



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **April 30, 2023**

Issue Date: **May 26, 2023**

(Unaudited and Subject to Review)

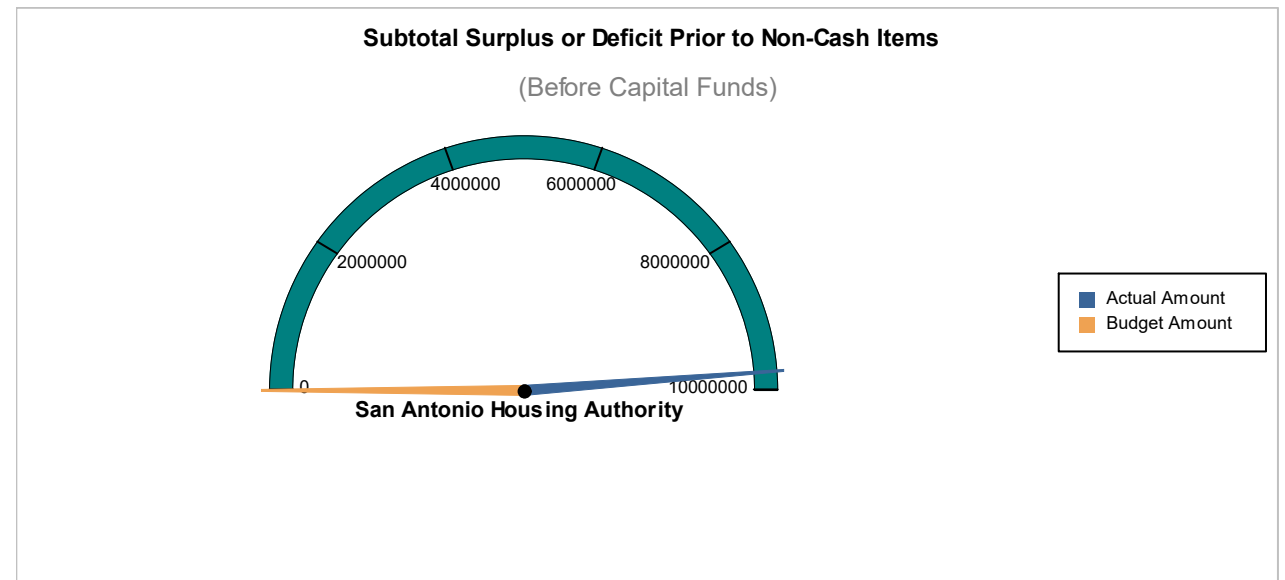
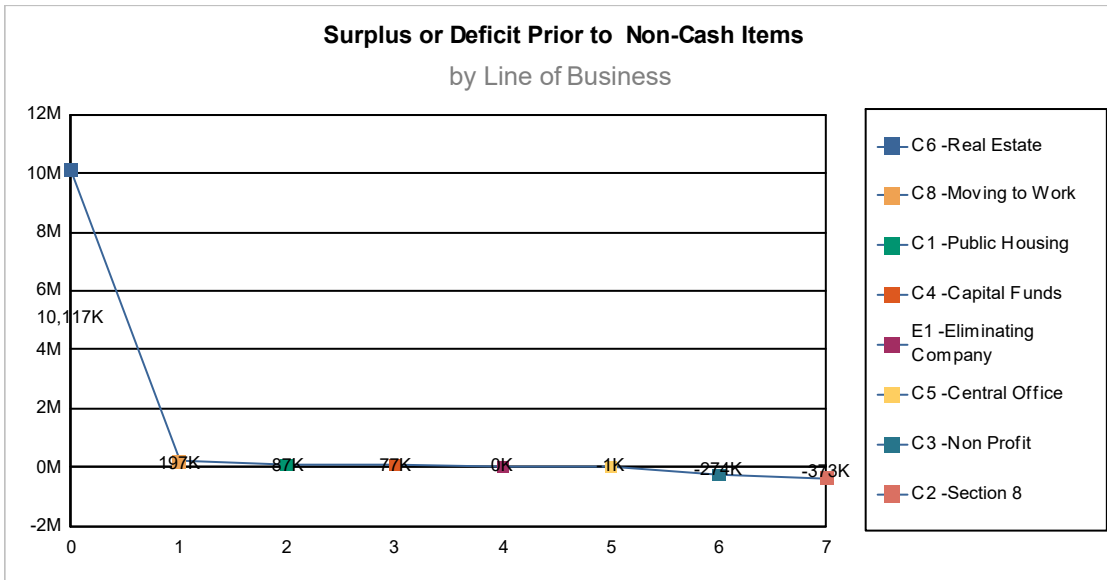
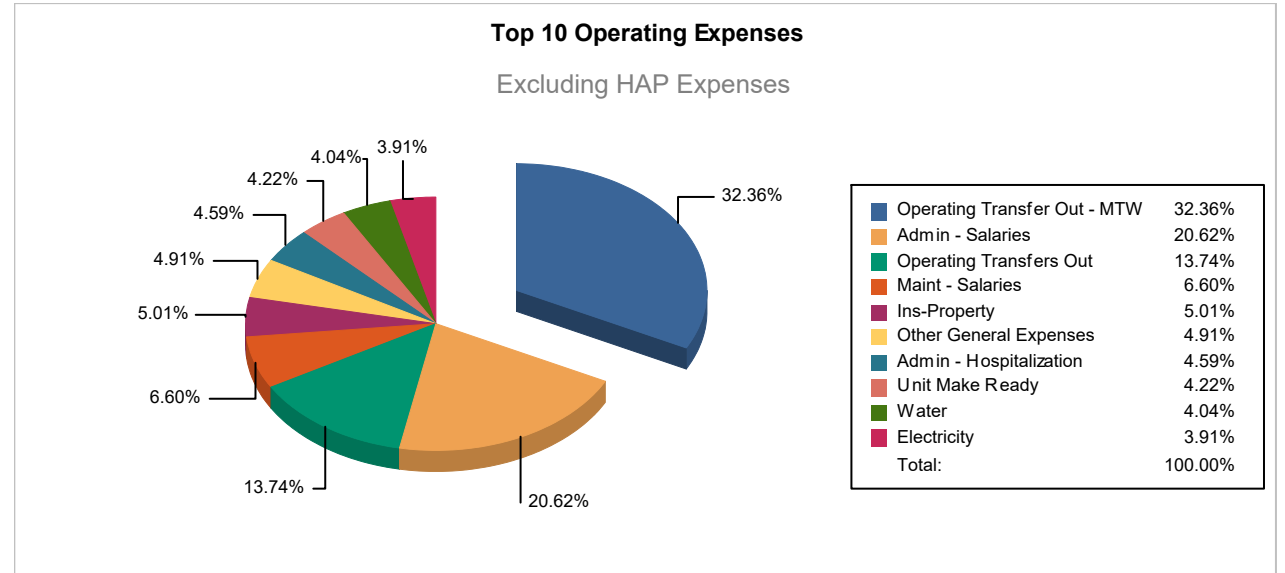
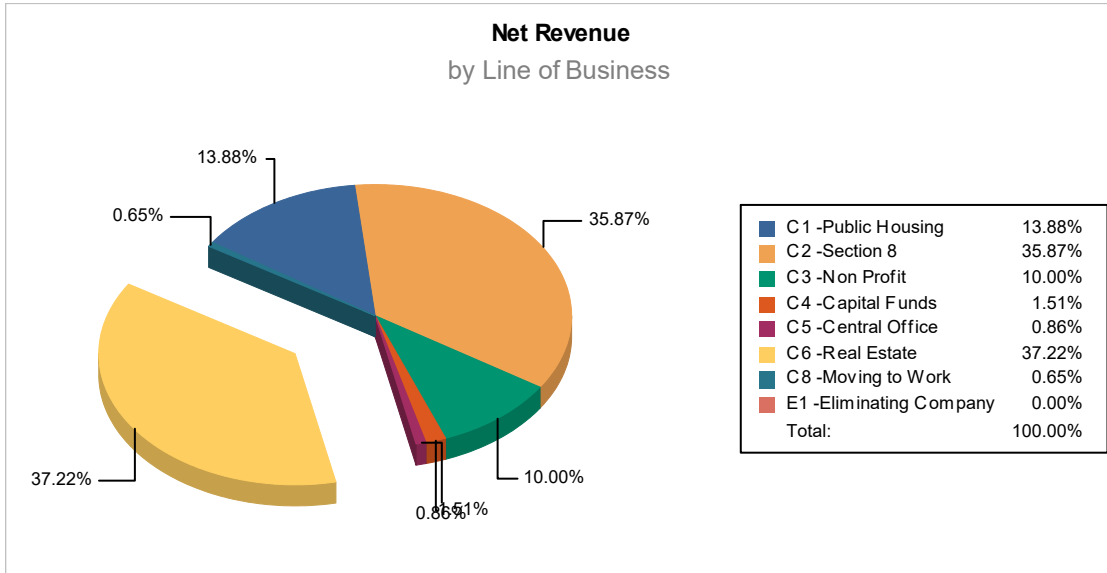
OPPORTUNITY HOME SAN ANTONIO COMBINED

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 April 30, 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	995,064	968,318			2,226,344	2,897,177							3,221,408	3,865,494					3,221,408	3,865,494	
Bad Debt, Net of Collections	(119,925)	(30,426)			(13,228)	(132,070)							(133,153)	(162,496)					(133,153)	(162,496)	
Other Tenant Revenue	9,081	15,429			77,632	140,256							86,713	155,686					86,713	155,686	
Grants	2,812,765	2,323,958	994,674	847,840	370,440	286,759					107,802	143,331	4,285,681	3,601,887	403,839	1,377,913	(58,883)		4,630,636	4,979,800	
HAP Revenue			8,585,030	8,761,405									8,585,030	8,761,405					8,585,030	8,761,405	
Miscellaneous Revenue	12,711	22,569	4,756	2,000	10,281	12,576	9,946,354	573,973	230,977	117,424	65,138	23,510	10,270,216	752,052			(82,604)	(97,796)	10,187,613	654,256	
Net Revenue	3,709,696	3,299,847	9,584,460	9,611,245	2,671,469	3,204,698	9,946,354	573,973	230,977	117,424	172,940	166,841	26,315,895	16,974,028	403,839	1,377,913	(141,486)	(97,796)	26,578,248	18,254,145	
Operating Expense																					
Salaries and Benefits	1,050,762	1,219,919	457,802	505,247	739,420	734,972	124,541	202,507	901,800	1,051,645	205,528	282,875	3,479,853	3,997,165					3,479,853	3,997,165	
Supplies and Materials	423,878	178,341		2	201,998	109,424			953	2,071			626,829	289,838					626,829	289,838	
Fleet Costs	7,217	15,436	745	2,326	2,574	2,956		283	1,516	3,638	47	315	12,099	24,954					12,099	24,954	
