



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **September 7, 2023**

(Unaudited and Subject to Review)

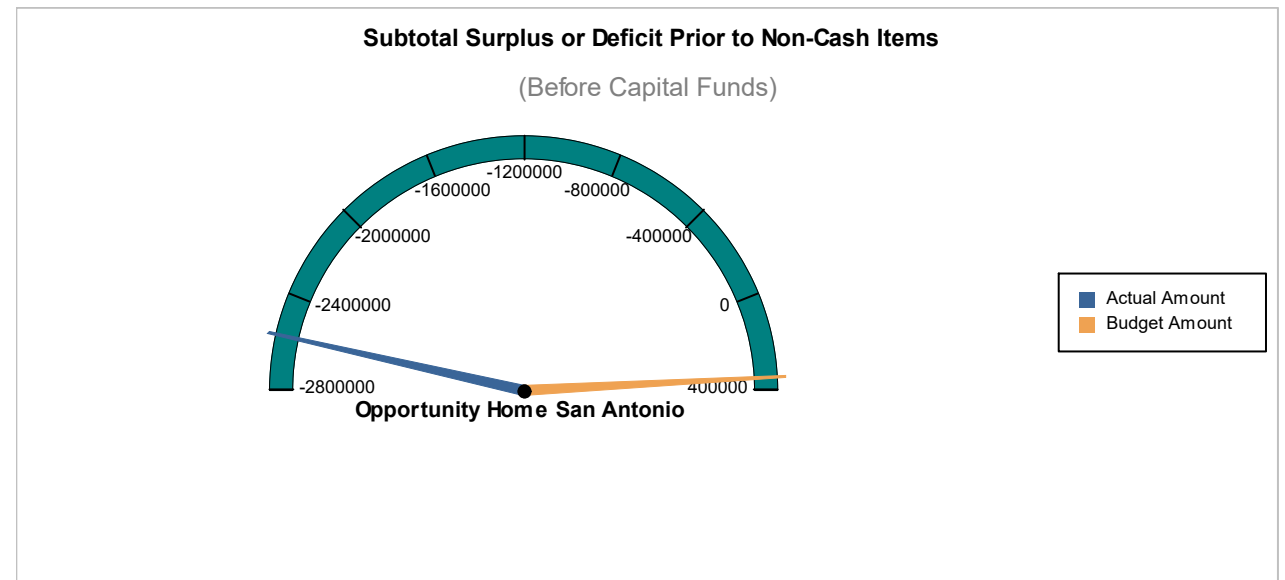
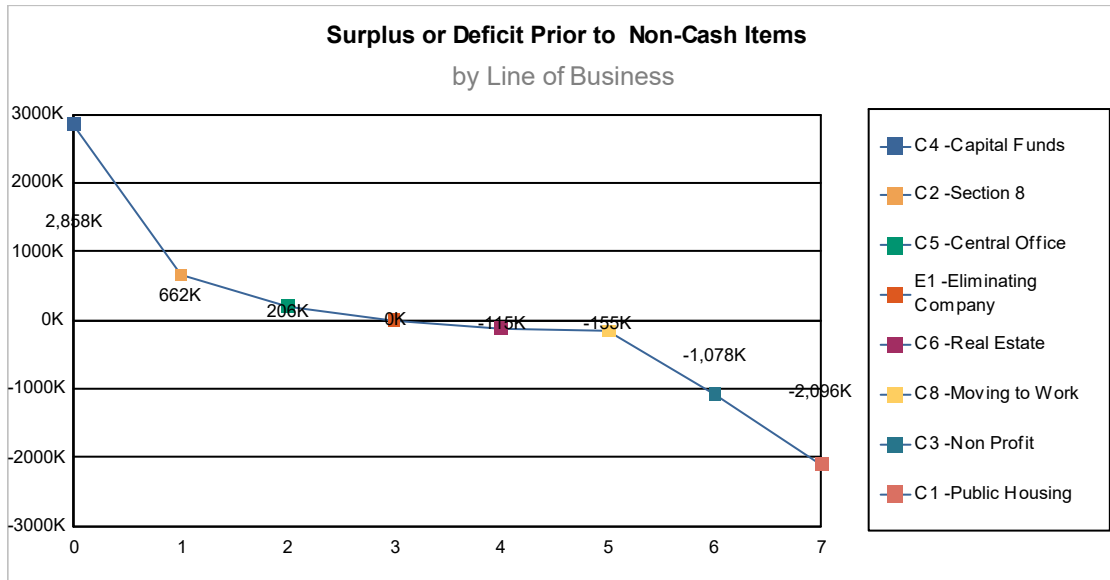
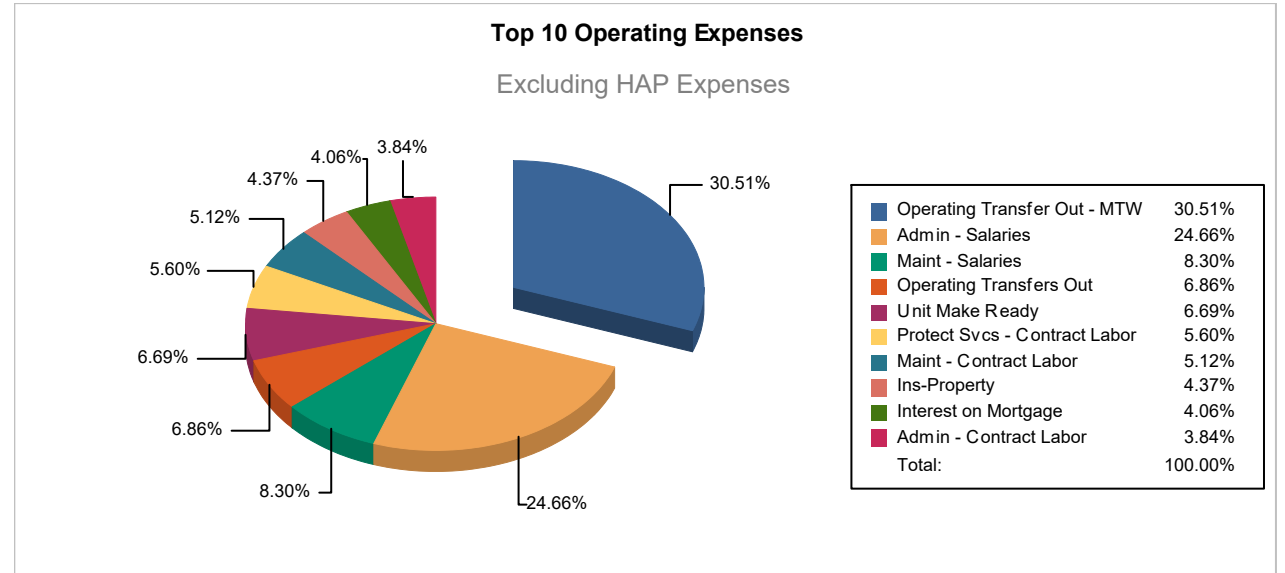
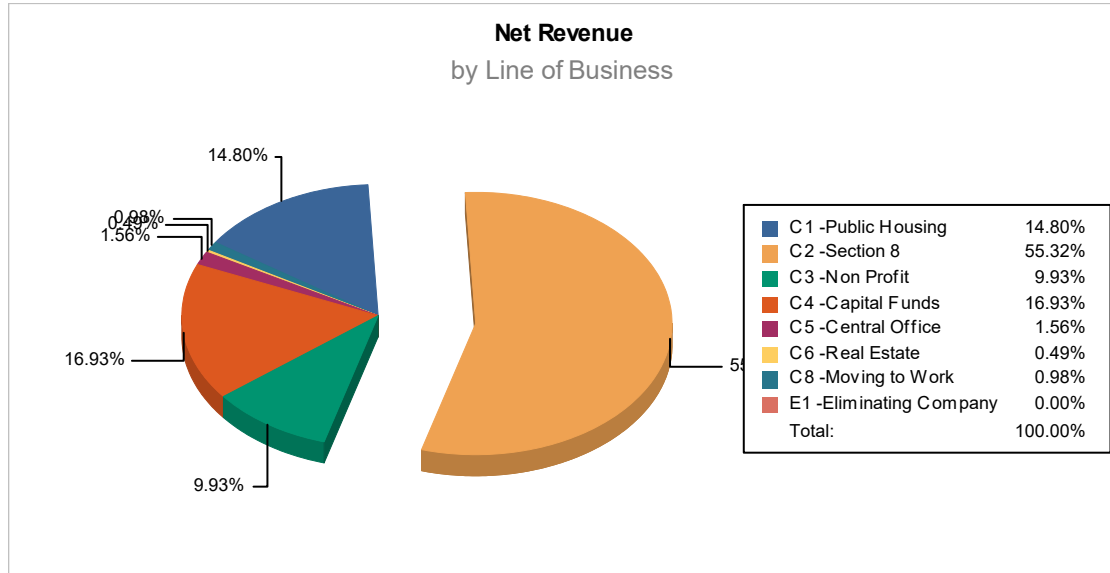
OPPORTUNITY HOME SAN ANTONIO COMBINED

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



**Opportunity Home San Antonio
 Combined Income Statement - Current Month
 Period Ending August 31, 2023
 Actual Amounts Vs. Approved Budget Comparison**

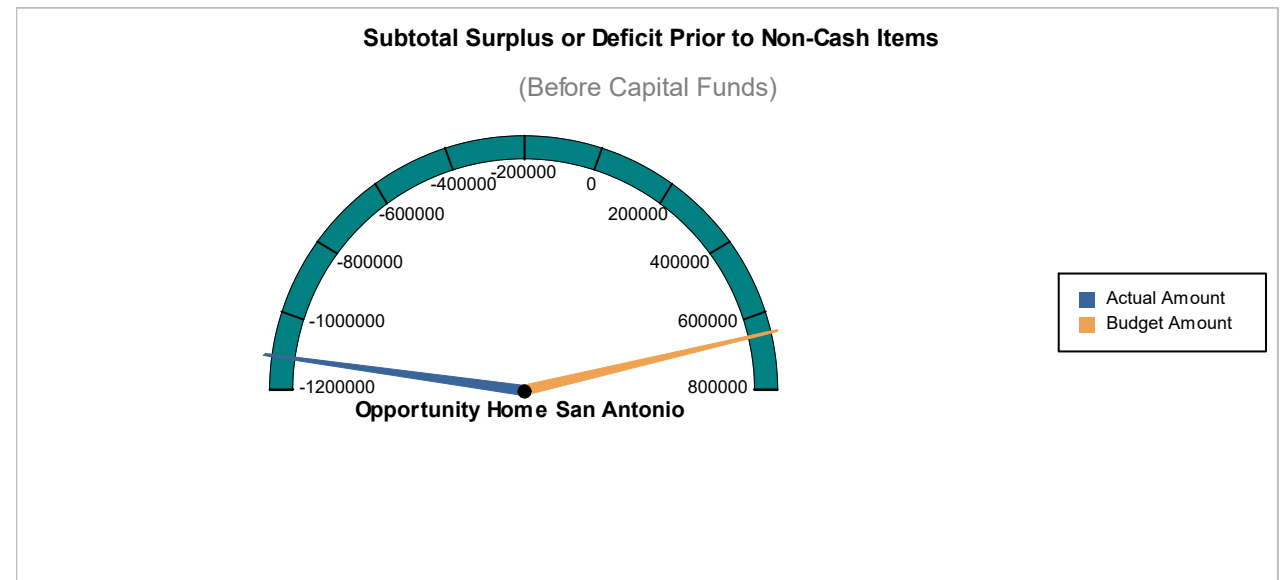
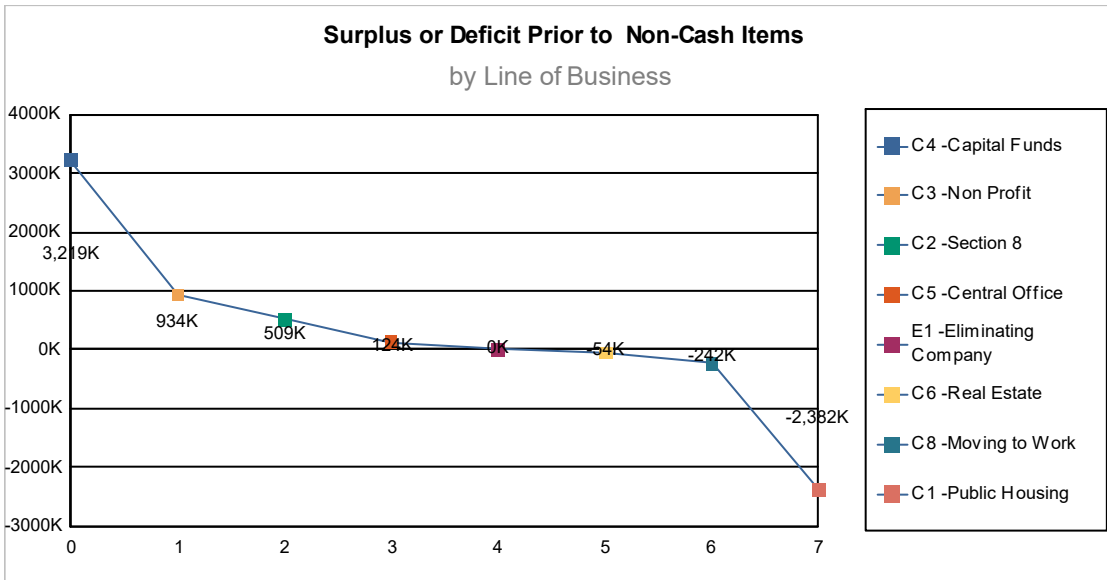
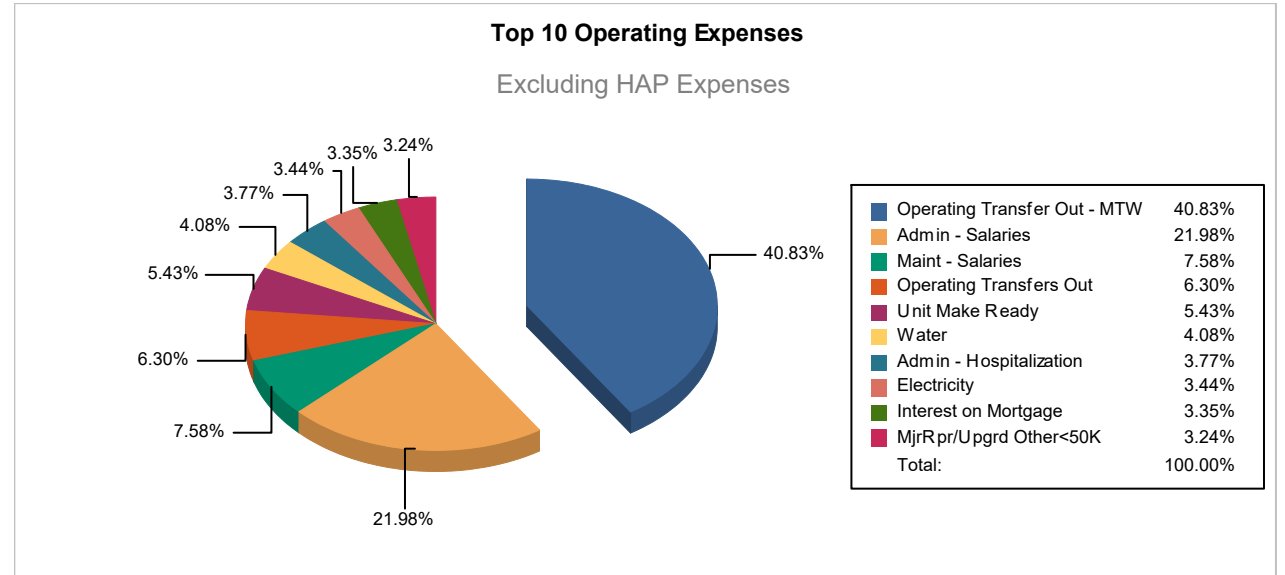
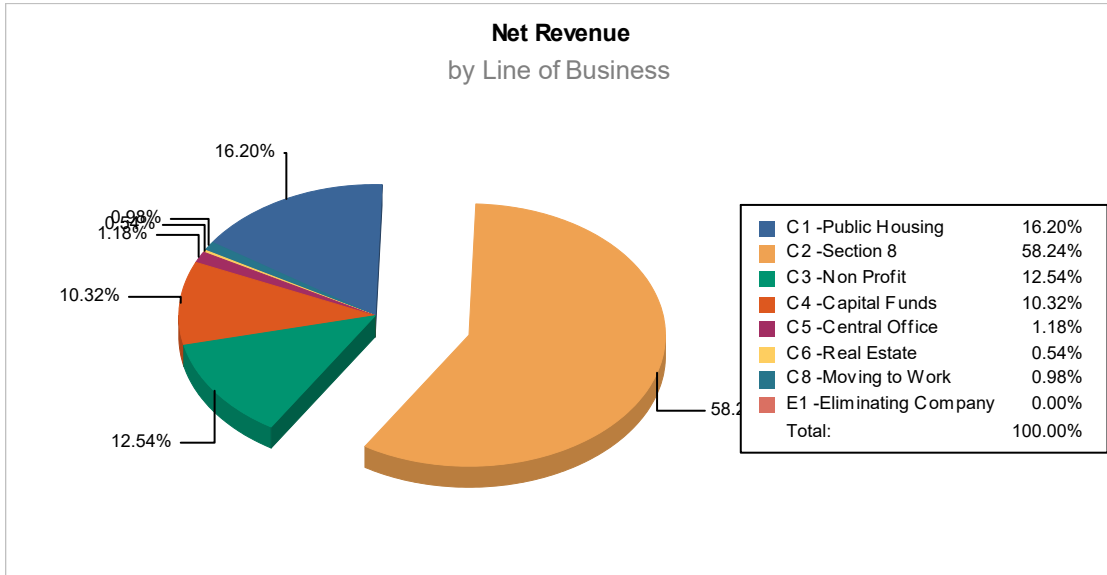
Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	1,038,449	1,034,325			2,121,532	3,568,232							3,159,981	4,602,558					3,159,981	4,602,558
Bad Debt, Net of Collections	(449,079)	(29,179)			(444,417)	(212,299)							(893,496)	(241,478)					(893,496)	(241,478)
Other Tenant Revenue	12,354	15,828			76,855	123,451							89,210	139,279					89,210	139,279
Grants	2,550,288	2,631,380	1,422,872	1,017,315	358,605	317,482					146,665	151,033	4,478,431	4,117,210	3,623,548	1,677,457	(51,122)	(24,518)	8,050,857	5,770,148
HAP Revenue			10,411,633	10,573,797									10,411,633	10,573,797					10,411,633	10,573,797
Miscellaneous Revenue	15,178	28,290	5,865	442	13,094	20,509	104,105	315,964	334,444	132,898	62,456	30,360	535,141	528,463			(100,818)	(107,795)	434,323	420,667
Net Revenue	3,167,190	3,680,644	11,840,370	11,591,554	2,125,670	3,817,375	104,105	315,964	334,444	132,898	209,121	181,393	17,780,900	19,719,828	3,623,548	1,677,457	(151,940)	(132,314)	21,252,508	21,264,971
Operating Expense																				
