



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **February 28, 2023**

Issue Date: **March 6, 2023**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

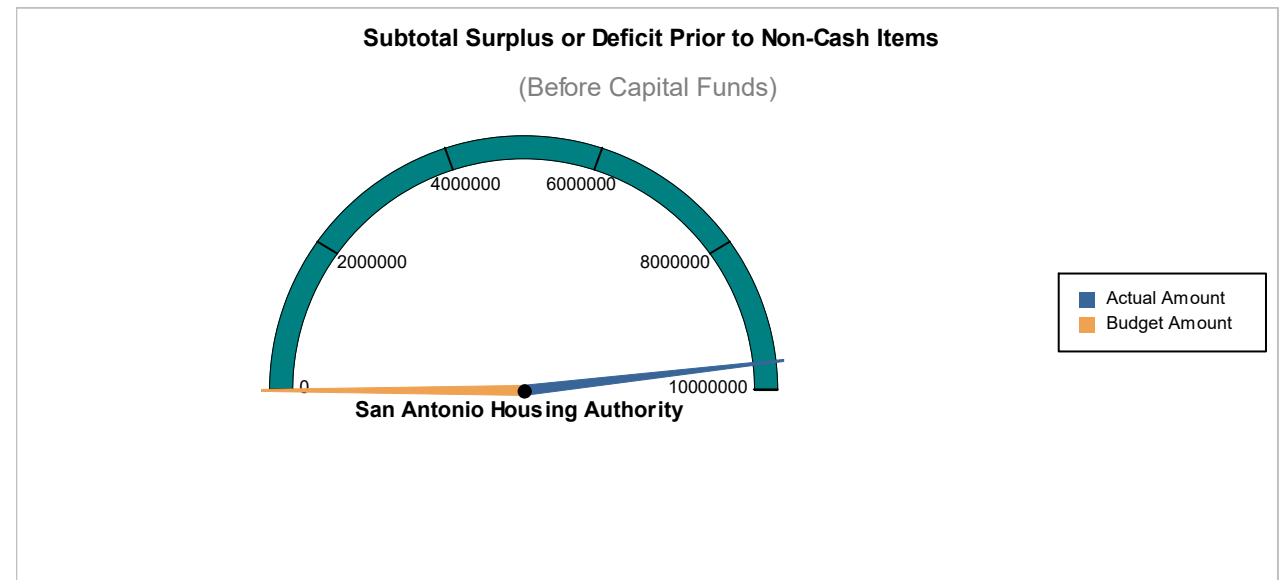
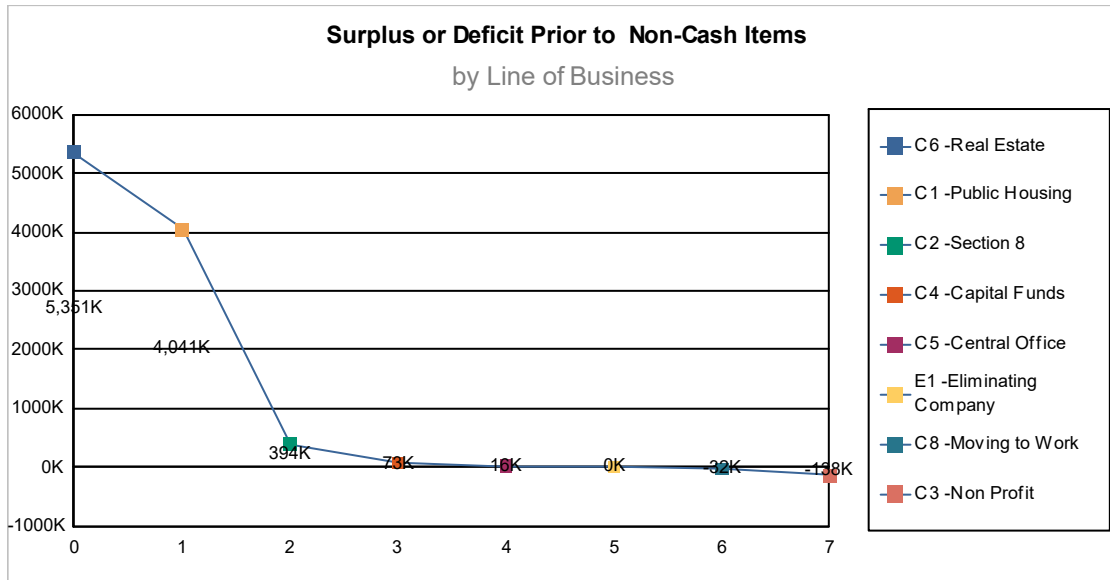
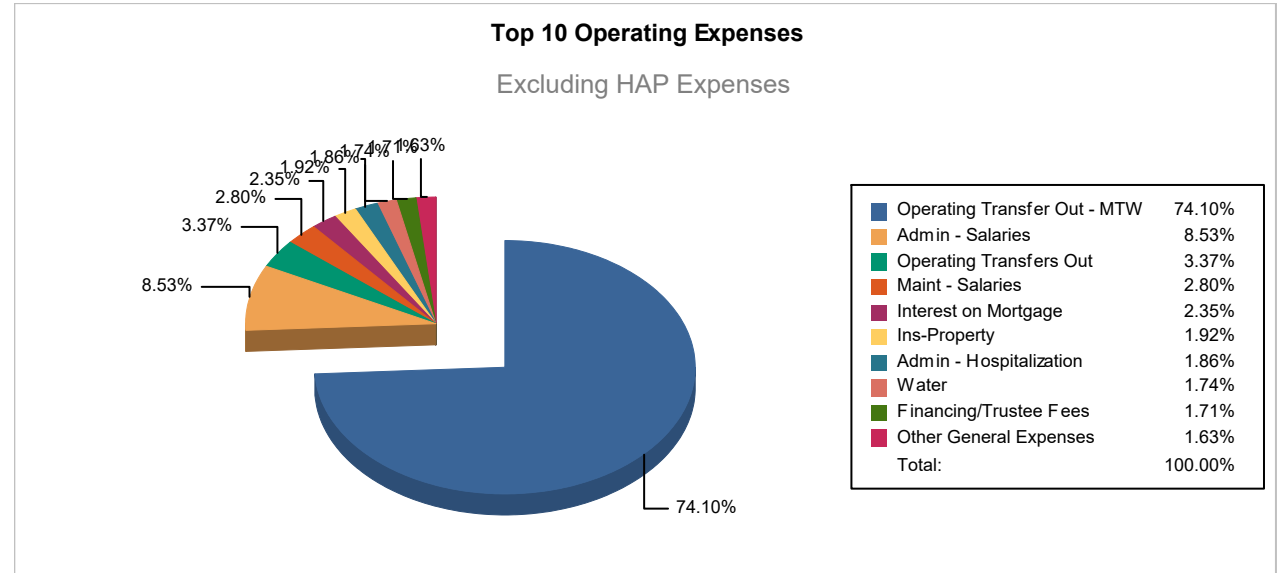
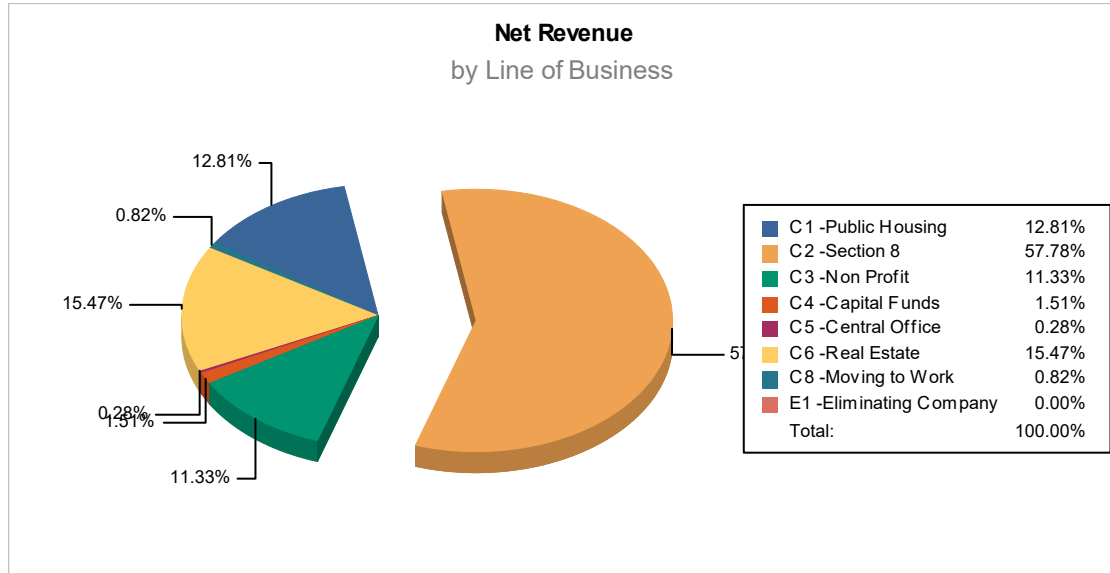
1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet



San Antonio Housing Authority
Combined Income Statement - Current Month
Period Ending February 28, 2023
Actual Amounts Vs. Approved Budget Comparison

GJdelIncomeStatementByResponsibility
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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	991,243	968,318			2,314,082	2,897,248							3,305,324	3,865,565					3,305,324	3,865,565	
Bad Debt, Net of Collections	84,408	(30,426)			146,598	(131,055)							231,006	(161,481)					231,006	(161,481)	
Other Tenant Revenue	8,764	15,429			89,935	140,639							98,699	156,068					98,699	156,068	
Grants	2,203,890	2,323,958	1,165,377	847,840	340,247	287,159					98,035	143,331	3,807,548	3,602,287	389,319	1,377,913	(45,576)		4,151,291	4,980,200	
HAP Revenue			13,727,407	8,761,405									13,727,407	8,761,405					13,727,407	8,761,405	
Miscellaneous Revenue	12,688	22,569	2,154	2,000	30,967	10,451	3,986,631	585,256	72,010	117,424	113,947	23,510	4,218,397	761,210			(78,479)	(97,796)	4,139,918	663,414	
Net Revenue	3,300,992	3,299,847	14,894,938	9,611,245	2,921,829	3,204,442	3,986,631	585,256	72,010	117,424	211,982	166,841	25,388,382	16,985,054	389,319	1,377,913	(124,054)	(97,796)	25,653,646	18,265,172	
Operating Expense																					
Salaries and Benefits	998,045	1,219,919	435,015	505,247	645,059	734,660	117,106	202,507	911,742	1,051,645	204,429	282,875	3,311,396	3,996,853					3,311,396	3,996,853	