Outside Services	1,013,737	647,789	568	37	518,585	420,614	4,889	6,867	58,803	33,767			1,596,582	1,109,073	36,530	5,998			1,633,112	1,115,071	
Utilities	481,338	487,683			296,297	300,925	133	238	12,910	12,493			790,678	801,338					790,678	801,338	
Protective Services	120,548	59,664		333	84,335	37,772		367	11,441	14,083		475	216,324	112,695					216,324	112,695	
Insurance	46,896	159,367	6,815	12,041	416,243	172,742	10,864	2,946	12,766	11,603	2,644	3,137	496,228	361,834					496,228	361,834	
HAP Expense			8,071,420	8,736,361									8,071,420	8,736,361					8,071,420	8,736,361	
Other Expenses	303,509	224,958	154,770	172,279	148,041	177,245	48,976	99,100	294,726	189,750	86,015	74,554	1,036,037	937,886	2,700	3,388	(95,521)	(109,060)	943,216	832,214	
Total Operating Expense	3,447,884	2,993,157	8,692,120	9,428,625	2,407,493	1,956,651	189,403	312,307	1,294,916	1,319,049	294,234	361,356	16,326,051	16,371,145	39,230	9,385	(95,521)	(109,060)	16,269,760	16,271,471	
Total Operating Income	261,812	306,690	892,339	182,619	263,976	1,248,047	9,756,950	261,666	(1,063,940)	(1,201,625)	(121,293)	(194,515)	9,989,844	602,883	364,609	1,368,528	(45,965)	11,264	10,308,488	1,982,675	
Non-Operating Income (Expense)																					
Interest Expense	(18,620)	(19,134)			(190,856)	(423,108)		(167)					(209,476)	(442,408)	(23,076)	(23,076)	55,593	34,040	(176,959)	(431,444)	
Interest Income	166,114	96,789	21,448	38	111,879	22,416	128,988	15,347	11,683	100	1,905	1	442,016	134,691	4,662	10	(55,593)	(34,040)	391,085	100,662	
Replacement/Extraordinary Item	(160,960)	(120,673)			(207,032)	(129,703)			(2,871)	(580)			(370,863)	(250,955)					(370,863)	(250,955)	
Other Income (Expense)	171,553	(241,255)		425	(40,656)	(41,844)		(2,450)		708			130,897	(284,416)			58,883		189,780	(284,416)	
