



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **June 21, 2023**

(Unaudited and Subject to Review)

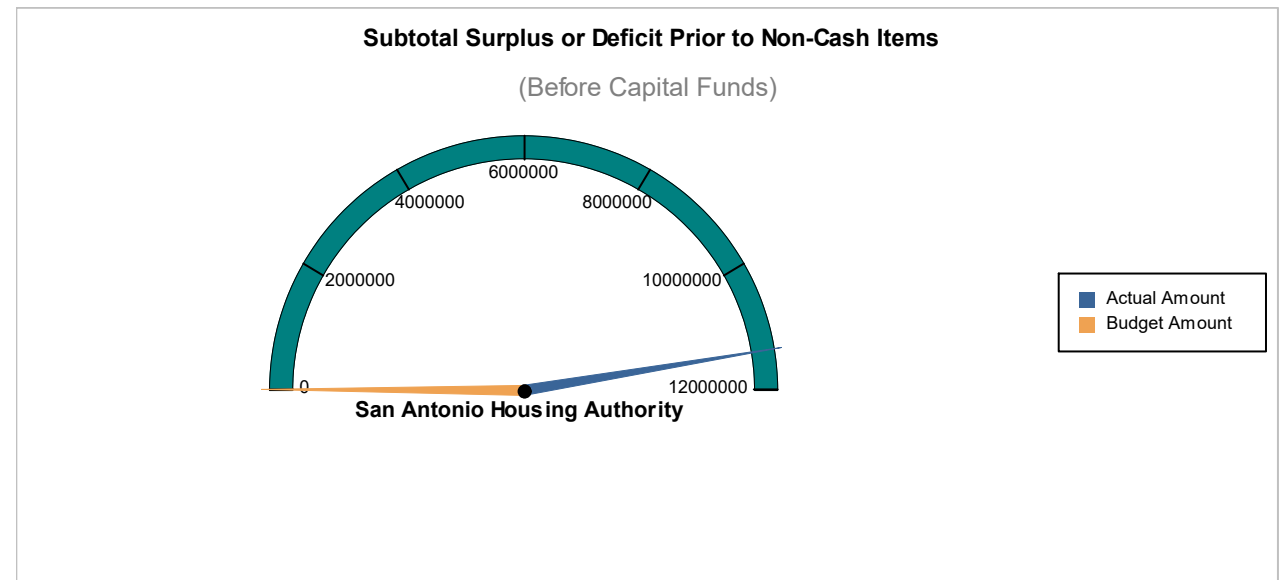
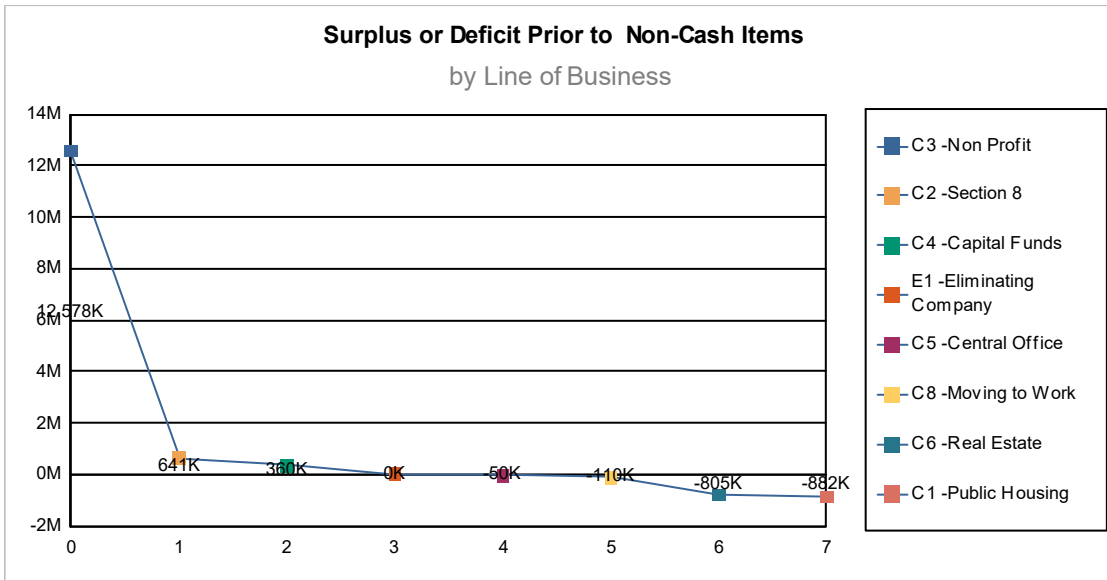
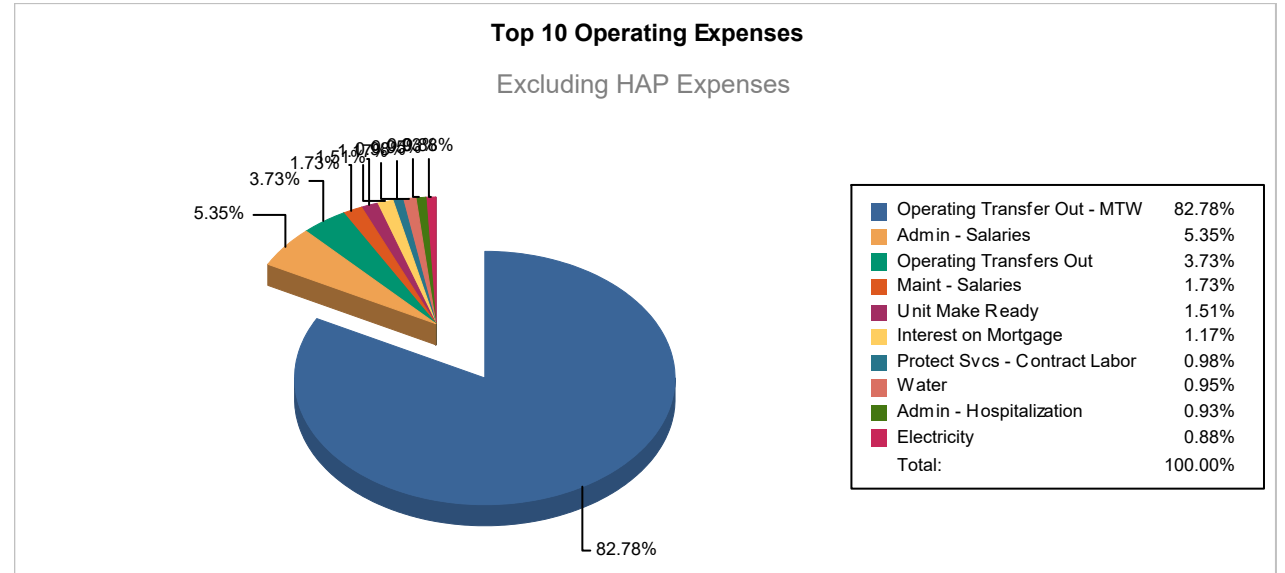
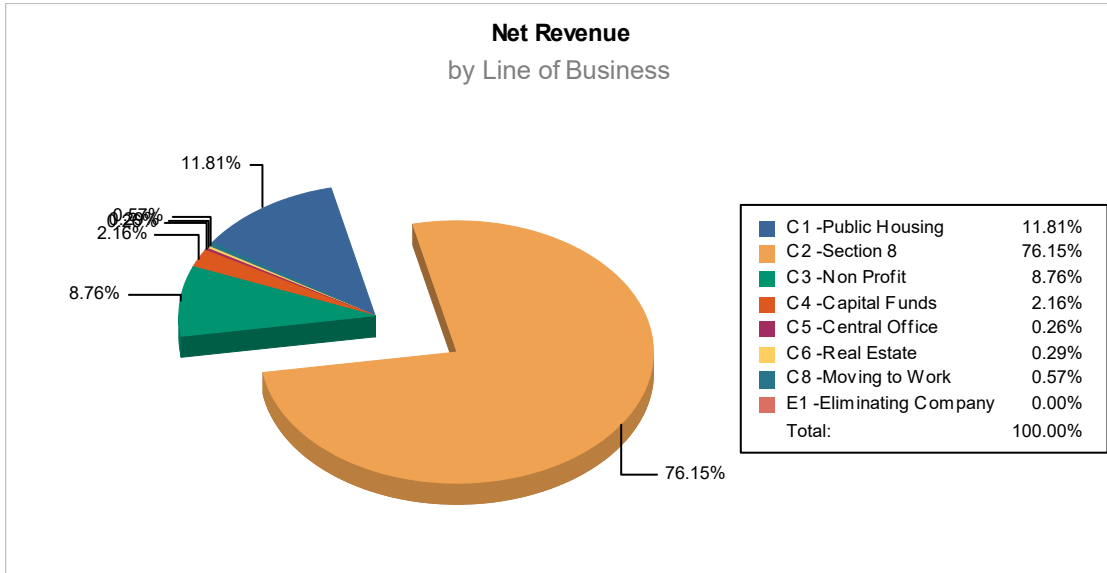
OPPORTUNITY HOME SAN ANTONIO COMBINED

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 May 31, 2023
Actual Amounts Vs. Approved Budget Comparison

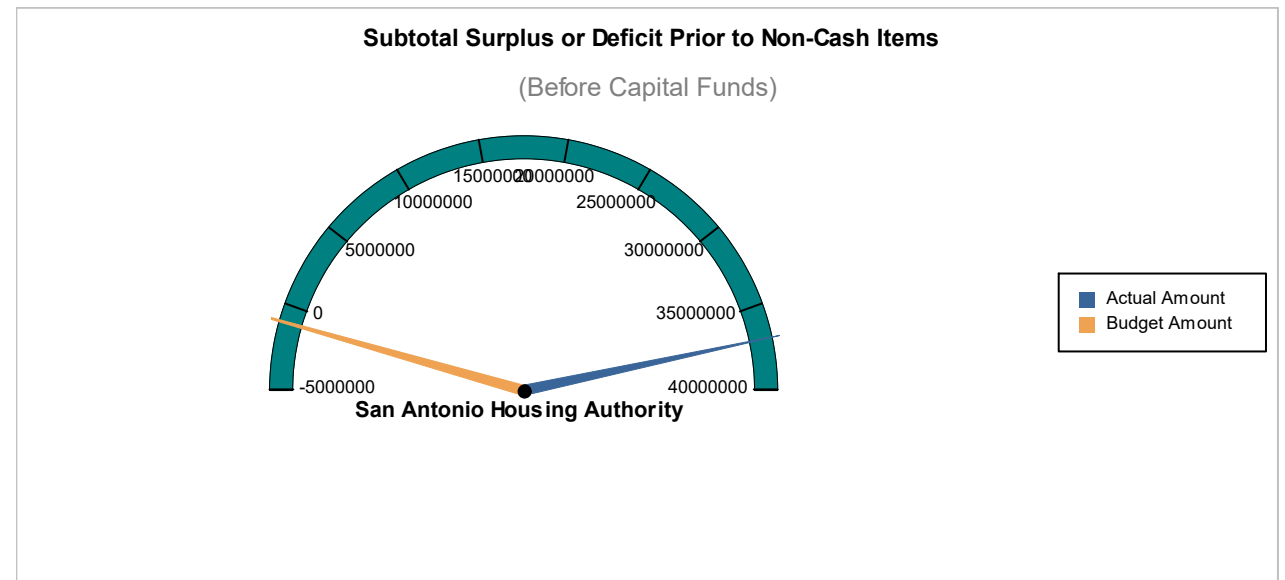
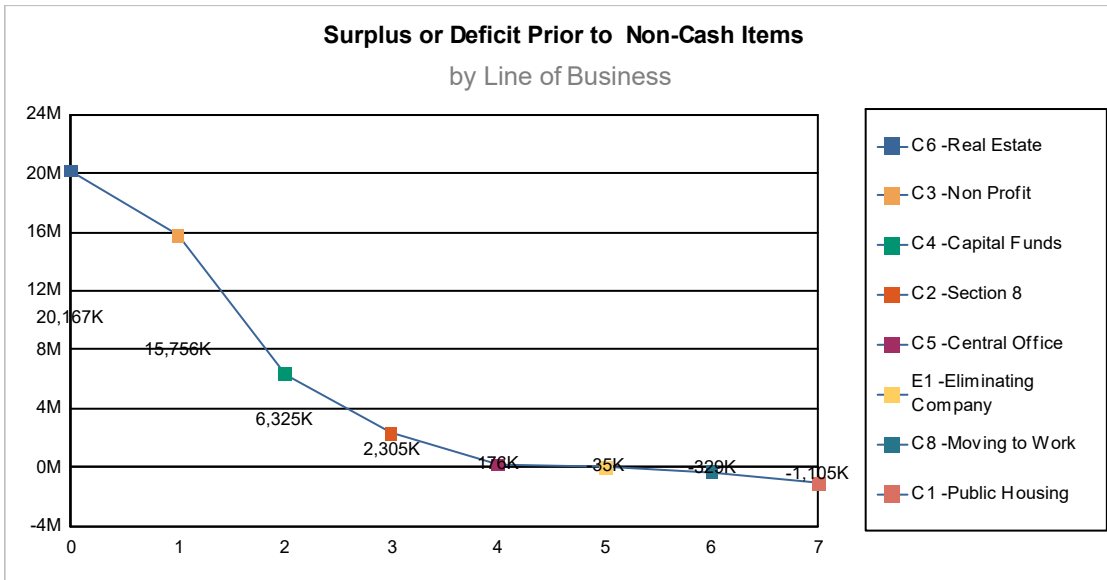
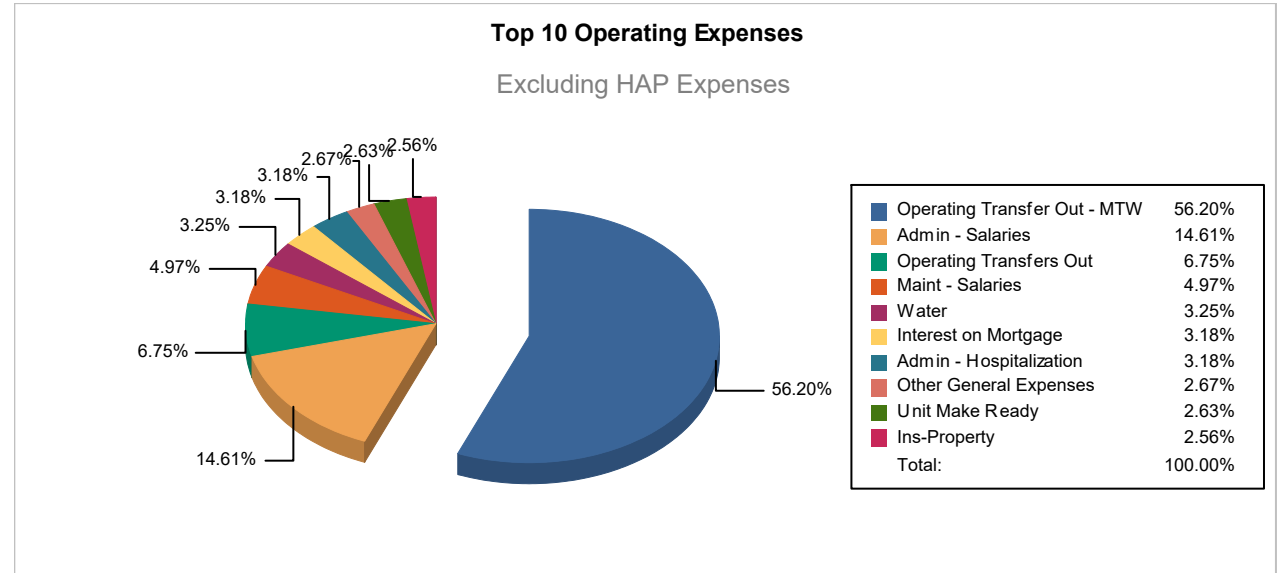
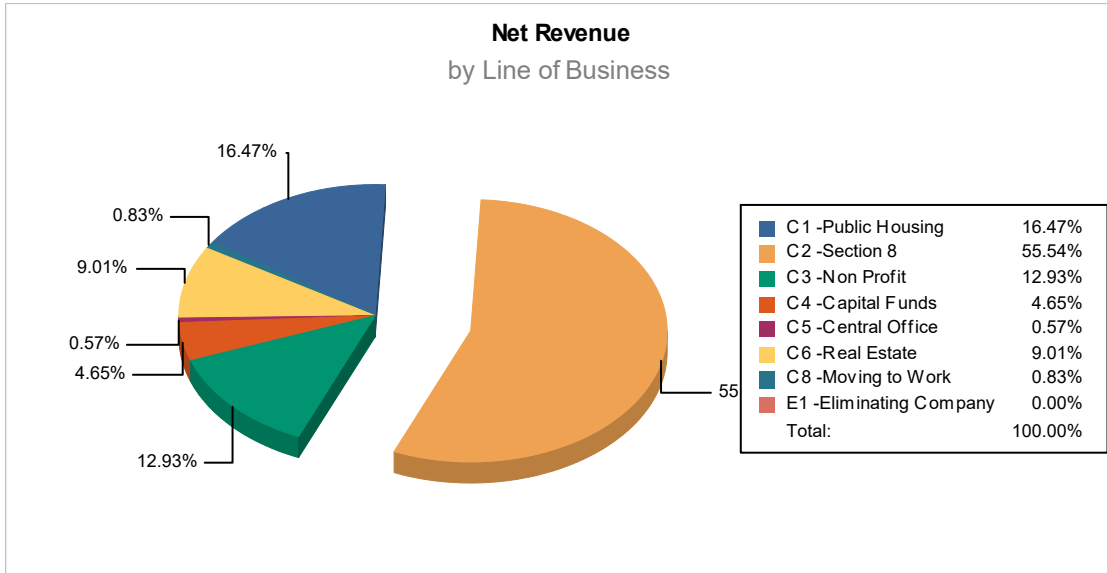
Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	1,004,411	968,318			1,854,723	2,897,157							2,859,135	3,865,475					2,859,135	3,865,475	
Bad Debt, Net of Collections	(111,739)	(30,426)			353,198	(130,880)							241,459	(161,306)					241,459	(161,306)	
Other Tenant Revenue	11,163	15,429			71,254	143,069							82,417	158,498					82,417	158,498	
Grants	2,632,248	2,323,958	996,457	847,840	366,067	288,643					111,393	143,331	4,106,165	3,603,772	653,442	1,377,913	(44,136)		4,715,471	4,981,685	
HAP Revenue			22,087,060	8,761,405									22,087,060	8,761,405					22,087,060	8,761,405	
Miscellaneous Revenue	43,584	22,569	4,674	2,000	11,732	10,426	88,665	577,830	79,892	117,424	60,393	23,510	288,940	753,758			(86,616)	(97,796)	202,323	655,962	
Net Revenue	3,579,667	3,299,847	23,088,191	9,611,245	2,656,973	3,208,415	88,665	577,830	79,892	117,424	171,787	166,841	29,665,175	16,981,601	653,442	1,377,913	(130,752)	(97,796)	30,187,864	18,261,719	
Operating Expense																					
Salaries and Benefits	1,202,751	1,219,919	521,845	505,247	752,184	734,660	143,007	202,507	1,074,559	1,051,645	232,270	282,875	3,926,615	3,996,853					3,926,615	3,996,853	
