



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **April 8, 2024**

(Unaudited and Subject to Review)

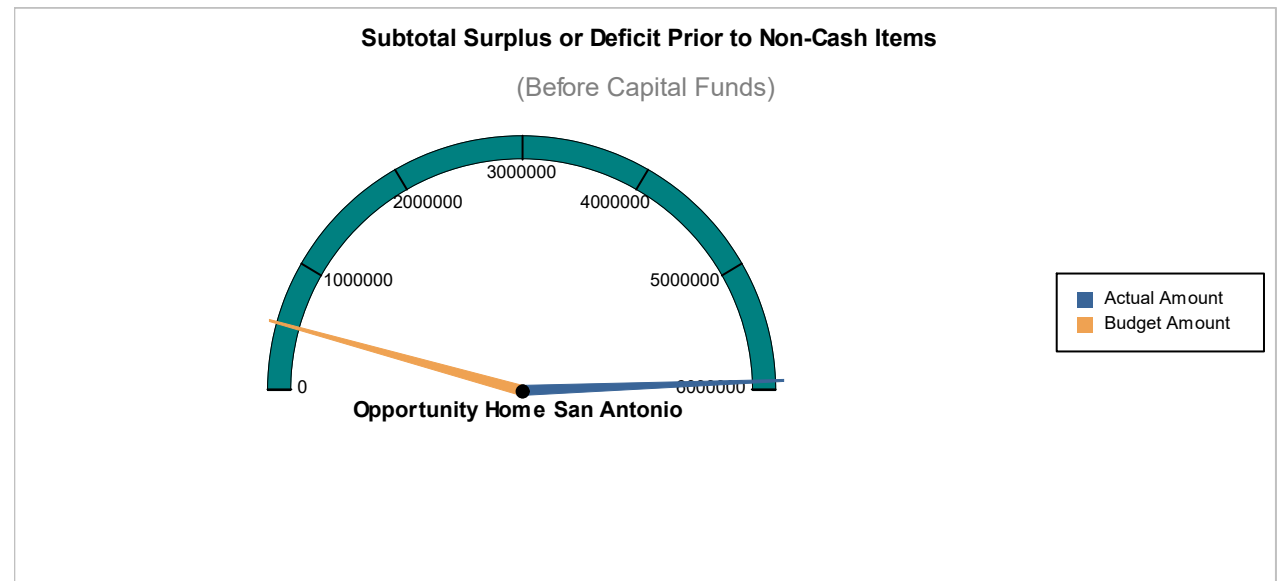
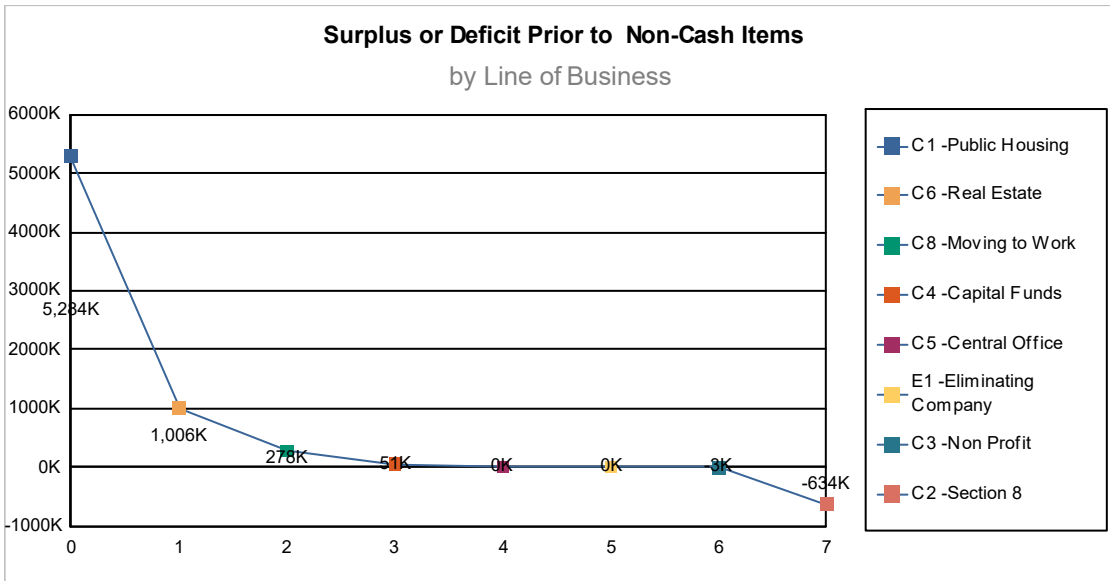
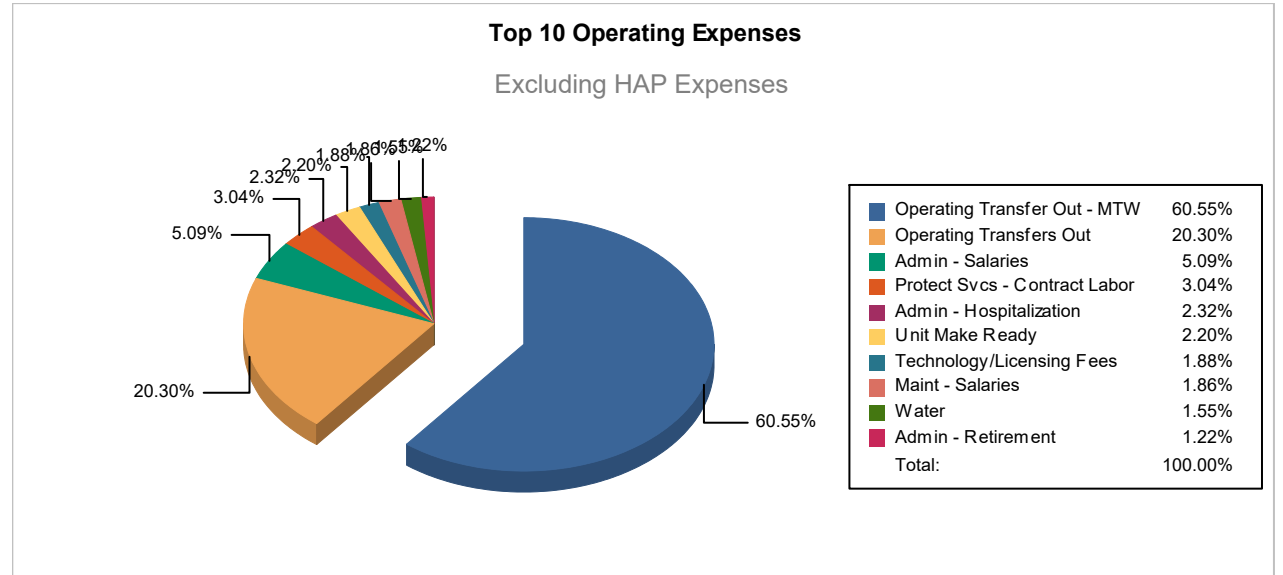
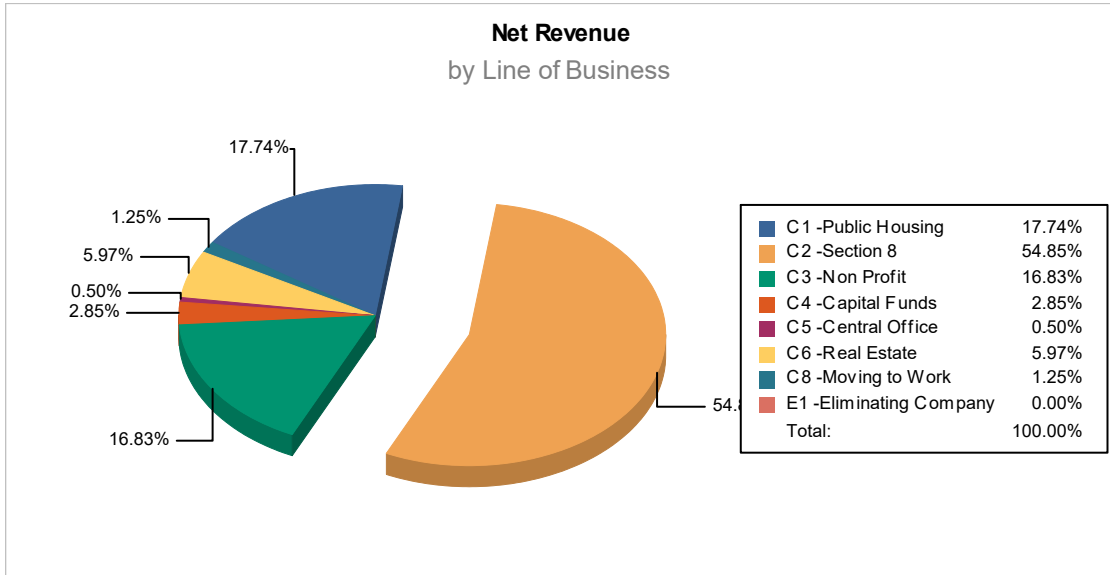
OPPORTUNITY HOME SAN ANTONIO COMBINED

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 March 31, 2024
Actual Amounts Vs. Approved Budget Comparison

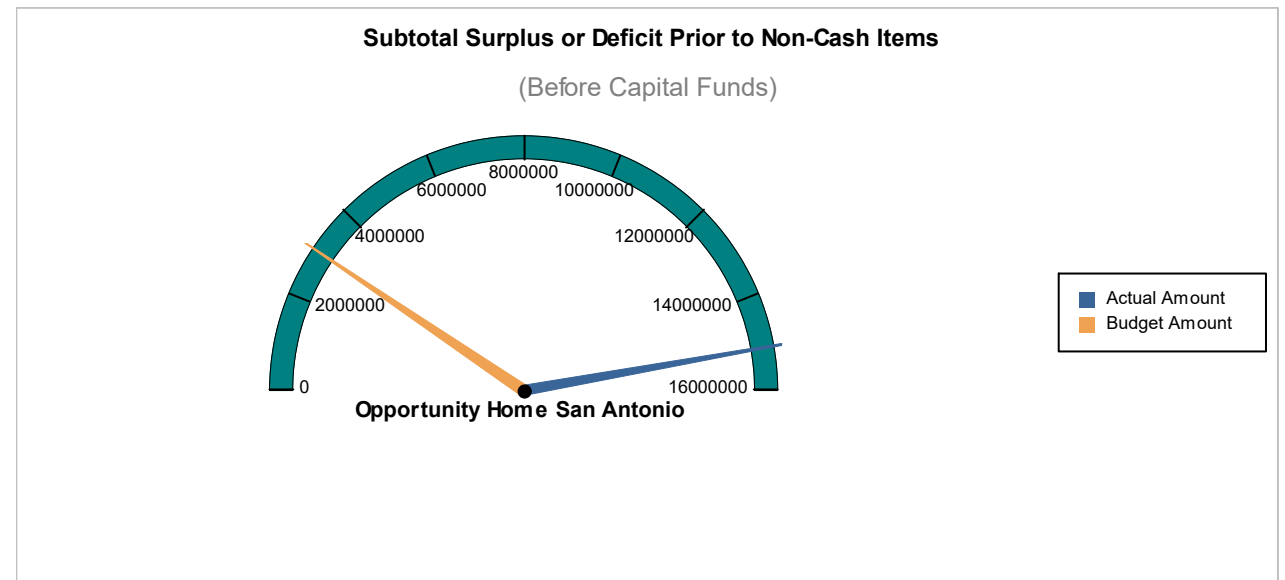
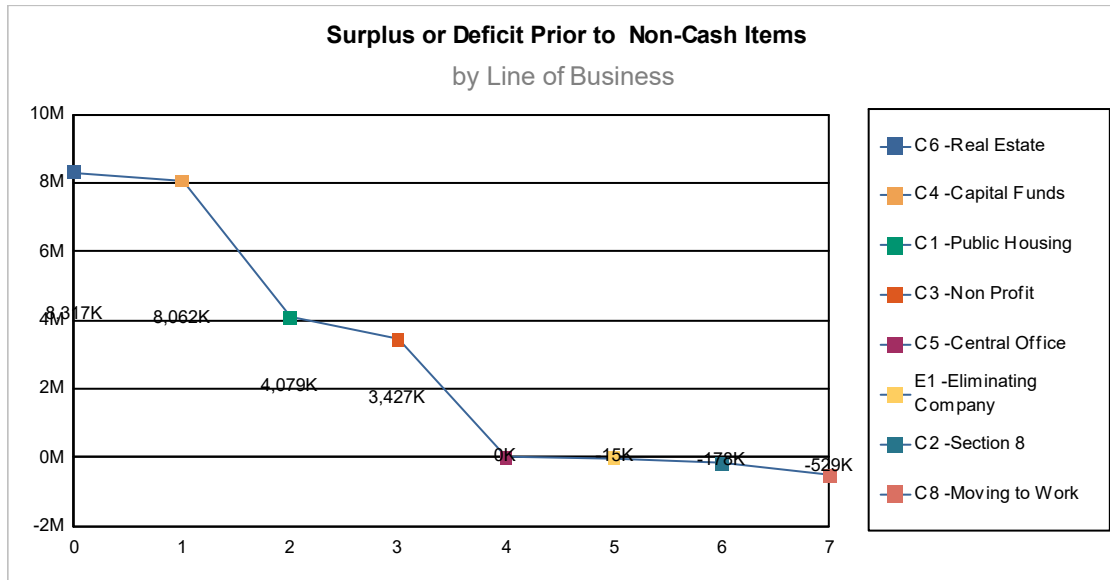
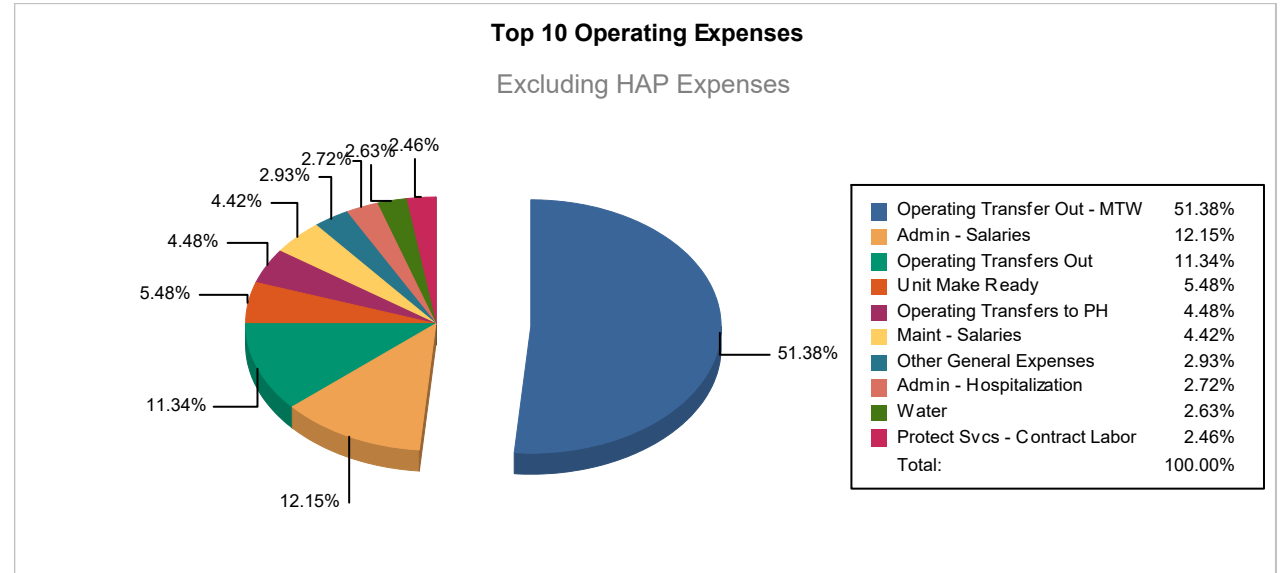
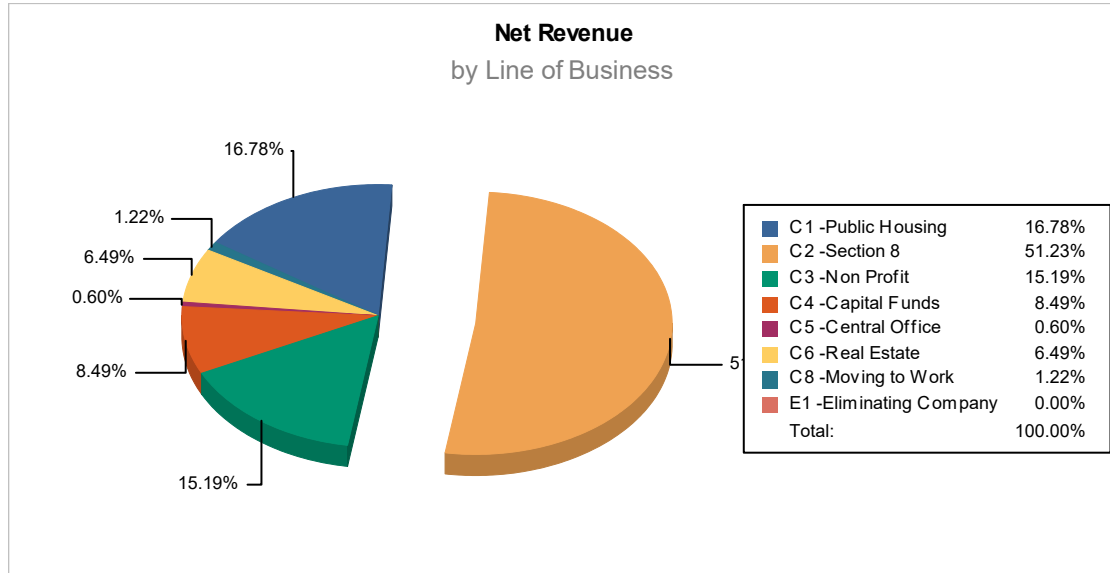
Account Description	Public Housing		Section 8		Beacon		Central Office		Resident Engagement		Subtotal		Real Estate		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	1,099,473	1,034,325			2,881,162	3,699,705					3,980,634	4,734,031							3,980,634	4,734,031
Bad Debt, Net of Collections	(74,935)	(29,179)			(132,001)	(212,029)					(206,936)	(241,208)							(206,936)	(241,208)
Other Tenant Revenue	11,896	15,828			141,523	124,091					153,419	139,919							153,419	139,919
Grants	2,352,049	2,631,380	1,038,069	1,017,315	326,723	317,482			194,156	151,033	3,910,997	4,117,210			547,467	1,677,457	(44,080)	(24,518)	4,414,385	5,770,148
HAP Revenue			9,412,314	10,469,561							9,412,314	10,469,561							9,412,314	10,469,561
Miscellaneous Revenue	22,315	28,290	92,932	442	17,525	22,192	96,320	132,898	46,895	30,360	275,988	214,182	1,148,347	315,982			(85,960)	(107,795)	1,338,375	422,369
Net Revenue	3,410,799	3,680,644	10,543,315	11,487,318	3,234,932	3,951,441	96,320	132,898	241,051	181,393	17,526,416	19,433,695	1,148,347	315,982	547,467	1,677,457	(130,040)	(132,314)	19,092,191	21,294,821
Operating Expense																				
Salaries and Benefits	1,464,502	1,307,490	601,059	599,187	921,719	896,056	1,041,750	1,133,897	254,047	280,580	4,283,077	4,217,209	141,120	240,738					4,424,197	4,457,947
