



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **August 11, 2023**

(Unaudited and Subject to Review)

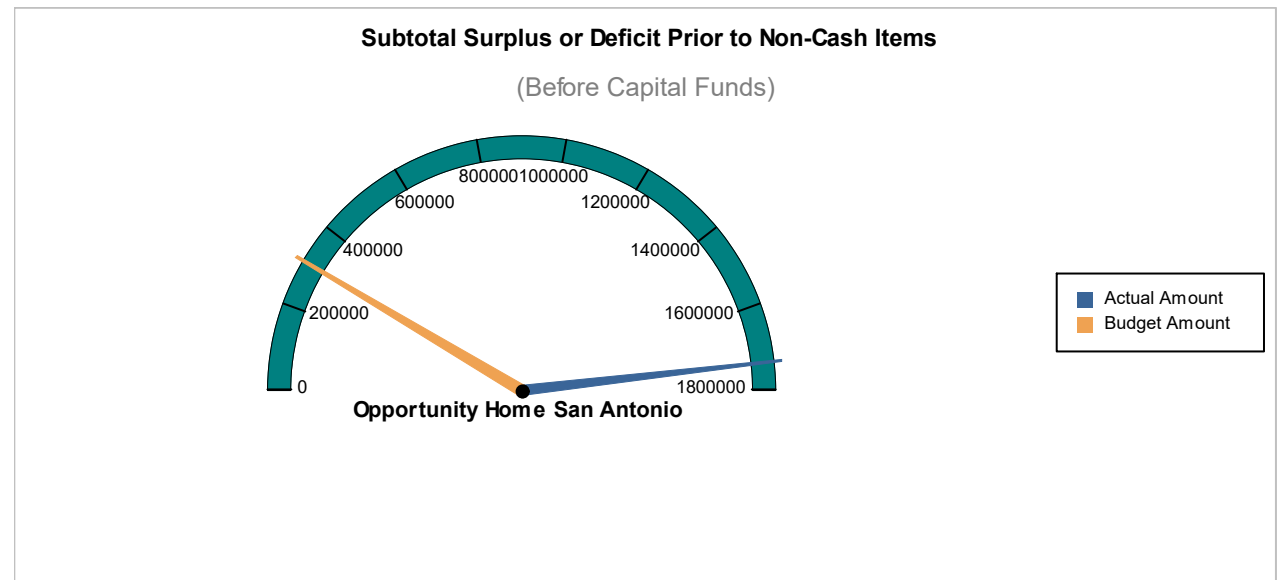
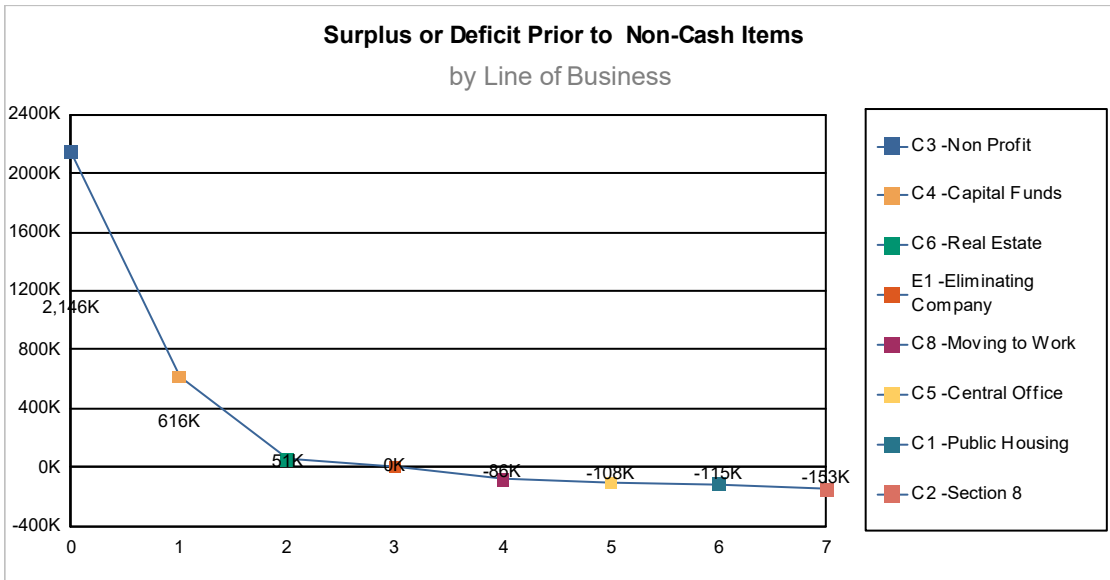
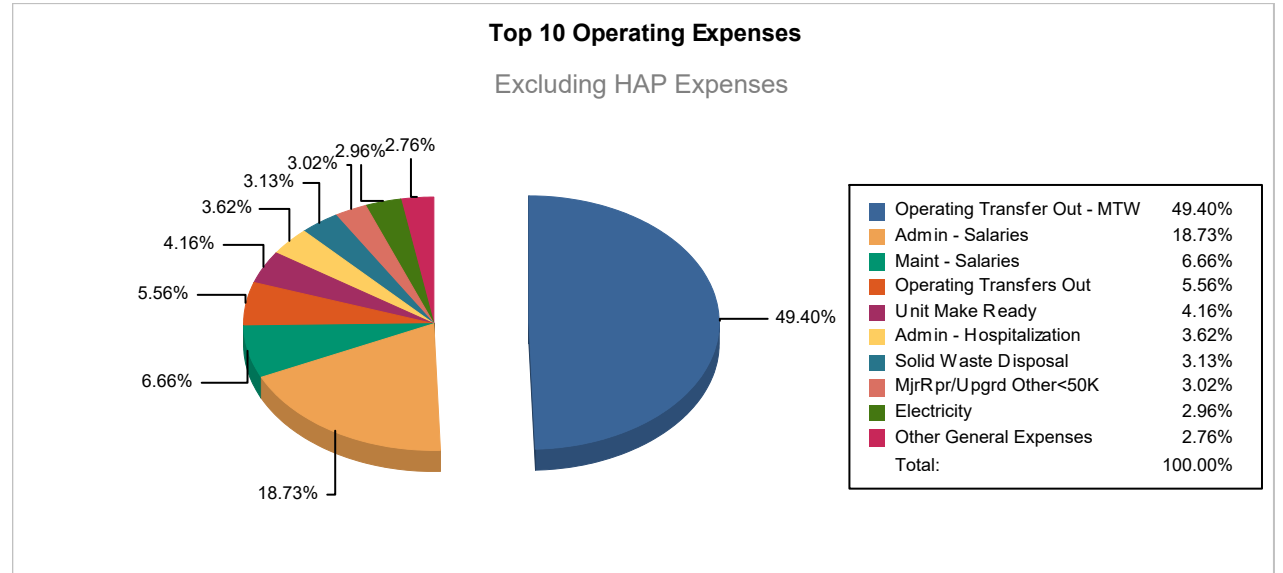
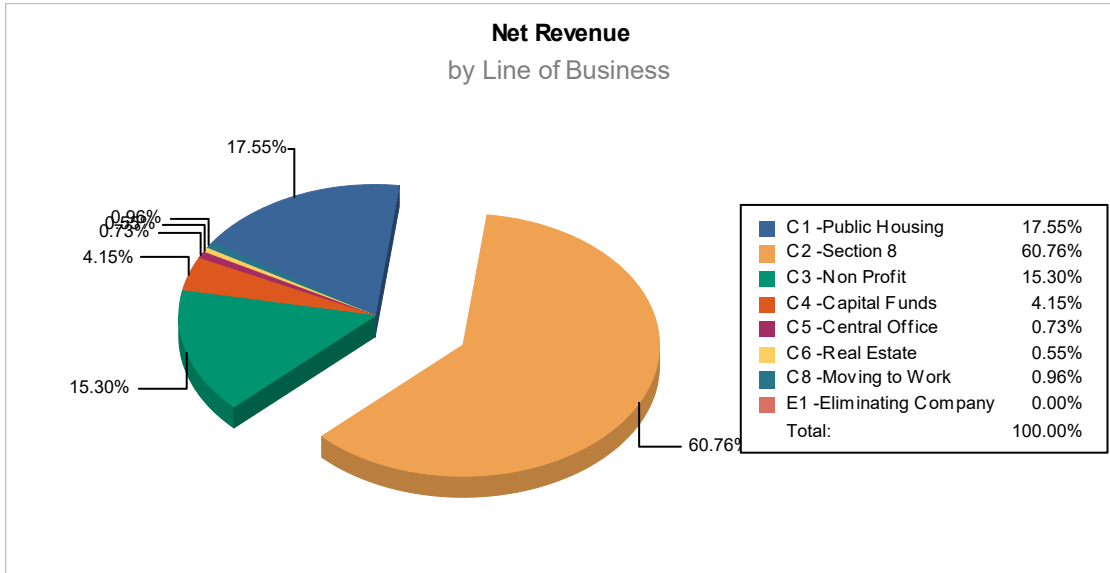
OPPORTUNITY HOME SAN ANTONIO COMBINED

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 July 31, 2023
Actual Amounts Vs. Approved Budget Comparison

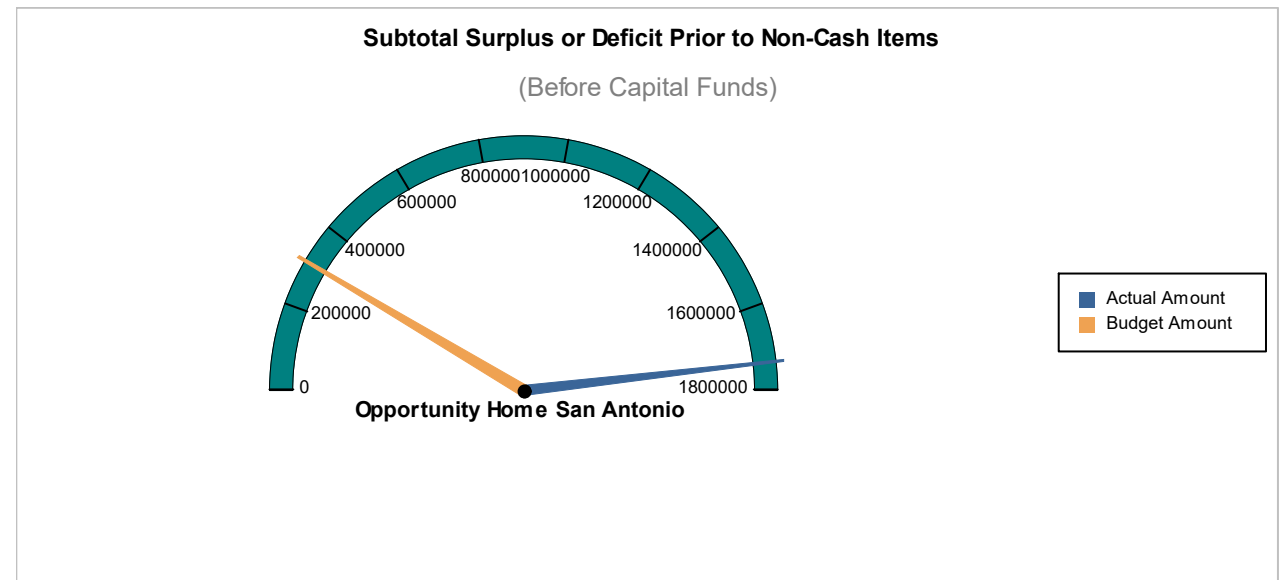
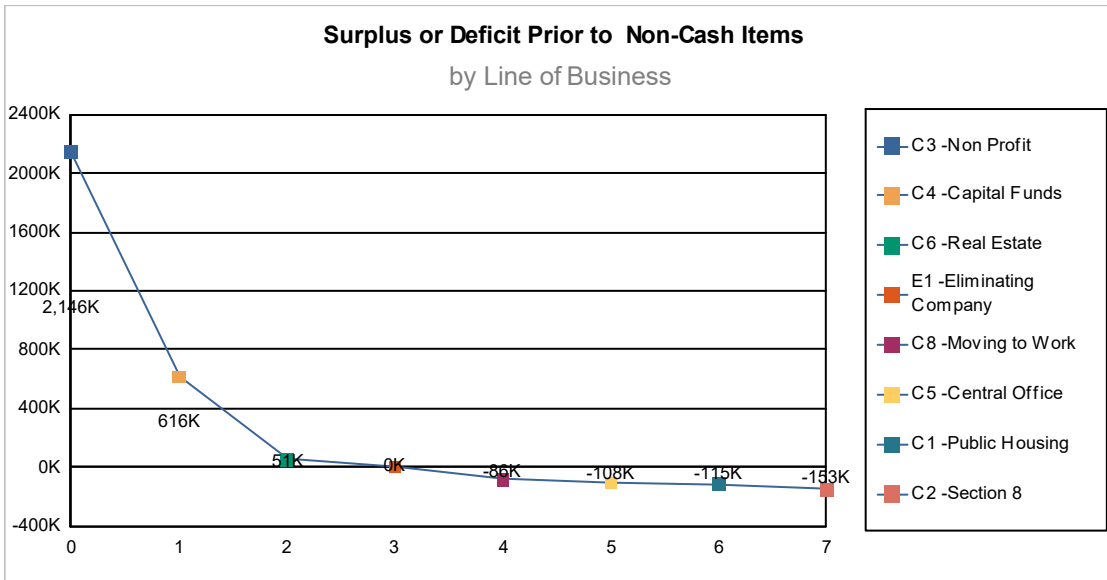
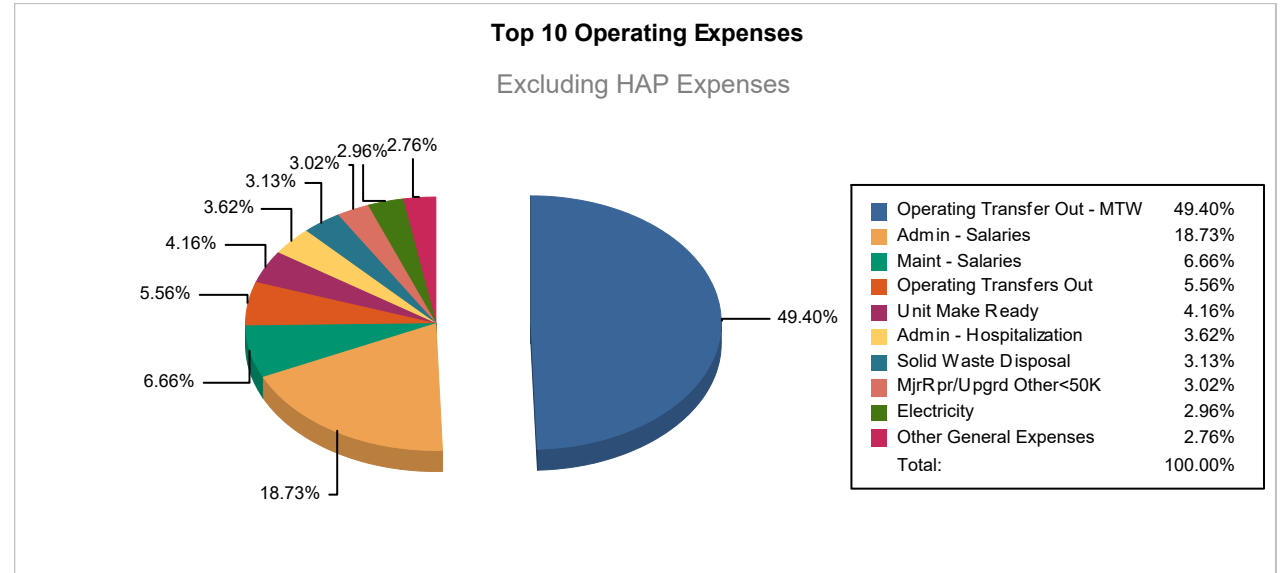
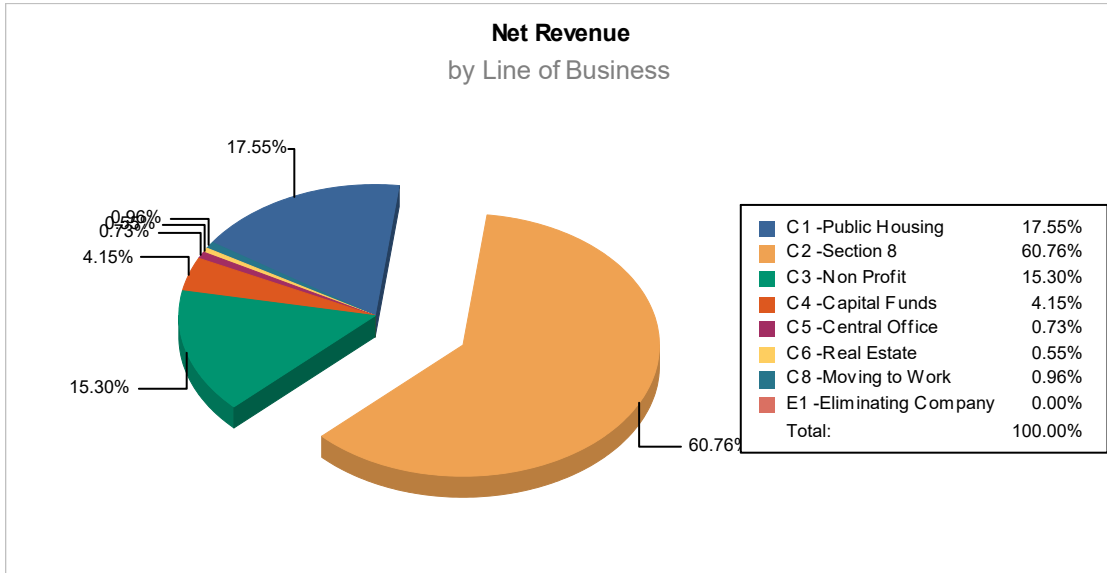
Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	1,026,415	1,034,325			2,738,943	3,533,165							3,765,358	4,567,490					3,765,358	4,567,490
Bad Debt, Net of Collections	(158,422)	(29,179)			(328,932)	(212,839)							(487,353)	(242,018)					(487,353)	(242,018)
Other Tenant Revenue	18,269	15,828			142,027	124,910							160,295	140,738					160,295	140,738
Grants	2,454,937	2,631,380	1,009,390	1,017,315	366,059	317,482					135,754	151,033	3,966,140	4,117,210	793,210	1,677,457	(49,183)	(24,518)	4,710,168	5,770,148
HAP Revenue			10,602,915	10,573,797									10,602,915	10,573,797					10,602,915	10,573,797
Miscellaneous Revenue	15,975	28,290	9,362	442	8,619	17,262	105,184	325,320	139,451	132,898	48,206	30,360	326,797	534,572			(80,101)	(107,795)	246,696	426,777
Net Revenue	3,357,174	3,680,644	11,621,667	11,591,554	2,926,716	3,779,979	105,184	325,320	139,451	132,898	183,960	181,393	18,334,151	19,691,789	793,210	1,677,457	(129,283)	(132,314)	18,998,079	21,236,933
Operating Expense																				
