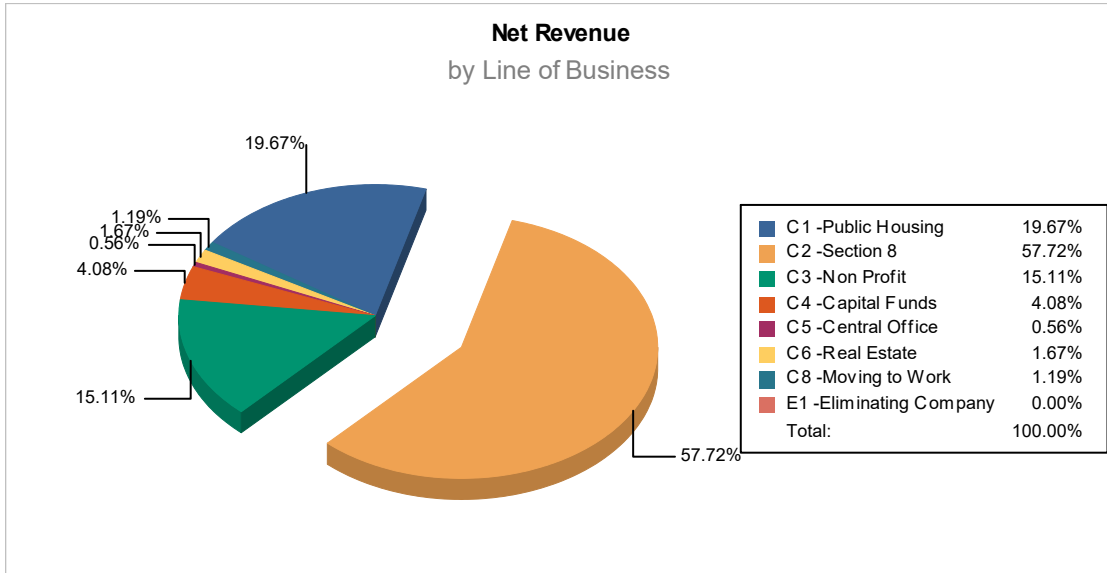
LINDA LE
Controller

JENNIFER MIRELES
Budget Manager



San Antonio Housing Authority
Combined Income Statement - Current Month
Period Ending January 31, 2023
Actual Amounts Vs. Approved Budget Comparison

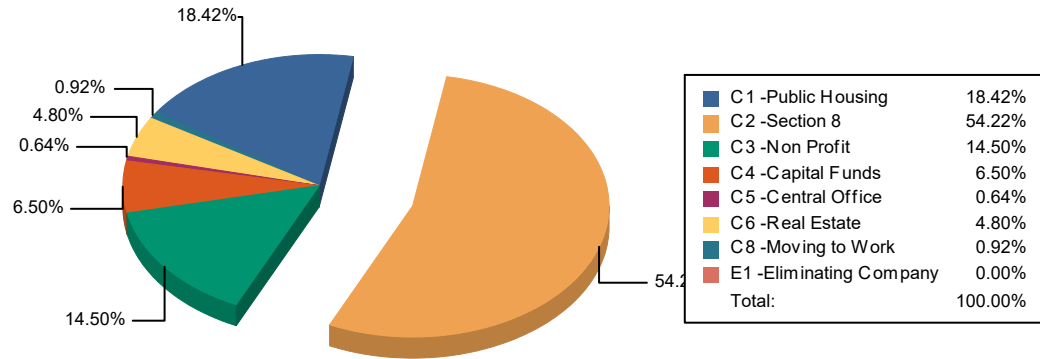
Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	974,211	968,318			2,488,565	2,897,275							3,462,777	3,865,593					3,462,777	3,865,593	
Bad Debt, Net of Collections	(317,162)	(30,426)			(697,294)	(131,595)							(1,014,456)	(162,021)					(1,014,456)	(162,021)	
Other Tenant Revenue	6,717	15,429			(20,325)	141,464							(13,609)	156,893					(13,609)	156,893	
Grants	2,203,890	2,323,958	971,853	847,840	466,087	285,899					93,830	143,331	3,735,659	3,601,027	607,195	1,377,913	(45,576)		4,297,279	4,978,940	
HAP Revenue			7,615,282	8,761,405									7,615,282	8,761,405					7,615,282	8,761,405	
Miscellaneous Revenue	60,588	22,569	6,711	2,000	12,431	13,101	248,658	668,941	84,048	117,424	83,136	23,510	495,572	847,544			(104,852)	(112,796)	390,720	734,748	
Net Revenue	2,928,243	3,299,847	8,593,846	9,611,245	2,249,464	3,206,144	248,658	668,941	84,048	117,424	176,966	166,841	14,281,225	17,070,441	607,195	1,377,913	(150,428)	(112,796)	14,737,993	18,335,558	
Operating Expense																					
Salaries and Benefits	956,100	1,219,919	409,856	505,247	583,787	734,660	93,509	202,507	890,470	1,051,645	207,161	282,875	3,140,884	3,996,853					3,140,884	3,996,853	
Supplies and Materials	212,565	178,341		2	113,472	109,722			162	2,071			326,200	290,136					326,200	290,136	
Fleet Costs	18,567	15,436	443	2,326	3,402	3,506	1,665	283	2,021	3,638		315	26,098	25,504					26,098	25,504	
Outside Services	963,504	647,789	48	37	558,964	418,672	4,193	6,867	38,323	33,767			1,565,031	1,107,131	383,074	5,998			1,948,105	1,113,128	
Utilities	562,775	487,683			299,727	301,463	164	238	2,366	12,493			865,032	801,876					865,032	801,876	
Protective Services	59,466	59,664		333	20,639	37,772		367		14,083		475	80,105	112,695					80,105	112,695	
Insurance	41,407	159,367	12,662	12,041	407,714	170,126	11,570	2,946	19,974	11,603	4,586	3,137	497,912	359,218					497,912	359,218	
HAP Expense			7,594,557	8,736,361									7,594,557	8,736,361					7,594,557	8,736,361	
Other Expenses	330,286	242,072	151,123	176,755	212,080	189,091	150,361	100,075	405,052	197,142	83,647	75,689	1,332,549	980,824		3,388	(99,912)	(109,060)	1,232,637	875,152	
