



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **January 8, 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

DIANA K. FIEDLER
Chief Financial Officer

AARON SLADEK
Assistant Director

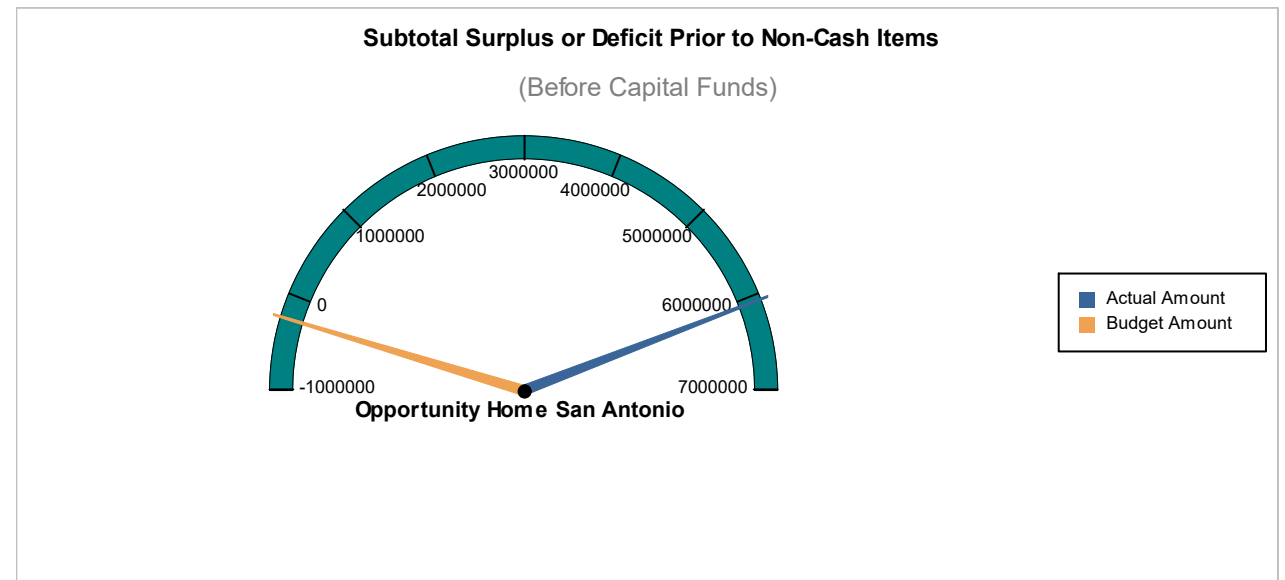
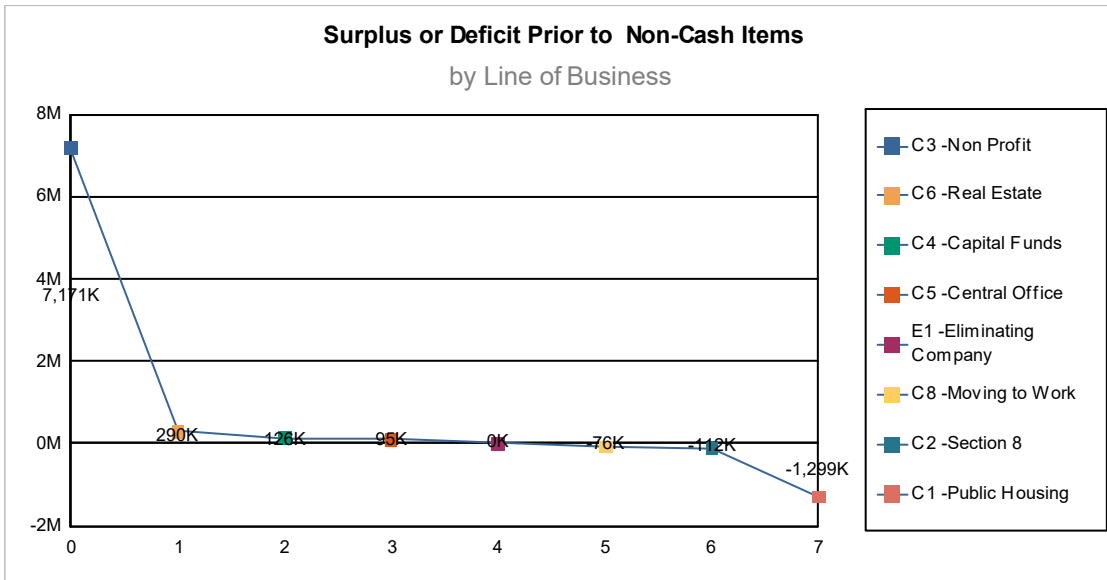
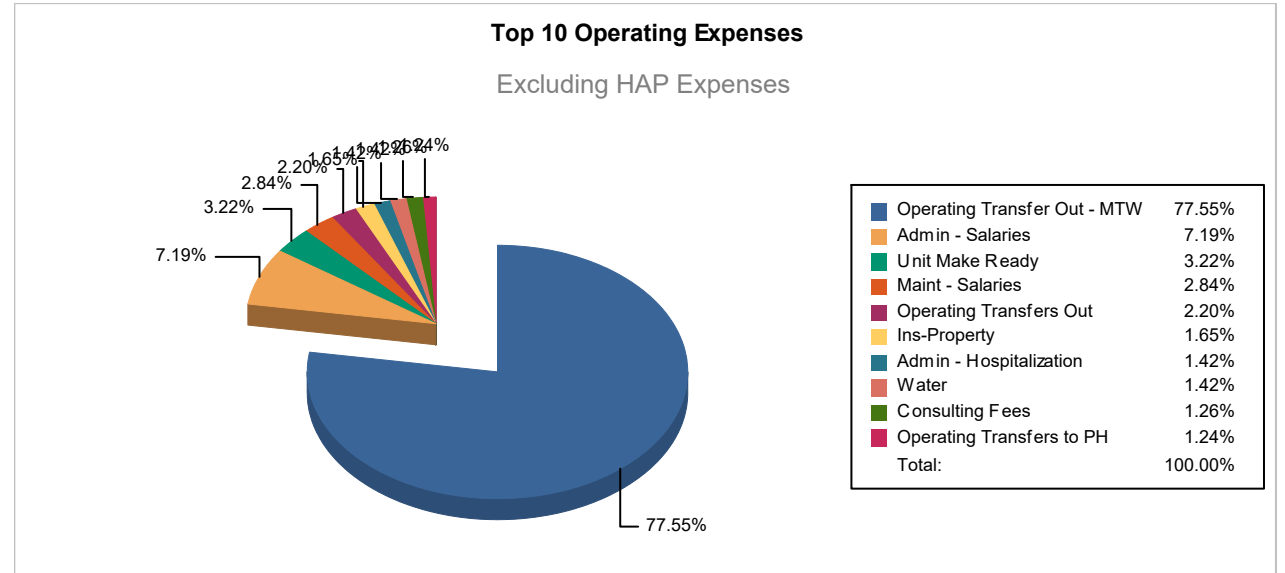
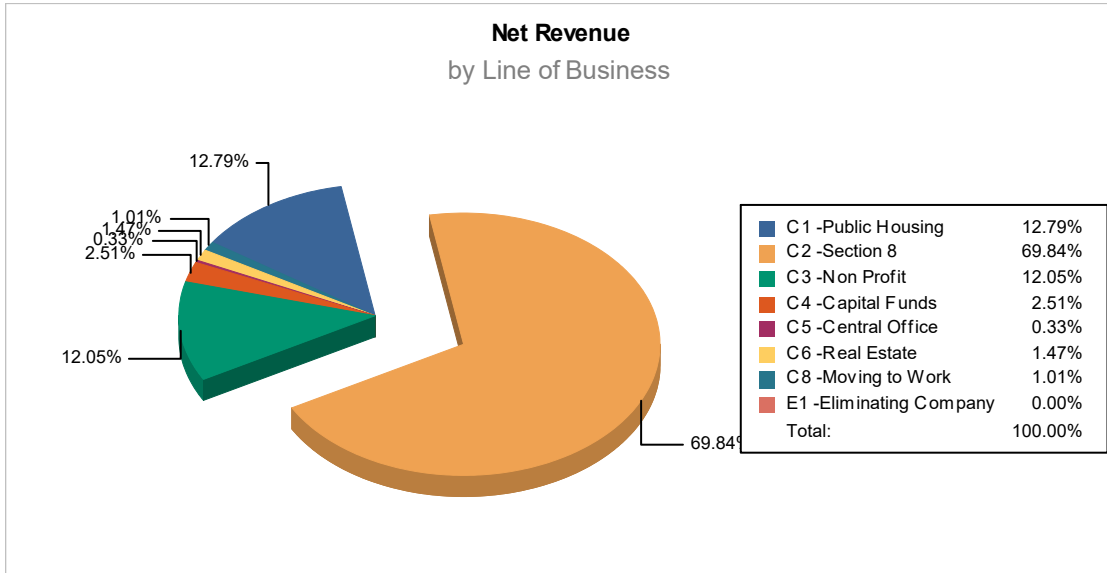
LINDA LE
Controller

JENNIFER MIRELES
Budget Manager



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending December 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	1,089,633	1,034,325			2,887,863	3,666,245							3,977,496	4,700,570					3,977,496	4,700,570
Bad Debt, Net of Collections	(184,562)	(29,179)			(255,551)	(213,079)							(440,114)	(242,258)					(440,114)	(242,258)
Other Tenant Revenue	10,522	15,828			188,987	125,231							199,509	141,059					199,509	141,059
Grants	2,473,461	2,631,380	1,105,514	1,017,315	332,543	317,482					214,398	151,033	4,125,916	4,117,210	670,081	1,677,457	(49,572)	(24,518)	4,746,425	5,770,148
HAP Revenue			17,568,473	10,573,797									17,568,473	10,573,797					17,568,473	10,573,797
Miscellaneous Revenue	30,563	28,290	(500)	442	68,593	21,075	393,952	316,075	87,228	132,898	54,755	30,360	634,590	529,140			(84,757)	(107,895)	549,833	421,245
Net Revenue	3,419,616	3,680,644	18,673,488	11,591,554	3,222,435	3,916,954	393,952	316,075	87,228	132,898	269,152	181,393	26,065,870	19,819,519	670,081	1,677,457	(134,330)	(132,414)	26,601,622	21,364,562
Operating Expense																				
Salaries and Benefits	1,362,696	1,535,465	630,551	697,686	842,378	1,040,254	183,799	266,698	914,430	1,257,432	257,941	322,658	4,191,795	5,120,192					4,191,795	5,120,192
Supplies and Materials	324,558	226,226		8	243,804	146,313			3,393	1,966		417	571,755	374,930					571,755	374,930