Management Fees	(456,493)	(484,091)	(245,232)	(262,585)	(210,910)	(286,290)	(525)	(431)	1,053,984	1,145,819	(693)	(569)	140,131	111,852	(134,642)	(109,869)	(12,918)	(11,264)	(7,428)	(9,281)	
Transfers	123,682	123,237	(1,041,546)				231,395				317,402	7,465	(369,067)	130,703	(134,642)	(130,703)			(503,709)	0	
Total Non-Operating Income (Expense)	(174,724)	(645,127)	(1,265,330)	(262,123)	(537,576)	(858,529)	359,858	12,299	1,062,796	1,146,048	318,613	6,897	(236,362)	(600,534)	(287,697)	(263,637)	45,965	(11,264)	(478,094)	(875,435)	
Surplus or Deficit Prior to Non-Cash Items	87,088	(338,436)	(372,990)	(79,504)	(273,600)	389,518	10,116,808	273,966	(1,144)	(55,577)	197,320	(187,618)	9,753,483	2,349	76,912	1,104,891			9,830,394	1,107,239	
Non-Cash Items																					
Depreciation & Amortization	(684,738)	(800,280)	(2,093)	(1,288)	(459,176)	(375,871)	(12,917)	(12,917)	(11,348)	(8,238)			(1,170,272)	(1,198,593)					(1,170,272)	(1,198,593)	
Non-Oper Income (Expense)	1,827	994,794			(4,719)	6,334	(26,000)			25			8,161	964,100		(1,102,668)			8,161	(138,568)	
Total Non-Cash Items	(682,911)	194,514	(2,093)	(1,288)	(459,176)	(380,590)	(6,583)	(38,917)	(11,348)	(8,213)			(1,162,111)	(234,493)		(1,102,668)			(1,162,111)	(1,337,161)	
Change In Net Assets	(595,823)	(143,922)	(375,083)	(80,791)	(732,776)	8,928	10,110,226	235,049	(12,492)	(63,790)	197,320	(187,618)	8,591,372	(232,145)	76,912	2,223			8,668,283	(229,922)	



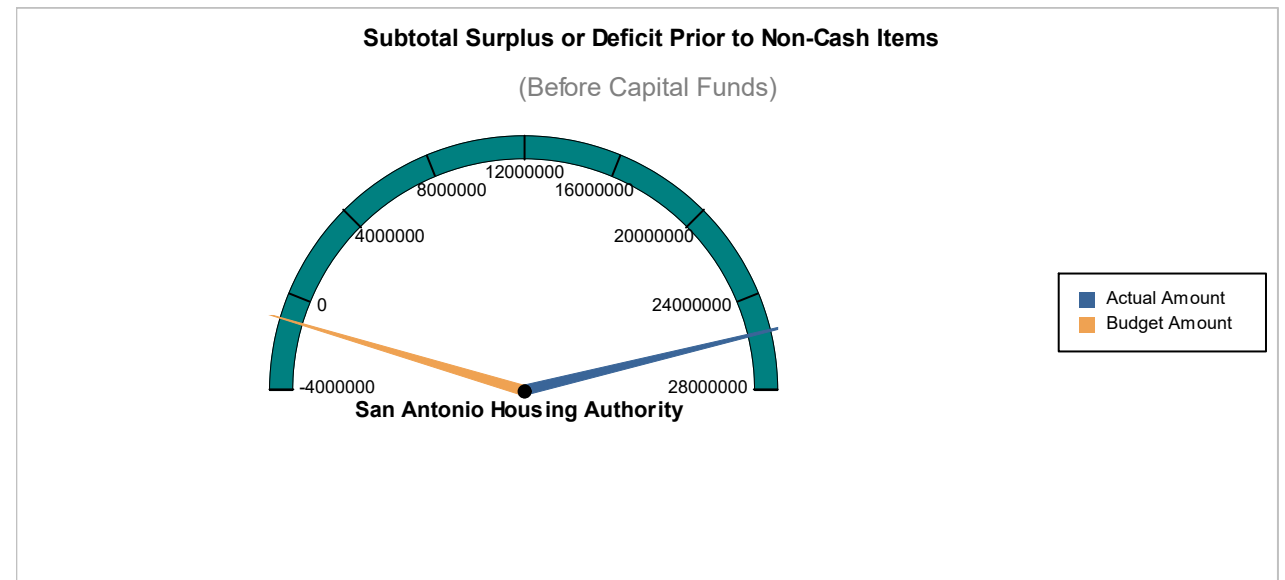
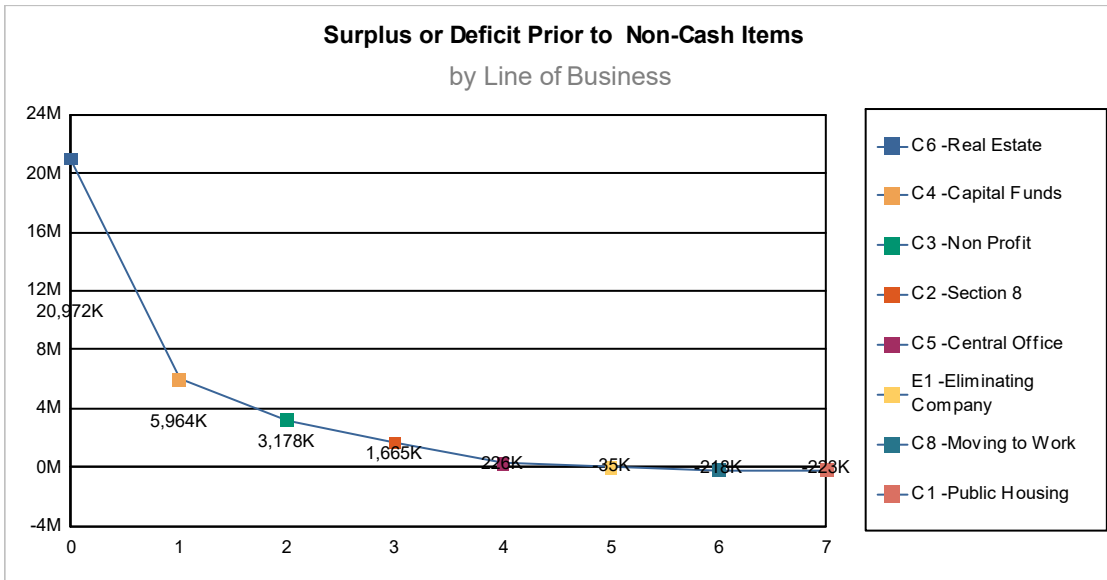
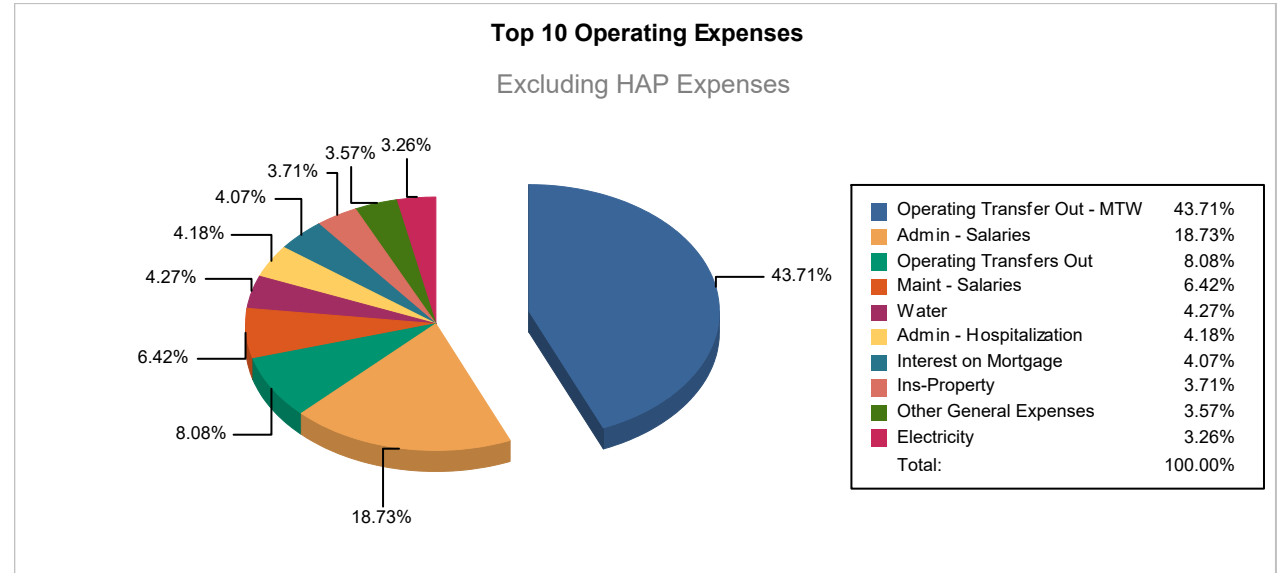
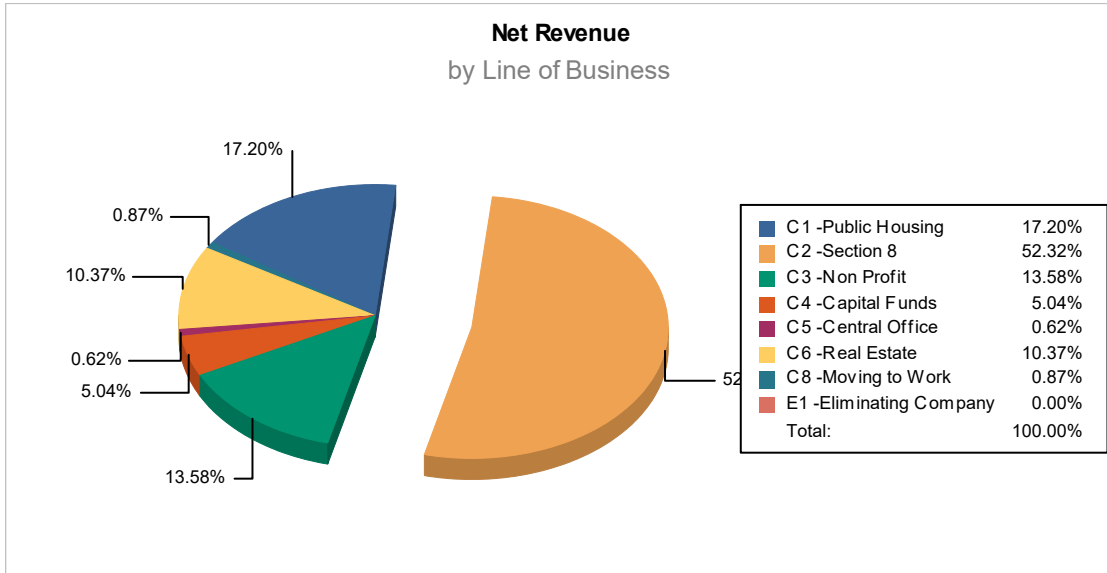


San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending April 30, 2023
Actual Amounts Vs. Approved Budget Comparison

