



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **January 31, 2024**

Issue Date: **February 8, 2024**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

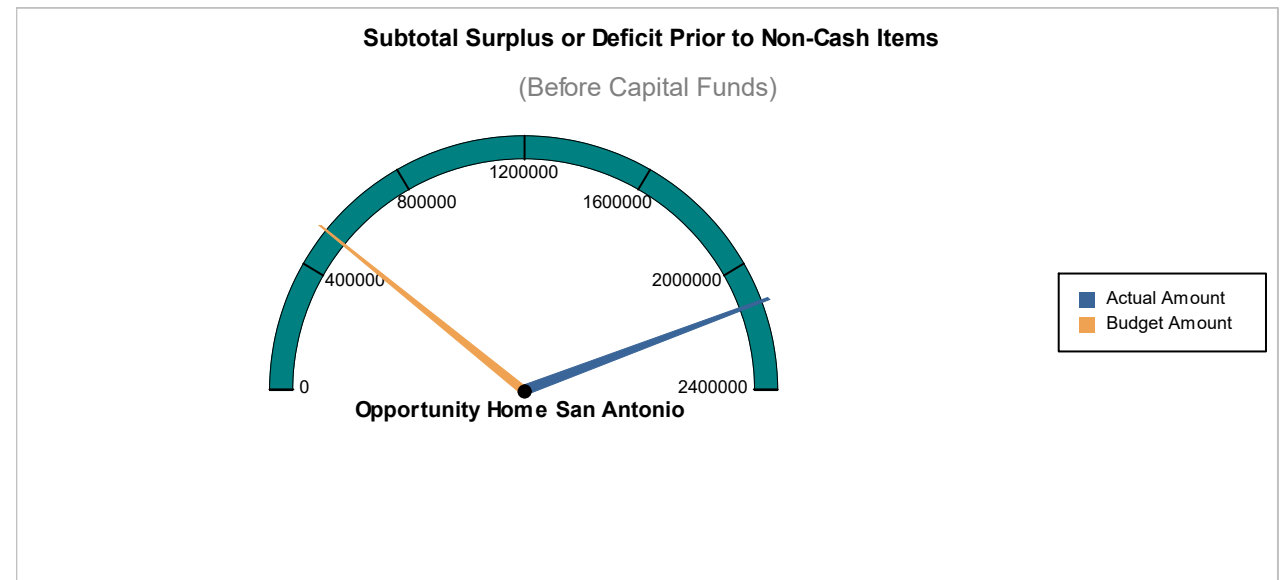
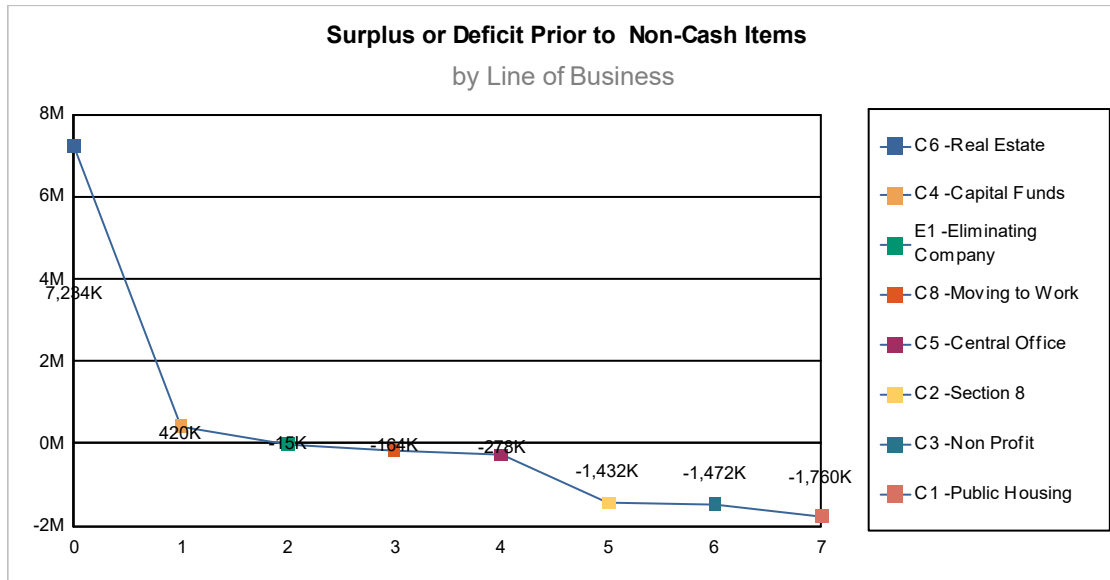
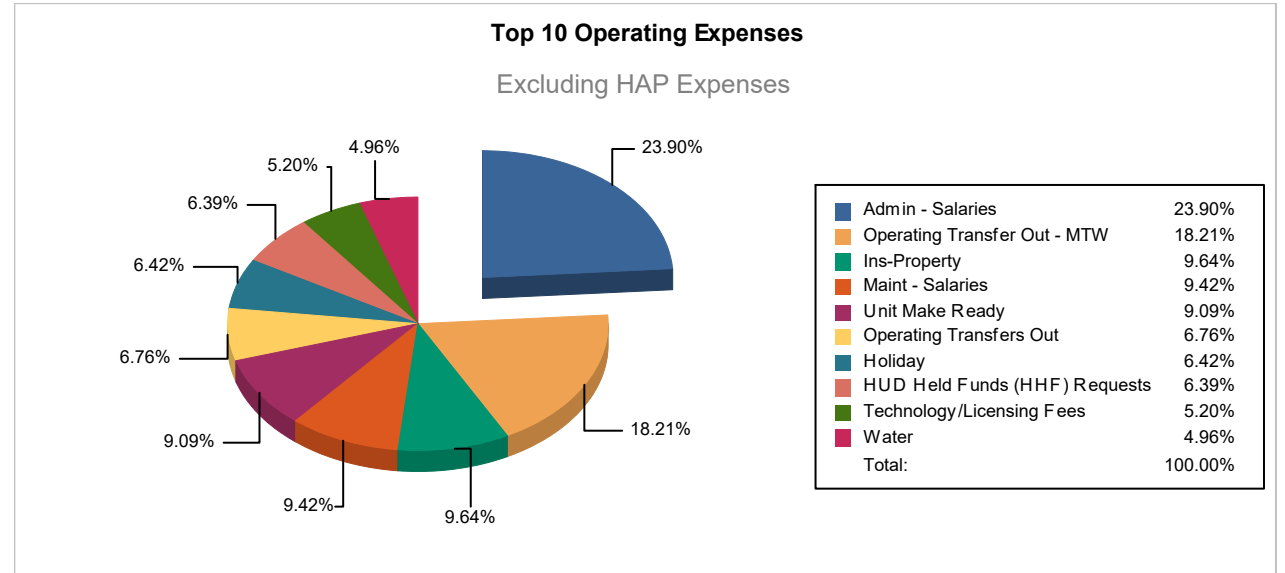
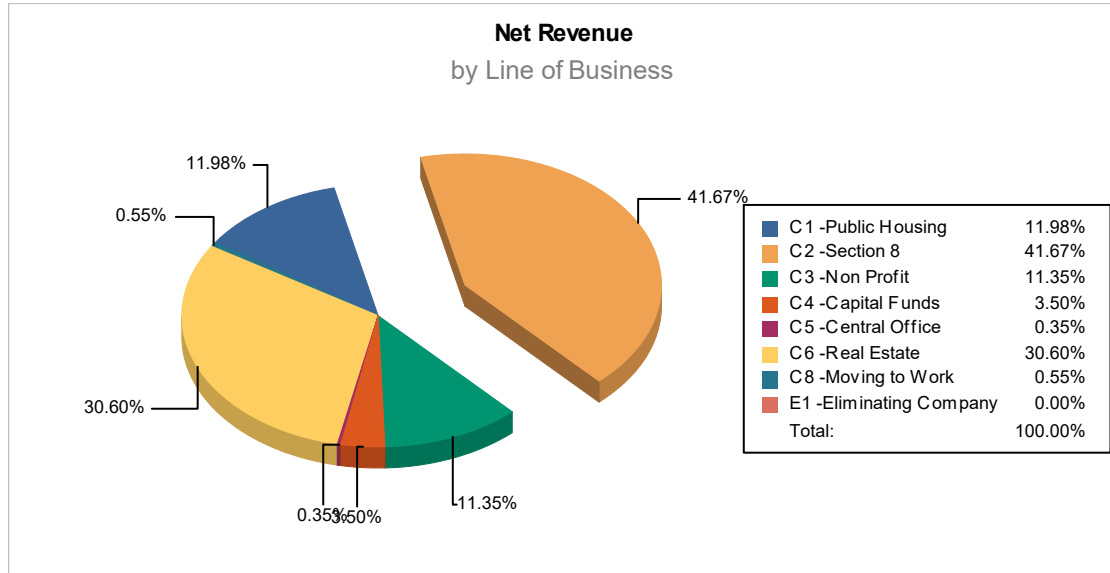
1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending January 31, 2024
Actual Amounts Vs. Approved Budget Comparison

GJdIncomeStatementByResponsibility
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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	1,097,415	1,034,325			2,800,750	3,653,897							3,898,165	4,688,223					3,898,165	4,688,223
Bad Debt, Net of Collections	(419,798)	(29,179)			(489,001)	(212,634)							(908,800)	(241,813)					(908,800)	(241,813)
Other Tenant Revenue	11,550	15,828			116,357	124,636							127,907	140,464					127,907	140,464
Grants	2,340,214	2,631,380	1,041,385	1,017,315	409,345	317,482					94,802	151,033	3,885,746	4,117,210	879,716	1,677,457	(43,858)	(24,518)	4,721,604	5,770,148
HAP Revenue			9,431,769	10,469,631									9,431,769	10,469,631					9,431,769	10,469,631
Miscellaneous Revenue	(15,689)	28,290	5,493	442	17,375	22,472	7,695,912	436,997	88,580	132,898	42,673	30,360	7,834,345	651,459			(108,292)	(122,795)	7,726,053	528,663
Net Revenue	3,013,691	3,680,644	10,478,647	11,487,388	2,854,826	3,905,853	7,695,912	436,997	88,580	132,898	137,475	181,393	24,269,133	19,825,172	879,716	1,677,457	(152,150)	(147,314)	24,996,699	21,355,315
Operating Expense																				
Salaries and Benefits	1,702,707	1,307,490	711,712	599,187	1,018,697	900,442	190,116	240,738	1,248,453	1,133,897	311,316	280,580	5,183,001	4,462,334					5,183,001	4,462,334
Supplies and Materials	327,668	226,226		8	227,010	149,163			8,950	1,966		417	563,627	377,780					563,627	377,780