Supplies and Materials	184,568	226,226	76	8	226,796	146,313	1,757	1,966	1,862	417	415,059	374,930							415,059	374,930
Fleet Costs	13,839	19,456	946	3,034	3,016	4,694	2,215	4,192		661	20,017	32,037		667					20,017	32,704
Outside Services	1,159,793	833,042	84	48	939,960	557,211	17,715	33,175			2,117,552	1,423,476	6,993	9,093	73,937	12,500			2,198,482	1,445,069
Utilities	594,599	515,161			324,604	381,520	13,237	13,458			932,440	910,139	133	216					932,573	910,355
Protective Services	645,671	73,411		364	76,932	59,032	9,244	9,691		225	731,847	142,724	520	1,000					732,367	143,724
Insurance	55,310	151,859	818	8,931	6,558	212,403	837	8,365	310	1,667	63,833	383,224	285	4,221					64,118	387,445
HAP Expense			9,412,314	9,668,307							9,412,314	9,668,307							9,412,314	9,668,307
Other Expenses	213,355	309,856	361,304	287,490	146,366	259,266	83,412	250,275	291,163	93,372	1,095,601	1,200,257	132,785	82,314		3,388	(98,132)	(121,095)	1,130,255	1,164,864
Management Fees	493,109	488,624	278,586	310,475	174,263	337,234	(1,065,958)	(1,251,003)	834	839	(119,166)	(113,830)	617	393	137,368	134,642	12,171	13,299	30,990	34,504
Total Operating Expense	4,824,747	3,925,125	10,655,188	10,877,843	2,820,213	2,853,728	104,209	204,016	548,215	377,760	18,952,573	18,238,473	282,453	338,642	211,305	150,530	(85,960)	(107,795)	19,360,371	18,619,849
Total Operating Income	(1,413,949)	(244,480)	(111,873)	609,475	414,719	1,097,713	(7,889)	(71,118)	(307,165)	(196,368)	(1,426,157)	1,195,222	865,895	(22,659)	336,162	1,526,927	(44,080)	(24,518)	(268,180)	2,674,972
Non-Operating Income (Expense)																				
Interest Expense	(17,428)	(17,728)			(393,423)	(520,277)					(410,850)	(538,005)			(15,833)	(15,833)	39,881	38,232	(386,802)	(515,605)
Interest Income	171,268	112,751	23,378	36	98,826	18,833	8,372	64	2,290	7	304,134	131,690	169,652	26,959	5,503	10	(39,881)	(42,703)	439,407	115,957