Supplies and Materials	523,883	178,341		2	208,804	109,826			3,805	2,071	101		736,593	290,240					736,593	290,240	
Fleet Costs	19,930	15,436	5,514	2,326	5,019	2,956	12	283	2,557	3,638	47	315	33,079	24,954					33,079	24,954	
Outside Services	1,148,385	647,789	792	37	605,208	417,940	7,962	6,867	15,896	33,767	(2)		1,778,241	1,106,399	6,495	5,998			1,784,736	1,112,397	
Utilities	561,588	487,683			300,997	301,147	133	238	7,464	12,493			870,182	801,561					870,182	801,561	
Protective Services	213,452	59,664	236	333	95,791	37,772	650	367	1,550	14,083		475	311,679	112,695					311,679	112,695	
Insurance	24,932	159,367	1,819	12,041	17,129	172,742	325	2,946	2,900	11,603	980	3,137	48,086	361,834					48,086	361,834	
HAP Expense			8,384,557	8,736,361									8,384,557	8,736,361					8,384,557	8,736,361	
Other Expenses	288,114	224,958	136,254	172,279	179,441	179,710	90,349	99,100	136,458	189,750	67,288	74,554	897,904	940,351		3,388	(96,857)	(109,060)	801,046	834,679	
Total Operating Expense	3,983,034	2,993,157	9,051,018	9,428,625	2,164,574	1,956,754	242,439	312,307	1,245,189	1,319,049	300,682	361,356	16,986,935	16,371,248	6,495	9,385	(96,857)	(109,060)	16,896,573	16,271,574	
Total Operating Income	(403,367)	306,690	14,037,173	182,619	492,400	1,251,661	(153,774)	265,523	(1,165,296)	(1,201,625)	(128,896)	(194,515)	12,678,240	610,353	646,947	1,368,528	(33,895)	11,264	13,291,292	1,990,145	
Non-Operating Income (Expense)																					
Interest Expense	(18,503)	(19,134)			(462,659)	(421,607)			(167)				(481,162)	(440,908)	(22,430)	(22,430)	56,330	34,042	(447,263)	(429,296)	
Interest Income	173,361	96,828	24,954	38	132,120	22,416	136,817	15,349	9,500	100	2,147	1	478,899	134,732	5,099	10	(56,330)	(34,042)	427,668	100,700	
