



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **June 7, 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

DIANA K. FIEDLER

Chief Financial Officer

AARON SLADEK

Director of Finance
and Accounting

LINDA LE

Controller

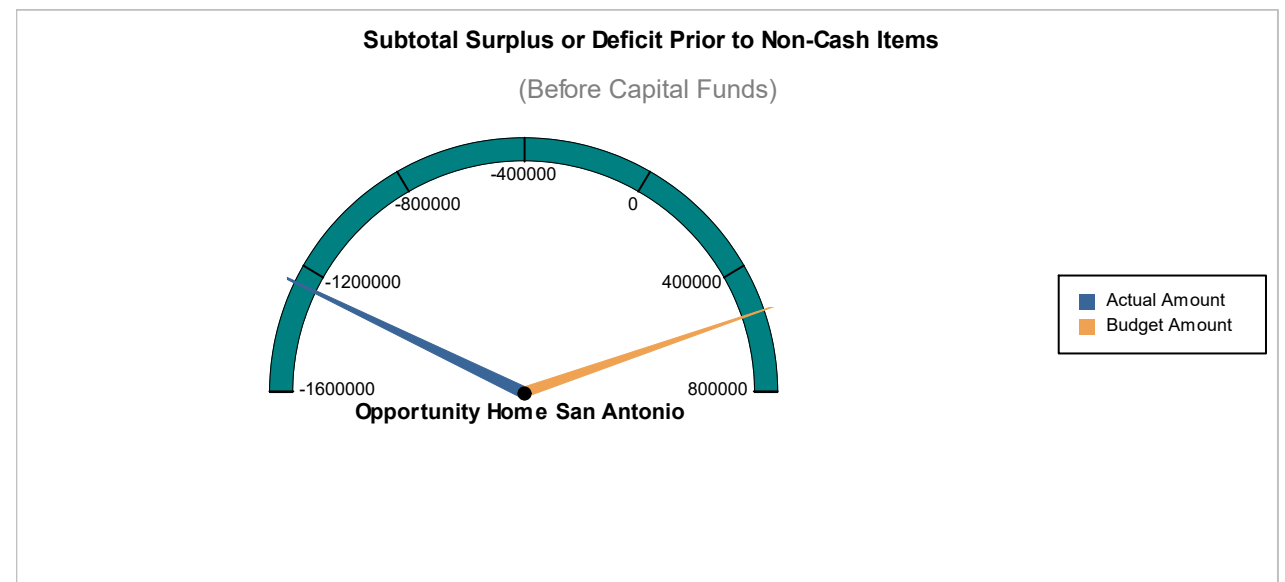
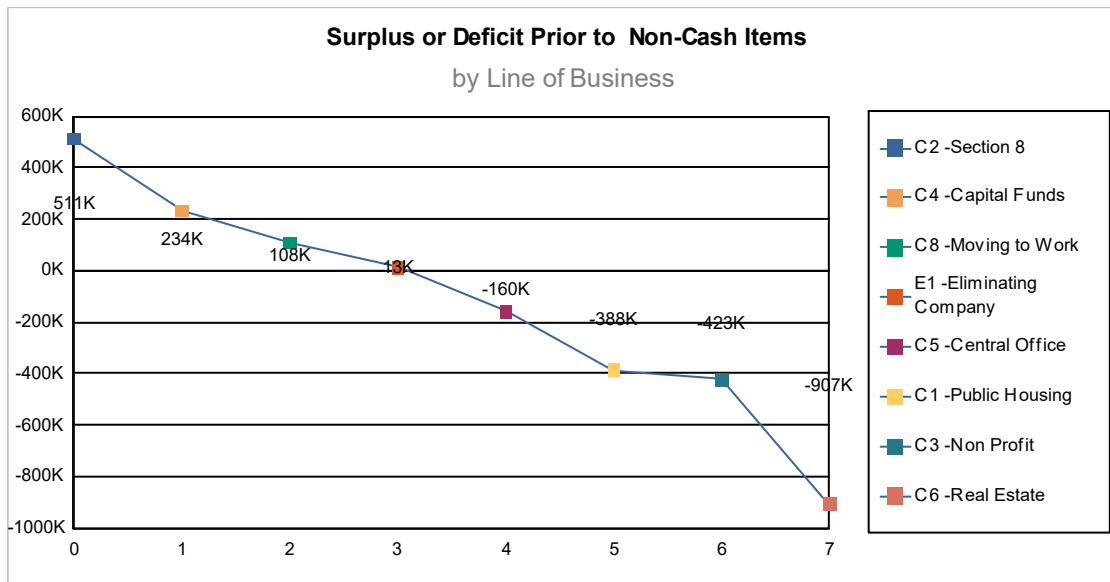
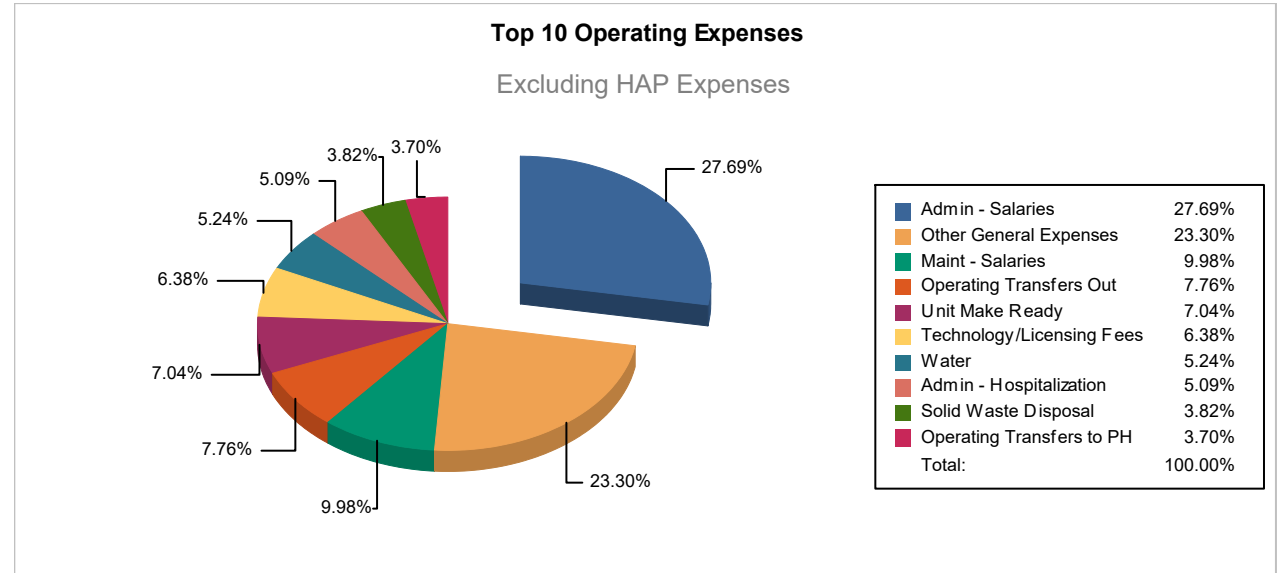
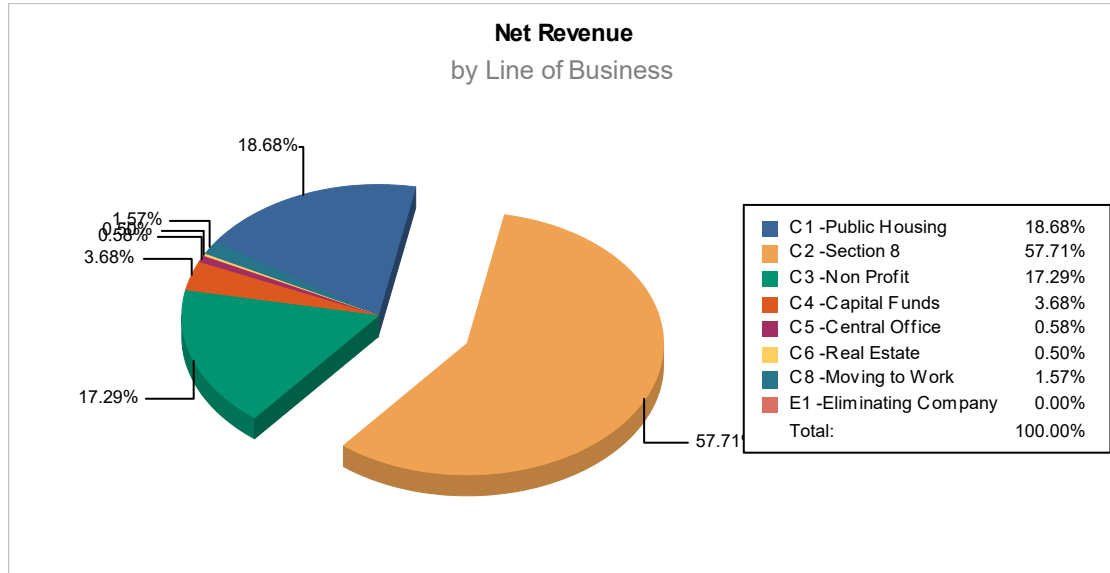
JENNIFER MIRELES

Budget Manager



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

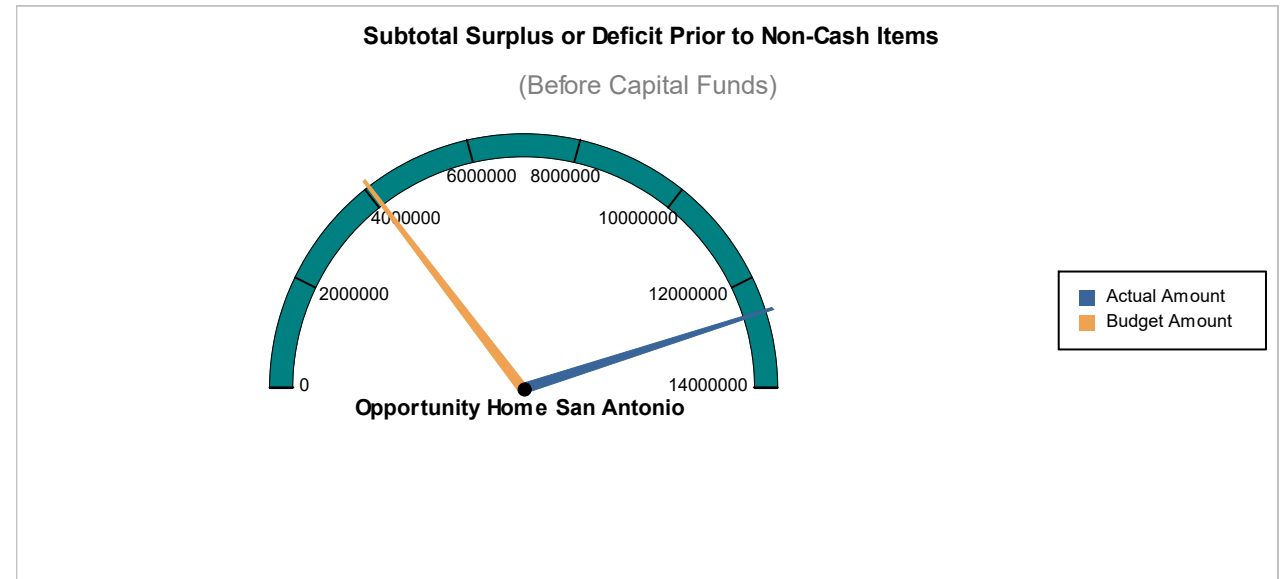
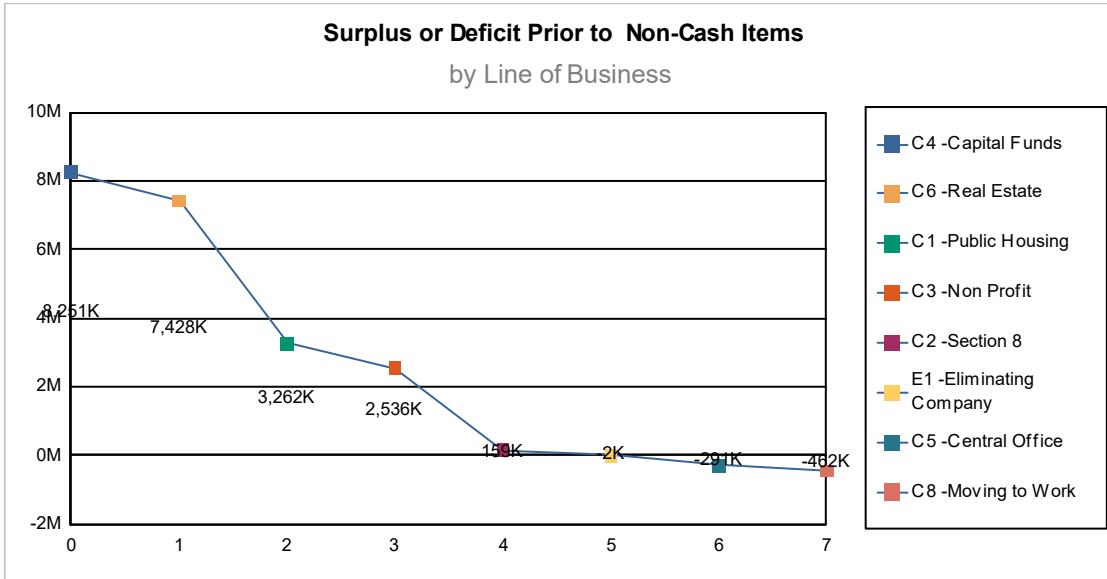
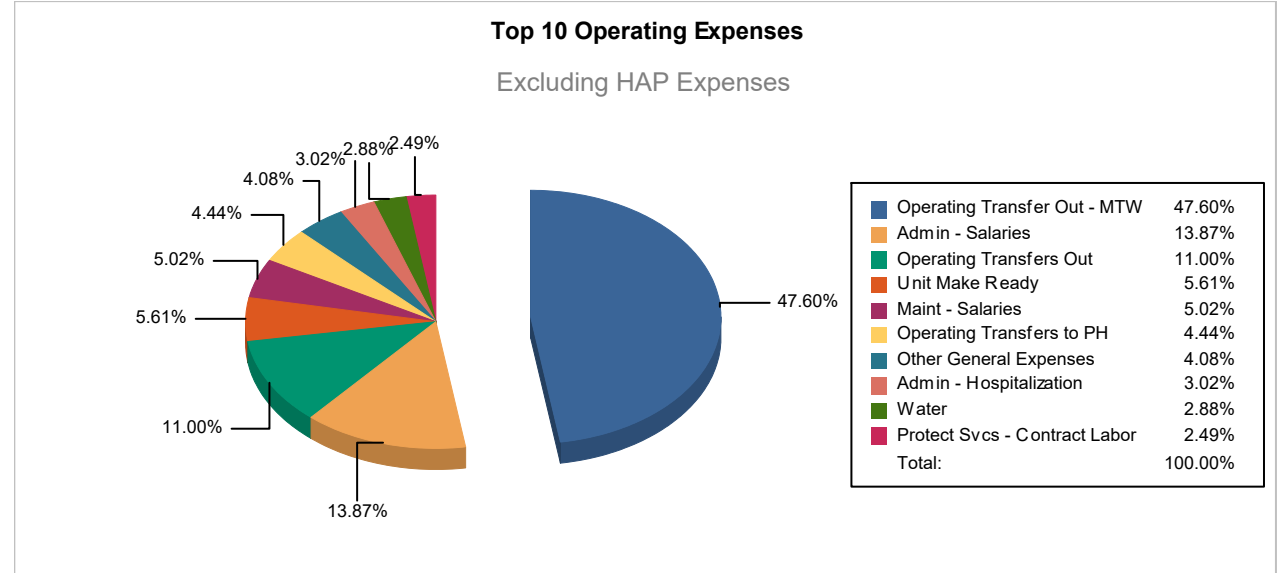
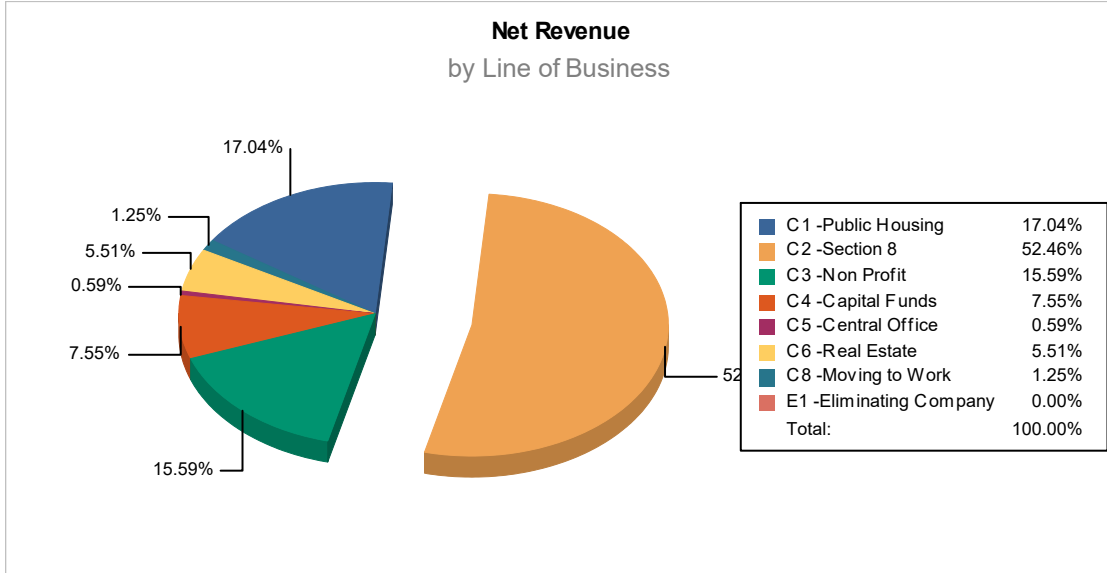
Account Description	Public Housing		Section 8		Beacon		Central Office		Resident Engagement		Subtotal		Real Estate		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	1,049,486	1,034,325			2,931,122	3,728,301					3,980,608	4,762,626							3,980,608	4,762,626	
Bad Debt, Net of Collections	146,351	(29,179)			(114,313)	(212,529)					32,038	(241,708)							32,038	(241,708)	
Other Tenant Revenue	9,789	15,828			119,336	123,563					129,124	139,391							129,124	139,391	
Grants	2,352,049	2,631,380	1,147,290	1,017,315	339,033	317,482			195,292	151,033	4,033,664	4,117,210			702,056	1,677,457	(53,057)	(24,518)	4,682,663	5,770,148	
HAP Revenue			9,862,285	9,683,315							9,862,285	9,683,315							9,862,285	9,683,315	
Miscellaneous Revenue	7,916	28,290	5,180	442	24,614	23,195	110,730	132,898	104,684	30,360	253,124	215,185	94,761	315,988			(116,314)	(107,795)	231,571	423,378	
Net Revenue	3,565,590	3,680,644	11,014,755	10,701,072	3,299,791	3,980,011	110,730	132,898	299,976	181,393	18,290,842	18,676,019	94,761	315,988	702,056	1,677,457	(169,370)	(132,314)	18,918,289	20,537,150	
Operating Expense																					