Supplies and Materials	318,805	178,341		2	170,919	109,944			2,320	2,071			492,044	290,358					492,044	290,358	
Fleet Costs	10,358	15,436	7,910	2,326	2,129	2,956		283	2,829	3,638	315		23,225	24,954					23,225	24,954	
Outside Services	1,135,657	647,789	60	37	534,745	419,075	3,035	6,867	20,885	33,767			1,694,382	1,107,534	22,948	5,998			1,717,330	1,113,531	
Utilities	315,075	487,683			307,996	301,463	164	238	13,827	12,493			637,062	801,876					637,062	801,876	
Protective Services	68,353	59,664		333	76,868	37,772		367	17,441	14,083	220	475	162,882	112,695					162,882	112,695	
Insurance	377,788	159,367	20,767	12,041	23,695	170,126	852	2,946	3,277	11,603	1,141	3,137	427,519	359,218					427,519	359,218	
HAP Expense			7,795,584	8,736,361									7,795,584	8,736,361					7,795,584	8,736,361	
Other Expenses	132,006	224,958	79,505	172,279	179,375	175,665	191,437	99,100	174,037	189,750	49,995	74,554	806,354	936,305		3,388	(88,539)	(109,060)	717,815	830,633	
Total Operating Expense	3,356,085	2,993,157	8,338,839	9,428,625	1,940,787	1,951,660	312,594	312,307	1,146,358	1,319,049	255,784	361,356	15,350,448	16,366,154	22,948	9,385	(88,539)	(109,060)	15,284,857	16,266,480	
Total Operating Income	(55,093)	306,690	6,556,099	182,619	981,042	1,252,782	3,674,037	272,949	(1,074,347)	(1,201,625)	(43,803)	(194,515)	10,037,934	618,900	366,371	1,368,528	(35,516)	11,264	10,368,789	1,998,692	
Non-Operating Income (Expense)																					
Interest Expense	(18,854)	(19,134)			(816,919)	(434,840)		(167)					(835,772)	(454,141)	(24,358)	(24,358)	58,911	34,035	(801,219)	(444,464)	
Interest Income	165,309	96,662	15,964	38	108,551	22,416	138,937	15,342	13,651	100	2,564	1	444,978	134,559		10	(58,911)	(34,035)	386,067	100,535	
Replacement/Extraordinary Item	(106,816)	(120,673)			(183,598)	(129,703)							(290,414)	(250,955)					(290,414)	(250,955)	