Replacement/Extraordinary Item	(204,949)	(120,673)			(199,102)	(129,703)			123	(580)			(403,928)	(250,955)					(403,928)	(250,955)	
Other Income (Expense)	(227,412)	(241,255)		425	19,122	(41,844)		(2,450)		708			(208,291)	(284,416)			44,136		(164,155)	(284,416)	
Management Fees	(466,385)	(484,091)	(246,739)	(262,585)	(256,095)	(286,290)	(525)	(431)	1,106,090	1,145,819	(693)	(569)	135,653	111,852	(134,642)	(109,869)	(10,241)	(11,264)	(9,230)	(9,281)	
Transfers	265,441	123,237	(13,174,567)		12,852,350		(787,310)						17,049	7,465	(827,038)	130,703	(134,642)	(130,703)	(961,679)	0	
Total Non-Operating Income (Expense)	(478,448)	(645,088)	(13,396,352)	(262,123)	12,085,736	(857,028)	(651,018)	12,302	1,115,713	1,146,048	18,502	6,897	(1,305,867)	(598,992)	(286,615)	(262,992)	33,895	(11,264)	(1,558,587)	(873,248)	
Surplus or Deficit Prior to Non-Cash Items	(881,815)	(338,397)	640,821	(79,504)	12,578,136	394,633	(804,792)	277,825	(49,584)	(55,577)	(110,394)	(187,618)	11,372,372	11,361	360,332	1,105,536			11,732,705	1,116,897	
Non-Cash Items																					
Depreciation & Amortization	(681,654)	(797,067)	(2,093)	(1,288)	(459,113)	(348,148)	(12,917)	(12,917)	(11,032)	(7,922)			(1,166,808)	(1,167,341)					(1,166,808)	(1,167,341)	
Non-Oper Income (Expense)	38,838	994,794				(4,719)		(26,000)		25			38,838	964,100		(1,102,668)			38,838	(138,568)	
Total Non-Cash Items	(642,816)	197,727	(2,093)	(1,288)	(459,113)	(352,867)	(12,917)	(38,917)	(11,032)	(7,897)			(1,127,970)	(203,241)		(1,102,668)			(1,127,970)	(1,305,909)	
Change In Net Assets	(1,524,630)	(140,671)	638,728	(80,791)	12,119,023	41,766	(817,708)	238,908	(60,616)	(63,474)	(110,394)	(187,618)	10,244,403	(191,880)	360,332	2,868			10,604,735	(189,012)	





San Antonio Housing Authority
Combined Income Statement - Year-To-Date