Fleet Costs	13,709	19,456	1,419	3,034	5,437	5,494	507	667	1,190	4,192	16	661	22,277	33,504					22,277	33,504
Outside Services	1,332,760	833,042	54	48	779,011	561,330	6,017	9,093	30,157	33,175			2,148,000	1,436,688	111,214	12,500			2,259,214	1,449,188
Utilities	431,623	515,161			284,235	384,691	133	216	8,466	13,458			724,457	913,526					724,457	913,526
Protective Services	146,982	73,411	60	364	99,335	59,173	520	1,000	11,407	9,691		225	258,305	143,864					258,305	143,864
Insurance	439,827	151,859	17,284	8,931	13,204	212,714	866	4,221	4,000	8,365	1,348	1,667	476,529	387,756					476,529	387,756
HAP Expense			9,137,270	9,668,307									9,137,270	9,668,307					9,137,270	9,668,307
Other Expenses	292,101	326,794	175,803	292,854	153,571	277,092	158,965	84,277	180,079	258,391	98,037	93,372	1,058,557	1,332,779	7,848	3,388	(95,739)	(121,194)	970,666	1,214,974
Total Operating Expense	4,344,256	3,681,413	9,962,442	10,671,231	2,420,975	2,687,061	350,807	366,172	1,153,123	1,586,670	357,341	418,999	18,588,944	19,411,547	119,062	15,888	(95,739)	(121,194)	18,612,268	19,306,241
Total Operating Income	(924,640)	(769)	8,711,045	920,323	801,460	1,229,893	43,144	(50,097)	(1,065,895)	(1,453,772)	(88,189)	(237,606)	7,476,925	407,972	551,020	1,661,569	(38,591)	(11,220)	7,989,354	2,058,321
Non-Operating Income (Expense)																				
Interest Expense	(17,795)	(17,728)			(430,815)	(534,736)							(448,610)	(552,464)	(17,840)	(17,840)	39,653	48,535	(426,797)	(521,770)
Interest Income	177,167	112,751	26,971	36	101,142	18,833	247,262	27,399	19,322	64	2,443	7	574,307	159,089	5,606	10	(39,653)	(43,143)	540,260	115,957
Replacement/Extraordinary Item	(98,578)	(129,082)			(314,764)	(154,820)							(413,342)	(284,794)					(413,342)	(284,794)
Other Income (Expense)	(271,887)	(277,533)			23,743	(6,430)							(248,144)	(283,962)			49,572	24,518	(198,572)	(259,444)