Total Operating Expense	3,144,670	3,010,271	8,168,689	9,433,101	2,199,784	1,965,012	261,461	313,282	1,358,368	1,326,441	295,394	362,491	15,428,368	16,410,598	383,074	9,385	(99,912)	(109,060)	15,711,530	16,310,923	
Total Operating Income	(216,427)	289,577	425,156	178,144	49,680	1,241,132	(12,804)	355,659	(1,274,321)	(1,209,017)	(118,427)	(195,650)	(1,147,142)	659,844	224,121	1,368,528	(50,516)	(3,736)	(973,537)	2,024,635	
Non-Operating Income (Expense)																					
Interest Expense	(38,056)	(19,134)			(442,493)	(452,389)							(480,549)	(471,690)	(24,996)	(24,996)	76,095	49,041	(429,449)	(447,644)	
Interest Income	159,331	96,662	20,596	38	112,215	22,416	142,800	15,349	15,389	100	1,226	1	451,556	134,566	6,086	10	(61,095)	(34,041)	396,546	100,535	
Replacement/Extraordinary Item	(109,421)	(120,673)			(174,857)	(129,703)							(284,277)	(250,955)					(284,277)	(250,955)	
Other Income (Expense)	(280,542)	(241,255)		425	52,632	(41,844)		(2,450)		708			(227,910)	(284,416)			45,576		(182,335)	(284,416)	
Management Fees	(478,478)	(484,091)	(244,134)	(262,585)	(268,603)	(286,290)	(525)	(431)	1,129,098	1,145,819	(693)	(569)	136,665	111,852	(134,642)	(109,869)	(10,060)	(11,264)	(8,037)	(9,281)	
Transfers	757,391	123,237	(20,724)				(91,838)						10,030	7,465	654,859	130,703	(654,859)	(130,703)		0	
Total Non-Operating Income (Expense)	10,225	(645,253)	(244,262)	(262,123)	(721,105)	(887,810)	50,436	12,301	1,144,487	1,146,048	10,563	6,897	250,343	(629,940)	(808,410)	(265,557)	50,516	3,736	(507,552)	(891,761)	
Surplus or Deficit Prior to Non-Cash Items	(206,202)	(355,677)	180,894	(83,979)	(671,425)	353,322	37,632	367,960	(129,833)	(62,969)	(107,865)	(188,754)	(896,799)	29,903	(584,289)	1,102,971			(1,481,088)	1,132,874	
Non-Cash Items																					
Depreciation & Amortization	(758,676)	(844,956)	(2,093)	(1,288)	(456,636)	(377,584)	(12,917)	(12,917)	(11,348)	(8,238)			(1,241,670)	(1,244,982)					(1,241,670)	(1,244,982)	
Non-Oper Income (Expense)	(1,290,359)	994,794				(4,719)		(26,000)		25			(1,290,359)	964,100	1,258,266	(1,102,668)			(32,093)	(138,568)	
Total Non-Cash Items	(2,049,036)	149,838	(2,093)	(1,288)	(456,636)	(382,303)	(12,917)	(38,917)	(11,348)	(8,213)			(2,532,029)	(280,882)	1,258,266	(1,102,668)			(1,273,763)	(1,383,550)	