Replacement/Extraordinary Item	(50,044)	(129,082)			(291,572)	(153,854)		(892)			(341,616)	(283,828)							(341,616)	(283,828)
Other Income (Expense)	(96,212)	(277,533)			(12,915)	(11,505)					(109,127)	(289,037)					44,080	24,518	(65,048)	(264,519)
Transfers	6,690,082	580,900	(7,841,445)	(703,534)	181,199	23,375		84,771	582,410	199,959	(387,754)	185,471	(29,821)		(275,169)	(186,461)			(692,743)	(990)
HUD Held Fund Draws			7,295,475	104,167							7,295,475	104,167							7,295,475	104,167
Total Non-Operating Income (Expense)	6,697,666	269,308	(522,591)	(599,331)	(417,885)	(643,428)	8,372	83,943	584,700	199,966	6,350,262	(689,542)	139,831	26,959	(285,499)	(202,284)	44,080	20,048	6,248,674	(844,819)
Surplus or Deficit Prior to Non-Cash Items	5,283,717	24,828	(634,464)	10,144	(3,166)	454,284	483	12,825	277,535	3,599	4,924,106	505,680	1,005,725	4,300	50,663	1,324,644		(4,470)	5,980,494	1,830,153
Non-Cash Items																				
Depreciation & Amortization	(753,538)	(755,113)	(3,908)	(1,288)	(521,191)	(468,480)	(12,733)	(8,921)	(1,014)		(1,292,384)	(1,233,802)	(12,761)	(12,579)					(1,305,145)	(1,246,382)
Non-Oper Income (Expense)	1,095,923	1,453,029									1,095,923	1,453,029			(1,095,923)	(1,322,985)				130,044
Total Non-Cash Items	342,385	697,916	(3,908)	(1,288)	(521,191)	(468,480)	(12,733)	(8,921)	(1,014)		(196,461)	219,227	(12,761)	(12,579)	(1,095,923)	(1,322,985)			(1,305,145)	(1,116,338)
Change In Net Assets	5,626,103	722,744	(638,372)	8,856	(524,358)	(14,196)	(12,249)	3,904	276,521	3,599	4,727,645	724,906	992,965	(8,280)	(1,045,260)	1,658		(4,470)	4,675,349	713,814





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

Account Description	Public Housing		Section 8		Beacon		Central Office		Resident Engagement		Subtotal		Real Estate		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	9,670,162	9,308,928			25,337,105	32,656,757					35,007,266	41,965,685							35,007,266	41,965,685	