Other Income (Expense)	1,163	(241,255)		425	3,123	(41,844)		(2,450)		708			4,286	(284,416)			45,576		49,861	(284,416)	
Management Fees	(462,135)	(484,091)	(245,880)	(262,585)	(230,551)	(286,290)	(525)	(431)	1,076,935	1,145,819	(693)	(569)	137,152	111,852	(134,642)	(109,869)	(10,060)	(11,264)	(7,550)	(9,281)	
Transfers	4,517,874	123,237	(5,931,824)			1,538,561							10,030	7,465	134,642	130,703	(134,642)	(130,703)		0	
Total Non-Operating Income (Expense)	4,096,541	(645,253)	(6,161,740)	(262,123)	(1,119,393)	(870,261)	1,676,974	12,295	1,090,587	1,146,048	11,901	6,897	(405,130)	(612,397)	(293,641)	(264,920)	35,516	(11,264)	(663,256)	(888,581)	
Surplus or Deficit Prior to Non-Cash Items	4,041,448	(338,563)	394,359	(79,504)	(138,351)	382,521	5,351,011	285,244	16,239	(55,577)	(31,901)	(187,618)	9,632,804	6,503	72,729	1,103,608			9,705,534	1,110,111	
Non-Cash Items																					
Depreciation & Amortization	(727,381)	(843,057)	(2,093)	(1,288)	(454,471)	(377,584)	(12,917)	(12,917)	(11,348)	(8,238)			(1,208,209)	(1,243,084)					(1,208,209)	(1,243,084)	
Non-Oper Income (Expense)		994,794				(4,719)	(1,584,642)	(26,000)		25			(1,584,642)	964,100		(1,102,668)			(1,584,642)	(138,568)	
Total Non-Cash Items	(727,381)	151,737	(2,093)	(1,288)	(454,471)	(382,303)	(1,597,559)	(38,917)	(11,348)	(8,213)			(2,792,852)	(278,984)		(1,102,668)			(2,792,852)	(1,381,652)	
Change In Net Assets	3,314,067	(186,826)	392,266	(80,791)	(592,823)	218	3,753,452	246,327	4,891	(63,790)	(31,901)	(187,618)	6,839,953	(272,481)	72,729	940			6,912,682	(271,541)	



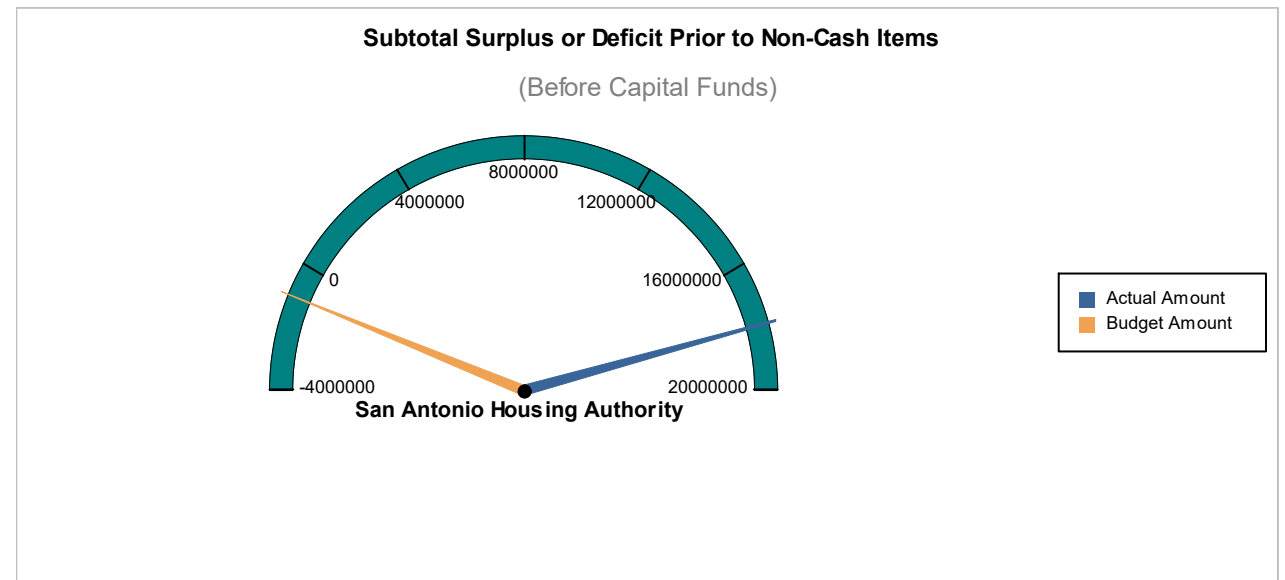
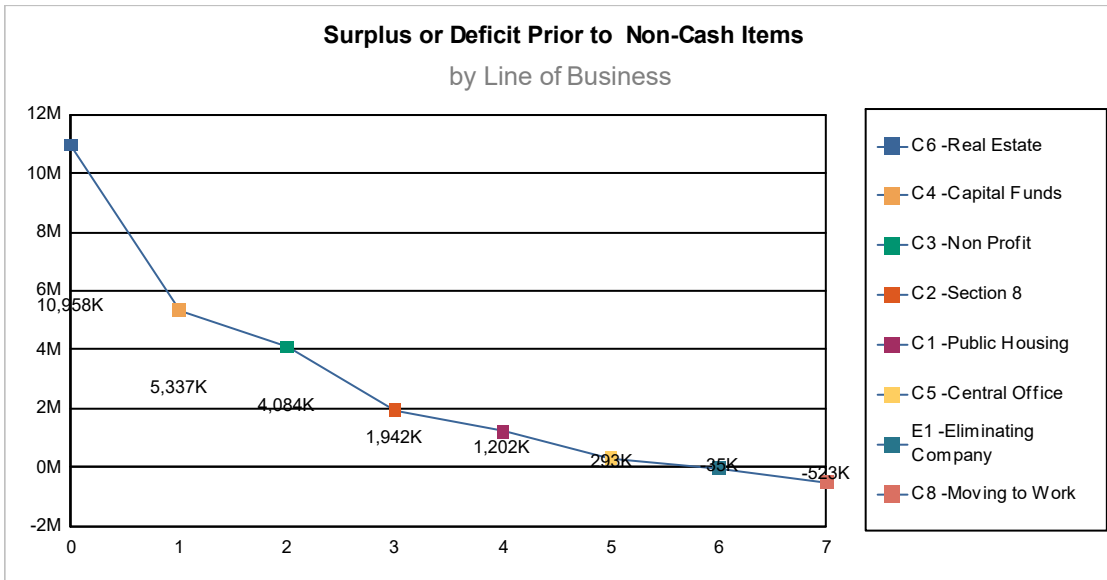
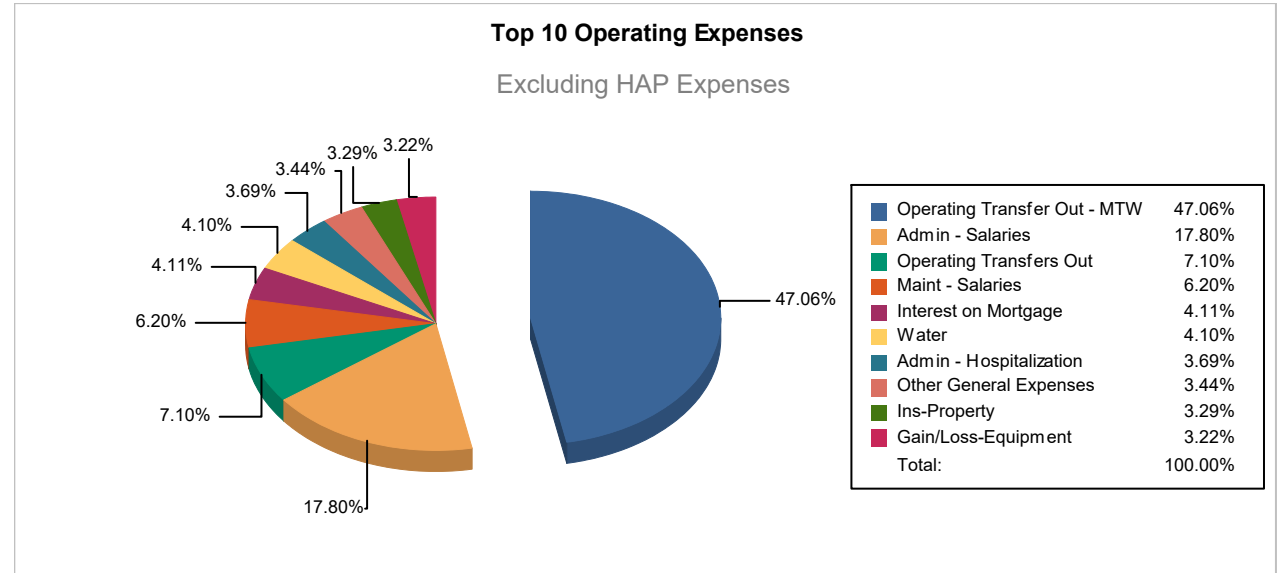
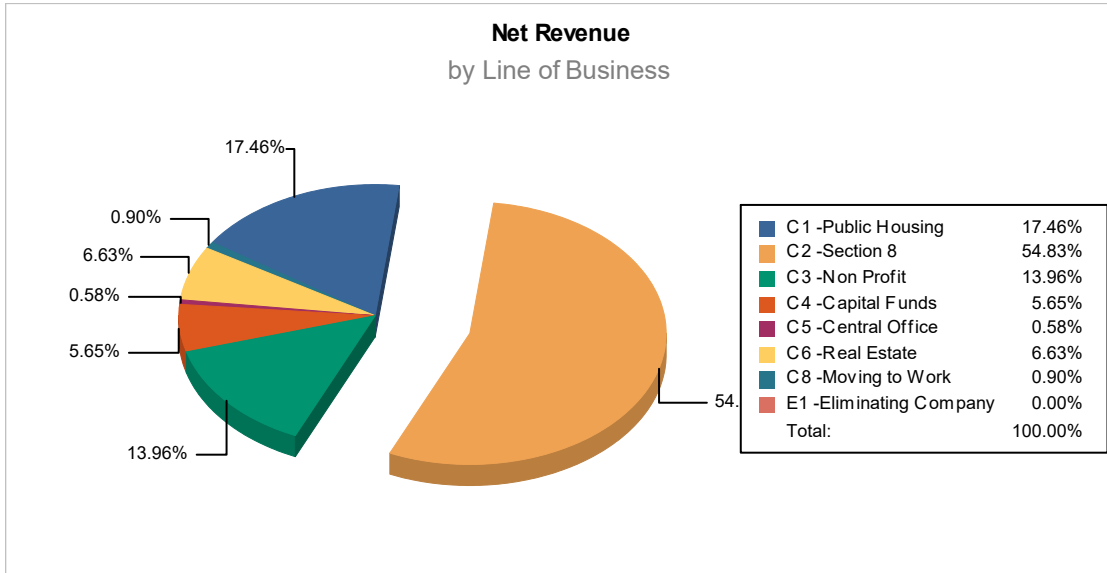


San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending February 28, 2023