Salaries and Benefits	1,173,136	1,307,490	518,703	599,187	758,063	901,471	155,809	240,738	988,905	1,133,897	244,577	280,580	3,839,193	4,463,362					3,839,193	4,463,362
Supplies and Materials	211,728	226,226		8	144,819	146,838			532	1,966		417	357,079	375,455					357,079	375,455
Fleet Costs	4,846	19,456	2,139	3,034	6,378	4,594		667	2,442	4,192	134	661	15,939	32,604					15,939	32,604
Outside Services	861,765	833,042	84	48	537,127	549,719		9,093	20,195	33,175			1,419,172	1,425,077		12,500			1,419,172	1,437,577
Utilities	351,782	515,161			293,788	389,754		216	12,156	13,458			657,726	918,589					657,726	918,589
Protective Services	50,527	73,411		364	3,880	58,073		1,000		9,691		225	54,407	142,764					54,407	142,764
Insurance	12,935	161,394	3,339	12,938	16,110	217,242	559	4,916	4,160	14,116	350	3,606	37,453	414,213					37,453	414,213
HAP Expense			8,830,911	9,668,307									8,830,911	9,668,307					8,830,911	9,668,307
Other Expenses	195,834	309,923	95,928	287,490	134,289	267,771	27,861	82,314	220,127	250,275	36,974	93,372	711,012	1,291,143		3,388	(91,040)	(121,095)	619,972	1,173,436
Total Operating Expense	2,862,553	3,446,103	9,451,102	10,571,376	1,894,454	2,535,461	184,230	338,944	1,248,516	1,460,771	282,036	378,860	15,922,890	18,731,514		15,888	(91,040)	(121,095)	15,831,850	18,626,307
Total Operating Income	494,621	234,542	2,170,565	1,020,179	1,032,262	1,244,518	(79,046)	(13,623)	(1,109,065)	(1,327,872)	(98,076)	(197,467)	2,411,261	960,275	793,210	1,661,569	(38,243)	(11,219)	3,166,229	2,610,625
Non-Operating Income (Expense)																				
Interest Expense	(18,268)	(17,728)			(390,355)	(538,239)							(408,623)	(555,967)		(21,132)	38,504	48,535	(370,119)	(528,565)