Fleet Costs	18,830	19,456	1,401	3,034	2,384	4,694		667	1,108	4,192		661	23,723	32,704					23,723	32,704
Outside Services	1,431,122	833,042	18	48	908,543	559,331	4,648	9,093	37,869	33,175			2,382,200	1,434,689	35,299	12,500			2,417,499	1,447,189
Utilities	581,081	515,161			359,751	386,760	133	216	9,708	13,458			950,673	915,595					950,673	915,595
Protective Services	188,805	73,411		364	59,661	59,032	1,040	1,000	12,978	9,691		225	262,483	143,724					262,483	143,724
Insurance	461,910	151,859	25,695	8,931	572,525	212,492	11,938	4,221	21,796	8,365	4,470	1,667	1,098,334	387,534					1,098,334	387,534
HAP Expense			9,431,769	9,668,307									9,431,769	9,668,307					9,431,769	9,668,307
Other Expenses	406,398	323,970	377,463	291,960	229,035	278,282	295,999	83,950	282,713	257,038	99,085	93,372	1,690,693	1,328,572		3,388	(103,895)	(121,095)	1,586,798	1,210,865
Management Fees	503,821	488,624	278,097	310,475	329,877	335,307	638	393	(1,241,751)	(1,251,003)	862	839	(128,457)	(115,364)	137,368	134,642	10,603	13,299	19,514	32,577
Total Operating Expense	5,622,342	3,939,239	10,826,155	10,882,314	3,707,482	2,885,503	504,513	340,278	381,823	210,780	415,733	377,760	21,458,047	18,635,874	172,667	150,530	(93,292)	(107,795)	21,537,422	18,678,608
Total Operating Income	(2,608,651)	(258,595)	(347,507)	605,074	(852,656)	1,020,350	7,191,400	96,719	(293,242)	(77,882)	(278,258)	(196,368)	2,811,086	1,189,298	707,049	1,526,927	(58,858)	(39,518)	3,459,277	2,676,707
Non-Operating Income (Expense)																				
Interest Expense	(17,676)	(17,728)			(440,684)	(534,088)							(458,360)	(551,815)	(17,174)	(17,174)	39,717	52,827	(435,817)	(516,162)
Interest Income	174,023	112,751	25,624	36	99,052	18,833	85,050	26,959	15,141	64	2,327	7	401,218	158,649	5,593	10	(39,717)	(42,703)	367,093	115,957