Salaries and Benefits	1,479,254	1,307,490	653,034	599,187	934,971	894,913	1,207,251	1,133,897	258,788	280,580	4,533,297	4,216,067	151,093	240,738					4,684,390	4,456,805	
Supplies and Materials	264,384	226,226		8	199,784	146,538	3,137	1,966		417	467,306	375,155							467,306	375,155	
Fleet Costs	15,588	19,456	9,851	3,034	5,827	4,694	2,889	4,192		661	34,155	32,037	21	667					34,176	32,704	
Outside Services	994,081	833,042	126	48	786,421	554,595	41,097	33,175			1,821,724	1,420,860	14,459	9,093	46,851	12,500			1,883,033	1,442,453	
Utilities	509,886	515,161			423,277	379,195	15,749	13,458			948,911	907,814	133	216					949,044	908,030	
Protective Services	97,500	73,411		364	100,613	59,173	19,364	9,691		225	217,477	142,864	3,831	1,000					221,307	143,864	
Insurance	13,665	151,859	4,646	8,931	(83,489)	212,403	6,552	8,365	2,211	1,667	(56,416)	383,224	772	4,221					(55,643)	387,445	
HAP Expense			9,862,285	9,668,307							9,862,285	9,668,307							9,862,285	9,668,307	
Other Expenses	284,634	309,856	246,014	287,490	581,242	258,217	198,730	250,275	87,669	93,372	1,398,288	1,199,208	(513,591)	82,314		3,388	(141,033)	(121,095)	743,664	1,163,815	
Management Fees	493,830	488,624	295,301	310,475	291,609	338,563	(1,214,319)	(1,251,003)	834	839	(132,747)	(112,501)	617	393	137,368	134,642	12,171	13,299	17,410	35,833	
Total Operating Expense	4,152,820	3,925,125	11,071,256	10,877,843	3,240,254	2,848,290	280,450	204,016	349,501	377,760	19,094,280	18,233,035	(342,665)	338,642	184,219	150,530	(128,861)	(107,795)	18,806,972	18,614,411	
Total Operating Income	(587,230)	(244,480)	(56,502)	(176,771)	59,537	1,131,721	(169,719)	(71,118)	(49,524)	(196,368)	(803,438)	442,984	437,426	(22,654)	517,837	1,526,927	(40,509)	(24,518)	111,317	1,922,740	
Non-Operating Income (Expense)																					
Interest Expense	(17,178)	(17,728)			(377,668)	(521,327)					(394,846)	(539,054)			(14,481)	(14,481)	40,061	37,827	(369,266)	(515,709)	