Salaries and Benefits	1,629,798	1,307,490	711,291	599,187	905,781	892,203	183,751	240,738	1,173,007	1,133,897	271,224	280,580	4,874,853	4,454,095					4,874,853	4,454,095
Supplies and Materials	639,945	226,226		8	277,470	146,888			2,951	1,966		417	920,367	375,505					920,367	375,505
Fleet Costs	18,973	19,456	1,186	3,034	6,302	4,594		667	3,399	4,192		661	29,860	32,604					29,860	32,604
Outside Services	1,169,432	833,042	3,976	48	544,292	566,883	6,673	9,093	26,214	33,175			1,750,586	1,442,241	38,900	12,500			1,789,486	1,454,741
Utilities	544,521	515,161			242,548	391,294	133	216	12,992	13,458			800,194	920,129					800,194	920,129
Protective Services	281,757	73,411		364	145,611	57,791	1,560	1,000	22,373	9,691		225	451,301	142,483					451,301	142,483
Insurance	421,883	151,859	14,505	8,931	25,298	212,402	389	4,221	36	8,365	16	1,667	462,126	387,444					462,126	387,444
HAP Expense			8,865,335	9,668,307									8,865,335	9,668,307					8,865,335	9,668,307
Other Expenses	232,154	309,856	115,795	287,490	156,702	258,538	168,022	82,314	222,209	250,275	91,310	93,372	986,191	1,281,844	0	3,388	(112,120)	(121,095)	874,071	1,164,137
Total Operating Expense	4,938,462	3,436,500	9,712,088	10,567,368	2,304,005	2,530,594	360,527	338,249	1,463,180	1,455,019	362,550	376,921	19,140,812	18,704,651	38,900	15,888	(112,120)	(121,095)	19,067,592	18,599,444
Total Operating Income	(1,771,272)	244,144	2,128,282	1,024,186	(178,336)	1,286,781	(256,423)	(22,285)	(1,128,736)	(1,322,121)	(153,428)	(195,528)	(1,359,912)	1,015,178	3,584,648	1,661,569	(39,820)	(11,219)	2,184,916	2,665,527
Non-Operating Income (Expense)																				
Interest Expense		(17,728)			(502,819)	(546,600)							(502,819)	(564,328)		(20,479)	38,127	48,535	(464,692)	(536,272)