Actual Amounts Vs. Approved Budget Comparison

GJdIncomeStatementByResponsibility
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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	7,530,776	7,746,540			19,414,256	23,146,592							26,945,031	30,893,133					26,945,031	30,893,133
Bad Debt, Net of Collections	(830,224)	(243,405)			(2,043,614)	(1,052,399)							(2,873,838)	(1,295,805)					(2,873,838)	(1,295,805)
Other Tenant Revenue	103,319	123,433			887,632	1,154,228							990,951	1,277,661					990,951	1,277,661
Grants	19,329,543	18,591,663	8,294,455	6,782,719	2,667,468	2,293,563					834,711	1,146,645	31,126,177	28,814,590	8,506,618	11,023,304	(387,960)		39,244,835	39,837,894
HAP Revenue			74,296,247	70,091,238									74,296,247	70,091,238					74,296,247	70,091,238
Miscellaneous Revenue	168,807	180,648	20,238	16,000	112,231	91,334	9,984,030	4,720,924	872,898	939,389	524,663	188,080	11,682,867	6,136,375			(673,934)	(797,466)	11,008,932	5,338,909
Net Revenue	26,302,220	26,398,879	82,610,940	76,889,958	21,037,973	25,633,318	9,984,030	4,720,924	872,898	939,389	1,359,375	1,334,724	142,167,435	135,917,192	8,506,618	11,023,304	(1,061,894)	(797,466)	149,612,159	146,143,030
Operating Expense																				
Salaries and Benefits	8,251,524	9,966,320	3,503,744	4,124,505	5,090,916	6,224,981	1,098,090	1,636,162	6,967,074	8,496,018	1,755,079	2,304,694	26,666,426	32,752,679					26,666,426	32,752,679
Supplies and Materials	2,231,962	1,426,729		13	1,076,175	878,088			13,275	16,567	2,247		3,323,659	2,321,396					3,323,659	2,321,396
Fleet Costs	144,673	123,491	27,388	18,607	25,909	24,745	1,825	2,267	26,306	29,105	2,517		226,101	200,732					226,101	200,732
Outside Services	8,321,984	5,182,313	442	293	3,637,439	3,384,897	39,094	54,933	143,960	270,133			12,142,918	8,892,571	594,356	47,980			12,737,275	8,940,551
