



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **April 26, 2023**

(Unaudited and Subject to Review)

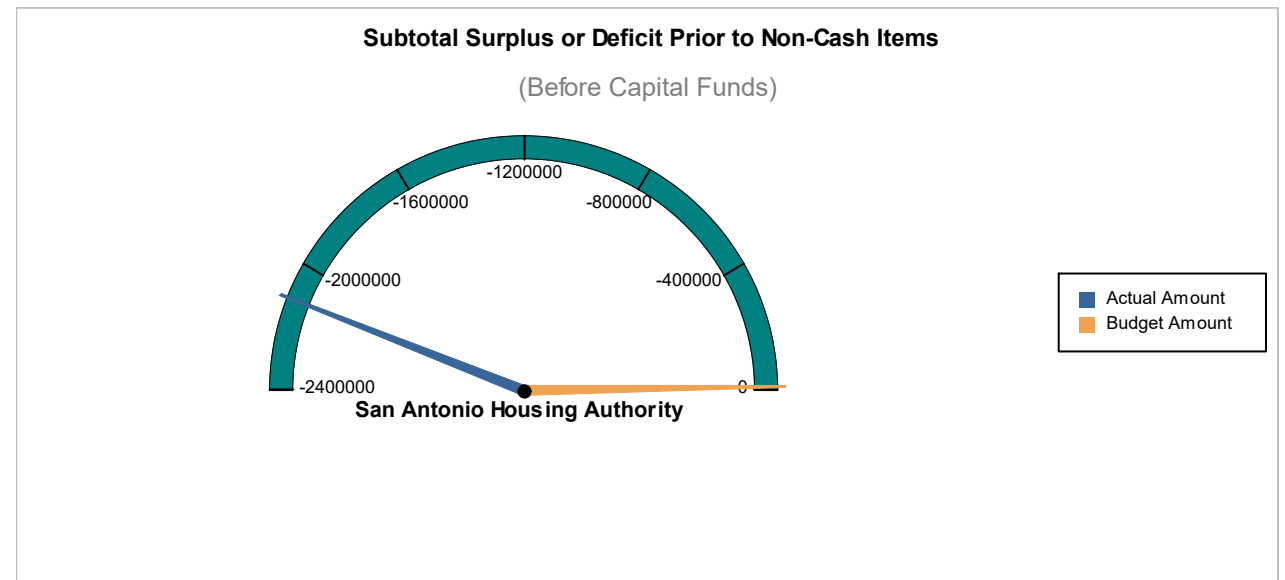
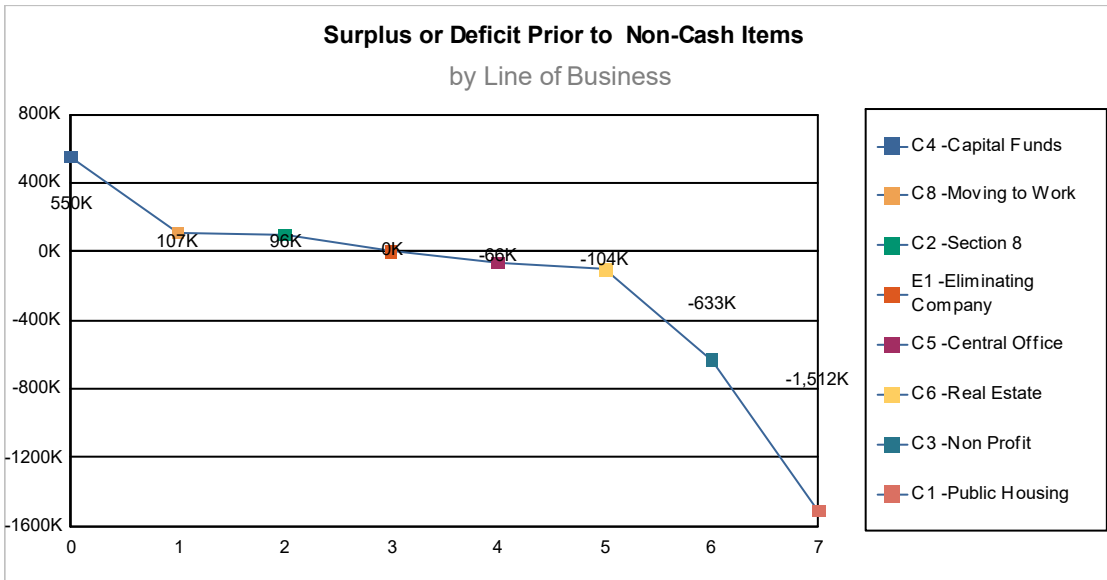
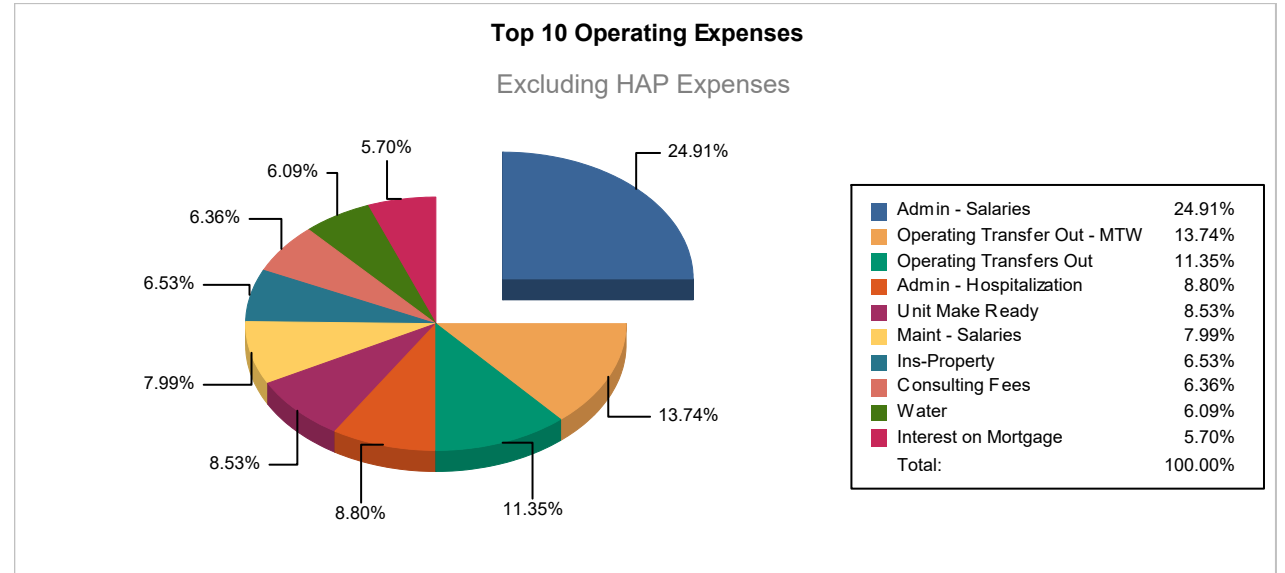
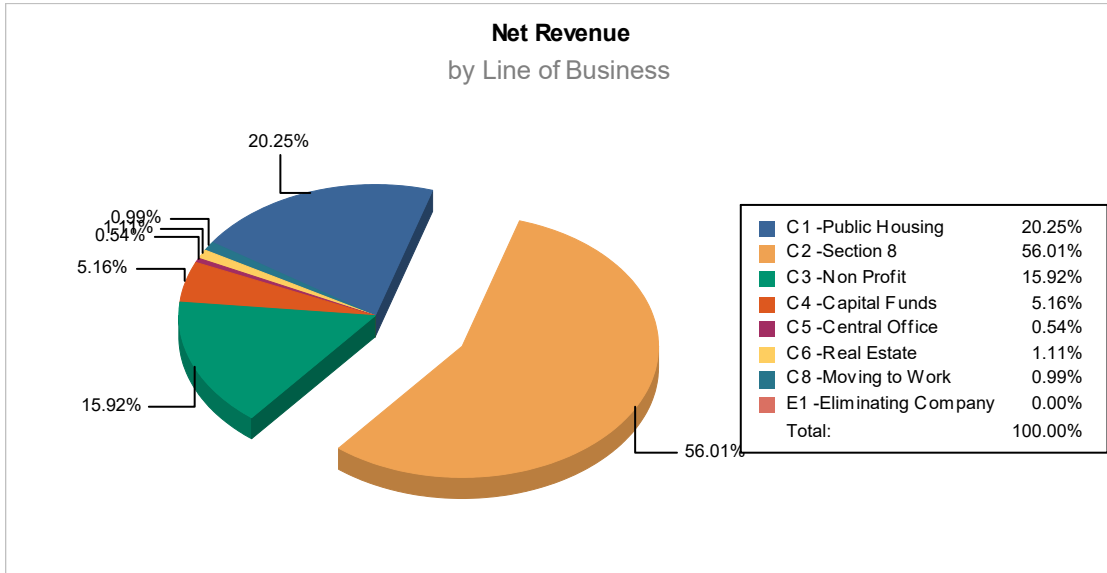
OPPORTUNITY HOME SAN ANTONIO COMBINED

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 March 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	999,597	968,318			2,443,647	2,897,212							3,443,244	3,865,530					3,443,244	3,865,530	
Bad Debt, Net of Collections	(105,147)	(30,426)			(215,210)	(131,620)							(320,357)	(162,046)					(320,357)	(162,046)	
Other Tenant Revenue	8,294	15,429			77,013	141,108							85,307	156,537					85,307	156,537	
Grants	2,419,704	2,323,958	997,575	847,840	318,055	287,957					105,658	143,331	3,840,991	3,603,085	854,260	1,377,913	(30,650)		4,664,601	4,980,998	
HAP Revenue			8,264,830	8,761,405									8,264,830	8,761,405					8,264,830	8,761,405	
Miscellaneous Revenue	27,827	22,569	3,924	2,000	10,302	10,426	184,388	573,985	89,926	117,424	58,156	23,510	374,524	749,913			(96,650)	(97,796)	277,874	652,117	
Net Revenue	3,350,275	3,299,847	9,266,329	9,611,245	2,633,807	3,205,083	184,388	573,985	89,926	117,424	163,814	166,841	15,688,538	16,974,424	854,260	1,377,913	(127,299)	(97,796)	16,415,499	18,254,541	
Operating Expense																					
Salaries and Benefits	1,235,056	1,219,919	552,064	505,247	870,437	734,960	130,482	202,507	1,039,371	1,051,645	236,044	282,875	4,063,454	3,997,153					4,063,454	3,997,153	
Supplies and Materials	429,586	178,341		2	279,604	109,618			3,514	2,071			712,704	290,032					712,704	290,032	
Fleet Costs	12,320	15,436	1,311	2,326	7,182	2,956		283	6,559	3,638		315	27,371	24,954					27,371	24,954	