Replacement/Extraordinary Item	(68,361)	(129,082)			(333,020)	(152,269)			(179)	(892)			(401,561)	(282,243)					(401,561)	(282,243)
Other Income (Expense)	(47,562)	(277,533)			55,410	(6,430)							7,848	(283,962)			43,858	24,518	51,705	(259,444)
Transfers	807,950	580,900	(601,455)	(703,534)		23,375	(42,795)		84,771	111,468	199,959		275,169	185,471	(275,169)	(186,461)				(990)
HUD Held Fund Draws			(508,813)	104,167									(508,813)	104,167					(508,813)	104,167
Total Non-Operating Income (Expense)	848,374	269,308	(1,084,643)	(599,331)	(619,243)	(650,579)	42,255	26,959	14,961	83,943	113,795	199,966	(684,500)	(669,734)	(286,750)	(203,624)	43,858	34,642	(927,392)	(838,716)
Surplus or Deficit Prior to Non-Cash Items	(1,760,277)	10,713	(1,432,150)	5,743	(1,471,899)	369,771	7,233,655	123,678	(278,281)	6,061	(164,463)	3,599	2,126,586	519,564	420,300	1,323,303	(15,000)	(4,876)	2,531,885	1,837,991
Non-Cash Items																				
Depreciation & Amortization	(707,968)	(755,134)	(4,724)	(1,288)	(521,103)	(468,567)	(12,761)	(12,579)	(12,650)	(9,249)	(1,014)		(1,260,219)	(1,246,818)					(1,260,219)	(1,246,818)
Non-Oper Income (Expense)	(981,339)	1,453,029											(981,339)	1,453,029	(198,418)	(1,322,985)			(1,179,757)	130,044
Total Non-Cash Items	(1,689,307)	697,894	(4,724)	(1,288)	(521,103)	(468,567)	(12,761)	(12,579)	(12,650)	(9,249)	(1,014)		(2,241,558)	206,211	(198,418)	(1,322,985)			(2,439,976)	(1,116,774)
Change In Net Assets	(3,449,584)	708,607	(1,436,874)	4,455	(1,993,002)	(98,796)	7,220,894	111,098	(290,931)	(3,188)	(165,477)	3,599	(114,973)	725,775	221,882	318	(15,000)	(4,876)	91,909	721,217

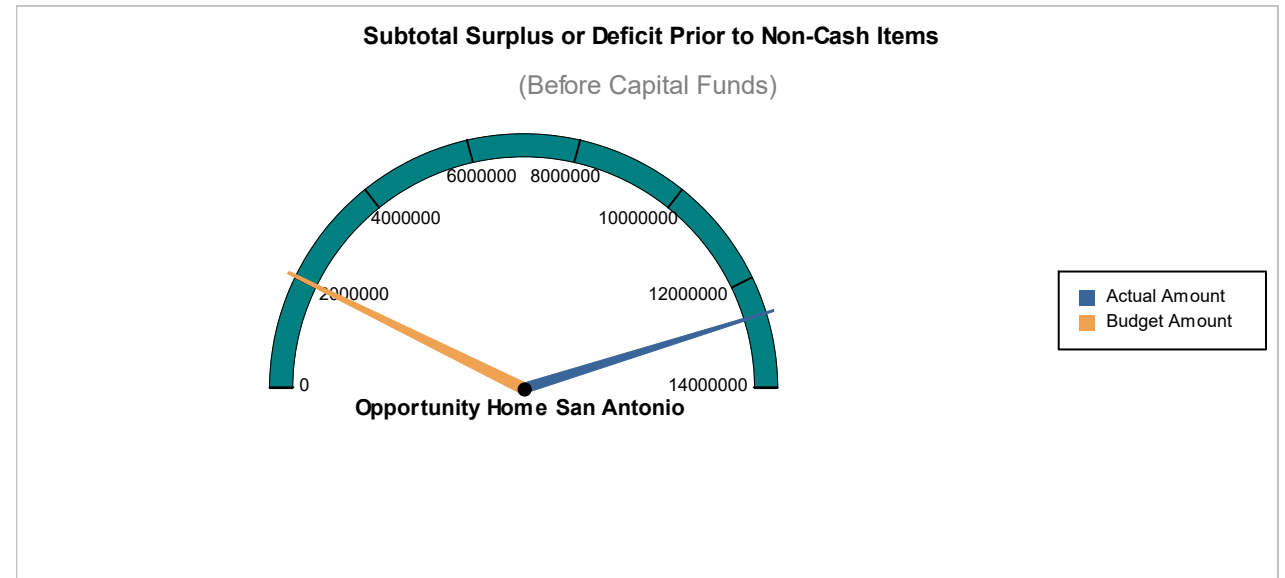
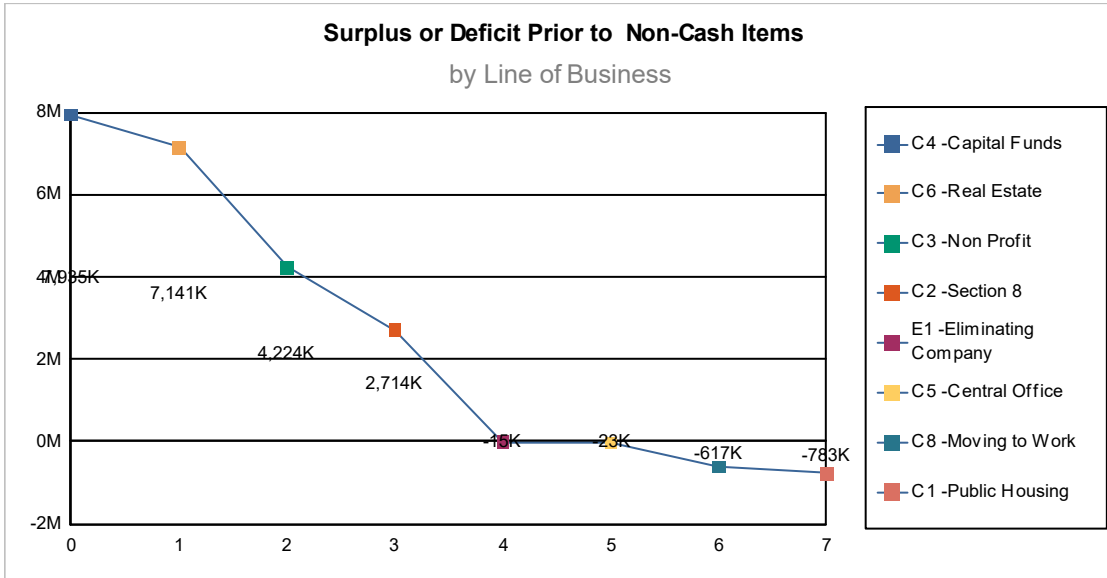
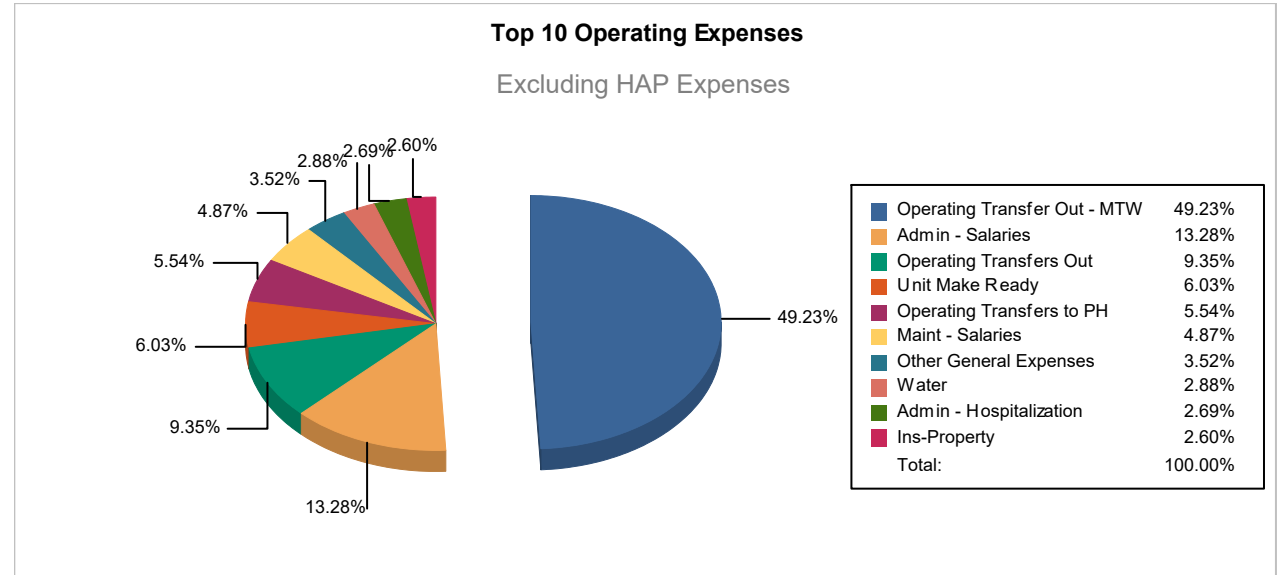
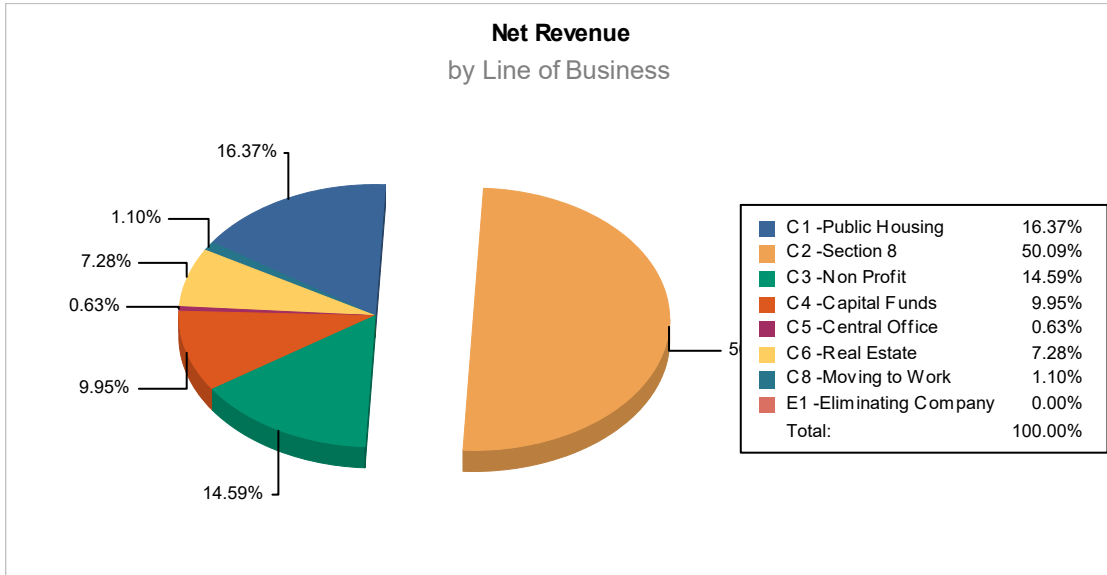




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending January 31, 2024