Period Ending May 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	10,529,848	10,651,493			25,938,970	31,838,138							36,468,818	42,489,631					36,468,818	42,489,631
Bad Debt, Net of Collections	(1,167,035)	(334,682)			(1,918,854)	(1,446,969)							(3,085,889)	(1,781,651)					(3,085,889)	(1,781,651)
Other Tenant Revenue	131,856	169,721			1,113,531	1,578,661							1,245,387	1,748,382					1,245,387	1,748,382
Grants	27,194,259	25,563,536	11,283,161	9,326,239	3,722,029	3,156,922					1,159,565	1,576,636	43,359,014	39,623,333	10,418,158	15,157,043	(521,628)		53,255,544	54,780,376
HAP Revenue			113,233,167	96,375,452									113,233,167	96,375,452					113,233,167	96,375,452
Miscellaneous Revenue	252,929	248,354	33,592	22,000	144,546	124,763	20,203,436	6,446,712	1,273,693	1,291,659	708,351	258,610	22,616,546	8,392,098			(939,804)	(1,090,853)	21,676,742	7,301,244
Net Revenue	36,941,857	36,298,421	124,549,919	105,723,692	29,000,222	35,251,515	20,203,436	6,446,712	1,273,693	1,291,659	1,867,915	1,835,246	213,837,043	186,847,245	10,418,158	15,157,043	(1,461,432)	(1,090,853)	222,793,769	200,913,435
Operating Expense																				
Salaries and Benefits	11,740,092	13,626,076	5,035,455	5,640,246	7,452,957	8,429,573	1,496,120	2,243,683	9,982,804	11,650,953	2,428,921	3,153,321	38,136,349	44,743,851					38,136,349	44,743,851
Supplies and Materials	3,609,309	1,961,752		18	1,766,581	1,206,956			21,549	22,779	2,347		5,399,785	3,191,506					5,399,785	3,191,506
Fleet Costs	184,140	169,800	34,958	25,584	40,684	33,611	1,837	3,117	36,937	40,020	93	3,461	298,649	275,594					298,649	275,594
Outside Services	11,995,932	7,125,681	1,868	403	5,327,340	4,665,307	62,687	75,533	239,862	371,433	(2)		17,627,687	12,238,358	656,582	65,973			18,284,269	12,304,330