Change In Net Assets	(2,255,238)	(205,838)	178,801	(85,267)	(1,128,061)	(28,980)	24,716	329,043	(141,182)	(71,182)	(107,865)	(188,754)	(3,428,828)	(250,979)	673,977	303			(2,754,852)	(250,676)	



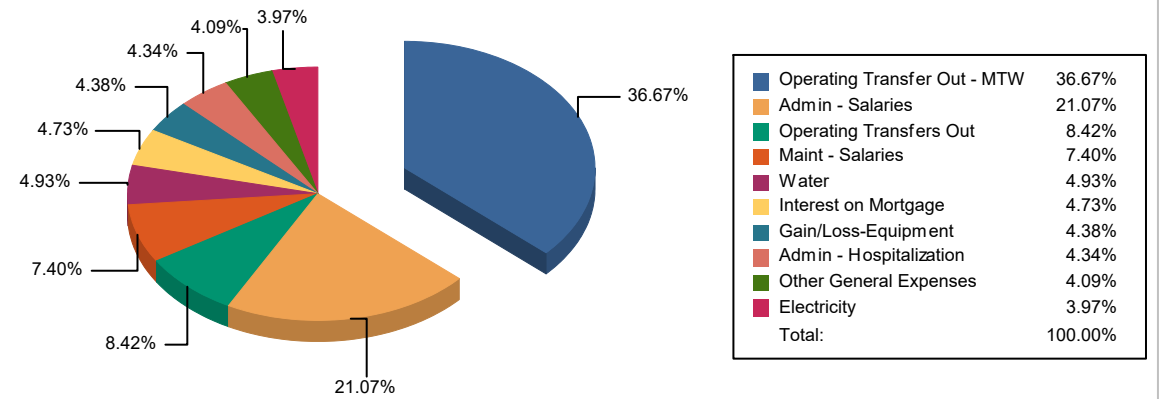
**San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending January 31, 2023
Actual Amounts Vs. Approved Budget Comparison**

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	6,539,533	6,778,223			17,100,174	20,249,344							23,639,707	27,027,567					23,639,707	27,027,567
Bad Debt, Net of Collections	(914,631)	(212,980)			(2,190,212)	(921,344)							(3,104,844)	(1,134,324)					(3,104,844)	(1,134,324)
Other Tenant Revenue	94,554	108,004			797,697	1,013,589							892,251	1,121,593					892,251	1,121,593
Grants	17,125,653	16,267,705	7,129,079	5,934,880	2,327,221	2,006,404					736,676	1,003,314	27,318,629	25,212,303	8,117,299	9,645,391	(342,384)		35,093,544	34,857,694
HAP Revenue			60,568,840	61,329,833									60,568,840	61,329,833					60,568,840	61,329,833
Miscellaneous Revenue	156,119	158,080	18,084	14,000	81,264	80,883	5,997,399	4,135,668	800,888	821,965	410,716	164,570	7,464,470	5,375,165			(595,456)	(699,670)	6,869,014	4,675,495
Net Revenue	23,001,228	23,099,032	67,716,002	67,278,713	18,116,145	22,428,876	5,997,399	4,135,668	800,888	821,965	1,147,393	1,167,884	116,779,053	118,932,137	8,117,299	9,645,391	(937,840)	(699,670)	123,958,512	127,877,858
Operating Expense																				
Salaries and Benefits	7,253,479	8,746,401	3,068,729	3,619,257	4,445,857	5,490,321	980,984	1,433,655	6,055,331	7,444,372	1,550,650	2,021,819	23,355,030	28,755,825					23,355,030	28,755,825
Supplies and Materials	1,913,158	1,248,388		12	905,256	768,143			10,956	14,496	2,247		2,831,616	2,031,039					2,831,616	2,031,039
Fleet Costs	134,316	108,055	19,478	16,281	23,780	21,789	1,825	1,983	23,477	25,467		2,203	202,875	175,778					202,875	175,778
Outside Services	7,186,327	4,534,524	382	257	3,102,694	2,965,823	36,059	48,067	123,075	236,367			10,448,537	7,785,037	571,408	41,983			11,019,945	7,827,019
Utilities	3,285,810	3,414,182			2,218,791	2,113,715	1,149	1,663	98,660	87,449			5,604,410	5,617,008					5,604,410	5,617,008
Protective Services	368,173	417,649		2,333	214,028	264,407	1,396	2,567	51,150	98,583		3,325	634,747	788,864					634,747	788,864
