



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **October 11, 2023**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

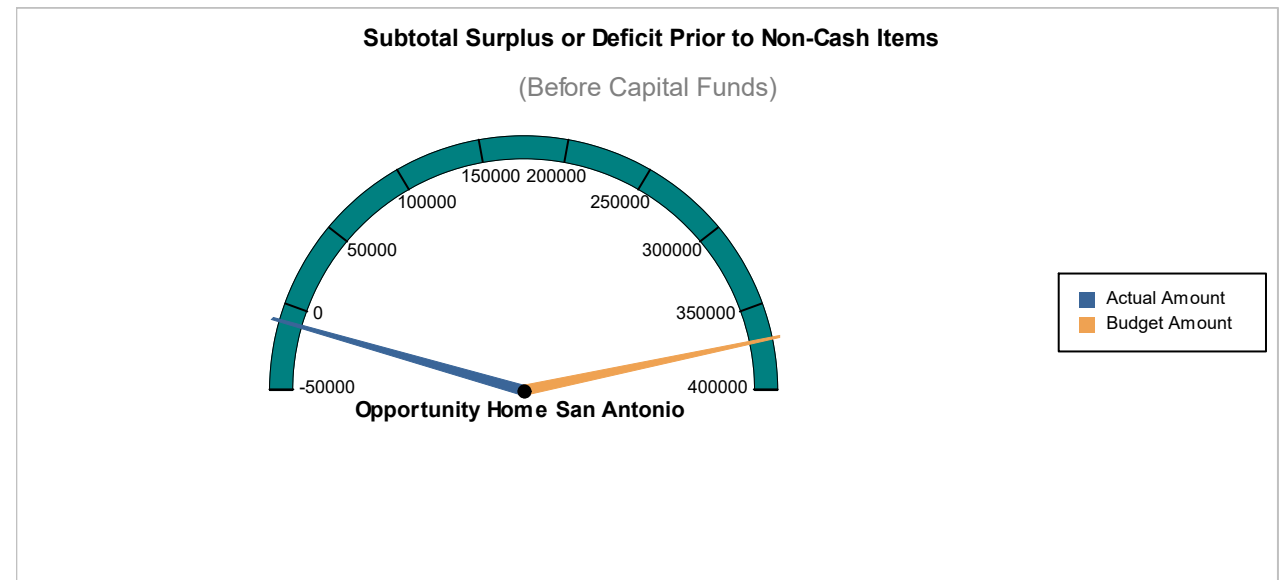
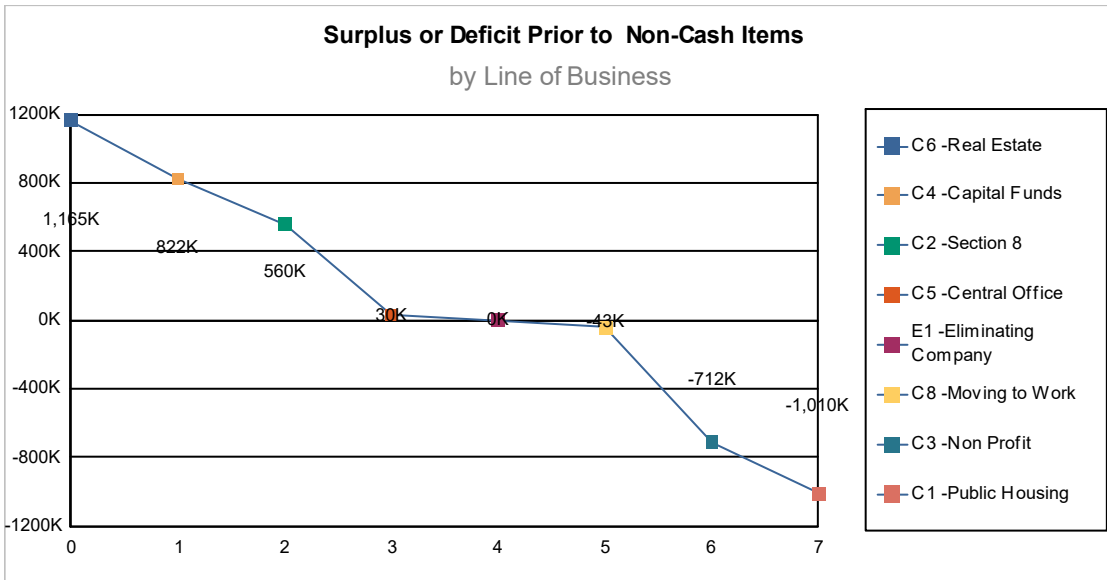
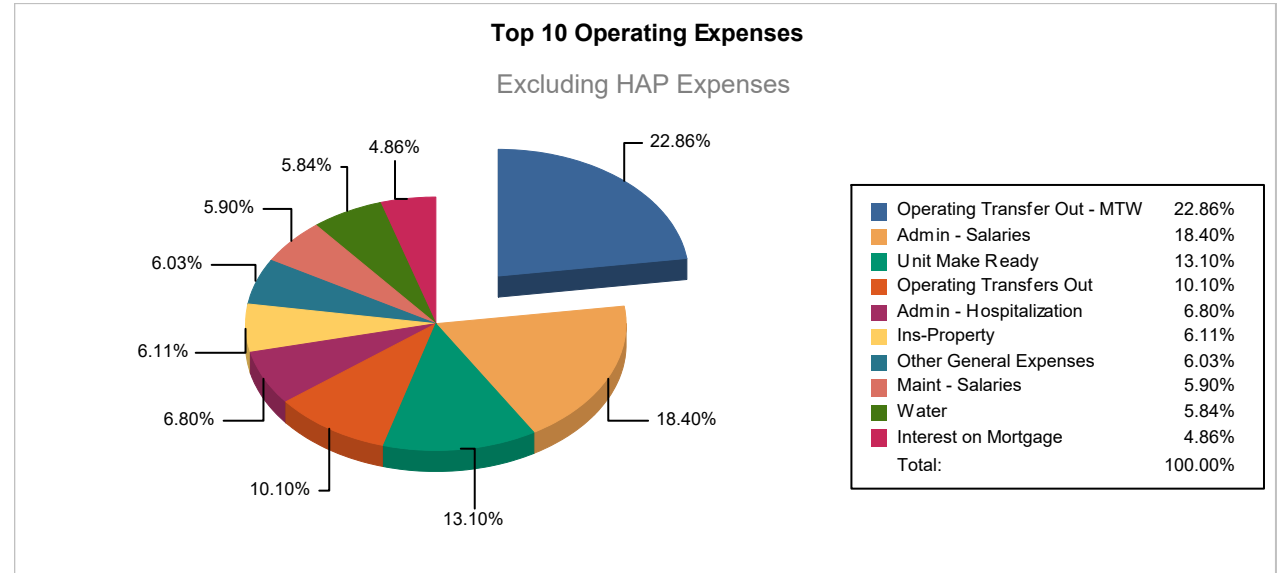
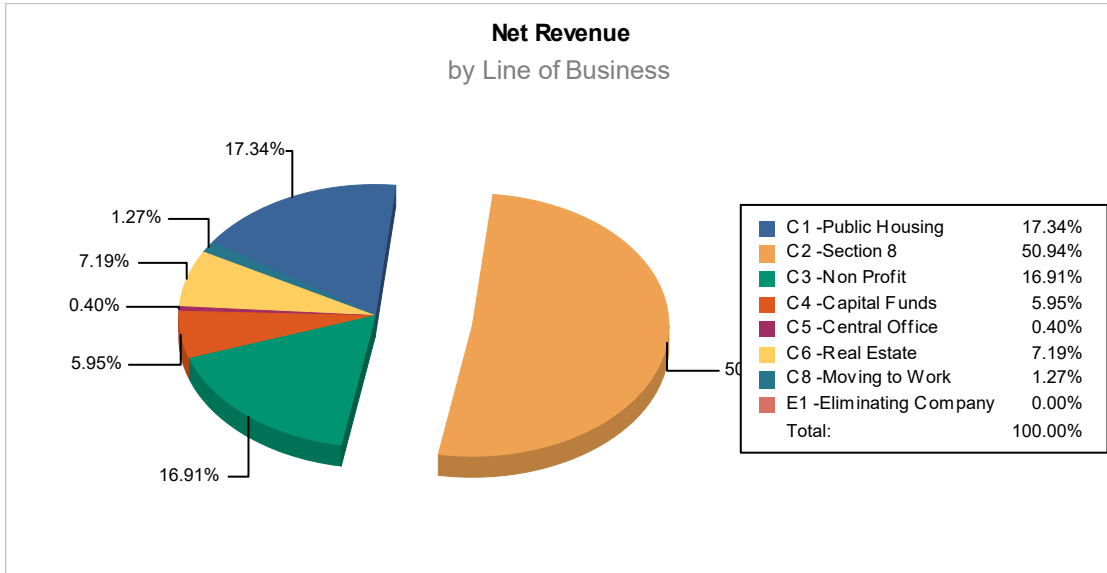
1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending September 30, 2023
Actual Amounts Vs. Approved Budget Comparison

GLJdeIncomeStatementByResponsibility
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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	1,070,232	1,034,325			3,354,330	3,594,412							4,424,562	4,628,738					4,424,562	4,628,738
Bad Debt, Net of Collections	167,342	(29,179)			(134,253)	(212,704)							33,089	(241,883)					33,089	(241,883)
Other Tenant Revenue	20,276	15,828			102,595	123,562							122,871	139,390					122,871	139,390
Grants	2,550,288	2,631,380	1,818,862	1,017,315	408,368	317,482					159,542	151,033	4,937,060	4,117,210	1,317,499	1,677,457	(51,122)	(24,518)	6,203,438	5,770,148
HAP Revenue			9,450,624	10,573,797									9,450,624	10,573,797					9,450,624	10,573,797
Miscellaneous Revenue	29,513	28,290	4,750	442	11,234	17,212	1,590,802	315,951	89,205	132,898	120,488	30,360	1,845,992	525,153			(93,853)	(107,795)	1,752,140	417,357
Net Revenue	3,837,651	3,680,644	11,274,237	11,591,554	3,742,274	3,839,964	1,590,802	315,951	89,205	132,898	280,030	181,393	20,814,198	19,742,405	1,317,499	1,677,457	(144,974)	(132,314)	21,986,723	21,287,548
Operating Expense																				
Salaries and Benefits	1,369,682	1,307,490	623,265	599,187	809,182	900,203	224,571	240,738	980,275	1,133,897	233,257	280,580	4,240,231	4,462,094					4,240,231	4,462,094
Supplies and Materials	596,844	226,226	78	8	356,005	147,038			3,627	1,966		417	956,553	375,655					956,553	375,655