Utilities	3,600,884	3,901,865			2,526,788	2,415,178	1,313	1,900	112,487	99,941			6,241,472	6,418,884					6,241,472	6,418,884
Protective Services	436,526	477,313		2,667	290,896	302,179	1,396	2,933	68,591	112,667	220	3,800	797,629	901,559					797,629	901,559
Insurance	1,307,973	1,287,269	89,841	101,210	1,432,756	1,367,757	67,859	24,440	66,845	100,550	14,509	27,740	2,979,782	2,908,967					2,979,782	2,908,967
HAP Expense			60,673,647	69,890,889									60,673,647	69,890,889					60,673,647	69,890,889
Other Expenses	1,653,034	1,868,119	903,265	1,396,135	1,397,711	1,474,167	1,141,001	796,700	1,979,334	1,547,564	605,702	600,974	7,680,046	7,683,659	2,000	27,103	(748,539)	(872,580)	6,933,508	6,838,182
Total Operating Expense	25,948,560	24,233,419	65,198,326	75,534,318	15,478,589	16,071,990	2,350,578	2,519,336	9,377,871	10,672,545	2,377,757	2,939,726	120,731,681	131,971,335	596,356	75,083	(748,539)	(872,580)	120,579,498	131,173,838
Total Operating Income	353,659	2,165,460	17,412,614	1,355,640	5,559,384	9,561,328	7,633,452	2,201,588	(8,504,973)	(9,733,157)	(1,018,382)	(1,605,001)	21,435,754	3,945,857	7,910,261	10,948,221	(313,355)	75,114	29,032,660	14,969,192
Non-Operating Income (Expense)																				
Interest Expense	(173,750)	(153,073)			(5,002,296)	(3,603,076)			(1,333)				(5,176,046)	(3,757,483)	(212,573)	(212,573)	679,400	383,020	(4,709,218)	(3,587,036)
Interest Income	1,200,879	860,660	86,163	300	630,429	179,328	862,472	122,756	101,330	803	8,598	8	2,889,870	1,163,856	26,901	84	(699,272)	(368,020)	2,217,500	795,920
Replacement/Extraordinary Item	(833,802)	(965,381)			(1,194,849)	(1,041,382)			(23,528)	(4,636)			(2,052,179)	(2,011,399)					(2,052,179)	(2,011,399)