Bad Debt, Net of Collections	(1,264,223)	(262,609)			(2,135,552)	(1,911,663)					(3,399,775)	(2,174,272)							(3,399,775)	(2,174,272)	
Other Tenant Revenue	124,764	142,453			1,117,848	1,121,175					1,242,612	1,263,628							1,242,612	1,263,628	
Grants	22,054,895	23,682,418	10,671,037	9,155,838	3,297,598	2,857,337			1,773,927	1,359,295	37,797,458	37,054,889			15,537,691	15,097,111	(432,839)	(220,665)	52,902,310	51,931,335	
HAP Revenue			82,992,571	94,226,552							82,992,571	94,226,552							82,992,571	94,226,552	
Miscellaneous Revenue	139,942	254,710	125,943	3,975	197,877	179,149	1,099,025	1,196,084	457,444	273,240	2,020,230	1,907,157	11,890,956	2,988,121			(831,826)	(985,259)	13,079,360	3,910,020	
Net Revenue	30,725,540	33,125,900	93,789,551	103,386,366	27,814,875	34,902,754	1,099,025	1,196,084	2,231,371	1,632,535	155,660,361	174,243,639	11,890,956	2,988,121	15,537,691	15,097,111	(1,264,665)	(1,205,923)	181,824,343	191,122,948	
Operating Expense																					
Salaries and Benefits	13,035,063	11,995,381	5,711,684	5,491,186	7,847,824	8,245,177	9,508,539	10,328,608	2,378,465	2,567,295	38,481,575	38,627,647	1,614,769	2,192,601	8,039				40,104,384	40,820,248	
Supplies and Materials	3,629,294	2,036,038	154	75	2,475,534	1,327,591	34,773	17,691	1,862	3,750	6,141,617	3,385,146							6,141,617	3,385,146	
Fleet Costs	183,082	175,100	21,386	27,304	48,929	43,200	18,837	37,731	1,440	5,950	273,674	289,285	1,359	6,000					275,033	295,285	
Outside Services	11,816,681	7,497,382	682	428	7,975,052	5,040,676	235,100	298,575	250		20,027,765	12,837,060	50,590	81,837	570,601	112,500			20,648,956	13,031,397	
Utilities	4,591,933	4,636,445			3,287,645	3,484,852	119,756	121,122			7,999,334	8,242,419	1,197	1,944					8,000,531	8,244,363	