Fleet Costs	18,663	19,456	3,139	3,034	4,817	5,044	324	667	2,082	4,192	48	661	29,074	33,054					29,074	33,054
Outside Services	1,551,364	833,042	108	48	1,016,419	561,410	5,300	9,093	33,045	33,175			2,606,237	1,436,768	43,444	12,500			2,649,682	1,449,268
Utilities	403,772	515,161			421,999	389,516	133	216	15,969	13,458			841,873	918,351					841,873	918,351
Protective Services	125,012	73,411		364	137,159	59,314	1,040	1,000	15,710	9,691		225	278,921	144,005					278,921	144,005
Insurance	48,967	151,859	11,641	8,931	547,426	212,402	11,508	4,221	21,882	8,365	5,402	1,667	646,826	387,444					646,826	387,444
HAP Expense			8,675,883	9,668,307									8,675,883	9,668,307					8,675,883	9,668,307
Other Expenses	259,304	309,856	388,146	287,490	182,855	259,801	169,781	82,314	142,435	250,275	95,591	93,372	1,238,112	1,283,106	0	3,388	(105,154)	(121,095)	1,132,957	1,165,399
Total Operating Expense	4,373,607	3,436,500	9,702,261	10,567,368	3,475,862	2,534,727	412,656	338,249	1,215,025	1,455,019	334,298	376,921	19,513,710	18,708,784	43,444	15,888	(105,154)	(121,095)	19,452,000	18,603,578
Total Operating Income	(535,956)	244,144	1,571,975	1,024,186	266,412	1,305,237	1,178,146	(22,298)	(1,125,820)	(1,322,121)	(54,268)	(195,528)	1,300,488	1,033,620	1,274,055	1,661,569	(39,820)	(11,219)	2,534,723	2,683,970
Non-Operating Income (Expense)																				
Interest Expense	(18,150)	(17,728)			(501,732)	(539,291)							(519,883)	(557,019)		(19,823)	40,686	47,795	(479,197)	(529,047)
Interest Income	173,243	110,847	25,896	36	109,146	18,833	143,347	27,397	4,420	64	2,437	7	458,488	157,183	5,368	10	(40,686)	(43,140)	423,170	114,053
Replacement/Extraordinary Item	(81,066)	(129,082)			(320,810)	(153,416)							(401,877)	(283,390)					(401,877)	(283,390)