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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	9,525,437	9,683,176			24,084,247	28,940,981							33,609,684	38,624,157					33,609,684	38,624,157	
Bad Debt, Net of Collections	(1,055,296)	(304,257)			(2,272,052)	(1,316,089)							(3,327,348)	(1,620,346)					(3,327,348)	(1,620,346)	
Other Tenant Revenue	120,693	154,292			1,042,277	1,435,592							1,162,970	1,589,884					1,162,970	1,589,884	
Grants	24,562,011	23,239,578	10,286,704	8,478,399	3,355,962	2,868,278					1,048,171	1,433,306	39,252,849	36,019,562	9,764,716	13,779,130	(477,492)		48,540,073	49,798,692	
HAP Revenue			91,146,107	87,614,048									91,146,107	87,614,048					91,146,107	87,614,048	
Miscellaneous Revenue	209,345	225,785	28,918	20,000	132,815	114,337	20,114,771	5,868,882	1,193,800	1,174,236	647,958	235,100	22,327,606	7,638,339			(853,188)	(993,057)	21,474,419	6,645,282	
Net Revenue	33,362,191	32,998,574	101,461,729	96,112,447	26,343,249	32,043,099	20,114,771	5,868,882	1,193,800	1,174,236	1,696,129	1,668,406	184,171,868	169,865,643	9,764,716	13,779,130	(1,330,680)	(993,057)	192,605,905	182,651,716	
Operating Expense																					
Salaries and Benefits	10,537,342	12,406,157	4,513,610	5,134,999	6,700,774	7,694,913	1,353,113	2,041,176	8,908,245	10,599,308	2,196,651	2,870,445	34,209,733	40,746,998					34,209,733	40,746,998	
Supplies and Materials	3,085,426	1,783,411		17	1,557,777	1,097,130			17,743	20,708	2,247		4,663,193	2,901,266					4,663,193	2,901,266	
Fleet Costs	164,210	154,364	29,444	23,258	35,664	30,656	1,825	2,833	34,381	36,382	47	3,147	265,571	250,640					265,571	250,640	
Outside Services	10,847,547	6,477,891	1,076	367	4,722,131	4,247,367	54,724	68,667	223,967	337,667			15,849,446	11,131,959	650,087	59,975			16,499,533	11,191,934	
