

PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **September 10, 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

EVP, Chief Financial
Officer

AARON SLADEK

Director of Finance
and Accounting

LINDA LE

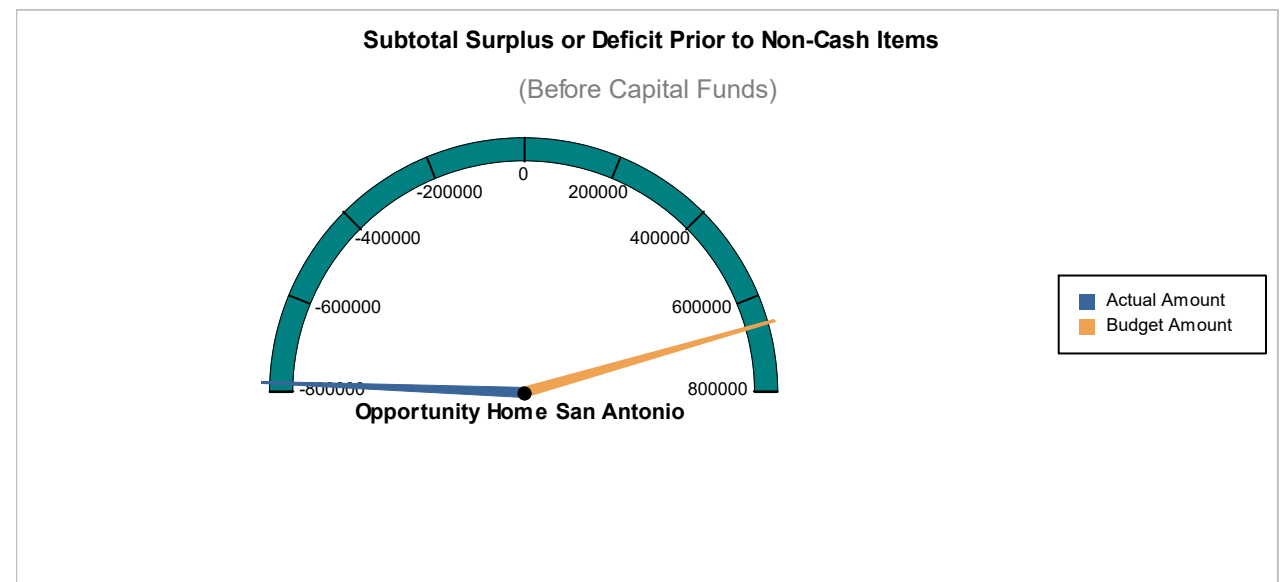
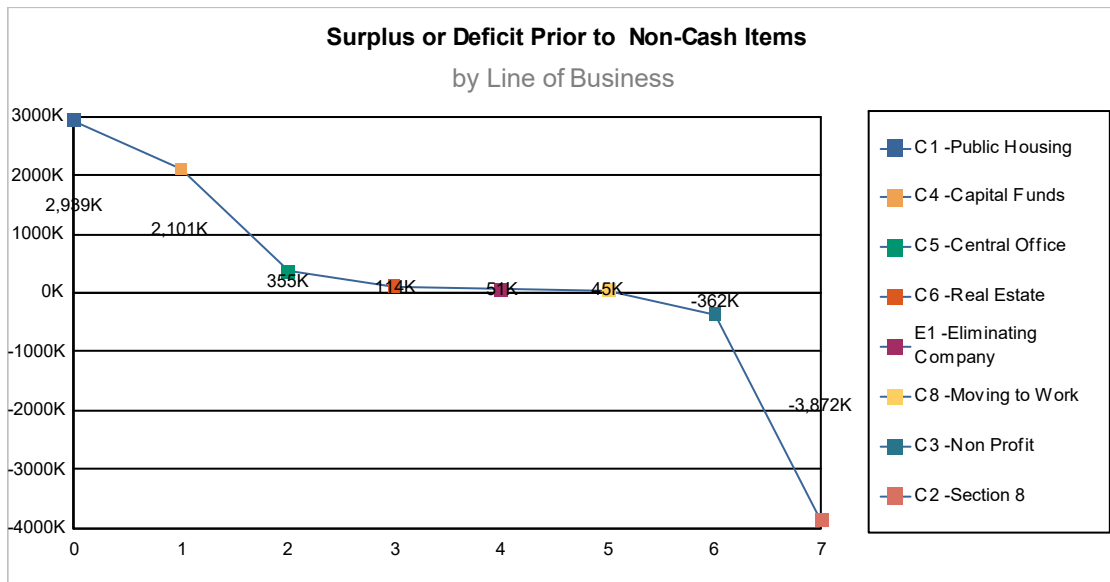
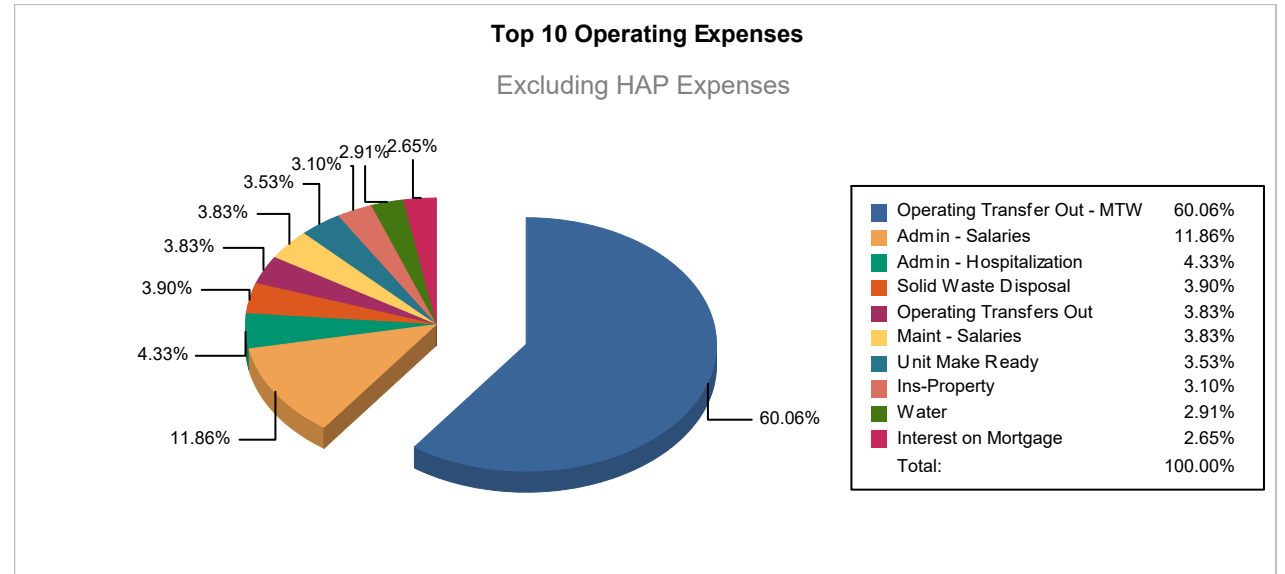
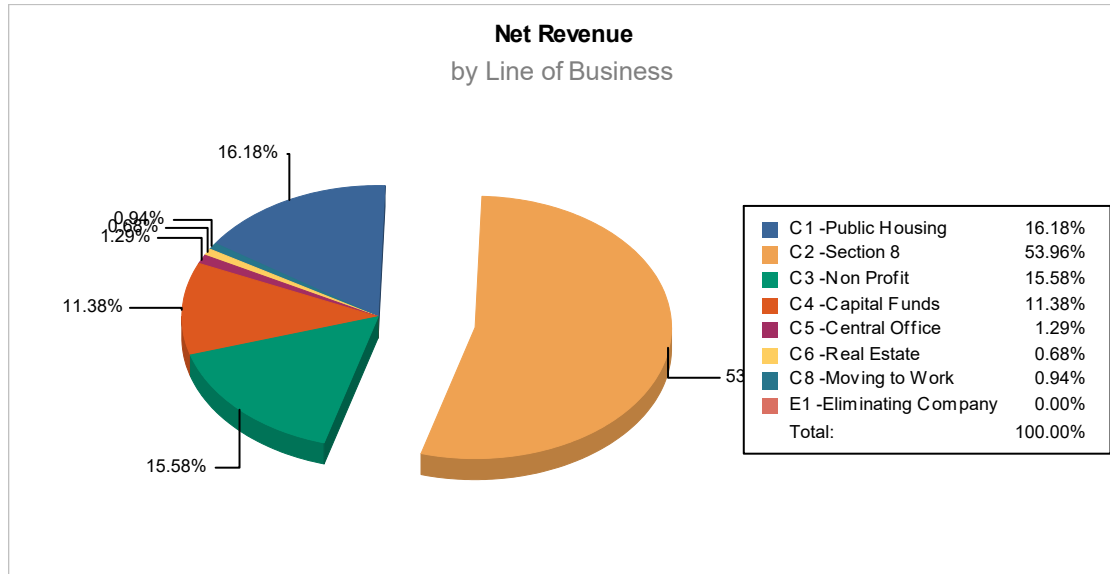
Controller