Outside Services	1,511,827	647,789	66	37	566,108	441,855	10,742	6,867	21,204	33,767			2,109,945	1,130,315	19,201	5,998			2,129,146	1,136,312	
Utilities	498,211	487,683			248,715	300,880	133	238	36,327	12,493			783,386	801,293					783,386	801,293	
Protective Services	82,308	59,664		333	133,849	37,772	3,140	367	11,308	14,083		475	230,605	112,695					230,605	112,695	
Insurance	413,338	159,367	16,560	12,041	25,219	170,126	1,010	2,946	4,885	11,603	1,710	3,137	462,722	359,218					462,722	359,218	
HAP Expense			7,981,576	8,736,361									7,981,576	8,736,361					7,981,576	8,736,361	
Other Expenses	265,794	224,958	111,972	172,279	184,707	172,817	276,587	99,100	235,195	189,750	80,663	74,554	1,154,917	933,458	608	3,388	(103,415)	(109,060)	1,052,110	827,786	
Total Operating Expense	4,448,439	2,993,157	8,663,549	9,428,625	2,315,820	1,970,984	422,093	312,307	1,358,363	1,319,049	318,417	361,356	17,526,682	16,385,478	19,809	9,385	(103,415)	(109,060)	17,443,075	16,285,804	
Total Operating Income	(1,098,164)	306,690	602,780	182,619	317,986	1,234,099	(237,705)	261,678	(1,268,438)	(1,201,625)	(154,603)	(194,515)	(1,838,144)	588,946	834,452	1,368,528	(23,884)	11,264	(1,027,577)	1,968,738	
Non-Operating Income (Expense)																					
Interest Expense	(18,737)	(19,134)			(466,744)	(418,151)		(167)					(485,481)	(437,452)	(23,718)	(23,718)	61,084	34,042	(448,116)	(427,128)	
Interest Income	176,827	96,789	19,843	38	125,363	22,416	134,497	15,349	10,464	100	1,937	1	468,931	134,693	8,870	10	(61,084)	(34,042)	416,716	100,662	
Replacement/Extraordinary Item	(119,720)	(120,673)			(270,023)	(129,963)							(389,743)	(251,215)					(389,743)	(251,215)	
Other Income (Expense)	(132,353)	(241,255)		425	(2,250)	(48,232)		(2,450)		708			(134,603)	(290,803)			30,650		(103,953)	(290,803)	