Other Income (Expense)	(289,160)	(277,533)			(9,885)	(6,430)	(155,466)						(454,511)	(283,962)			51,122	24,518	(403,389)	(259,444)
Management Fees	(502,627)	(488,624)	(262,787)	(310,475)	(255,178)	(331,881)	(1,051)	(393)	1,151,187	1,251,003	(1,420)	(839)	128,123	118,790	(137,368)	(134,642)	(11,302)	(13,299)	(20,547)	(29,151)
Transfers	244,164	580,900	(774,741)	(703,534)		23,375				84,771	9,889	199,959	(520,688)	185,471	(320,089)	(186,461)			(840,777)	(990)
Total Non-Operating Income (Expense)	(473,597)	(221,220)	(1,011,632)	(1,013,973)	(978,460)	(988,810)	(13,170)	27,004	1,155,606	1,334,946	10,905	199,127	(1,310,347)	(662,928)	(452,089)	(340,916)	39,820	15,874	(1,722,617)	(987,969)
Surplus or Deficit Prior to Non-Cash Items	(1,009,553)	22,924	560,343	10,213	(712,048)	316,427	1,164,976	4,706	29,786	12,825	(43,363)	3,599	(9,859)	370,693	821,965	1,320,653		4,655	812,107	1,696,001
Non-Cash Items																				
Depreciation & Amortization	(711,158)	(762,035)	(2,767)	(1,288)	(512,768)	(469,067)	(12,954)	(12,579)	(19,331)	(9,440)	(1,014)		(1,259,991)	(1,254,409)					(1,259,991)	(1,254,409)
Non-Oper Income (Expense)	768,731	1,453,029								(85,228)			683,503	1,453,029	(768,731)	(1,322,985)			(85,228)	130,044
Total Non-Cash Items	57,573	690,994	(2,767)	(1,288)	(512,768)	(469,067)	(98,182)	(12,579)	(19,331)	(9,440)	(1,014)		(576,488)	198,620	(768,731)	(1,322,985)			(1,345,219)	(1,124,366)
Change In Net Assets	(951,980)	713,918	557,576	8,925	(1,224,816)	(152,640)	1,066,795	(7,874)	10,456	3,385	(44,377)	3,599	(586,347)	569,313	53,234	(2,332)		4,655	(533,113)	571,636

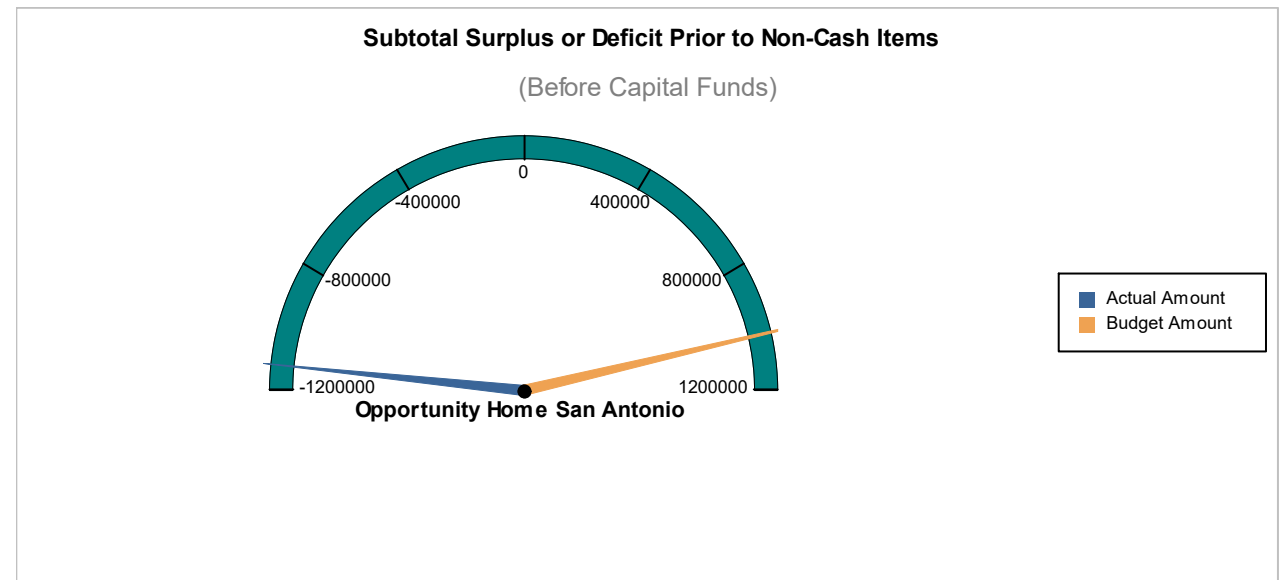
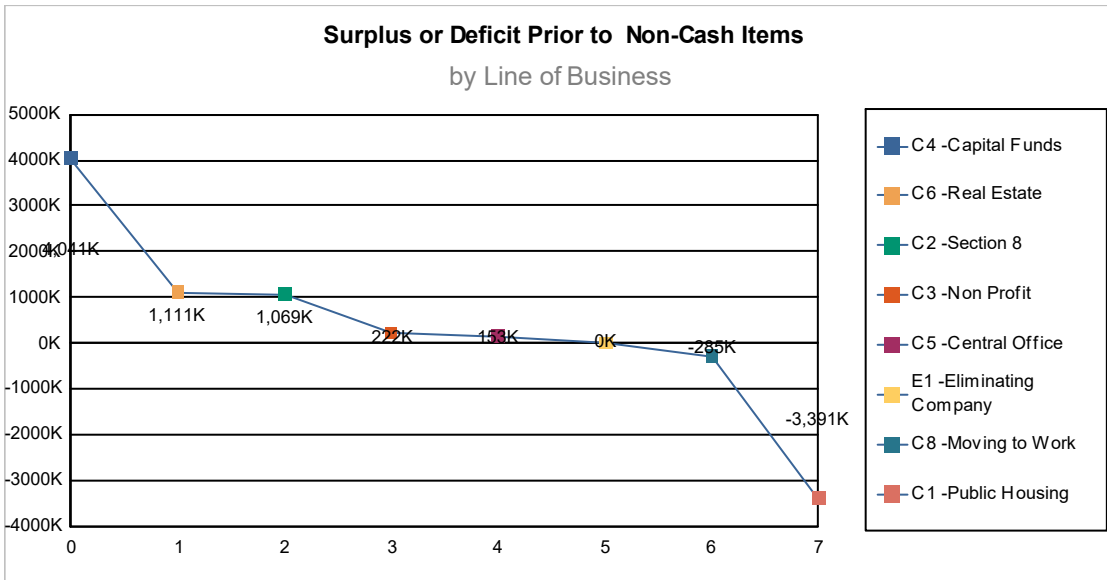
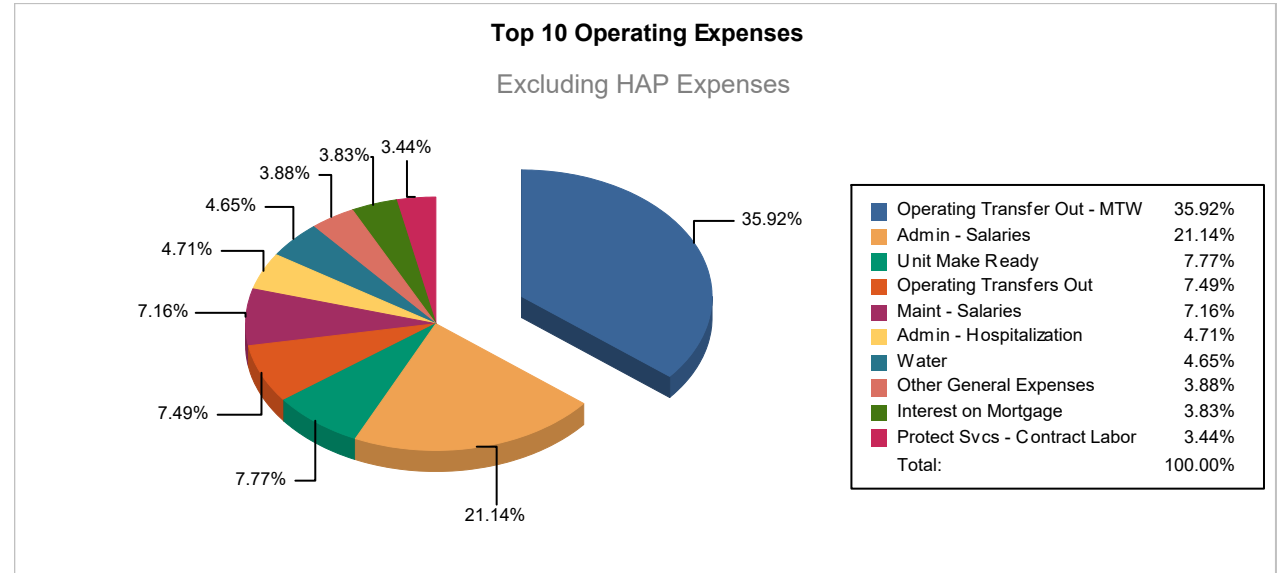
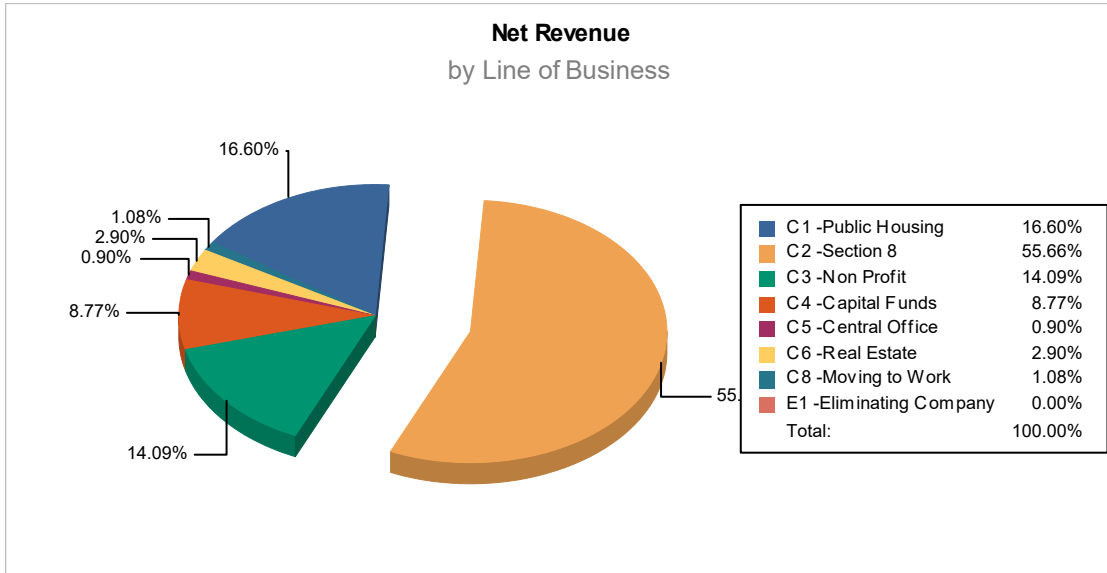




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending September 30, 2023