Management Fees	(492,942)	(488,624)	(269,613)	(310,475)	(242,376)	(335,398)	(638)	(393)	1,141,552	1,251,003	(862)	(839)	135,122	115,273	(137,368)	(134,642)	(10,981)	(13,299)	(13,227)	(32,668)
Transfers	329,769	580,900	(8,580,891)	(703,534)	7,232,680	23,375					84,771	10,368	199,959	(1,008,074)	185,471	(275,169)	(186,461)		(1,283,243)	(990)
Total Non-Operating Income (Expense)	(374,266)	(219,317)	(8,823,533)	(1,013,973)	6,369,609	(989,177)	246,624	27,006	1,160,874	1,334,946	11,949	199,127	(1,408,741)	(661,388)	(424,771)	(338,932)	38,591	16,611	(1,794,921)	(983,709)
Surplus or Deficit Prior to Non-Cash Items	(1,298,906)	(220,085)	(112,487)	(93,650)	7,171,069	240,717	289,768	(23,091)	94,980	(118,826)	(76,240)	(38,479)	6,068,184	(253,415)	126,249	1,322,636		5,391	6,194,433	1,074,612
Non-Cash Items																				
Depreciation & Amortization	(707,134)	(755,134)	(2,767)	(1,288)	(539,657)	(468,567)	(12,761)	(12,579)	(12,650)	(9,249)	(1,014)		(1,275,983)	(1,246,818)					(1,275,983)	(1,246,818)
Non-Oper Income (Expense)		1,453,029			530,734								247,357	164,365	1,453,029	(1,322,985)			164,365	130,044
Total Non-Cash Items	(707,134)	697,894	(2,767)	(1,288)	(8,923)	(468,567)	(626,487)	(12,579)	(12,650)	(9,249)	246,343		(1,111,618)	206,211		(1,322,985)			(1,111,618)	(1,116,774)
Change In Net Assets	(2,006,040)	477,809	(115,254)	(94,938)	7,162,146	(227,850)	(336,718)	(35,671)	82,330	(128,075)	170,103	(38,479)	4,956,566	(47,204)	126,249	(349)		5,391	5,082,815	(42,162)



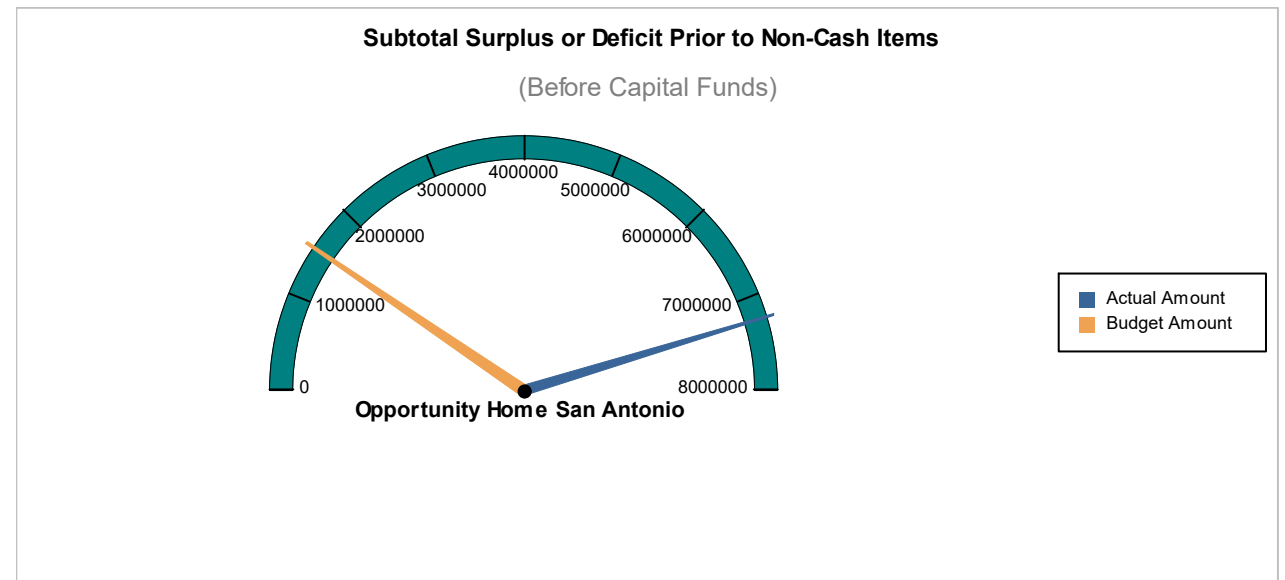
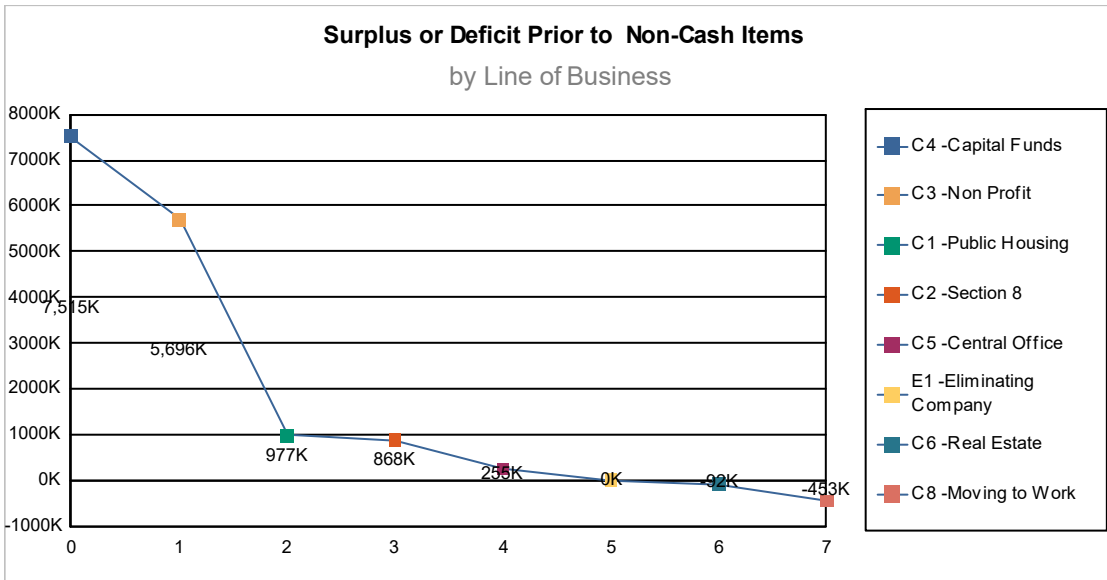
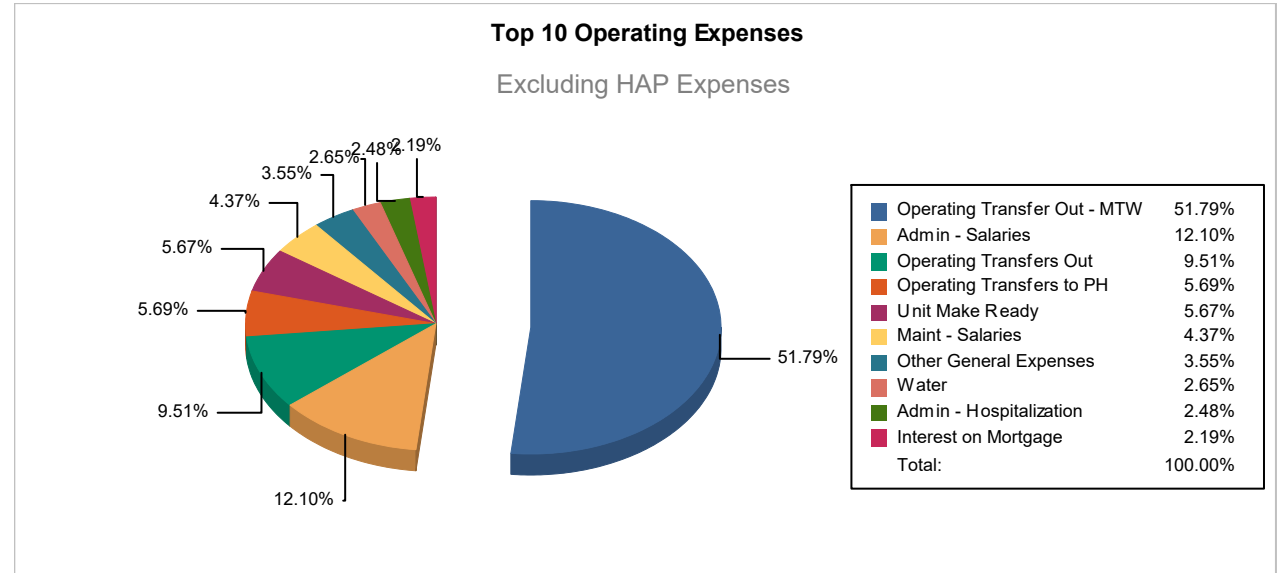
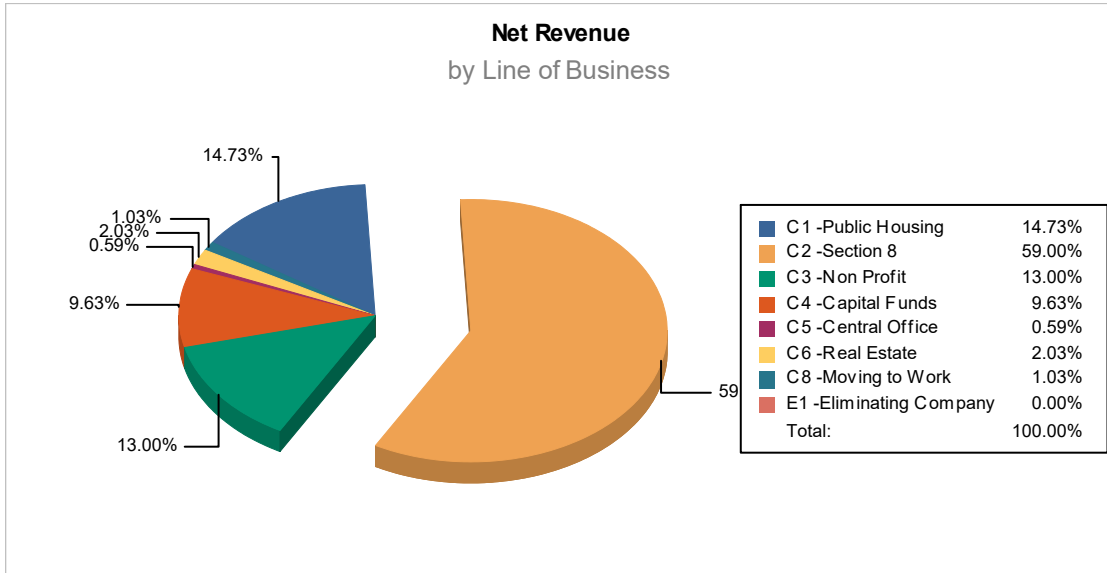


Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending December 31, 2023
Actual Amounts Vs. Approved Budget Comparison