Interest Income	176,552	110,847	22,128	36	113,657	18,833	142,158	27,399	4,420	64	2,216	7	461,131	157,185	5,479	10	(38,127)	(43,143)	428,483	114,053
Replacement/Extraordinary Item	(173,664)	(129,082)			(215,289)	(153,378)				(892)			(388,953)	(283,352)					(388,953)	(283,352)
Other Income (Expense)	(281,568)	(277,533)			4,810	(6,430)							(276,759)	(283,962)			51,122	24,518	(225,637)	(259,444)
Management Fees	(500,996)	(488,624)	(259,068)	(310,475)	(299,649)	(330,848)	(431)	(393)	1,330,783	1,251,003	(583)	(839)	270,055	119,823	(274,736)	(134,642)	(11,302)	(13,299)	(15,983)	(28,118)
Transfers	454,811	580,900	(1,229,771)	(703,534)		23,375				84,771	(3,666)	199,959	(778,627)	185,471	(457,457)	(186,461)			(1,236,084)	(990)
Total Non-Operating Income (Expense)	(324,865)	(221,220)	(1,466,711)	(1,013,973)	(899,291)	(995,048)	141,727	27,006	1,335,203	1,334,946	(2,034)	199,127	(1,215,970)	(669,163)	(726,714)	(341,571)	39,820	16,611	(1,902,864)	(994,124)
Surplus or Deficit Prior to Non-Cash Items	(2,096,137)	22,924	661,571	10,213	(1,077,626)	291,733	(114,696)	4,721	206,467	12,825	(155,462)	3,599	(2,575,882)	346,014	2,857,934	1,319,998		5,392	282,052	1,671,404
Non-Cash Items																				
Depreciation & Amortization	(713,988)	(762,911)	(2,767)	(1,288)	(506,091)	(469,434)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,246,413)	(1,255,652)					(1,246,413)	(1,255,652)
Non-Oper Income (Expense)		1,453,029			10								10	1,453,029		(1,322,985)			10	130,044
Total Non-Cash Items	(713,988)	690,118	(2,767)	(1,288)	(506,081)	(469,434)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,246,403)	197,377		(1,322,985)			(1,246,403)	(1,125,609)