Interest Income	165,237	112,790	24,372	36	90,384	18,833	9,846	64	2,468	7	292,307	131,729	159,959	26,959	5,548	10	(40,061)	(42,703)	417,752	115,996	
Replacement/Extraordinary Item	(54,597)	(129,082)			(199,146)	(152,846)		(892)			(253,743)	(282,820)							(253,743)	(282,820)	
Other Income (Expense)	(264,660)	(277,533)				(6,550)					(264,660)	(284,082)	(1,504,681)				53,057	24,518	(1,716,285)	(259,564)	
Transfers	370,524	580,900	(254,419)	(703,534)	3,860	23,375		84,771	155,203	199,959	275,169	185,471			(275,169)	(186,461)				(990)	
HUD Held Fund Draws			797,992	890,413							797,992	890,413							797,992	890,413	
Total Non-Operating Income (Expense)	199,326	269,347	567,945	186,915	(482,570)	(638,515)	9,846	83,943	157,671	199,966	452,218	101,656	(1,344,723)	26,959	(284,102)	(200,932)	53,057	19,642	(1,123,550)	(52,674)	
Surplus or Deficit Prior to Non-Cash Items	(387,905)	24,867	511,444	10,144	(423,033)	493,206	(159,873)	12,825	108,147	3,599	(351,220)	544,641	(907,296)	4,305	233,736	1,325,995	12,548	(4,876)	(1,012,233)	1,870,065	
Non-Cash Items																					
Depreciation & Amortization	(853,927)	(754,960)	(3,908)	(1,288)	(525,056)	(468,402)	(11,819)	(8,921)	(1,014)		(1,395,724)	(1,233,571)	(12,761)	(12,579)					(1,408,484)	(1,246,151)	
Non-Oper Income (Expense)	98,762	1,453,029									98,762	1,453,029			(98,762)	(1,322,985)				130,044	
Total Non-Cash Items	(755,165)	698,068	(3,908)	(1,288)	(525,056)	(468,402)	(11,819)	(8,921)	(1,014)		(1,296,962)	219,457	(12,761)	(12,579)	(98,762)	(1,322,985)			(1,408,484)	(1,116,107)	
Change In Net Assets	(1,143,069)	722,935	507,535	8,856	(948,089)	24,804	(171,692)	3,904	107,133	3,599	(1,648,182)	764,098	(920,057)	(8,274)	134,974	3,010	12,548	(4,876)	(2,420,717)	753,958	





Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending May 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	11,817,394	11,377,579			31,160,553	40,110,348					42,977,947	51,487,926							42,977,947	51,487,926	
Bad Debt, Net of Collections	(1,249,148)	(320,967)			(2,274,530)	(2,336,501)					(3,523,678)	(2,657,468)							(3,523,678)	(2,657,468)	
Other Tenant Revenue	143,614	174,110			1,334,672	1,370,718					1,478,286	1,544,827							1,478,286	1,544,827	
Grants	26,758,994	28,945,178	12,854,398	11,190,469	3,967,604	3,492,300			2,166,379	1,661,361	45,747,376	45,289,308			16,681,242	18,452,024	(539,380)	(269,701)	61,889,238	63,471,632	
HAP Revenue			102,854,238	106,516,969							102,854,238	106,516,969							102,854,238	106,516,969	
Miscellaneous Revenue	167,929	311,289	135,874	4,858	238,501	226,535	1,310,893	1,461,880	604,801	333,960	2,457,998	2,338,523	12,164,139	3,620,178			(1,054,611)	(1,200,849)	13,567,525	4,757,852	
Net Revenue	37,638,784	40,487,189	115,844,510	117,712,296	34,426,799	42,863,400	1,310,893	1,461,880	2,771,180	1,995,321	191,992,166	204,520,086	12,164,139	3,620,178	16,681,242	18,452,024	(1,593,991)	(1,470,550)	219,243,556	225,121,738	
Operating Expense																					
Salaries and Benefits	15,985,423	14,610,360	6,996,248	6,689,561	9,670,190	10,060,554	11,866,767	12,596,403	2,888,241	3,128,455	47,406,869	47,085,332	1,919,682	2,674,076	11,691				49,338,243	49,759,408	
Supplies and Materials	4,122,206	2,488,491	154	92	2,884,901	1,620,642	41,849	21,622	7,183	4,583	7,056,293	4,135,431							7,056,293	4,135,431	
Fleet Costs	225,013	214,011	32,195	33,372	59,646	53,038	25,727	46,116	1,463	7,273	344,045	353,810	1,403	7,333					345,449	361,143	
Outside Services	14,019,733	9,163,467	868	523	9,628,283	6,153,570	313,674	364,925	250		23,962,808	15,682,484	77,181	100,023	665,327	137,500			24,705,316	15,920,007	