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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	6,398,889	6,205,952			16,746,555	21,628,692							23,145,444	27,834,644					23,145,444	27,834,644
Bad Debt, Net of Collections	(926,822)	(175,073)			(1,565,311)	(1,274,460)							(2,492,133)	(1,449,533)					(2,492,133)	(1,449,533)
Other Tenant Revenue	91,238	94,969			710,046	747,170							801,285	842,139					801,285	842,139
Grants	14,998,747	15,788,279	7,478,221	6,103,892	2,235,679	1,904,891					1,134,171	906,197	25,846,818	24,703,259	13,525,855	10,064,741	(300,600)	(147,110)	39,072,073	34,620,890
HAP Revenue			75,372,621	63,442,783									75,372,621	63,442,783					75,372,621	63,442,783
Miscellaneous Revenue	123,675	169,840	27,518	2,650	139,077	115,435	2,847,062	1,911,696	827,055	797,389	314,798	182,160	4,279,185	3,179,170			(544,921)	(646,872)	3,734,264	2,532,297
Net Revenue	20,685,727	22,083,967	82,878,360	69,549,325	18,266,046	23,121,728	2,847,062	1,911,696	827,055	797,389	1,448,970	1,088,357	126,953,220	118,552,462	13,525,855	10,064,741	(845,521)	(793,982)	139,633,554	127,823,220
Operating Expense																				
Salaries and Benefits	8,449,541	8,072,912	3,775,065	3,693,623	5,063,719	5,552,076	1,143,900	1,470,387	6,134,584	6,926,917	1,545,843	1,725,556	26,112,652	27,441,472					26,112,652	27,441,472
Supplies and Materials	2,793,172	1,357,359	78	50	1,735,479	882,728			21,218	11,794		2,500	4,549,947	2,254,430					4,549,947	2,254,430
Fleet Costs	117,513	116,733	11,521	18,203	39,633	29,116	1,359	4,000	14,417	25,154	930	3,967	185,374	197,174					185,374	197,174
Outside Services	7,948,583	4,998,254	550	285	5,092,348	3,358,940	32,165	54,558	168,163	199,050			13,241,809	8,611,087	398,513	75,000			13,640,321	8,686,087