Change In Net Assets	(2,810,125)	713,042	658,804	8,925	(1,583,707)	(177,701)	(127,649)	(7,859)	196,868	3,385	(156,476)	3,599	(3,822,285)	543,391	2,857,934	(2,988)		5,392	(964,351)	545,795





Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending August 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	2,064,864	2,068,651			4,860,476	7,101,397							6,925,340	9,170,048					6,925,340	9,170,048
Bad Debt, Net of Collections	(607,501)	(58,358)			(773,349)	(425,138)							(1,380,850)	(483,496)					(1,380,850)	(483,496)
Other Tenant Revenue	30,623	31,656			218,882	248,361							249,505	280,017					249,505	280,017
Grants	5,005,225	5,262,760	2,432,263	2,034,631	724,664	634,964					282,419	302,066	8,444,571	8,234,420	4,157,733	3,354,914	(100,304)	(49,037)	12,502,000	11,540,297
HAP Revenue			21,014,547	21,147,594									21,014,547	21,147,594					21,014,547	21,147,594
Miscellaneous Revenue	31,153	56,580	15,227	883	21,713	37,771	218,649	641,284	473,895	265,796	110,662	60,720	871,298	1,063,035			(180,919)	(215,591)	690,379	847,444
Net Revenue	6,524,364	7,361,289	23,462,037	23,183,108	5,052,385	7,597,354	218,649	641,284	473,895	265,796	393,081	362,786	36,124,411	39,411,618	4,157,733	3,354,914	(281,223)	(264,627)	40,000,922	42,501,904
Operating Expense																				
Salaries and Benefits	2,795,682	2,614,979	1,229,419	1,198,375	1,663,151	1,793,674	339,435	481,476	2,161,048	2,267,794	515,573	561,159	8,704,308	8,917,457					8,704,308	8,917,457
Supplies and Materials	851,673	452,453		17	422,289	293,726			3,483	3,931		833	1,277,446	750,960					1,277,446	750,960
Fleet Costs	13,313	38,911	3,325	6,068	12,680	9,189		1,333	5,841	8,385	134	1,322	35,293	65,208					35,293	65,208
Outside Services	2,038,586	1,666,085	4,060	95	1,065,678	1,116,601	6,673	18,186	46,409	66,350			3,161,406	2,867,317	34,250	25,000			3,195,656	2,892,317