Insurance	930,185	1,127,903	69,074	89,170	1,409,060	1,197,631	67,007	21,495	63,568	88,948	13,368	24,603	2,552,262	2,549,749					2,552,262	2,549,749
HAP Expense			52,878,063	61,154,528									52,878,063	61,154,528					52,878,063	61,154,528
Other Expenses	1,521,028	1,643,161	823,760	1,223,856	1,218,336	1,298,502	949,564	697,600	1,805,297	1,357,815	555,708	526,420	6,873,693	6,747,353	2,000	23,715	(660,000)	(763,520)	6,215,693	6,007,549
Total Operating Expense	22,592,475	21,240,262	56,859,487	66,105,693	13,537,802	14,120,330	2,037,984	2,207,029	8,231,513	9,353,496	2,121,972	2,578,370	105,381,233	115,605,180	573,408	65,698	(660,000)	(763,520)	105,294,641	114,907,359
Total Operating Income	408,753	1,858,770	10,856,515	1,173,020	4,578,342	8,308,546	3,959,415	1,928,638	(7,430,625)	(8,531,531)	(974,579)	(1,410,486)	11,397,820	3,326,957	7,543,890	9,579,693	(277,840)	63,850	18,663,871	12,970,500
Non-Operating Income (Expense)																				
Interest Expense	(154,896)	(133,939)			(4,185,378)	(3,168,236)			(1,167)				(4,340,274)	(3,303,342)	(188,214)	(188,214)	620,489	348,985	(3,907,999)	(3,142,572)
Interest Income	1,035,570	763,998	70,198	263	521,878	156,912	723,534	107,413	87,679	703	6,034	7	2,444,892	1,029,296	26,901	73	(640,361)	(333,985)	1,831,433	695,385
Replacement/Extraordinary Item	(726,986)	(844,709)			(1,011,251)	(911,679)			(23,528)	(4,057)			(1,761,765)	(1,760,444)					(1,761,765)	(1,760,444)
Other Income (Expense)	(1,778,244)	(1,688,784)		2,975	218,940	(292,908)		(17,150)	4,956				(1,559,304)	(1,990,912)			342,384		(1,216,919)	(1,990,912)
Management Fees	(3,350,018)	(3,388,638)	(1,689,668)	(1,838,098)	(1,628,593)	(2,053,036)	(3,562)	(3,017)	7,643,273	8,020,736	(4,704)	(3,984)	966,727	733,963	(942,491)	(769,084)	(79,544)	(78,850)	(55,308)	(113,971)
Transfers	1,726,392	862,662	(7,689,776)		5,728,577		928,089						482,303	52,256	1,175,584	914,918	(1,175,584)	(914,918)		0
Total Non-Operating Income (Expense)	(3,248,183)	(4,429,409)	(9,309,246)	(1,834,861)	(355,826)	(6,268,947)	1,648,061	86,080	7,707,423	8,022,338	483,633	48,279	(3,074,138)	(4,376,521)	(2,279,389)	(1,872,143)	242,968	(63,850)	(5,110,559)	(6,312,514)
Surplus or Deficit Prior to Non-Cash Items	(2,839,430)	(2,570,640)	1,547,269	(661,841)	4,222,516	2,039,599	5,607,476	2,014,718	276,797	(509,194)	(490,947)	(1,362,207)	8,323,682	(1,049,564)	5,264,502	7,707,550	(34,872)		13,553,312	6,657,986