Actual Amounts Vs. Approved Budget Comparison

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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	3,135,096	3,102,976			8,214,805	10,695,809							11,349,901	13,798,785					11,349,901	13,798,785
Bad Debt, Net of Collections	(443,540)	(87,536)			(907,602)	(637,843)							(1,351,141)	(725,379)					(1,351,141)	(725,379)
Other Tenant Revenue	50,418	47,484			321,477	371,923							371,895	419,407					371,895	419,407
Grants	7,555,513	7,894,139	4,251,125	3,051,946	1,133,032	952,446					441,961	453,098	13,381,631	12,351,630	5,475,233	5,032,370	(151,426)	(73,555)	18,705,438	17,310,445
HAP Revenue			30,465,172	31,721,392									30,465,172	31,721,392					30,465,172	31,721,392
Miscellaneous Revenue	60,666	84,870	19,977	1,325	32,947	54,984	1,809,451	957,235	563,100	398,695	231,150	91,080	2,717,290	1,588,188			(274,771)	(323,386)	2,442,519	1,264,802
Net Revenue	10,358,153	11,041,933	34,736,274	34,774,663	8,794,660	11,437,319	1,809,451	957,235	563,100	398,695	673,110	544,178	56,934,747	59,154,022	5,475,233	5,032,370	(426,197)	(396,941)	61,983,783	63,789,452
Operating Expense																				
Salaries and Benefits	4,165,364	3,922,469	1,852,684	1,797,562	2,472,333	2,693,877	564,006	722,213	3,141,323	3,401,691	748,830	841,739	12,944,539	13,379,552					12,944,539	13,379,552
Supplies and Materials	1,448,517	678,679	78	25	778,294	440,764			7,110	5,897		1,250	2,233,999	1,126,615					2,233,999	1,126,615
Fleet Costs	31,976	58,367	6,464	9,101	17,497	14,233	324	2,000	7,923	12,577	182	1,983	64,367	98,262					64,367	98,262
Outside Services	3,589,951	2,499,127	4,168	143	2,082,097	1,678,011	11,973	27,279	79,454	99,525			5,767,643	4,304,085	77,694	37,500			5,845,338	4,341,585