Protective Services	2,011,767	660,700	180	3,277	853,068	529,933	112,755	87,222		2,025	2,977,770	1,283,157	6,776	9,000					2,984,546	1,292,157	
Insurance	1,502,734	1,376,265	91,924	84,383	1,765,636	1,916,953	83,868	81,034	20,122	16,941	3,464,283	3,475,577	38,224	38,687					3,502,507	3,514,263	
HAP Expense			82,992,571	87,014,762							82,992,571	87,014,762							82,992,571	87,014,762	
Other Expenses	2,257,602	2,845,229	2,413,720	2,605,287	1,541,374	2,406,893	1,460,553	2,279,527	1,007,962	840,344	8,681,210	10,977,280	1,584,161	747,369	120,958	30,491	(916,901)	(1,089,950)	9,469,428	10,665,190	
Management Fees	4,463,682	4,397,619	2,414,584	2,794,276	2,326,416	3,004,183	10,389,595	(11,259,024)	7,701	7,555	(1,177,211)	(1,055,392)	5,699	3,537	1,236,313	1,211,774	100,073	119,692	164,875	279,612	
Total Operating Expense	43,491,838	35,620,158	93,646,884	98,020,978	28,121,479	25,999,457	1,184,586	1,992,486	3,417,802	3,443,861	169,862,589	165,076,941	3,302,776	3,080,974	1,935,911	1,354,766	(816,828)	(970,258)	174,284,448	168,542,422	
Total Operating Income	(12,766,298)	(2,494,258)	142,667	5,365,387	(306,604)	8,903,297	(85,562)	(796,403)	(1,186,430)	(1,811,326)	(14,202,228)	9,166,698	8,588,181	(92,853)	13,601,780	13,742,345	(447,837)	(235,665)	7,539,896	22,580,526	
Non-Operating Income (Expense)																					
Interest Expense	(142,815)	(159,550)			(4,605,450)	(4,811,104)					(4,748,264)	(4,970,655)			(166,454)	(166,454)	354,707	417,399	(4,560,011)	(4,719,710)	
Interest Income	1,577,588	1,008,472	223,296	324	957,961	169,495	87,382	574	21,419	63	2,867,646	1,178,927	1,459,155	245,265	49,228	94	(354,707)	(386,960)	4,021,321	1,037,326	
Replacement/Extraordinary Item	(903,013)	(1,161,738)			(2,688,392)	(1,378,499)	(1,586)	(8,025)			(3,592,991)	(2,548,262)							(3,592,991)	(2,548,262)	