Utilities	5,142,021	5,364,914			3,372,797	3,318,130	1,712	2,613	169,188	137,419			8,685,718	8,823,075					8,685,718	8,823,075
Protective Services	852,833	656,306	236	3,667	604,872	415,496	5,186	4,033	92,890	154,917	220	5,225	1,556,237	1,239,643					1,556,237	1,239,643
Insurance	1,793,139	1,765,369	115,034	137,332	1,891,347	1,883,366	80,058	33,278	87,397	135,358	19,843	37,150	3,986,818	3,991,853					3,986,818	3,991,853
HAP Expense			85,111,201	96,099,972									85,111,201	96,099,972					85,111,201	96,099,972
Other Expenses	2,510,451	2,542,993	1,306,261	1,912,971	1,909,900	2,003,939	1,556,913	1,094,001	2,645,713	2,116,813	839,668	824,636	10,768,905	10,495,353	5,308	37,267	(1,044,332)	(1,199,759)	9,729,880	9,332,861
Total Operating Expense	37,827,917	33,212,891	91,605,013	103,820,194	22,366,476	21,956,379	3,204,513	3,456,257	13,276,339	14,629,692	3,291,090	4,023,794	171,571,349	181,099,206	661,890	103,240	(1,044,332)	(1,199,759)	171,188,906	180,002,686
Total Operating Income	(886,060)	3,085,531	32,944,906	1,903,498	6,633,746	13,295,136	16,998,923	2,990,455	(12,002,647)	13,338,033	(1,423,174)	(2,188,547)	42,265,694	5,748,039	9,756,268	15,053,803	(417,100)	108,906	51,604,863	20,910,749
Non-Operating Income (Expense)																				
Interest Expense	(229,610)	(210,476)			(6,122,556)	(4,865,941)			(1,833)				(6,352,166)	(5,078,250)	(281,797)	(281,797)	852,407	485,143	(5,781,556)	(4,874,904)
Interest Income	1,717,181	1,151,066	152,408	413	999,791	246,576	1,262,774	168,801	132,976	1,104	14,587	11	4,279,716	1,567,971	45,532	115	(872,279)	(470,143)	3,452,969	1,097,943
Replacement/Extraordinary Item	(1,319,431)	(1,327,399)			(1,871,005)	(1,430,750)			(26,277)	(6,375)			(3,216,713)	(2,764,524)					(3,216,713)	(2,764,524)