Interest Income	179,664	110,900	23,250	36	120,107	18,833	135,352	27,399	7,206	64	2,715	7	468,295	157,238	5,389	10	(38,504)	(43,143)	435,180	114,106
Replacement/Extraordinary Item	(143,762)	(129,082)			(165,823)	(147,659)							(309,585)	(277,633)					(309,585)	(277,633)
Other Income (Expense)	(141,108)	(277,533)			(253)	(6,430)							(141,361)	(283,962)			49,183	24,518	(92,178)	(259,444)
Management Fees	(480,578)	(488,624)	(258,777)	(310,475)	(258,599)	(329,668)	(431)	(393)	994,135	1,251,003	(583)	(839)	(4,832)	121,003		(134,642)	(10,940)	(13,299)	(15,772)	(26,938)
Transfers	(5,082)	580,900	(2,088,030)	(703,534)	1,808,495	23,375	(4,432)		84,771	9,514	199,959		(279,535)	185,471	(182,721)	(186,461)			(462,256)	(990)
Total Non-Operating Income (Expense)	(609,133)	(221,167)	(2,323,557)	(1,013,973)	1,113,573	(979,789)	130,489	27,006	1,001,342	1,334,946	11,645	199,127	(675,640)	(653,851)	(177,332)	(342,224)	38,243	16,611	(814,730)	(979,464)
Surplus or Deficit Prior to Non-Cash Items	(114,512)	13,374	(152,992)	6,206	2,145,834	264,729	51,443	13,383	(107,723)	7,073	(86,431)	1,660	1,735,620	306,425	615,878	1,319,344		5,392	2,351,499	1,631,161
Non-Cash Items																				
Depreciation & Amortization	(686,811)	(765,021)	(2,767)	(1,288)	(505,418)	(469,747)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,218,562)	(1,258,075)					(1,218,562)	(1,258,075)
Non-Oper Income (Expense)		1,453,029												1,453,029		(1,322,985)				130,044
Total Non-Cash Items	(686,811)	688,008	(2,767)	(1,288)	(505,418)	(469,747)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,218,562)	194,954		(1,322,985)			(1,218,562)	(1,128,031)
Change In Net Assets	(801,323)	701,382	(155,759)	4,918	1,640,417	(205,018)	38,490	803	(117,322)	(2,367)	(87,445)	1,660	517,059	501,379	615,878	(3,641)		5,392	1,132,937	503,130





Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending July 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	1,026,415	1,034,325			2,738,943	3,533,165							3,765,358	4,567,490					3,765,358	4,567,490	
Bad Debt, Net of Collections	(158,422)	(29,179)			(328,932)	(212,839)							(487,353)	(242,018)					(487,353)	(242,018)	
Other Tenant Revenue	18,269	15,828			142,027	124,910							160,295	140,738					160,295	140,738	
Grants	2,454,937	2,631,380	1,009,390	1,017,315	366,059	317,482					135,754	151,033	3,966,140	4,117,210	793,210	1,677,457	(49,183)	(24,518)	4,710,168	5,770,148	
HAP Revenue			10,602,915	10,573,797									10,602,915	10,573,797					10,602,915	10,573,797	
Miscellaneous Revenue	15,975	28,290	9,362	442	8,619	17,262	105,184	325,320	139,451	132,898	48,206	30,360	326,797	534,572			(80,101)	(107,795)	246,696	426,777	
Net Revenue	3,357,174	3,680,644	11,621,667	11,591,554	2,926,716	3,779,979	105,184	325,320	139,451	132,898	183,960	181,393	18,334,151	19,691,789	793,210	1,677,457	(129,283)	(132,314)	18,998,079	21,236,933	
Operating Expense																					
Salaries and Benefits	1,173,136	1,307,490	518,703	599,187	758,063	901,471	155,809	240,738	988,905	1,133,897	244,577	280,580	3,839,193	4,463,362					3,839,193	4,463,362	
Supplies and Materials	211,728	226,226		8	144,819	146,838			532	1,966		417	357,079	375,455					357,079	375,455	
Fleet Costs	4,846	19,456	2,139	3,034	6,378	4,594		667	2,442	4,192	134	661	15,939	32,604					15,939	32,604	
Outside Services	861,765	833,042	84	48	537,127	549,719		9,093	20,195	33,175			1,419,172	1,425,077		12,500			1,419,172	1,437,577	