Management Fees	(475,092)	(484,091)	(243,491)	(262,585)	(337,216)	(286,290)	(525)	(431)	1,192,001	1,145,819	(693)	(569)	134,982	111,852	(134,642)	(109,869)	(6,765)	(11,264)	(6,425)	(9,281)	
Transfers	154,949	123,237	(283,254)										260,399	7,465	132,094	130,703	(134,642)	(130,703)	(2,547)	0	
Total Non-Operating Income (Expense)	(414,126)	(645,127)	(506,902)	(262,123)	(950,871)	(860,219)	133,972	12,302	1,202,465	1,146,048	261,643	6,897	(273,819)	(602,222)	(284,132)	(264,279)	23,884	(11,264)	(534,067)	(877,766)	
Surplus or Deficit Prior to Non-Cash Items	(1,512,290)	(338,436)	95,878	(79,504)	(632,884)	373,880	(103,733)	273,979	(65,973)	(55,577)	107,039	(187,618)	(2,111,964)	(13,276)	550,320	1,104,248			(1,561,644)	1,090,972	
Non-Cash Items																					
Depreciation & Amortization	(702,509)	(818,224)	(2,093)	(1,288)	(466,036)	(376,738)	(12,917)	(12,917)	(11,348)	(8,238)			(1,194,903)	(1,217,405)					(1,194,903)	(1,217,405)	
Non-Oper Income (Expense)		994,794				(4,719)		(26,000)		25				964,100		(1,102,668)				(138,568)	
Total Non-Cash Items	(702,509)	176,570	(2,093)	(1,288)	(466,036)	(381,457)	(12,917)	(38,917)	(11,348)	(8,213)			(1,194,903)	(253,305)		(1,102,668)			(1,194,903)	(1,355,973)	
Change In Net Assets	(2,214,799)	(161,866)	93,785	(80,791)	(1,098,920)	(7,577)	(116,650)	235,063	(77,321)	(63,790)	107,039	(187,618)	(3,306,867)	(266,581)	550,320	1,580			(2,756,547)	(265,001)	



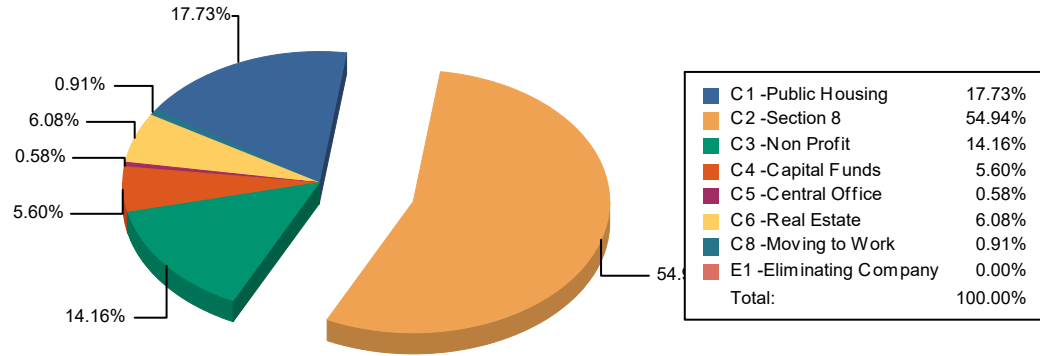


San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending March 31, 2023
Actual Amounts Vs. Approved Budget Comparison

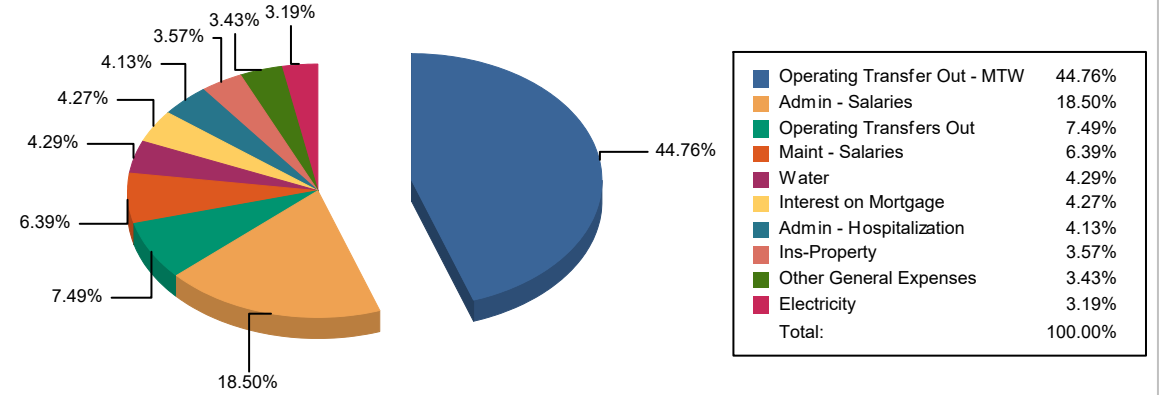
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Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	8,530,373	8,714,858			21,857,902	26,043,804							30,388,275	34,758,662					30,388,275	34,758,662