Utilities	5,563,933	5,666,766			3,989,745	4,244,487	147,859	148,038			9,701,537	10,059,291	1,463	2,376					9,703,000	10,061,667	
Protective Services	2,182,597	807,522	180	4,006	1,004,770	648,278	146,053	106,605		2,475	3,333,600	1,568,886	11,647	11,000					3,345,247	1,579,886	
Insurance	2,003,661	1,679,983	131,169	102,244	2,308,490	2,341,848	123,423	97,763	30,763	20,275	4,597,507	4,242,114	52,089	47,129					4,649,595	4,289,243	
HAP Expense			102,854,238	106,351,376							102,854,238	106,351,376							102,854,238	106,351,376	
Other Expenses	2,764,385	3,464,940	2,955,640	3,180,266	2,286,627	2,922,170	1,829,228	2,780,077	1,037,962	1,027,087	10,873,842	13,374,540	1,209,517	916,996	134,048	37,267	(1,176,576)	(1,332,140)	11,040,830	12,996,664	
Management Fees	5,454,268	5,374,867	2,988,573	3,415,226	2,890,378	3,681,357	12,790,376	13,761,029	9,369	9,234	(1,447,787)	(1,280,346)	6,933	4,323	1,511,049	1,481,057	124,416	146,290	194,611	351,326	
Total Operating Expense	52,321,220	43,470,407	115,959,267	119,776,665	34,723,030	31,725,945	1,704,204	2,400,519	3,975,231	4,199,382	208,682,951	201,572,918	3,279,915	3,763,257	2,322,115	1,655,825	(1,052,160)	(1,185,849)	213,232,821	205,806,151	
Total Operating Income	(14,682,436)	(2,983,218)	(114,756)	(2,064,369)	(296,231)	11,137,455	(393,311)	(938,639)	(1,204,051)	(2,204,061)	(16,690,785)	2,947,169	8,884,224	(143,079)	14,359,127	16,796,200	(541,831)	(284,701)	6,010,735	19,315,588	
Non-Operating Income (Expense)																					
Interest Expense	(177,295)	(195,006)			(5,297,062)	(5,855,497)					(5,474,358)	(6,050,503)			(196,094)	(196,094)	434,733	492,647	(5,235,719)	(5,753,950)	
Interest Income	1,912,428	1,234,012	271,679	396	1,140,656	207,161	103,095	701	26,096	76	3,453,954	1,442,347	1,779,116	299,183	60,123	115	(434,733)	(472,366)	4,858,461	1,269,279	
Replacement/Extraordinary Item	(1,035,818)	(1,419,902)			(3,132,691)	(1,682,638)	(996)	(9,808)			(4,169,505)	(3,112,348)							(4,169,505)	(3,112,348)	