Utilities	1,048,004	1,030,321			671,575	781,048	266	432	29,881	26,916			1,749,726	1,838,717					1,749,726	1,838,717
Protective Services	332,283	146,822		728	149,491	115,864	1,560	2,000	22,373	19,383		450	505,708	285,247					505,708	285,247
Insurance	434,818	313,253	17,843	21,869	41,409	429,644	948	9,138	4,195	22,481	366	5,273	499,579	801,658					499,579	801,658
HAP Expense			17,696,246	19,336,614									17,696,246	19,336,614					17,696,246	19,336,614
Other Expenses	427,988	619,779	211,722	574,979	290,991	526,309	195,883	164,628	413,664	500,549	128,283	186,743	1,668,531	2,572,987	0	6,776	(203,160)	(242,189)	1,465,371	2,337,573
Total Operating Expense	7,942,347	6,882,603	19,162,615	21,138,744	4,317,264	5,066,055	544,765	677,192	2,686,894	2,915,789	644,357	755,781	35,298,242	37,436,165	34,250	31,776	(203,160)	(242,189)	35,129,332	37,225,751
Total Operating Income	(1,417,983)	478,686	4,299,422	2,044,364	735,121	2,531,299	(326,116)	(35,908)	(2,212,999)	(2,649,993)	(251,276)	(392,995)	826,169	1,975,453	4,123,483	3,323,138	(78,063)	(22,438)	4,871,590	5,276,153
Non-Operating Income (Expense)																				
Interest Expense	(18,268)	(35,456)			(893,174)	(1,084,840)							(911,442)	(1,120,295)		(41,611)	76,631	97,069	(834,811)	(1,064,837)
Interest Income	356,216	221,747	45,379	72	233,764	37,666	277,510	54,798	11,627	127	4,930	14	929,426	314,423	10,868	21	(76,631)	(86,286)	863,663	228,159
Replacement/Extraordinary Item	(347,214)	(258,164)			(396,853)	(301,038)					(1,783)		(744,067)	(560,985)					(744,067)	(560,985)
Other Income (Expense)	(422,676)	(555,065)			4,557	(12,859)							(418,119)	(567,925)			100,304	49,037	(317,815)	(518,888)