Utilities	351,782	515,161			293,788	389,754		216	12,156	13,458			657,726	918,589					657,726	918,589	
Protective Services	50,527	73,411		364	3,880	58,073		1,000		9,691		225	54,407	142,764					54,407	142,764	
Insurance	12,935	161,394	3,339	12,938	16,110	217,242	559	4,916	4,160	14,116	350	3,606	37,453	414,213					37,453	414,213	
HAP Expense			8,830,911	9,668,307									8,830,911	9,668,307					8,830,911	9,668,307	
Other Expenses	195,834	309,923	95,928	287,490	134,289	267,771	27,861	82,314	220,127	250,275	36,974	93,372	711,012	1,291,143		3,388	(91,040)	(121,095)	619,972	1,173,436	
Total Operating Expense	2,862,553	3,446,103	9,451,102	10,571,376	1,894,454	2,535,461	184,230	338,944	1,248,516	1,460,771	282,036	378,860	15,922,890	18,731,514		15,888	(91,040)	(121,095)	15,831,850	18,626,307	
Total Operating Income	494,621	234,542	2,170,565	1,020,179	1,032,262	1,244,518	(79,046)	(13,623)	(1,109,065)	(1,327,872)	(98,076)	(197,467)	2,411,261	960,275	793,210	1,661,569	(38,243)	(11,219)	3,166,229	2,610,625	
Non-Operating Income (Expense)																					
Interest Expense	(18,268)	(17,728)			(390,355)	(538,239)							(408,623)	(555,967)		(21,132)	38,504	48,535	(370,119)	(528,565)	
Interest Income	179,664	110,900	23,250	36	120,107	18,833	135,352	27,399	7,206	64	2,715	7	468,295	157,238	5,389	10	(38,504)	(43,143)	435,180	114,106	
Replacement/Extraordinary Item	(143,762)	(129,082)			(165,823)	(147,659)							(309,585)	(277,633)					(309,585)	(277,633)	
Other Income (Expense)	(141,108)	(277,533)			(253)	(6,430)							(141,361)	(283,962)			49,183	24,518	(92,178)	(259,444)	
Management Fees	(480,578)	(488,624)	(258,777)	(310,475)	(258,599)	(329,668)	(431)	(393)	994,135	1,251,003	(583)	(839)	(4,832)	121,003		(134,642)	(10,940)	(13,299)	(15,772)	(26,938)	