Other Income (Expense)	(2,422,869)	(3,052,860)	1,719		132,599	(78,546)					(2,288,552)	(3,131,406)	(2,948,237)				539,380	269,701	(4,697,409)	(2,861,705)	
Transfers	19,668,011	6,389,896	(32,480,061)	(7,738,869)	9,988,783	257,124		932,479	716,294	2,199,552	(2,106,973)	2,040,183	(286,925)		(5,972,502)	(2,051,073)			(8,366,400)	(10,890)	
HUD Held Fund Draws			32,480,061	9,794,539							32,480,061	9,794,539							32,480,061	9,794,539	
Total Non-Operating Income (Expense)	17,944,456	2,956,140	273,398	2,056,066	2,832,285	(7,152,396)	102,099	923,372	742,391	2,199,629	21,894,628	982,811	(1,456,046)	299,183	(6,108,473)	(2,247,052)	539,380	289,982	14,869,489	(675,075)	
Surplus or Deficit Prior to Non-Cash Items	3,262,020	(27,078)	158,642	(8,303)	2,536,054	3,985,060	(291,212)	(15,267)	(461,660)	(4,433)	5,203,843	3,929,980	7,428,177	156,103	8,250,654	14,549,148	(2,451)	5,281	20,880,223	18,640,512	
Non-Cash Items																					
Depreciation & Amortization	(9,062,841)	(8,332,684)	(36,796)	(14,167)	(5,771,730)	(5,156,643)	(138,013)	(101,194)	(11,154)		(15,020,534)	(13,604,689)	(141,138)	(138,374)					(15,161,672)	(13,743,062)	
Non-Oper Income (Expense)	18,395,234	15,983,316			7,765,008				247,357		26,407,600	15,983,316	(1,533,071)		(19,574,991)	(14,552,838)			5,299,537	1,430,479	
Total Non-Cash Items	9,332,393	7,650,632	(36,796)	(14,167)	1,993,278	(5,156,643)	(138,013)	(101,194)	236,203		11,387,066	2,378,628	(1,674,209)	(138,374)	(19,574,991)	(14,552,838)			(9,862,135)	(12,312,584)	
Change In Net Assets	12,594,413	7,623,554	121,846	(22,469)	4,529,332	(1,171,584)	(429,225)	(116,461)	(225,457)	(4,433)	16,590,909	6,308,608	5,753,968	17,730	(11,324,337)	(3,690)	(2,451)	5,281	11,018,089	6,327,929	