Non-Cash Items																				
Depreciation & Amortization	(5,000,535)	(5,982,365)	(14,144)	(9,194)	(3,137,768)	(2,650,877)	(90,079)	(90,416)	(78,686)	(58,337)	(273)	(268)	(8,321,483)	(8,791,456)					(8,321,483)	(8,791,456)
Non-Oper Income (Expense)	550,650	6,963,557			(479,748)	(33,033)	477,418	(182,320)	(6,976)	175			541,343	6,748,379	(858,783)	(7,718,676)			(317,440)	(970,297)
Total Non-Cash Items	(4,449,885)	981,192	(14,144)	(9,194)	(3,617,516)	(2,683,910)	387,339	(272,736)	(85,662)	(58,162)	(273)	(268)	(7,780,140)	(2,043,077)	(858,783)	(7,718,676)			(8,638,923)	(9,761,754)
Change In Net Assets	(7,289,315)	(1,589,448)	1,533,125	(671,035)	605,000	(644,311)	5,994,815	1,741,982	191,136	(567,355)	(491,219)	(1,362,475)	543,542	(3,092,642)	4,405,718	(11,126)	(34,872)		4,914,389	(3,103,768)

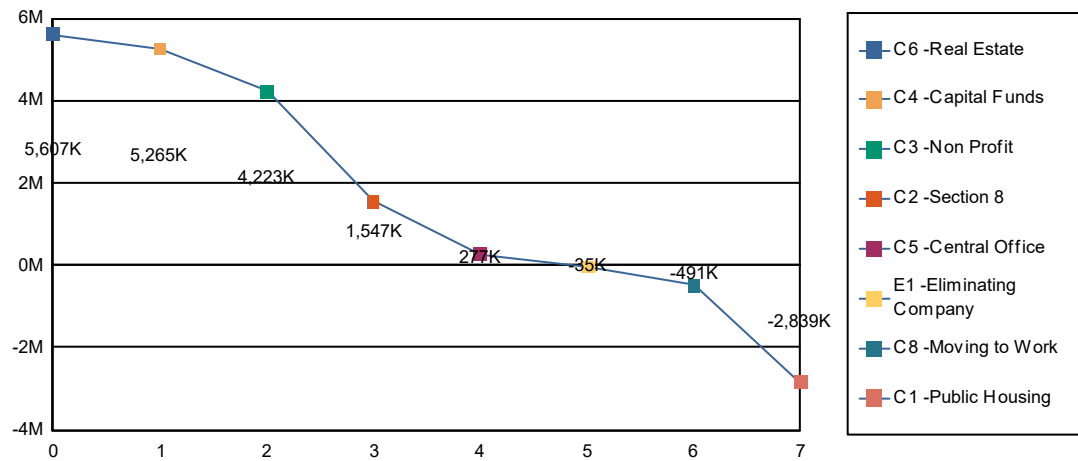
Net Revenue
by Line of Business



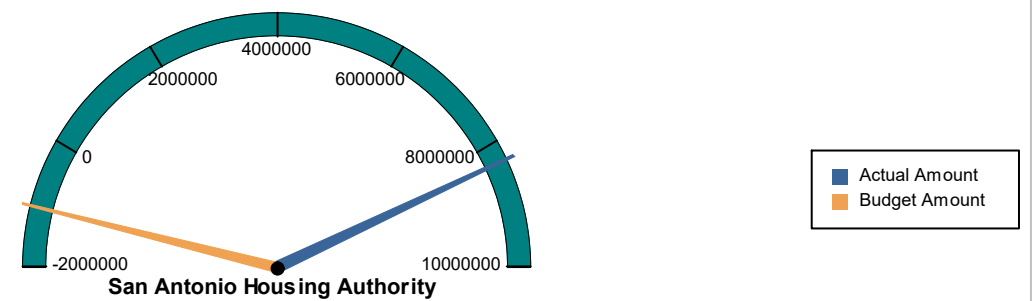
Top 10 Operating Expenses
Excluding HAP Expenses



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
Summarized Combined Balance Sheet
 Amounts in Thousands
 Period Ending January 31, 2023

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 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	401	9,906	5,893	3,670	21,127	20,533	24,030	7,677	3,760	11,995	66	237					55,277	54,018
Cash & Investments, Restricted	19,910	13,584	2,436	7,317	16,107	16,751	10,360	3,030	1,043	647	476	543	1,261	2,686			51,593	44,558
Accounts Receivable	782	493	20	144	12,431	6,462	607	912	6,974	1,741	384	393	2,177	1,927	(16,905)	(4,690)	6,469	7,381
Prepaid Expenses and Other Current Assets	469	307	7,116	6,960	1,170	778	12	6	66	82	8	8					8,841	8,140
Total Current Assets	21,561	24,290	15,465	18,091	50,835	44,524	35,009	11,625	11,843	14,465	933	1,181	3,438	4,613	(16,905)	(4,690)	122,180	114,098
Fixed Assets																		
Land, Buildings and Equipment	405,008	393,915	849	800	212,553	193,068	88,335	71,863	2,889	3,239	22	22					709,656	662,908
Construction In Progress	14,776	16,473			31,323	21,365	255	255	277	23			26,408	29,259			73,039	67,375
Accumulated Depreciation	(316,938)	(308,368)	(777)	(755)	(110,982)	(97,931)	(5,100)	(4,935)	(2,102)	(2,351)	(22)	(21)					(435,921)	(414,361)
Total Fixed Assets	102,846	102,020	72	45	132,894	116,502	83,489	67,183	1,065	912		2	26,408	29,259			346,773	315,922