Management Fees	(981,574)	(977,249)	(517,845)	(620,950)	(558,191)	(660,516)	(863)	(786)	2,324,919	2,502,005	(1,166)	(1,679)	265,280	240,826	(274,736)	(269,283)	(22,242)	(26,598)	(31,698)	(55,056)
Transfers	449,729	1,161,799	(3,317,802)	(1,407,067)	1,808,495	46,750	(4,432)			169,542	5,847	399,919	(1,058,162)	370,942	(640,178)	(372,922)			(1,698,340)	(1,980)
Total Non-Operating Income (Expense)	(963,786)	(442,388)	(3,790,268)	(2,027,945)	198,598	(1,974,837)	272,216	54,012	2,336,545	2,669,891	9,612	398,254	(1,937,083)	(1,323,014)	(904,046)	(683,796)	78,063	33,222	(2,763,066)	(1,973,588)
Surplus or Deficit Prior to Non-Cash Items	(2,381,770)	36,298	509,154	16,419	933,720	556,462	(53,900)	18,103	123,546	19,898	(241,664)	5,258	(1,110,914)	652,439	3,219,438	2,639,342	10,784	10,784	2,108,524	3,302,565
Non-Cash Items																				
Depreciation & Amortization	(1,400,799)	(1,527,931)	(5,534)	(2,576)	(1,011,508)	(939,181)	(25,907)	(25,159)	(19,198)	(18,880)	(2,028)		(2,464,975)	(2,513,727)					(2,464,975)	(2,513,727)
Non-Oper Income (Expense)		2,906,058			10								10	2,906,058		(2,645,971)			10	260,087
Total Non-Cash Items	(1,400,799)	1,378,126	(5,534)	(2,576)	(1,011,498)	(939,181)	(25,907)	(25,159)	(19,198)	(18,880)	(2,028)		(2,464,965)	392,331		(2,645,971)			(2,464,965)	(2,253,640)
Change In Net Assets	(3,782,569)	1,414,424	503,620	13,843	(77,779)	(382,719)	(79,807)	(7,055)	104,348	1,018	(243,692)	5,258	(3,575,879)	1,044,770	3,219,438	(6,629)		10,784	(356,441)	1,048,925





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending August 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	1,997	234	6,745	5,299	17,224	17,257	19,329	18,194	2,265	6,639	182	8,615					47,743	56,238
Cash & Investments, Restricted	18,627	18,899	2,560	1,229	15,006	14,987	11,589	3,315	305	1,043	377	481	1,296	2,234			49,760	42,189