Utilities	4,580,433	4,877,231			3,071,799	3,016,982	1,579	2,375	161,724	124,927			7,815,536	8,021,515					7,815,536	8,021,515	
Protective Services	639,381	596,641		3,333	509,081	377,724	4,536	3,667	91,340	140,833	220	4,750	1,244,558	1,126,948					1,244,558	1,126,948	
Insurance	1,768,207	1,606,003	113,215	125,291	1,874,218	1,710,624	79,733	30,332	84,497	123,755	18,863	34,013	3,938,733	3,630,019					3,938,733	3,630,019	
HAP Expense			76,726,644	87,363,611									76,726,644	87,363,611					76,726,644	87,363,611	
Other Expenses	2,222,337	2,318,035	1,170,007	1,740,692	1,730,458	1,824,229	1,466,564	994,900	2,509,255	1,927,063	772,380	750,082	9,871,001	9,555,003	5,308	33,879	(947,475)	(1,090,700)	8,928,833	8,498,182	
Total Operating Expense	33,844,884	30,219,733	82,553,996	94,391,568	20,201,903	19,999,625	2,962,074	3,143,950	12,031,151	13,310,643	2,990,407	3,662,438	154,584,414	164,727,958	655,395	93,854	(947,475)	(1,090,700)	154,292,334	163,731,112	
Total Operating Income	(482,693)	2,778,840	18,907,733	1,720,879	6,141,346	12,043,474	17,152,697	2,724,932	(10,837,350)	(12,136,408)	(1,294,278)	(1,994,032)	29,587,455	5,137,686	9,109,321	13,685,276	(383,205)	97,642	38,313,571	18,920,604	
Non-Operating Income (Expense)																					
Interest Expense	(211,107)	(191,342)			(5,659,897)	(4,444,334)		(1,667)					(5,871,004)	(4,637,343)	(259,366)	(259,366)	796,077	451,101	(5,334,293)	(4,445,608)	
Interest Income	1,543,820	1,054,238	127,454	375	867,671	224,160	1,125,957	153,452	123,476	1,004	12,440	10	3,800,817	1,433,239	40,433	105	(815,949)	(436,101)	3,025,301	997,243	
Replacement/Extraordinary Item	(1,114,481)	(1,206,727)			(1,671,904)	(1,301,047)			(26,399)	(5,795)			(2,812,785)	(2,513,569)					(2,812,785)	(2,513,569)	