Other Non-Current Assets																		
Other Non-Current Assets	48,026	45,933			8,052	8,948	38,202	45,733							(28,846)	(33,761)	65,434	66,853
Total Other Non-Current Assets	48,026	45,933			8,052	8,948	38,202	45,733							(28,846)	(33,761)	65,434	66,853
Deferred Outflow of Resources																		
Deferred Outflow of Resources					272	2,210											272	2,210
Total Deferred Outflow of Resources					272	2,210											272	2,210
Total Assets & Deferred Outflow of Resources	172,433	172,243	15,537	18,136	192,053	172,184	156,701	124,540	12,908	15,377	933	1,183	29,846	33,872	(45,751)	(38,451)	534,660	499,084
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	6,618	2,645	413	595	5,499	4,494	98	29	845	249	92	126	1,871	2,191	(6,906)	(2,012)	8,530	8,317
Other Current Liabilities	3,131	2,264	2,541	7,716	19,765	20,127	2,794	1,568	685	873	396	272	2,195	2,741	(11,066)	(6,377)	20,442	29,184
Total Current Liabilities	9,749	4,910	2,954	8,310	25,265	24,621	2,892	1,596	1,530	1,122	488	399	4,066	4,932	(17,972)	(8,389)	28,972	37,501
Non-Current Liabilities																		
Non-Current Long Term Debt	13,114	5,555	914	691	128,220	110,966	56,796	45,469					4,138	14,426	(26,034)	(28,344)	177,147	148,763
Total Non-Current Liabilities	13,114	5,555	914	691	128,220	110,966	56,796	45,469					4,138	14,426	(26,034)	(28,344)	177,147	148,763
Deferred Inflows of Resources																		
Deferred Inflow of Resources					186												186	
Total Deferred Inflow of Resources					186												186	
Total Liabilities & Deferred Outflow of Resource	22,862	10,464	3,868	9,002	153,672	135,587	59,688	47,065	1,530	1,122	488	399	8,204	19,358	(44,006)	(36,733)	206,306	186,264
Equity																		
Equity																		
Invested In Capital Assets	94,678	102,020	72	45	(5,012)	(5,528)	82,023	65,716	1,065	912		2	20,381	12,589	22,509	24,045	215,715	199,800
Restricted Net Assets	19,910	13,584	2,436	7,317	16,107	16,751	10,360	3,030	1,043	647	476	543	1,261	2,686			51,593	44,558
Unrestricted Net Assets	34,983	46,175	9,161	1,772	27,286	25,374	4,631	8,729	9,270	12,696	(31)	240	0	(762)	(24,254)	(25,762)	61,046	68,461
	156,860	165,375	10,136	11,744	37,776	36,443	91,018	73,190	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	172,433	172,243	15,537	18,136	192,053	172,184	156,701	124,540	12,908	15,377	933	1,183	29,846	33,872	(45,751)	(38,451)	534,660	499,084