Other Income (Expense)	(1,965,293)	(2,653,804)		4,675	198,279	(466,672)			(26,950)	7,788			(1,767,014)	(3,134,963)			521,628		(1,245,386)	(3,134,963)
Management Fees	(5,210,123)	(5,325,002)	(2,671,011)	(2,888,440)	(2,663,365)	(3,198,197)	(5,662)	(4,741)	12,072,284	12,604,014	(7,477)	(6,261)	1,514,645	1,181,371	(1,481,058)	(1,208,561)	(119,528)	(123,906)	(85,941)	(151,096)
Transfers	6,788,337	1,355,612	(28,120,966)		18,580,927		1,910,735				1,087,182	82,116	246,216	1,437,728	(1,714,151)	(1,437,728)			(1,467,935)	0
Total Non-Operating Income (Expense)	(218,939)	(7,010,004)	(30,639,570)	(2,883,353)	9,122,071	(9,714,985)	3,167,847	135,277	12,178,983	12,606,531	1,094,292	75,866	(5,295,316)	(6,790,667)	(3,431,474)	(2,927,970)	382,228	(108,906)	(8,344,562)	(9,827,544)
Surplus or Deficit Prior to Non-Cash Items	(1,104,999)	(3,924,473)	2,305,336	(979,855)	15,755,816	3,580,151	20,166,770	3,125,732	176,336	(731,502)	(328,882)	(2,112,681)	36,970,378	(1,042,628)	6,324,795	12,125,833	(34,872)		43,260,301	11,083,205
Non-Cash Items																				
Depreciation & Amortization	(7,796,817)	(9,240,993)	(22,515)	(14,345)	(4,976,564)	(4,129,218)	(141,745)	(142,082)	(123,762)	(90,974)	(273)	(268)	(13,061,676)	(13,617,879)					(13,061,676)	(13,617,879)
Non-Oper Income (Expense)	591,315	10,942,733			(479,748)	(51,909)	(1,100,890)	(286,320)	(6,976)	275			(996,299)	10,604,779	(858,783)	(12,129,349)			(1,855,083)	(1,524,570)
Total Non-Cash Items	(7,205,502)	1,701,740	(22,515)	(14,345)	(5,456,312)	(4,181,127)	(1,242,635)	(428,402)	(130,738)	(90,699)	(273)	(268)	(14,057,975)	(3,013,100)	(858,783)	(12,129,349)			(14,916,759)	(15,142,449)
Change In Net Assets	(8,310,500)	(2,222,733)	2,282,821	(994,200)	10,299,504	(600,976)	18,924,135	2,697,329	45,598	(822,201)	(329,155)	(2,112,949)	22,912,403	(4,055,729)	5,466,011	(3,516)	(34,872)		28,343,542	(4,059,244)