Other Income (Expense)	(1,737,881)	(2,412,549)		4,250	179,158	(424,828)		(24,500)		7,080			(1,558,724)	(2,850,547)			477,492		(1,081,231)	(2,850,547)	
Management Fees	(4,743,738)	(4,840,911)	(2,424,272)	(2,625,855)	(2,407,270)	(2,911,907)	(5,137)	(4,310)	10,966,193	11,458,194	(6,784)	(5,692)	1,378,992	1,069,519	(1,346,416)	(1,098,692)	(109,288)	(112,642)	(76,711)	(141,815)	
Transfers	6,522,897	1,232,374	(14,946,399)		5,728,577		2,698,045				1,070,134	74,651	1,073,253	1,307,025	(1,579,509)	(1,307,025)			(506,256)	0	
Total Non-Operating Income (Expense)	259,509	(6,364,916)	(17,243,217)	(2,621,230)	(2,963,665)	(8,857,956)	3,818,865	122,975	11,063,270	11,460,483	1,075,790	68,969	(3,989,449)	(6,191,675)	(3,144,859)	(2,664,979)	348,333	(97,642)	(6,785,975)	(8,954,296)	
Surplus or Deficit Prior to Non-Cash Items	(223,184)	(3,586,075)	1,664,516	(900,351)	3,177,681	3,185,518	20,971,562	2,847,907	225,920	(675,925)	(218,489)	(1,925,063)	25,598,005	(1,053,989)	5,964,462	11,020,297	(34,872)		31,527,596	9,966,308	
Non-Cash Items																					
Depreciation & Amortization	(7,115,163)	(8,443,926)	(20,422)	(13,058)	(4,517,452)	(3,781,070)	(128,828)	(129,165)	(112,730)	(83,052)	(273)	(268)	(11,894,868)	(12,450,538)					(11,894,868)	(12,450,538)	
Non-Oper Income (Expense)	552,477	9,947,939			(479,748)	(47,190)	(1,100,890)	(260,320)	(6,976)	250			(1,035,137)	9,640,679	(858,783)	(11,026,681)			(1,893,921)	(1,386,002)	
Total Non-Cash Items	(6,562,686)	1,504,013	(20,422)	(13,058)	(4,997,199)	(3,828,260)	(1,229,718)	(389,486)	(119,706)	(82,802)	(273)	(268)	(12,930,005)	(2,809,859)	(858,783)	(11,026,681)			(13,788,789)	(13,836,540)	
Change In Net Assets	(6,785,870)	(2,082,062)	1,644,093	(913,409)	(1,819,519)	(642,742)	19,741,844	2,458,421	106,213	(758,727)	(218,761)	(1,925,330)	12,668,000	(3,863,848)	5,105,679	(6,384)	(34,872)		17,738,808	(3,870,232)	