Actual Amounts Vs. Approved Budget Comparison

GJdelIncomeStatementByResponsibility
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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	7,496,304	7,240,277			19,547,305	25,282,590							27,043,609	32,522,867					27,043,609	32,522,867
Bad Debt, Net of Collections	(1,346,620)	(204,252)			(2,054,312)	(1,487,094)							(3,400,933)	(1,691,346)					(3,400,933)	(1,691,346)
Other Tenant Revenue	102,788	110,797			826,404	871,805							929,192	982,602					929,192	982,602
Grants	17,338,961	18,419,659	8,519,606	7,121,207	2,645,024	2,222,373					1,228,973	1,057,230	29,732,564	28,820,469	14,405,571	11,742,197	(344,458)	(171,628)	43,793,678	40,391,038
HAP Revenue			63,970,157	73,287,414									63,970,157	73,287,414					63,970,157	73,287,414
Miscellaneous Revenue	107,985	198,130	33,011	3,092	156,452	137,908	10,542,974	2,348,692	915,635	930,287	357,472	212,520	12,113,530	3,830,628			(653,213)	(769,668)	11,460,317	3,060,961
Net Revenue	23,699,418	25,764,611	72,522,774	80,411,713	21,120,873	27,027,581	10,542,974	2,348,692	915,635	930,287	1,586,445	1,269,750	130,388,120	137,752,634	14,405,571	11,742,197	(997,671)	(941,296)	143,796,020	148,553,536
Operating Expense																				
Salaries and Benefits	10,152,248	9,380,402	4,486,776	4,292,811	6,082,416	6,452,518	1,334,016	1,711,125	7,383,037	8,060,814	1,857,159	2,006,136	31,295,653	31,903,806					31,295,653	31,903,806
Supplies and Materials	3,120,840	1,583,585	78	58	1,962,489	1,031,891			30,168	13,760		2,917	5,113,575	2,632,211					5,113,575	2,632,211
Fleet Costs	136,343	136,189	12,922	21,237	42,017	33,811	1,359	4,667	15,526	29,346	930	4,628	209,096	229,877					209,096	229,877
Outside Services	9,379,705	5,831,297	568	333	6,000,891	3,918,270	36,813	63,651	206,031	232,225			15,624,009	10,045,776	433,811	87,500			16,057,820	10,133,276