Accounts Receivable	813	3,386	495	663	17,730	14,324	3,219	1,497	10,076	3,677	618	369	1,239	2,752	(26,469)	(18,618)	7,722	8,050
Prepaid Expenses and Other Current Assets	161	355	8,185	6,912	2,520	2,009	44	34	225	215	15	16					11,150	9,543
Total Current Assets	21,600	22,874	17,985	14,104	52,480	48,578	34,182	23,040	12,871	11,574	1,192	9,482	2,535	4,986	(26,469)	(18,618)	116,375	116,020
Fixed Assets																		
Land, Buildings and Equipment	409,181	395,190	866	800	238,958	212,465	88,408	82,028	2,884	2,862	106	22					740,404	693,369
Construction In Progress	14,477	16,155			37,071	29,415	376	255	858	28			28,788	31,241			81,570	77,094
Accumulated Depreciation	(321,900)	(313,337)	(771)	(765)	(126,206)	(108,735)	(5,190)	(5,035)	(2,170)	(2,046)	(51)	(22)					(456,289)	(429,940)
Total Fixed Assets	101,758	98,009	96	35	149,824	133,144	83,594	77,247	1,572	845	55		28,788	31,241			365,685	340,522
Other Non-Current Assets																		
Other Non-Current Assets	50,129	48,230			8,468	10,039	55,133	50,491					0	(28,263)	(40,878)		85,467	67,882
Total Other Non-Current Assets	50,129	48,230			8,468	10,039	55,133	50,491					0	(28,263)	(40,878)		85,467	67,882
Deferred Outflow of Resources																		
Deferred Outflow of Resources					170	307											170	307
Total Deferred Outflow of Resources					170	307											170	307
Total Assets & Deferred Outflow of Resources	173,487	169,113	18,080	14,139	210,941	192,068	172,908	150,779	14,443	12,419	1,247	9,482	31,323	36,228	(54,732)	(59,496)	567,697	524,731
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	7,222	4,408	1,149	1,073	5,896	3,622	123	79	513	924	122	103	733	2,230	(9,012)	(4,249)	6,746	8,190