San Antonio Housing Authority
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending May 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	8,752	10,325	7,589	4,970	20,189	20,858	23,317	12,687	1,181	7,211	95	313					61,123	56,364
Cash & Investments, Restricted	18,499	12,454	4,606	5,776	15,887	15,393	10,401	3,307	1,043	647	601	504	1,280	2,232			52,317	40,313
Accounts Receivable	1,076	728	125	122	18,054	8,958	598	1,517	8,799	3,601	320	366	1,112	1,660	(24,443)	(10,359)	5,641	6,593
Prepaid Expenses and Other Current Assets	91	425	7,682	6,709	581	581	2	4	29	97	6	14					8,392	7,830
Total Current Assets	28,418	23,932	20,002	17,577	54,712	45,789	34,318	17,514	11,053	11,557	1,022	1,197	2,392	3,892	(24,443)	(10,359)	127,473	111,100
Fixed Assets																		
Land, Buildings and Equipment	405,054	394,759	849	800	212,840	195,597	88,331	71,863	2,884	3,170	22	22					709,980	666,212
Construction In Progress	15,023	17,941			37,893	27,756	255	255	336	28	61		26,812	29,085			80,379	75,065
Accumulated Depreciation	(319,691)	(311,239)	(785)	(761)	(112,661)	(99,582)	(5,152)	(4,985)	(2,142)	(2,312)	(22)	(22)					(440,452)	(418,901)
Total Fixed Assets	100,386	101,461	64	40	138,072	123,772	83,434	67,132	1,078	886	61	1	26,812	29,085			349,906	322,377
Other Non-Current Assets																		
Other Non-Current Assets	49,701	46,655			8,114	9,008	52,668	48,074					0	0	(29,223)	(36,808)	81,260	66,929
Total Other Non-Current Assets	49,701	46,655			8,114	9,008	52,668	48,074					0	0	(29,223)	(36,808)	81,260	66,929
Deferred Outflow of Resources																		
Deferred Outflow of Resources					245	2,172											245	2,172