Utilities	3,582,609	3,606,124			2,588,574	2,715,947	931	1,512	93,938	94,206			6,266,052	6,417,789					6,266,052	6,417,789
Protective Services	1,241,289	513,878	180	2,549	689,391	411,587	5,736	7,000	88,647	67,839		1,575	2,025,244	1,004,428					2,025,244	1,004,428
Insurance	1,436,510	1,072,548	88,104	66,522	1,720,782	1,492,147	37,439	30,244	78,899	64,304	18,390	13,607	3,380,124	2,739,372					3,380,124	2,739,372
HAP Expense			63,970,157	67,678,148									63,970,157	67,678,148					63,970,157	67,678,148
Other Expenses	1,814,572	2,225,517	1,735,779	2,030,308	1,201,278	1,888,892	1,390,765	582,741	1,276,568	1,778,978	657,831	653,601	8,076,793	9,160,037	107,638	23,715	(715,406)	(847,761)	7,469,024	8,335,991
Management Fees	3,478,041	3,420,370	1,859,931	2,173,326	1,898,058	2,330,802	4,466	2,751	(8,165,335)	(8,757,019)	6,034	5,876	(918,804)	(823,894)	961,576	942,491	77,192	93,094	119,964	211,691
Total Operating Expense	34,342,158	27,769,909	72,154,496	76,265,291	22,185,896	20,275,864	2,811,525	2,403,691	1,007,479	1,584,454	2,540,345	2,688,340	135,041,899	130,987,550	1,503,026	1,053,707	(638,214)	(754,667)	135,906,710	131,286,589
Total Operating Income	(10,642,740)	(2,005,298)	368,279	4,146,421	(1,065,024)	6,751,717	7,731,449	(54,999)	(91,844)	(654,167)	(953,900)	(1,418,591)	(4,653,779)	6,765,084	12,902,545	10,688,491	(359,457)	(186,628)	7,889,310	17,266,947
Non-Operating Income (Expense)																				
Interest Expense	(107,835)	(124,095)			(3,280,272)	(3,766,976)							(3,388,107)	(3,891,071)	(134,117)	(134,117)	275,037	342,556	(3,247,187)	(3,682,632)
Interest Income	1,237,565	782,970	177,362	252	766,366	131,830	1,088,119	191,347	70,448	446	16,996	49	3,356,856	1,106,894	38,503	73	(275,037)	(301,555)	3,120,321	805,413