Bad Debt, Net of Collections	(935,371)	(273,831)			(2,258,824)	(1,184,019)							(3,194,195)	(1,457,850)					(3,194,195)	(1,457,850)
Other Tenant Revenue	111,612	138,863			964,645	1,295,336							1,076,258	1,434,198					1,076,258	1,434,198
Grants	21,749,247	20,915,620	9,292,030	7,630,559	2,985,522	2,581,520					940,369	1,289,975	34,967,168	32,417,675	9,360,878	12,401,217	(418,609)		43,909,436	44,818,892
HAP Revenue			82,561,077	78,852,643									82,561,077	78,852,643					82,561,077	78,852,643
Miscellaneous Revenue	196,634	203,217	24,162	18,000	122,534	101,761	10,168,418	5,294,909	962,824	1,056,812	582,820	211,590	12,057,390	6,886,288			(770,584)	(895,262)	11,286,806	5,991,026
Net Revenue	29,652,494	29,698,727	91,877,269	86,501,202	23,671,780	28,838,401	10,168,418	5,294,909	962,824	1,056,812	1,523,189	1,501,565	157,855,973	152,891,616	9,360,878	12,401,217	(1,189,193)	(895,262)	166,027,657	164,397,571
Operating Expense																				
Salaries and Benefits	9,486,580	11,186,238	4,055,808	4,629,752	5,961,353	6,959,941	1,228,572	1,838,669	8,006,445	9,547,663	1,991,123	2,587,570	30,729,880	36,749,832					30,729,880	36,749,832
Supplies and Materials	2,661,548	1,605,070		15	1,355,779	987,706			16,790	18,637	2,247		4,036,364	2,611,428					4,036,364	2,611,428
Fleet Costs	156,993	138,928	28,699	20,932	33,090	27,700	1,825	2,550	32,865	32,744	2,832		253,472	225,686					253,472	225,686
Outside Services	9,833,810	5,830,102	508	330	4,203,547	3,826,753	49,835	61,800	165,163	303,900			14,252,864	10,022,885	613,557	53,978			14,866,421	10,076,863
Utilities	4,099,095	4,389,548			2,775,502	2,716,057	1,446	2,138	148,814	112,434			7,024,858	7,220,177					7,024,858	7,220,177
Protective Services	518,833	536,977		3,000	424,746	339,951	4,536	3,300	79,899	126,750	220	4,275	1,028,233	1,014,253					1,028,233	1,014,253