Utilities	1,451,777	1,545,482			1,093,574	1,170,564	399	648	45,850	40,374			2,591,599	2,757,068					2,591,599	2,757,068
Protective Services	457,295	220,233		1,092	286,651	175,178	2,600	3,000	38,083	29,074		675	784,628	429,252					784,628	429,252
Insurance	483,784	465,112	29,485	30,799	588,834	642,047	12,456	13,359	26,077	30,846	5,768	6,940	1,146,405	1,189,102					1,146,405	1,189,102
HAP Expense			26,372,129	29,004,921									26,372,129	29,004,921					26,372,129	29,004,921
Other Expenses	687,291	929,634	599,868	862,469	473,846	786,110	365,664	246,941	556,099	750,824	223,874	280,115	2,906,643	3,856,093	0	10,164	(308,315)	(363,284)	2,598,328	3,502,973
Total Operating Expense	12,315,954	10,319,103	28,864,877	31,706,112	7,793,126	7,600,782	957,421	1,015,441	3,901,918	4,370,808	978,655	1,132,702	54,811,952	56,144,949	77,695	47,664	(308,315)	(363,284)	54,581,332	55,829,329
Total Operating Income	(1,957,802)	722,830	5,871,397	3,068,550	1,001,533	3,836,536	852,029	(58,206)	(3,338,818)	(3,972,114)	(305,544)	(588,523)	2,122,795	3,009,073	5,397,538	4,984,707	(117,882)	(33,657)	7,402,451	7,960,123
Non-Operating Income (Expense)																				
Interest Expense	(36,419)	(53,183)			(1,394,906)	(1,624,131)							(1,431,324)	(1,677,314)		(61,434)	117,317	144,864	(1,314,008)	(1,593,884)
Interest Income	529,459	332,594	71,275	108	342,910	56,498	420,858	82,194	16,046	191	7,367	21	1,387,915	471,606	16,236	31	(117,317)	(129,426)	1,286,834	342,212
Replacement/Extraordinary Item	(428,280)	(387,246)			(717,663)	(454,454)							(1,145,944)	(844,375)					(1,145,944)	(844,375)
Other Income (Expense)	(707,973)	(832,598)			(5,328)	(19,289)	(155,466)						(868,768)	(851,887)			151,426	73,555	(717,342)	(778,332)