Replacement/Extraordinary Item	(788,436)	(903,574)			(2,008,999)	(1,069,305)			(1,586)	(6,242)			(2,799,022)	(1,979,121)					(2,799,022)	(1,979,121)
Other Income (Expense)	(1,532,093)	(1,942,729)			145,514	(45,008)	(1,442,959)						(2,829,539)	(1,987,737)			344,458	171,628	(2,485,081)	(1,816,109)
Transfers	11,050,718	4,066,297	(21,435,187)	(4,924,735)	9,666,437	163,625	(235,357)			593,396	319,761	1,399,715	(633,629)	1,298,298	(4,871,828)	(1,305,228)			(5,505,457)	(6,930)
HUD Held Fund Draws			23,603,387	729,167									23,603,387	729,167					23,603,387	729,167
Total Non-Operating Income (Expense)	9,859,918	1,878,870	2,345,561	(4,195,316)	5,289,045	(4,585,834)	(590,197)	191,347	68,862	587,600	336,757	1,399,764	17,309,946	(4,723,569)	(4,967,442)	(1,439,272)	344,458	212,629	12,686,962	(5,950,212)
Surplus or Deficit Prior to Non-Cash Items	(782,822)	(126,428)	2,713,840	(48,895)	4,224,022	2,165,883	7,141,253	136,349	(22,983)	(66,567)	(617,143)	(18,827)	12,656,167	2,041,515	7,935,103	9,249,219	(14,999)	26,001	20,576,271	11,316,735
Non-Cash Items																				
Depreciation & Amortization	(4,960,873)	(5,312,365)	(21,326)	(9,015)	(3,683,338)	(3,282,800)	(90,096)	(88,056)	(89,323)	(65,508)	(7,098)		(8,852,053)	(8,757,745)					(8,852,053)	(8,757,745)
Non-Oper Income (Expense)	2,125,943	10,171,201			7,765,008		(1,183,071)						8,955,238	10,171,201	(3,305,700)	(9,260,897)			5,649,537	910,305
Total Non-Cash Items	(2,834,930)	4,858,837	(21,326)	(9,015)	4,081,671	(3,282,800)	(1,273,167)	(88,056)	(89,323)	(65,508)	240,259		103,184	1,413,457	(3,305,700)	(9,260,897)			(3,202,516)	(7,847,440)
Change In Net Assets	(3,617,752)	4,732,409	2,692,514	(57,910)	8,305,692	(1,116,918)	5,868,086	48,293	(112,305)	(132,075)	(376,884)	(18,827)	12,759,351	3,454,972	4,629,403	(11,678)	(14,999)	26,001	17,373,755	3,469,294