Insurance	1,721,311	1,446,636	106,400	113,251	1,457,975	1,537,882	68,869	27,386	71,731	112,153	16,219	30,877	3,442,504	3,268,185					3,442,504	3,268,185
HAP Expense			68,655,223	78,627,250									68,655,223	78,627,250					68,655,223	78,627,250
Other Expenses	1,918,828	2,093,077	1,015,237	1,568,413	1,582,418	1,646,984	1,417,588	895,800	2,214,528	1,737,314	686,365	675,528	8,834,964	8,617,117	2,608	30,491	(851,954)	(981,640)	7,985,617	7,665,968
Total Operating Expense	30,396,999	27,226,576	73,861,875	84,962,943	17,794,410	18,042,974	2,772,671	2,831,643	10,736,234	11,991,594	2,696,174	3,301,082	138,258,363	148,356,813	616,165	84,469	(851,954)	(981,640)	138,022,574	147,459,642
Total Operating Income	(744,505)	2,472,150	18,015,394	1,538,259	5,877,370	10,795,427	7,395,747	2,463,266	(9,773,411)	10,934,782)	(1,172,985)	(1,799,517)	19,597,610	4,534,803	8,744,713	12,316,748	(337,240)	86,378	28,005,083	16,937,929
Non-Operating Income (Expense)																				
Interest Expense	(192,487)	(172,208)			(5,469,041)	(4,021,227)		(1,500)					(5,661,528)	(4,194,934)	(236,291)	(236,291)	740,485	417,062	(5,157,334)	(4,014,163)
Interest Income	1,377,706	957,449	106,006	338	755,792	201,744	996,969	138,105	111,794	903	10,535	9	3,358,801	1,298,549	35,771	94	(760,356)	(402,062)	2,634,216	896,581
Replacement/Extraordinary Item	(953,522)	(1,086,054)			(1,464,872)	(1,171,345)			(23,528)	(5,216)			(2,441,922)	(2,262,614)					(2,441,922)	(2,262,614)
Other Income (Expense)	(1,909,434)	(2,171,294)		3,825	219,813	(382,984)		(22,050)		6,372			(1,689,621)	(2,566,131)			418,609		(1,271,011)	(2,566,131)
Management Fees	(4,287,245)	(4,356,820)	(2,179,040)	(2,363,269)	(2,196,360)	(2,625,616)	(4,612)	(3,879)	9,912,209	10,312,375	(6,091)	(5,123)	1,238,861	957,667	(1,211,774)	(988,823)	(96,370)	(101,378)	(69,283)	(132,534)