Management Fees	(1,484,201)	(1,465,873)	(780,632)	(931,425)	(813,369)	(992,397)	(1,914)	(1,179)	3,476,105	3,753,008	(2,586)	(2,518)	393,403	359,616	(412,104)	(403,925)	(33,544)	(39,897)	(52,245)	(84,206)
Transfers	693,894	1,742,699	(4,092,543)	(2,110,601)	1,808,495	70,125	(4,432)			254,312	15,736	599,878	(1,578,850)	556,414	(960,267)	(559,384)			(2,539,117)	(2,970)
Total Non-Operating Income (Expense)	(1,433,521)	(663,608)	(4,801,900)	(3,041,918)	(779,862)	(2,963,648)	259,046	81,015	3,492,151	4,004,837	20,517	597,380	(3,243,568)	(1,985,941)	(1,356,135)	(1,024,711)	117,882	49,096	(4,481,821)	(2,961,557)
Surplus or Deficit Prior to Non-Cash Items	(3,391,323)	59,222	1,069,497	26,632	221,672	872,889	1,111,076	22,809	153,333	32,723	(285,028)	8,857	(1,120,773)	1,023,132	4,041,403	3,959,995		15,439	2,920,630	4,998,566
Non-Cash Items																				
Depreciation & Amortization	(2,111,957)	(2,289,966)	(8,301)	(3,864)	(1,524,276)	(1,408,247)	(38,861)	(37,738)	(38,529)	(28,320)	(3,042)		(3,724,966)	(3,768,136)					(3,724,966)	(3,768,136)
Non-Oper Income (Expense)	768,731	4,359,086			10	(85,228)							683,513	4,359,086	(768,731)	(3,968,956)			(85,218)	390,131
Total Non-Cash Items	(1,343,226)	2,069,120	(8,301)	(3,864)	(1,524,266)	(1,408,247)	(124,089)	(37,738)	(38,529)	(28,320)	(3,042)		(3,041,453)	590,950	(768,731)	(3,968,956)			(3,810,184)	(3,378,005)
Change In Net Assets	(4,734,549)	2,128,342	1,061,196	22,769	(1,302,594)	(535,359)	986,987	(14,929)	114,804	4,403	(288,070)	8,857	(4,162,226)	1,614,083	3,272,672	(8,961)		15,439	(889,554)	1,620,561





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending September 30, 2023

GJdeBalanceSheetByResponsibility
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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	708	2,304	7,669	5,044	21,134	20,692	17,330	21,716	1,119	7,997	201	433					48,162	58,186	