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending January 31, 2024

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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	154	401	7,086	5,893	19,395	21,127	24,288	24,030	2,674	3,760	127	66					53,723	55,277
Cash & Investments, Restricted	19,024	19,910	3,444	2,436	13,035	16,107	11,515	10,360	305	1,043	624	479	1,323	1,261			49,270	51,596
Accounts Receivable	840	902	338	20	16,420	12,431	6,256	682	6,213	6,974	616	384	770	2,177	(23,938)	(16,905)	7,515	6,664
Prepaid Expenses and Other Current Assets	376	469	8,925	7,116	1,228	1,170	12	12	73	66	7	8					10,621	8,841
Total Current Assets	20,394	21,681	19,792	15,465	50,077	50,835	42,071	35,084	9,264	11,843	1,374	936	2,093	3,438	(23,938)	(16,905)	121,128	122,378
Fixed Assets																		
Land, Buildings and Equipment	410,260	405,008	925	849	252,734	212,553	93,479	88,335	3,464	2,889	106	22					760,968	709,656
Construction In Progress	15,144	14,776			39,845	31,323	516	255	289	277			29,025	26,408			84,819	73,039
Accumulated Depreciation	(324,170)	(316,938)	(786)	(777)	(134,861)	(110,982)	(5,255)	(5,100)	(2,241)	(2,102)	(56)	(22)					(467,369)	(435,921)
Total Fixed Assets	101,234	102,846	139	72	157,717	132,894	88,740	83,489	1,512	1,065	50		29,025	26,408			378,418	346,773
Other Non-Current Assets																		
Other Non-Current Assets	51,035	49,146			8,440	8,052	53,042	39,910							(28,840)	(28,846)	83,678	68,262
Total Other Non-Current Assets	51,035	49,146			8,440	8,052	53,042	39,910							(28,840)	(28,846)	83,678	68,262
Deferred Outflow of Resources																		
Deferred Outflow of Resources					142	272											142	272
Total Deferred Outflow of Resources					142	272											142	272
Total Assets & Deferred Outflow of Resources	172,664	173,674	19,931	15,537	216,378	192,053	183,853	158,484	10,776	12,908	1,423	936	31,119	29,846	(52,778)	(45,751)	583,366	537,686