Utilities	3,001,528	3,090,963			2,228,823	2,329,187	798	1,296	84,230	80,748			5,315,378	5,502,194					5,315,378	5,502,194
Protective Services	1,052,484	440,466	180	2,185	629,731	352,555	4,696	6,000	75,670	58,148		1,350	1,762,761	860,705					1,762,761	860,705
Insurance	974,600	920,689	62,409	57,591	1,148,257	1,279,655	25,501	26,023	57,103	55,940	13,920	11,941	2,281,790	2,351,838					2,281,790	2,351,838
HAP Expense			54,538,388	58,009,842									54,538,388	58,009,842					54,538,388	58,009,842
Other Expenses	1,408,174	1,901,547	1,358,315	1,738,348	972,243	1,610,610	1,094,765	498,791	993,855	1,521,939	558,746	560,229	6,386,099	7,831,465	107,638	20,328	(611,511)	(726,667)	5,882,226	7,125,125
Total Operating Expense	25,745,595	20,898,924	59,746,507	63,520,127	16,910,233	15,394,866	2,303,185	2,061,055	7,549,240	8,879,690	2,119,440	2,305,543	114,374,199	113,060,206	506,150	95,328	(611,511)	(726,667)	114,268,838	112,428,867
Total Operating Income	(5,059,868)	1,185,043	23,131,854	6,029,198	1,355,813	7,726,862	543,878	(149,360)	(6,722,185)	(8,082,301)	(670,470)	(1,217,186)	12,579,021	5,492,256	13,019,705	9,969,413	(234,010)	(67,315)	25,364,715	15,394,353
Non-Operating Income (Expense)																				
Interest Expense	(90,159)	(106,367)			(2,839,588)	(3,232,889)							(2,929,747)	(3,339,256)	(116,943)	(116,943)	235,320	289,729	(2,811,370)	(3,166,470)
Interest Income	1,063,543	670,220	151,737	216	667,314	112,997	1,003,069	164,388	55,307	382	14,669	42	2,955,638	948,245	32,910	63	(235,320)	(258,852)	2,753,228	689,456
Replacement/Extraordinary Item	(720,076)	(774,492)			(1,675,979)	(917,036)			(1,407)	(5,350)			(2,397,461)	(1,696,877)					(2,397,461)	(1,696,877)
Other Income (Expense)	(1,484,531)	(1,665,196)			90,104	(38,578)	(1,442,959)						(2,837,386)	(1,703,774)			300,600	147,110	(2,536,786)	(1,556,665)