Transfers	(5,082)	580,900	(2,088,030)	(703,534)	1,808,495	23,375	(4,432)		84,771	9,514	199,959		(279,535)	185,471	(182,721)	(186,461)			(462,256)	(990)	
Total Non-Operating Income (Expense)	(609,133)	(221,167)	(2,323,557)	(1,013,973)	1,113,573	(979,789)	130,489	27,006	1,001,342	1,334,946	11,645	199,127	(675,640)	(653,851)	(177,332)	(342,224)	38,243	16,611	(814,730)	(979,464)	
Surplus or Deficit Prior to Non-Cash Items	(114,512)	13,374	(152,992)	6,206	2,145,834	264,729	51,443	13,383	(107,723)	7,073	(86,431)	1,660	1,735,620	306,425	615,878	1,319,344		5,392	2,351,499	1,631,161	
Non-Cash Items																					
Depreciation & Amortization	(686,811)	(765,021)	(2,767)	(1,288)	(505,418)	(469,747)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,218,562)	(1,258,075)					(1,218,562)	(1,258,075)	
Non-Oper Income (Expense)		1,453,029												1,453,029		(1,322,985)				130,044	
Total Non-Cash Items	(686,811)	688,008	(2,767)	(1,288)	(505,418)	(469,747)	(12,953)	(12,579)	(9,599)	(9,440)	(1,014)		(1,218,562)	194,954		(1,322,985)			(1,218,562)	(1,128,031)	
Change In Net Assets	(801,323)	701,382	(155,759)	4,918	1,640,417	(205,018)	38,490	803	(117,322)	(2,367)	(87,445)	1,660	517,059	501,379	615,878	(3,641)		5,392	1,132,937	503,130	





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending July 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	2,530	804	6,663	5,062	21,607	19,411	19,211	18,300	562	7,552	161	2,915					50,734	54,044
Cash & Investments, Restricted	18,523	18,914	1,898	853	15,274	14,946	11,387	3,337	1,043	1,043	352	485	1,290	2,233			49,767	41,812