UNAUDITED
 For Internal Use Only





San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending April 30, 2023

	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	2,730	10,152	7,191	4,281	6,995	20,475	23,108	13,307	2,350	8,252	66	297					42,440	56,764
Cash & Investments, Restricted	18,444	12,678	1,284	6,220	16,201	16,194	10,390	3,027	1,043	647	592	525	1,275	2,232			49,228	41,523
Accounts Receivable	1,065	963	20	144	15,851	9,566	1,598	1,241	7,861	2,914	313	314	1,284	1,427	(21,674)	(9,848)	6,318	6,721
Prepaid Expenses and Other Current Assets	71	377	7,471	7,167	594	527	1	1	23	56	2	5					8,161	8,133
Total Current Assets	22,310	24,170	15,965	17,812	39,641	46,762	35,096	17,576	11,277	11,869	973	1,142	2,559	3,659	(21,674)	(9,848)	106,148	113,142
Fixed Assets																		
Land, Buildings and Equipment	405,047	394,437	849	800	212,790	193,369	88,331	71,863	2,884	3,170	22	22					709,924	663,662
Construction In Progress	14,813	17,089			34,822	25,356	255	255	279	23	61		26,617	29,169			76,846	71,892
Accumulated Depreciation	(319,009)	(310,509)	(783)	(759)	(112,208)	(99,126)	(5,139)	(4,972)	(2,131)	(2,300)	(22)	(22)					(439,292)	(417,688)
Total Fixed Assets	100,851	101,018	66	41	135,403	119,599	83,447	67,145	1,032	894	61	1	26,617	29,169			347,478	317,867
Other Non-Current Assets																		
Other Non-Current Assets	49,510	46,535			8,097	8,992	52,655	47,318					0	(29,076)	(35,784)		81,186	67,062
Total Other Non-Current Assets	49,510	46,535			8,097	8,992	52,655	47,318					0	(29,076)	(35,784)		81,186	67,062
Deferred Outflow of Resources																		
Deferred Outflow of Resources					252	2,182											252	2,182