Management Fees	(2,974,220)	(2,931,746)	(1,581,834)	(1,862,850)	(1,568,181)	(1,995,495)	(3,828)	(2,358)	6,923,583	7,506,016	(5,172)	(5,037)	790,347	708,530	(824,208)	(807,850)	(66,589)	(79,795)	(100,450)	(179,114)
Transfers	10,242,767	3,485,398	(20,833,733)	(4,221,201)	9,666,437	140,250	(192,562)			508,625	208,293	1,199,756	(908,798)	1,112,827	(4,596,659)	(1,118,767)			(5,505,457)	(5,940)
Total Non-Operating Income (Expense)	6,037,323	(1,322,184)	(22,263,830)	(6,083,836)	4,340,107	(5,930,750)	(636,280)	162,030	6,977,483	8,009,673	217,789	1,194,761	(5,327,407)	(3,970,305)	(5,504,901)	(2,043,497)	234,011	98,192	(10,598,296)	(5,915,610)
Surplus or Deficit Prior to Non-Cash Items	977,455	(137,141)	868,024	(54,637)	5,695,920	1,796,112	(92,402)	12,671	255,298	(72,628)	(452,681)	(22,425)	7,251,614	1,521,951	7,514,804	7,925,916	1	30,877	14,766,419	9,478,743
Non-Cash Items																				
Depreciation & Amortization	(4,252,906)	(4,557,230)	(16,602)	(7,727)	(3,162,235)	(2,814,234)	(77,335)	(75,477)	(76,672)	(56,259)	(6,084)		(7,591,834)	(7,510,927)					(7,591,834)	(7,510,927)
Non-Oper Income (Expense)	3,107,282	8,718,173			7,765,008	(1,183,071)							9,936,576	8,718,173	(3,107,282)	(7,937,912)			6,829,294	780,261
Total Non-Cash Items	(1,145,623)	4,160,942	(16,602)	(7,727)	4,602,774	(2,814,234)	(1,260,406)	(75,477)	(76,672)	(56,259)	241,273		2,344,743	1,207,246	(3,107,282)	(7,937,912)			(762,540)	(6,730,666)
Change In Net Assets	(168,168)	4,023,802	851,422	(62,365)	10,298,694	(1,018,122)	(1,352,808)	(62,806)	178,626	(128,887)	(211,407)	(22,425)	9,596,357	2,729,196	4,407,521	(11,996)	1	30,877	14,003,880	2,748,077

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For Internal Use Only





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending December 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	560	7,799	7,865	7,041	16,785	19,961	16,844	24,456	4,333	4,696	422	538					46,810	64,491