Other Income (Expense)	(1,893,503)	(2,497,795)	1,719		124,759	(62,942)					(1,767,025)	(2,560,737)	(1,442,959)				432,839	220,665	(2,777,146)	(2,340,072)	
Transfers	18,206,750	5,228,097	(31,444,832)	(6,331,802)	9,944,336	210,374			762,937	636,436	1,799,634	(2,657,310)	1,669,241	(286,925)	(5,422,165)	(1,678,151)			(8,366,400)	(8,910)	
HUD Held Fund Draws			30,898,863	937,500							30,898,863	937,500							30,898,863	937,500	
Total Non-Operating Income (Expense)	16,845,007	2,417,485	(320,955)	(5,393,978)	3,733,214	(5,872,675)	85,796	755,486	657,855	1,799,696	21,000,918	(6,293,985)	(270,730)	245,265	(5,539,392)	(1,844,511)	432,839	251,103	15,623,636	(7,642,128)	
Surplus or Deficit Prior to Non-Cash Items	4,078,709	(76,773)	(178,288)	(28,591)	3,426,610	3,030,622	235	(40,917)	(528,575)	(11,630)	6,798,690	2,872,713	8,317,451	152,412	8,062,388	11,897,834	(14,999)	15,438	23,163,531	14,938,397	
Non-Cash Items																					
Depreciation & Amortization	(6,417,690)	(6,822,612)	(28,980)	(11,591)	(4,725,545)	(4,219,761)	(114,374)	(83,351)	(9,126)		(11,295,715)	(11,137,315)	(115,617)	(113,215)					(11,411,332)	(11,250,530)	
Non-Oper Income (Expense)	3,221,866	13,077,259			7,765,008				247,357		11,234,232	13,077,259	(1,533,071)		(4,401,623)	(11,906,867)			5,299,537	1,170,392	
Total Non-Cash Items	(3,195,824)	6,254,647	(28,980)	(11,591)	3,039,464	(4,219,761)	(114,374)	(83,351)	238,231		(61,483)	1,939,944	(1,648,688)	(113,215)	(4,401,623)	(11,906,867)			(6,111,795)	(10,080,138)	
Change In Net Assets	882,885	6,177,875	(207,268)	(40,182)	6,466,073	(1,189,139)	(114,140)	(124,268)	(290,344)	(11,630)	6,737,207	4,812,656	6,668,763	39,197	3,660,765	(9,033)	(14,999)	15,438	17,051,737	4,858,259	





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