Transfers	6,399,215	1,109,137	(13,904,853)		5,728,577		2,466,650						752,732	67,186	1,442,320	1,176,323	(1,444,868)	(1,176,323)	(2,547)	0
Total Non-Operating Income (Expense)	434,233	(5,719,789)	(15,977,888)	(2,359,107)	(2,426,090)	(7,999,428)	3,459,007	110,676	10,000,474	10,314,435	757,176	62,072	(3,753,088)	(5,591,141)	(2,857,162)	(2,401,342)	302,368	(86,378)	(6,307,881)	(8,078,861)
Surplus or Deficit Prior to Non-Cash Items	(310,272)	(3,247,639)	2,037,506	(820,848)	3,451,280	2,795,999	10,854,754	2,573,941	227,064	(620,348)	(415,809)	(1,737,444)	15,844,523	(1,056,338)	5,887,551	9,915,406	(34,872)		21,697,202	8,859,068
Non-Cash Items																				
Depreciation & Amortization	(6,430,425)	(7,643,646)	(18,330)	(11,770)	(4,058,275)	(3,405,199)	(115,912)	(116,249)	(101,382)	(74,814)	(273)	(268)	(10,724,596)	(11,251,945)					(10,724,596)	(11,251,945)
Non-Oper Income (Expense)	550,650	8,953,145			(479,748)	(42,471)	(1,107,224)	(234,320)	(6,976)	225			(1,043,299)	8,676,579	(858,783)	(9,924,013)			(1,902,082)	(1,247,434)
Total Non-Cash Items	(5,879,775)	1,309,499	(18,330)	(11,770)	(4,538,023)	(3,447,670)	(1,223,136)	(350,569)	(108,358)	(74,589)	(273)	(268)	(11,767,895)	(2,575,366)	(858,783)	(9,924,013)			(12,626,678)	(12,499,378)
Change In Net Assets	(6,190,047)	(1,938,140)	2,019,176	(832,617)	(1,086,743)	(651,670)	9,631,618	2,223,372	118,705	(694,936)	(416,081)	(1,737,712)	4,076,628	(3,631,704)	5,028,767	(8,606)	(34,872)		9,070,524	(3,640,310)

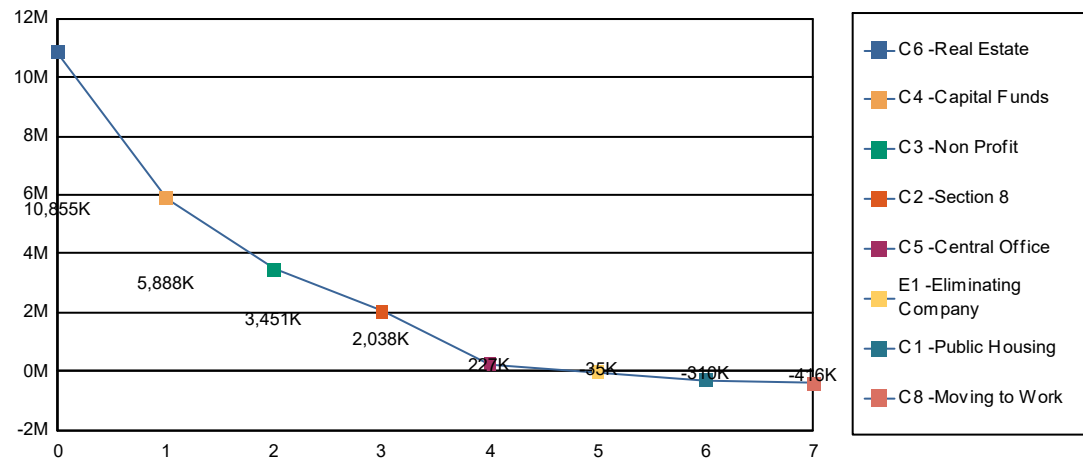
Net Revenue
by Line of Business



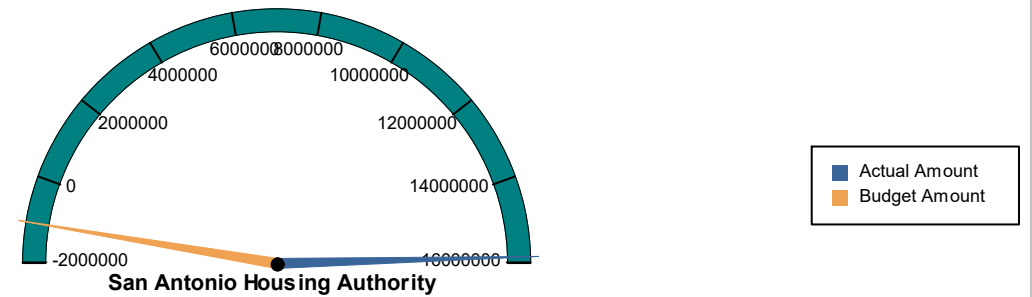
Top 10 Operating Expenses
Excluding HAP Expenses



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 March 31, 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	6,354	10,059	6,462	3,373	19,586	22,912	23,944	13,639	800	8,981	31	286						57,178	59,250