Total Deferred Outflow of Resources					252	2,182											252	2,182
Total Assets & Deferred Outflow of Resources	172,671	171,723	16,031	17,853	183,395	177,535	171,198	132,039	12,309	12,764	1,033	1,142	29,176	32,828	(50,751)	(45,632)	535,064	500,253
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	4,894	3,459	791	502	5,731	4,531	15	22	300	(447)	21	21	880	1,684	(5,807)	(3,267)	6,826	6,504
Other Current Liabilities	3,362	4,435	2,531	3,844	22,450	21,420	1,358	1,677	716	771	295	270	2,293	2,318	(16,956)	(10,349)	16,050	24,386
Total Current Liabilities	8,256	7,894	3,323	4,346	28,181	25,951	1,373	1,699	1,016	324	316	291	3,173	4,002	(22,763)	(13,616)	22,875	30,891
Non-Current Liabilities																		
Non-Current Long Term Debt	8,187	5,486	929	750	119,070	113,925	7,506	45,321					3,661	13,830	(20,489)	(30,306)	118,864	149,007
Total Non-Current Liabilities	8,187	5,486	929	750	119,070	113,925	7,506	45,321					3,661	13,830	(20,489)	(30,306)	118,864	149,007
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	22,564	13,380	4,252	5,096	147,438	139,876	60,366	47,020	1,016	324	316	291	6,834	17,832	(49,005)	(43,922)	193,781	179,898
Equity																		
Equity																		
Invested In Capital Assets	92,835	101,018	66	41	7,301	(5,247)	81,980	65,678	1,032	894	61	1	21,067	13,095	22,657	26,023	227,000	201,503
Restricted Net Assets	18,444	12,678	1,284	6,220	16,201	16,194	10,390	3,027	1,043	647	592	525	1,275	2,232			49,228	41,523
Unrestricted Net Assets	38,828	44,647	10,430	6,496	12,455	26,711	18,462	16,314	9,218	10,898	64	326	0	(331)	(24,402)	(27,734)	65,055	77,328
	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	172,671	171,723	16,031	17,853	183,395	177,535	171,198	132,039	12,309	12,764	1,033	1,142	29,176	32,828	(50,751)	(45,632)	535,064	500,253