Other Income (Expense)	(1,777,081)	(1,930,039)		3,400	222,063	(334,753)			(19,600)	5,664			(1,555,018)	(2,275,328)			387,960		(1,167,058)	(2,275,328)
Management Fees	(3,812,153)	(3,872,729)	(1,935,549)	(2,100,684)	(1,859,144)	(2,339,326)	(4,087)	(3,448)	8,720,208	9,166,555	(5,397)	(4,554)	1,103,879	845,815	(1,077,133)	(878,953)	(89,604)	(90,114)	(62,859)	(123,253)
Transfers	6,244,266	985,899	(13,621,600)		5,728,577		2,466,650						492,333	59,721	1,310,226	1,045,620	(1,310,226)	(1,045,620)		0
Total Non-Operating Income (Expense)	848,358	(5,074,663)	(15,470,986)	(2,096,984)	(1,475,219)	(7,139,208)	3,325,035	98,374	8,798,010	9,168,386	495,534	55,176	(3,479,268)	(4,988,919)	(2,573,030)	(2,137,062)	278,484	(75,114)	(5,773,814)	(7,201,095)
Surplus or Deficit Prior to Non-Cash Items	1,202,018	(2,909,203)	1,941,628	(741,344)	4,084,165	2,422,120	10,958,487	2,299,962	293,037	(564,771)	(522,848)	(1,549,826)	17,956,486	(1,043,062)	5,337,231	8,811,158	(34,872)		23,258,846	7,768,097
Non-Cash Items																				
Depreciation & Amortization	(5,727,915)	(6,825,422)	(16,237)	(10,482)	(3,592,239)	(3,028,461)	(102,995)	(103,332)	(90,034)	(66,575)	(273)	(268)	(9,529,693)	(10,034,540)					(9,529,693)	(10,034,540)
Non-Oper Income (Expense)	550,650	7,958,351			(479,748)	(37,752)	(1,107,224)	(208,320)	(6,976)	200			(1,043,299)	7,712,479	(858,783)	(8,821,345)			(1,902,082)	(1,108,866)
Total Non-Cash Items	(5,177,266)	1,132,929	(16,237)	(10,482)	(4,071,987)	(3,066,213)	(1,210,219)	(311,653)	(97,010)	(66,375)	(273)	(268)	(10,572,991)	(2,322,061)	(858,783)	(8,821,345)			(11,431,775)	(11,143,406)
Change In Net Assets	(3,975,248)	(1,776,274)	1,925,392	(751,826)	12,178	(644,093)	9,748,268	1,988,309	196,027	(631,146)	(523,121)	(1,550,093)	7,383,495	(3,365,123)	4,478,448	(10,186)	(34,872)		11,827,071	(3,375,309)