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	4,170	6,618	609	413	7,920	5,499	101	98	(55)	845	132	92	632	1,871	(6,053)	(6,906)	7,456	8,530
Other Current Liabilities	7,436	3,064	1,421	2,541	18,721	19,765	206	2,119	938	685	544	396	2,121	2,195	(19,114)	(10,985)	12,272	19,780
Total Current Liabilities	11,606	9,681	2,030	2,954	26,641	25,265	307	2,217	883	1,530	676	488	2,753	4,066	(25,167)	(17,891)	19,728	28,311
Non-Current Liabilities																		
Non-Current Long Term Debt	8,034	8,267	955	914	124,329	128,220	2,367	7,694					2,101	4,138	(20,251)	(20,361)	117,534	128,873
Total Non-Current Liabilities	8,034	8,267	955	914	124,329	128,220	2,367	7,694					2,101	4,138	(20,251)	(20,361)	117,534	128,873
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,941	6,122			557	186	61,501	51,487							(5,634)	(5,754)	62,365	52,041
Total Deferred Inflow of Resources	5,941	6,122			557	186	61,501	51,487							(5,634)	(5,754)	62,365	52,041
Total Liabilities & Deferred Outflow of Resource	25,581	24,070	2,985	3,868	151,527	153,672	64,175	61,398	883	1,530	676	488	4,854	8,204	(51,053)	(44,006)	199,628	209,225
Equity																		
Equity																		
Invested In Capital Assets	93,631	94,678	139	72	31,381	(5,012)	87,274	82,023	1,512	1,065	50		24,942	20,381	22,352	22,509	261,279	215,715
Restricted Net Assets	19,024	19,910	3,444	2,436	13,035	16,107	11,515	10,360	305	1,043	624	479	1,323	1,261			49,270	51,596
Unrestricted Net Assets	34,428	35,015	13,364	9,161	20,435	27,286	20,890	4,703	8,076	9,270	74	(31)	0	0	(24,077)	(24,254)	73,190	61,151
	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	172,664	173,674	19,931	15,537	216,378	192,053	183,853	158,484	10,776	12,908	1,423	936	31,119	29,846	(52,778)	(45,751)	583,366	537,686