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	Public Housing		Section 8		Beacon		Central Office		Resident Engagement		Real Estate Services		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	656	6,354	7,704	6,462	17,884	19,586	1,680	800	156	31	23,050	23,944					51,130	57,178
Cash & Investments, Restricted	18,642	18,070	11,553	1,323	12,675	16,305	641	1,043	640	599	11,204	10,366	1,334	1,270			56,688	48,976
Accounts Receivable	1,058	1,061	20	20	15,931	17,376	6,453	9,862	1,167	447	7,035	598	994	1,063	(24,711)	(24,431)	7,946	5,995
Prepaid Expenses and Other Current Assets	330	474	9,336	7,566	1,329	968	68	56	5	5	11	11					11,080	9,080
Total Current Assets	20,686	25,959	28,613	15,371	47,818	54,235	8,842	11,761	1,968	1,082	41,300	34,920	2,328	2,333	(24,711)	(24,431)	126,844	121,229
Fixed Assets																		
Land, Buildings and Equipment	411,983	404,992	935	849	252,792	212,924	3,475	2,889	106	22	101,851	88,335					771,142	710,010
Construction In Progress	15,429	14,928			40,720	34,643	347	279		61	519	255	27,713	26,704			84,728	76,870
Accumulated Depreciation	(325,619)	(318,352)	(794)	(781)	(135,902)	(111,889)	(2,239)	(2,124)	(58)	(22)	(5,280)	(5,126)					(469,892)	(438,294)
Total Fixed Assets	101,793	101,568	141	68	157,609	135,677	1,583	1,044	48	61	97,090	83,463	27,713	26,704			385,977	348,586
Other Non-Current Assets																		
Other Non-Current Assets	51,505	49,416	35		8,632	8,082	90		24		54,950	43,536			(28,553)	(29,027)	86,682	72,007
Total Other Non-Current Assets	51,505	49,416	35		8,632	8,082	90		24		54,950	43,536			(28,553)	(29,027)	86,682	72,007
Deferred Outflow of Resources																		
Deferred Outflow of Resources					263	259											263	259
Total Deferred Outflow of Resources					263	259											263	259
Total Assets & Deferred Outflow of Resources	173,984	176,944	28,789	15,439	214,323	198,253	10,515	12,804	2,039	1,143	193,339	161,919	30,041	29,038	(53,264)	(53,458)	599,767	542,081