Accounts Receivable	1,865	3,529	438	563	18,518	9,114	3,413	1,806	8,931	2,980	632	338	1,968	2,378	(26,630)	(12,125)	9,135	8,584
Prepaid Expenses and Other Current Assets	41	334	7,814	6,969	534	918	1	4	101	112	4	14					8,495	8,351
Total Current Assets	22,959	23,580	16,813	13,448	55,934	44,389	34,013	23,448	10,637	11,687	1,147	3,752	3,258	4,611	(26,630)	(12,125)	118,131	112,791
Fixed Assets																		
Land, Buildings and Equipment	406,809	394,835	889	800	238,958	212,409	88,408	82,009	2,884	2,882	83	22					738,031	692,958
Construction In Progress	14,545	16,122			36,518	28,677	346	255	858	28			27,184	31,105			79,452	76,187
Accumulated Depreciation	(321,109)	(312,635)	(790)	(764)	(125,707)	(108,300)	(5,177)	(5,010)	(2,161)	(2,047)	(28)	(22)					(454,973)	(428,779)
Total Fixed Assets	100,245	98,322	98	37	149,769	132,786	83,576	77,253	1,582	863	56		27,184	31,105			362,510	340,366
Other Non-Current Assets																		
Other Non-Current Assets	49,903	48,102			8,457	10,045	55,250	50,455							(28,102)	(40,796)	85,508	67,806
Total Other Non-Current Assets	49,903	48,102			8,457	10,045	55,250	50,455							(28,102)	(40,796)	85,508	67,806
Deferred Outflow of Resources																		
Deferred Outflow of Resources					177	316											177	316
Total Deferred Outflow of Resources					177	316											177	316
Total Assets & Deferred Outflow of Resources	173,107	170,005	16,911	13,484	214,337	187,536	172,839	151,157	12,219	12,550	1,203	3,752	30,442	35,717	(54,731)	(52,921)	566,326	521,279
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	7,425	3,494	856	749	5,793	3,204	65	54	(166)	1,028	87	139	954	2,527	(7,555)	(3,502)	7,458	7,692