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending May 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	412	8,752	7,016	7,589	14,710	20,189	3,454	1,181	194	95	22,289	23,317					48,075	61,123
Cash & Investments, Restricted	15,249	18,499	(130)	4,606	12,362	15,887	414	1,043	709	604	11,252	10,401	1,345	1,280			41,200	52,320
Accounts Receivable	1,005	1,076	1,778	125	15,597	18,054	4,135	8,799	1,154	320	7,202	598	781	1,112	(21,030)	(24,443)	10,622	5,641
Prepaid Expenses and Other Current Assets	348	91	9,457	7,682	834	581	28	29	1	6	1	2					10,670	8,392
Total Current Assets	17,013	28,418	18,122	20,002	43,503	54,712	8,031	11,053	2,059	1,025	40,743	34,318	2,126	2,392	(21,030)	(24,443)	110,567	127,476
Fixed Assets																		
Land, Buildings and Equipment	439,814	405,054	935	849	252,860	212,840	3,369	2,884	106	22	101,844	88,331					798,928	709,980
Construction In Progress	2,977	15,023			42,746	37,893	489	336		61	553	255	12,381	26,812			59,146	80,379
Accumulated Depreciation	(328,267)	(319,691)	(802)	(785)	(136,947)	(112,661)	(2,184)	(2,142)	(60)	(22)	(5,299)	(5,152)					(473,559)	(440,452)
Total Fixed Assets	114,524	100,386	133	64	158,659	138,072	1,674	1,078	46	61	97,098	83,434	12,381	26,812			384,514	349,906
Other Non-Current Assets																		
Other Non-Current Assets	51,808	49,701	35		8,609	8,114	90		24		54,445	52,668	0		(28,711)	(29,223)	86,300	81,260
Total Other Non-Current Assets	51,808	49,701	35		8,609	8,114	90		24		54,445	52,668	0		(28,711)	(29,223)	86,300	81,260
Deferred Outflow of Resources																		
Deferred Outflow of Resources					262	245											262	245
Total Deferred Outflow of Resources					262	245											262	245
Total Assets & Deferred Outflow of Resources	183,345	178,505	18,290	20,066	211,032	201,143	9,795	12,131	2,129	1,085	192,286	170,420	14,507	29,204	(49,741)	(53,666)	581,643	558,887