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,242	7,037	900	516	9,120	6,831	(417)	449	133	115	17	10	485	1,000	(6,919)	(8,261)	5,560	7,697
Other Current Liabilities	6,219	4,868	12,777	1,884	16,105	23,323	990	1,050	767	505	186	2,132	2,492	1,952	(19,047)	(17,225)	20,490	18,490
Total Current Liabilities	8,461	11,905	13,677	2,400	25,225	30,154	573	1,499	900	620	203	2,141	2,977	2,952	(25,966)	(25,485)	26,050	26,187
Non-Current Liabilities																		
Non-Current Long Term Debt	7,975	8,214	1,046	884	135,874	131,223					2,367	7,569	1,768	3,820	(19,950)	(20,474)	129,079	131,236
Total Non-Current Liabilities	7,975	8,214	1,046	884	135,874	131,223					2,367	7,569	1,768	3,820	(19,950)	(20,474)	129,079	131,236
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,929	6,122			564	186					64,352	51,487			(5,623)	(5,754)	65,221	52,041
Total Deferred Inflow of Resources	5,929	6,122			564	186					64,352	51,487			(5,623)	(5,754)	65,221	52,041
Total Liabilities & Deferred Outflow of Resource	22,365	26,241	14,723	3,284	161,662	161,563	573	1,499	900	620	66,922	61,197	4,745	6,773	(51,539)	(51,713)	220,350	209,464
Equity																		
Equity																		
Invested In Capital Assets	94,298	93,502	141	68	19,882	(5,179)	1,583	1,044	48	61	95,623	81,997	23,962	20,995	22,577	22,635	258,114	215,123
Restricted Net Assets	18,642	18,070	11,553	1,323	12,675	16,305	641	1,043	640	599	11,204	10,366	1,334	1,270			56,688	48,976
Unrestricted Net Assets	38,680	39,131	2,373	10,763	20,104	25,563	7,718	9,219	452	(137)	19,591	8,360	0	0	(24,302)	(24,381)	64,615	68,518
Total Equity	151,619	150,702	14,066	12,155	52,661	36,690	9,942	11,306	1,139	523	126,418	100,722	25,296	22,265	(1,725)	(1,745)	379,416	332,617
Liabilities, Deferred Inflows of Resc and Equity	173,984	176,944	28,789	15,439	214,323	198,253	10,515	12,804	2,039	1,143	161,919	193,339	30,041	29,038	(53,264)	(53,458)	599,767	542,081