Cash & Investments, Restricted	18,070	12,239	1,323	6,596	16,305	15,469	10,366	3,027	1,043	647	596	532	1,270	2,254				48,973	40,764
Accounts Receivable	1,061	875	20	485	17,376	8,488	598	984	9,862	2,266	447	329	1,063	1,724	(24,431)	(8,220)		5,995	6,930
Prepaid Expenses and Other Current Assets	474	368	7,566	7,153	968	785	11	9	56	76	5	3						9,080	8,393
Total Current Assets	25,959	23,541	15,371	17,608	54,235	47,654	34,920	17,659	11,761	11,970	1,079	1,149	2,333	3,977	(24,431)	(8,220)		121,226	115,339
Fixed Assets																			
Land, Buildings and Equipment	404,992	394,287	849	800	212,924	193,383	88,335	71,863	2,889	3,147	22	22						710,010	663,502
Construction In Progress	14,928	17,054			34,643	23,609	255	255	279	47	61		26,704	29,307				76,870	70,272
Accumulated Depreciation	(318,352)	(309,807)	(781)	(758)	(111,889)	(98,715)	(5,126)	(4,960)	(2,124)	(2,287)	(22)	(21)						(438,294)	(416,548)
Total Fixed Assets	101,568	101,534	68	42	135,677	118,276	83,463	67,157	1,044	907	61	1	26,704	29,307				348,586	317,226
Other Non-Current Assets																			
Other Non-Current Assets	49,416	46,223			8,082	8,977	43,536	47,240							(29,027)	(35,468)		72,007	66,972
Total Other Non-Current Assets	49,416	46,223			8,082	8,977	43,536	47,240							(29,027)	(35,468)		72,007	66,972
Deferred Outflow of Resources																			
Deferred Outflow of Resources					259	2,191												259	2,191
Total Deferred Outflow of Resources					259	2,191												259	2,191
Total Assets & Deferred Outflow of Resources	176,944	171,299	15,439	17,650	198,253	177,099	161,919	132,056	12,804	12,877	1,140	1,150	29,038	33,285	(53,458)	(43,688)		542,078	501,728
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	7,037	3,458	516	398	6,831	3,502	10	46	449	(267)	115	114	1,000	1,822	(8,261)	(2,589)		7,697	6,486