Cash & Investments, Restricted	18,923	12,123	2,279	2,741	12,909	15,940	11,407	10,357	305	1,043	637	500	1,318	1,775			47,778	44,479
Accounts Receivable	1,215	1,545	20	109	18,080	12,129	6,116	783	4,732	6,349	682	419	1,652	1,752	(23,457)	(16,096)	9,040	6,991
Prepaid Expenses and Other Current Assets	152	694	8,788	6,867	1,718	1,533	23	23	109	135	10	12					10,799	9,265
Total Current Assets	20,850	22,161	18,951	16,757	49,492	49,562	34,391	35,619	9,479	12,223	1,751	1,470	2,970	3,528	(23,457)	(16,096)	114,427	125,225
Fixed Assets																		
Land, Buildings and Equipment	412,403	397,966	866	849	252,734	212,454	89,779	88,335	3,464	2,889	106	22					759,351	702,515
Construction In Progress	14,900	14,338	59		39,213	31,169	516	255	289	277			28,974	33,646			83,951	79,684
Accumulated Depreciation	(324,752)	(316,180)	(782)	(774)	(134,341)	(110,532)	(5,242)	(5,087)	(2,228)	(2,090)	(55)	(22)					(467,399)	(434,686)
Total Fixed Assets	102,550	96,125	143	74	157,606	133,090	85,053	83,502	1,525	1,076	51		28,974	33,646			375,902	347,513
Other Non-Current Assets																		
Other Non-Current Assets	50,813	49,029			8,446	10,137	53,437	39,652							(28,684)	(29,648)	84,012	69,170
Total Other Non-Current Assets	50,813	49,029			8,446	10,137	53,437	39,652							(28,684)	(29,648)	84,012	69,170
Deferred Outflow of Resources																		
Deferred Outflow of Resources					143	279											143	279
Total Deferred Outflow of Resources					143	279											143	279
Total Assets & Deferred Outflow of Resources	174,213	167,314	19,094	16,832	215,686	193,069	172,881	158,773	11,004	13,299	1,802	1,470	31,945	37,173	(52,141)	(45,743)	574,484	542,187