Cash & Investments, Restricted	18,631	19,193	3,497	2,346	14,925	16,268	11,598	10,355	305	1,043	675	478	1,301	1,772			50,932	51,455	
Accounts Receivable	1,119	1,045	49	286	19,677	7,650	7,102	1,685	9,836	3,710	686	338	893	2,097	(31,725)	(8,920)	7,636	7,891	
Prepaid Expenses and Other Current Assets	135	424	8,517	7,097	2,094	1,973	33	34	164	224	13	16					10,957	9,767	
Total Current Assets	20,593	22,966	19,733	14,773	57,830	46,583	36,063	33,790	11,424	12,974	1,575	1,264	2,194	3,869	(31,725)	(8,920)	117,687	127,299	
Fixed Assets																			
Land, Buildings and Equipment	410,009	396,498	866	800	239,571	210,499	88,408	82,506	3,464	2,862	106	22					742,424	693,187	
Construction In Progress	14,557	16,308			37,923	30,062	414	255	279	43			28,836	32,594			82,009	79,261	
Accumulated Depreciation	(322,611)	(314,051)	(773)	(766)	(126,712)	(109,178)	(5,203)	(5,048)	(2,190)	(2,057)	(52)	(22)					(457,542)	(431,123)	
Total Fixed Assets	101,955	98,754	93	34	150,782	131,382	83,619	77,712	1,553	849	54		28,836	32,594			366,891	341,325	
Other Non-Current Assets																			
Other Non-Current Assets	50,295	48,370			8,463	10,097	54,445	39,384							(28,365)	(29,866)	84,837	67,985	
Total Other Non-Current Assets	50,295	48,370			8,463	10,097	54,445	39,384							(28,365)	(29,866)	84,837	67,985	
Deferred Outflow of Resources																			
Deferred Outflow of Resources					163	301											163	301	
Total Deferred Outflow of Resources					163	301											163	301	
Total Assets & Deferred Outflow of Resources	172,843	170,090	19,825	14,807	217,238	188,363	174,127	150,886	12,976	13,822	1,628	1,264	31,030	36,463	(60,090)	(38,786)	569,578	536,909	
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	6,985	4,558	342	299	7,388	4,661	45	15	270	806	7	29	744	1,483	(9,011)	(4,501)	6,772	7,350	