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San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending February 28, 2023

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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	5,089	10,001	6,219	4,016	20,761	21,333	23,878	5,836	3,351	8,929	132	274					59,429	50,389
Cash & Investments, Restricted	18,030	12,934	1,956	7,001	16,165	16,669	10,361	3,028	1,043	647	588	538	1,261	2,686			49,405	43,502
Accounts Receivable	1,783	789	20	144	14,954	9,014	552	2,956	7,900	2,382	404	303	2,384	1,884	(20,814)	(8,227)	7,182	9,244
Prepaid Expenses and Other Current Assets	460	298	7,254	6,681	1,158	767	12	9	69	107	7	6					8,959	7,869
Total Current Assets	25,362	24,021	15,449	17,843	53,037	47,782	34,803	11,829	12,363	12,066	1,130	1,122	3,645	4,570	(20,814)	(8,227)	124,975	111,004
Fixed Assets																		
Land, Buildings and Equipment	404,992	393,948	849	800	212,553	193,362	88,335	71,863	2,889	3,239	22	22					709,639	663,235
Construction In Progress	14,874	17,339			32,425	21,587	255	255	277	23			26,322	29,452			74,154	68,655
Accumulated Depreciation	(317,649)	(309,104)	(779)	(757)	(111,430)	(98,359)	(5,113)	(4,947)	(2,113)	(2,364)	(22)	(21)					(437,106)	(415,553)
Total Fixed Assets	102,217	102,182	70	44	133,548	116,589	83,476	67,170	1,054	899		1	26,322	29,452			346,687	316,337
Other Non-Current Assets																		
Other Non-Current Assets	48,168	46,104			8,066	8,961	42,086	45,809					0		(28,942)	(33,932)	69,378	66,942
Total Other Non-Current Assets	48,168	46,104			8,066	8,961	42,086	45,809					0		(28,942)	(33,932)	69,378	66,942
Deferred Outflow of Resources																		
Deferred Outflow of Resources					266	2,201											266	2,201
Total Deferred Outflow of Resources					266	2,201											266	2,201