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,489	6,278	943	1,077	7,378	6,119	27	109	(44)	857	31	63	477	1,603	(6,249)	(7,793)	5,052	8,314
Other Current Liabilities	7,197	2,404	2,127	3,397	17,163	9,525	228	2,360	863	923	857	851	3,158	2,629	(18,440)	(9,254)	13,153	12,834
Total Current Liabilities	9,686	8,681	3,069	4,474	24,540	15,644	255	2,469	820	1,780	889	914	3,635	4,232	(24,689)	(17,047)	18,205	21,148
Non-Current Liabilities																		
Non-Current Long Term Debt	8,048	653	920	868	123,745	137,729	2,367	7,757					2,266	11,973	(20,102)	(21,197)	117,245	137,782
Total Non-Current Liabilities	8,048	653	920	868	123,745	137,729	2,367	7,757					2,266	11,973	(20,102)	(21,197)	117,245	137,782
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,947	6,122			557	186	57,801	51,487							(5,640)	(5,754)	58,665	52,041
Total Deferred Inflow of Resources	5,947	6,122			557	186	57,801	51,487							(5,640)	(5,754)	58,665	52,041
Total Liabilities & Deferred Outflow of Resource	23,681	15,456	3,990	5,342	148,843	153,559	60,423	61,712	820	1,780	889	914	5,901	16,205	(50,431)	(43,998)	194,116	210,971
Equity																		
Equity																		
Invested In Capital Assets	94,893	96,125	143	74	31,837	(4,972)	83,587	82,035	1,525	1,076	51		24,725	19,193	22,203	21,238	258,963	214,769
Restricted Net Assets	18,923	12,123	2,279	2,741	12,909	15,940	11,407	10,357	305	1,043	637	500	1,318	1,775			47,778	44,479
Unrestricted Net Assets	36,716	43,611	12,683	8,675	22,098	28,542	17,464	4,668	8,354	9,400	226	56	0	0	(23,913)	(22,983)	73,628	71,969
	150,700	156,893	14,253	10,136	56,545	37,776	113,810	91,091	10,005	11,187	1,125	939	21,636	17,236	(1,710)	(1,710)	366,364	323,547
Liabilities, Deferred Inflows of Resc and Equity	174,213	167,314	19,094	16,832	215,686	193,069	172,881	158,773	11,004	13,299	1,802	1,470	31,945	37,173	(52,141)	(45,743)	574,484	542,187