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	1,702	5,757	589	1,105	7,758	6,726	(471)	(28)	62	72	46	53	305	1,101	(6,206)	(6,954)	3,785	7,831
Other Current Liabilities	4,465	9,883	2,178	5,642	14,409	24,204	639	926	862	404	163	1,423	2,459	1,900	(16,105)	(18,613)	9,070	25,770
Total Current Liabilities	6,167	15,641	2,766	6,747	22,167	30,930	168	898	925	476	210	1,475	2,764	3,001	(22,311)	(25,567)	12,855	33,601
Non-Current Liabilities																		
Non-Current Long Term Debt	7,930	8,160	1,128	900	137,577	121,951					2,367	7,443	1,432	3,500	(20,105)	(20,600)	130,329	121,355
Total Non-Current Liabilities	7,930	8,160	1,128	900	137,577	121,951					2,367	7,443	1,432	3,500	(20,105)	(20,600)	130,329	121,355
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,917	6,122			564	186					64,207	51,487			(5,612)	(5,754)	65,077	52,041
Total Deferred Inflow of Resources	5,917	6,122			564	186					64,207	51,487			(5,612)	(5,754)	65,077	52,041
Total Liabilities & Deferred Outflow of Resource	20,014	29,923	3,895	7,647	160,308	153,067	168	898	925	476	66,783	60,406	4,196	6,501	(48,028)	(51,921)	208,261	206,997
Equity																		
Equity																		
Invested In Capital Assets	107,137	92,421	133	64	19,260	7,117	1,674	1,078	46	61	95,632	81,968	8,966	21,423	22,733	22,775	255,580	226,906
Restricted Net Assets	15,249	18,499	(130)	4,606	12,362	15,887	414	1,043	709	604	11,252	10,401	1,345	1,280			41,200	52,320
Unrestricted Net Assets	40,945	37,662	14,393	7,748	19,102	25,072	7,539	9,111	450	(55)	18,620	17,646	0	0	(24,445)	(24,520)	76,603	72,665
Total Equity	163,331	148,582	14,395	12,418	50,724	48,076	9,627	11,233	1,204	610	125,503	110,015	10,311	22,702	(1,713)	(1,745)	373,383	351,890
Liabilities, Deferred Inflows of Resc and Equity	183,345	178,505	18,290	20,066	211,032	201,143	9,795	12,131	2,129	1,085	170,420	192,286	14,507	29,204	(49,741)	(53,666)	581,643	558,887