Other Current Liabilities	5,208	3,102	1,399	1,700	26,239	23,515	100	837	3,821	235	476	8,391	2,489	3,340	(18,640)	(19,406)	21,094	21,715
Total Current Liabilities	12,431	7,510	2,549	2,773	32,136	27,138	223	915	4,333	1,159	598	8,494	3,222	5,570	(27,651)	(23,655)	27,840	29,904
Non-Current Liabilities																		
Non-Current Long Term Debt	8,170	638	792	882	121,786	122,574	2,367	3,154					3,246	12,790	(19,709)	(28,377)	116,650	111,661
Total Non-Current Liabilities	8,170	638	792	882	121,786	122,574	2,367	3,154					3,246	12,790	(19,709)	(28,377)	116,650	111,661
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,969	6,122			557	186	56,588	51,487							(5,662)	(5,754)	57,452	52,041
Total Deferred Inflow of Resources	5,969	6,122			557	186	56,588	51,487							(5,662)	(5,754)	57,452	52,041
Total Liabilities & Deferred Outflow of Resource	26,569	14,270	3,340	3,655	154,478	149,898	59,177	55,557	4,333	1,159	598	8,494	6,468	18,360	(53,022)	(57,786)	201,943	193,606
Equity																		
Equity																		
Invested In Capital Assets	93,895	98,009	96	35	17,570	(1,819)	82,127	74,881	1,572	845	55		23,559	15,972	21,810	28,963	240,683	216,887
Restricted Net Assets	18,627	18,899	2,560	1,229	15,006	14,987	11,589	3,315	305	1,043	377	481	1,296	2,234			49,760	42,189
Unrestricted Net Assets	34,395	37,936	12,085	9,219	23,887	29,001	20,014	17,027	8,233	9,372	217	506	0	(339)	(23,520)	(30,674)	75,311	72,049
	150,700	156,893	14,237	10,136	56,541	37,776	113,810	91,091	10,005	11,187	892	936	21,636	17,236	(1,710)	(1,710)	366,111	323,544
Liabilities, Deferred Inflows of Resc and Equity	173,487	169,113	18,080	14,139	210,941	192,068	172,908	150,779	14,443	12,419	1,247	9,482	31,323	36,228	(54,732)	(59,496)	567,697	524,731