Total Assets & Deferred Outflow of Resources	175,747	172,307	15,519	17,886	194,917	175,533	160,366	124,808	13,416	12,964	1,130	1,123	29,967	34,022	(49,756)	(42,159)	541,305	496,485
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	7,284	3,021	412	802	6,109	4,250	68	31	1,335	(118)	102	87	1,041	2,073	(7,776)	(2,685)	8,574	7,461
Other Current Liabilities	2,530	2,940	2,178	7,374	21,803	21,529	2,798	2,407	698	701	615	188	3,232	2,819	(14,138)	(9,267)	19,716	28,691
Total Current Liabilities	9,814	5,961	2,589	8,176	27,912	25,779	2,866	2,439	2,033	583	717	276	4,273	4,891	(21,914)	(11,953)	28,291	36,152
Non-Current Liabilities																		
Non-Current Long Term Debt	13,064	5,531	869	691	129,030	110,930	56,733	45,419					3,979	14,228	(26,097)	(28,496)	177,578	148,303
Total Non-Current Liabilities	13,064	5,531	869	691	129,030	110,930	56,733	45,419					3,979	14,228	(26,097)	(28,496)	177,578	148,303
Deferred Inflows of Resources																		
Deferred Inflow of Resources					186												186	
Total Deferred Inflow of Resources					186												186	
Total Liabilities & Deferred Outflow of Resource	22,878	11,491	3,458	8,867	157,128	136,708	59,599	47,858	2,033	583	717	276	8,252	19,120	(48,011)	(40,449)	206,055	184,455
Equity																		
Equity																		
Invested In Capital Assets	94,100	102,182	70	44	(5,141)	(5,379)	82,010	65,703	1,054	899		1	20,454	12,980	22,579	24,202	215,125	200,633
Restricted Net Assets	18,030	12,934	1,956	7,001	16,165	16,669	10,361	3,028	1,043	647	588	538	1,261	2,686			49,405	43,502
Unrestricted Net Assets	40,738	45,700	10,034	1,974	26,764	27,535	8,396	8,218	9,286	10,835	(175)	308		(764)	(24,324)	(25,913)	70,720	67,894
	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	175,747	172,307	15,519	17,886	194,917	175,533	160,366	124,808	13,416	12,964	1,130	1,123	29,967	34,022	(49,756)	(42,159)	541,305	496,485