Other Current Liabilities	4,868	3,522	1,884	7,618	23,323	21,688	2,132	1,699	1,050	777	505	249	1,952	2,498	(17,225)	(9,379)		18,490	28,673
Total Current Liabilities	11,905	6,980	2,400	8,017	30,154	25,189	2,141	1,745	1,499	511	620	364	2,952	4,320	(25,485)	(11,967)		26,187	35,158
Non-Current Liabilities																			
Non-Current Long Term Debt	8,214	5,522	884	775	131,223	113,842	7,569	45,370					3,820	14,030	(20,474)	(30,011)		131,236	149,528
Total Non-Current Liabilities	8,214	5,522	884	775	131,223	113,842	7,569	45,370					3,820	14,030	(20,474)	(30,011)		131,236	149,528
Deferred Inflows of Resources																			
Deferred Inflow of Resources	6,122				186		51,487								(5,754)			52,041	
Total Deferred Inflow of Resources	6,122				186		51,487								(5,754)			52,041	
Total Liabilities & Deferred Outflow of Resource	26,241	12,502	3,284	8,792	161,563	139,032	61,197	47,115	1,499	511	620	364	6,773	18,350	(51,713)	(41,978)		209,464	184,686
Equity																			
Equity																			
Invested In Capital Assets	93,502	101,534	68	42	(5,179)	(6,534)	81,997	65,691	1,044	907	61	1	20,995	13,034	22,635	25,723		215,123	200,399
Restricted Net Assets	18,070	12,239	1,323	6,596	16,305	15,469	10,366	3,027	1,043	647	596	532	1,270	2,254				48,973	40,764
Unrestricted Net Assets	39,131	45,023	10,763	2,220	25,563	29,132	8,360	16,223	9,219	10,812	(137)	254	0	(353)	(24,381)	(27,433)		68,518	75,879
	156,893	165,375	10,136	11,744	37,776	36,443	91,091	73,190	11,187	13,784	936	691	17,236	10,345	(1,710)	(1,647)		323,544	309,926
Liabilities, Deferred Inflows of Resc and Equity	176,944	171,299	15,439	17,650	198,253	177,099	161,919	132,056	12,804	12,877	1,140	1,150	29,038	33,285	(53,458)	(43,688)		542,078	501,728