Total Deferred Outflow of Resources					245	2,172											245	2,172
Total Assets & Deferred Outflow of Resources	178,505	172,049	20,066	17,617	201,143	180,742	170,420	132,720	12,131	12,443	1,083	1,198	29,204	32,977	(53,666)	(47,167)	558,884	502,579
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	5,757	4,434	1,105	734	6,726	4,244	53	29	(28)	(560)	72	52	1,101	1,918	(6,954)	(3,998)	7,831	6,853
Other Current Liabilities	9,883	4,158	5,642	3,008	24,204	21,581	1,423	2,027	926	547	404	343	1,900	2,317	(18,613)	(10,485)	25,770	23,496
Total Current Liabilities	15,641	8,592	6,747	3,742	30,930	25,826	1,475	2,055	898	(12)	476	395	3,001	4,235	(25,567)	(14,484)	33,601	30,348
Non-Current Liabilities																		
Non-Current Long Term Debt	8,160	5,488	900	715	121,951	117,819	7,443	46,172					3,500	13,630	(20,600)	(30,976)	121,355	152,848
Total Non-Current Liabilities	8,160	5,488	900	715	121,951	117,819	7,443	46,172					3,500	13,630	(20,600)	(30,976)	121,355	152,848
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	29,923	14,080	7,647	4,457	153,067	143,645	60,406	48,227	898	(12)	476	395	6,501	17,865	(51,921)	(45,460)	206,997	183,196
Equity																		
Equity																		
Invested In Capital Assets	92,421	101,461	64	40	7,117	(4,920)	81,968	64,766	1,078	886	61	1	21,423	13,211	22,775	26,699	226,906	202,144
Restricted Net Assets	18,499	12,454	4,606	5,776	15,887	15,393	10,401	3,307	1,043	647	601	504	1,280	2,232			52,317	40,313
Unrestricted Net Assets	37,662	44,053	7,748	7,344	25,072	26,624	17,646	16,421	9,111	10,922	(55)	299	0	(331)	(24,520)	(28,407)	72,665	76,925
	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	178,505	172,049	20,066	17,617	201,143	180,742	170,420	132,720	12,131	12,443	1,083	1,198	29,204	32,977	(53,666)	(47,167)	558,884	502,579