Other Current Liabilities	3,453	3,025	827	1,354	26,993	24,066	209	1,037	1,712	223	348	2,800	3,532	2,662	(20,244)	(13,642)	16,828	21,525
Total Current Liabilities	10,877	6,519	1,682	2,103	32,786	27,270	273	1,091	1,546	1,251	434	2,939	4,486	5,189	(27,800)	(17,144)	24,285	29,218
Non-Current Liabilities																		
Non-Current Long Term Debt	8,131	649	943	911	122,556	122,246	2,367	3,210					3,246	12,992	(19,554)	(28,313)	117,688	111,695
Total Non-Current Liabilities	8,131	649	943	911	122,556	122,246	2,367	3,210					3,246	12,992	(19,554)	(28,313)	117,688	111,695
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,975	6,122			520	186	56,692	51,487							(5,668)	(5,754)	57,519	52,041
Total Deferred Inflow of Resources	5,975	6,122			520	186	56,692	51,487							(5,668)	(5,754)	57,519	52,041
Total Liabilities & Deferred Outflow of Resource	24,983	13,290	2,625	3,013	155,861	149,703	59,332	55,789	1,546	1,251	434	2,939	7,732	18,181	(53,021)	(51,211)	199,493	192,954
Equity																		
Equity																		
Invested In Capital Assets	92,382	98,322	98	37	17,632	(1,897)	82,110	74,887	1,582	863	56		21,955	15,634	21,655	28,894	237,470	216,739
Restricted Net Assets	18,523	18,914	1,898	853	15,274	14,946	11,387	3,337	1,043	1,043	352	485	1,290	2,233			49,767	41,812
Unrestricted Net Assets	37,219	39,479	12,289	9,581	25,569	24,784	20,010	17,143	8,048	9,393	362	328	(536)	(331)	(23,365)	(30,604)	79,596	69,773
	148,925	156,893	14,441	10,136	58,835	37,776	113,468	91,091	10,790	11,187	856	936	22,094	17,236	(1,710)	(1,710)	365,700	323,544
Liabilities, Deferred Inflows of Resc and Equity	173,107	170,005	16,911	13,484	214,337	187,536	172,839	151,157	12,219	12,550	1,203	3,752	30,442	35,717	(54,731)	(52,921)	566,326	521,279