Other Current Liabilities	5,836	3,026	3,363	2,886	30,803	7,786	430	907	2,586	1,445	787	319	2,132	3,107	(23,909)	(5,488)	22,028	13,988	
Total Current Liabilities	12,821	7,584	3,705	3,184	38,191	12,447	475	922	2,856	2,252	795	347	2,876	4,591	(32,920)	(9,989)	28,800	21,338	
Non-Current Liabilities																			
Non-Current Long Term Debt	8,093	637	806	856	123,247	134,626	2,367	3,098					3,246	12,587	(19,804)	(21,333)	117,954	130,471	
Total Non-Current Liabilities	8,093	637	806	856	123,247	134,626	2,367	3,098					3,246	12,587	(19,804)	(21,333)	117,954	130,471	
Deferred Inflows of Resources																			
Deferred Inflow of Resources	5,964	6,122			557	186	56,488	51,487							(5,656)	(5,754)	57,352	52,041	
Total Deferred Inflow of Resources	5,964	6,122			557	186	56,488	51,487							(5,656)	(5,754)	57,352	52,041	
Total Liabilities & Deferred Outflow of Resource	26,878	14,342	4,511	4,041	161,996	147,260	59,329	55,507	2,856	2,252	795	347	6,122	17,177	(58,380)	(37,076)	204,106	203,850	
Equity																			
Equity																			
Invested In Capital Assets	94,143	98,754	93	34	17,115	(3,568)	82,152	75,345	1,553	849	54		23,607	17,527	21,905	21,349	240,621	210,291	
Restricted Net Assets	18,631	19,193	3,497	2,346	14,925	16,268	11,598	10,355	305	1,043	675	478	1,301	1,772			50,932	51,455	
Unrestricted Net Assets	33,191	37,800	11,725	8,387	23,203	28,403	21,047	9,679	8,262	9,679	105	439	0	(14)	(23,615)	(23,060)	73,918	71,313	
	150,700	156,893	14,253	10,136	56,545	37,776	113,810	91,091	10,005	11,187	1,122	939	21,636	17,236	(1,710)	(1,710)	366,361	323,547	
Liabilities, Deferred Inflows of Resc and Equity	172,843	170,090	19,825	14,807	217,238	188,363	174,127	150,886	12,976	13,822	1,628	1,264	31,030	36,463	(60,090)	(38,786)	569,578	536,909	