JENNIFER MIRELES

Budget Manager

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

Account Description	Public Housing		Section 8		Beacon		Central Office		CDI		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	1,060,895	1,104,811			3,060,766	3,733,961					4,121,660	4,838,772							4,121,660	4,838,772	
Bad Debt, Net of Collections	(328,120)	(101,518)			(321,095)	(176,075)					(649,215)	(277,594)							(649,215)	(277,594)	
Other Tenant Revenue	8,693	13,878			145,225	149,217					153,918	163,094							153,918	163,094	
Grants	2,655,835	2,588,268	1,065,416	1,034,908	363,954	340,679			144,997	176,826	4,230,202	4,140,682			2,393,735	1,805,622	(59,573)	(60,030)	6,564,364	5,886,274	
HAP Revenue			10,287,817	10,150,618							10,287,817	10,150,618							10,287,817	10,150,618	
Miscellaneous Revenue	6,755	17,537		2,917	28,644	16,368	270,817	143,203	53,217	20,833	359,432	200,858	142,584	437,887				(111,678)	(112,953)	390,338	525,792
Net Revenue	3,404,057	3,622,976	11,353,234	11,188,443	3,277,494	4,064,149	270,817	143,203	198,213	197,660	18,503,815	19,216,431	142,584	437,887	2,393,735	1,805,622	(171,251)	(172,983)	20,868,883	21,286,956	
Operating Expense																					
Salaries and Benefits	1,280,925	1,444,114	651,982	652,086	886,164	967,862	1,065,437	1,138,844	314,638	279,089	4,199,145	4,481,996	139,364	220,865					4,338,510	4,702,861	
Supplies and Materials	264,470	363,503	219	390	191,510	191,130	719	3,074		467	456,918	558,564		83					456,918	558,647	
Fleet Costs	40,550	19,240	2,027	3,584	7,605	4,676	1,393	3,578	309	1,096	51,885	32,174		417					51,885	32,591	
Outside Services	958,213	942,388	78	187	771,660	590,688	9,843	30,702		108	1,739,794	1,564,073	3,238	6,792					1,743,032	1,570,865	
Utilities	477,289	500,975			352,712	386,303	16,511	12,653			846,513	899,931	133	158					846,646	900,089	
Protective Services	4,560	157,434		161	26,056	69,045	(2,884)	11,301		383	27,732	238,324	1,560						29,292	238,324	
Insurance	189,244	192,407	7,297	12,453	255,445	224,032	16,292	10,084	3,210	2,411	471,489	441,388	8,090	4,689					479,579	446,077	
HAP Expense			10,287,817	10,150,585							10,287,817	10,150,585							10,287,817	10,150,585	
Other Expenses	154,325	334,336	225,987	205,567	137,120	266,189	140,349	223,474	72,626	108,601	730,407	1,138,167	74,291	135,618	1,910	147,588	(124,508)	(126,381)	682,101	1,294,991	
Management Fees	496,059	508,441	290,598	268,728	249,925	307,540	(1,316,797)	(1,209,960)	766	510	(279,450)	(124,740)	618	412	282,825	137,800	12,829	13,428	16,823	26,901	
Total Operating Expense	3,865,636	4,462,840	11,466,005	11,293,741	2,878,198	3,007,467	(69,137)	223,749	391,549	392,665	18,532,251	19,380,461	227,295	369,034	284,735	285,388	(111,678)	(112,953)	18,932,603	19,921,930	
Total Operating Income	(461,579)	(839,864)	(112,771)	(105,298)	399,296	1,056,682	339,954	(80,546)	(193,336)	(195,005)	(28,436)	(164,030)	(84,711)	68,853	2,109,000	1,520,234	(59,573)	(60,030)	1,936,280	1,365,026	
Non-Operating Income (Expense)																					
Interest Expense	(16,801)	(16,224)			(484,933)	(489,235)					(501,735)	(505,459)			(12,433)	(12,433)	40,950	27,501	(473,218)	(490,391)	
Interest Income	165,602	145,324	23,404	23,758	86,168	116,339	15,125	5,349	3,327	2,317	293,627	293,087	125,905	94,575	5,593	5,412	(40,950)	(27,501)	384,176	365,573	
Replacement/Extraordinary Item	(270,189)	(197,959)			(289,484)	(220,019)	(419)	(2,042)			(560,092)	(420,019)			(1,499)				(561,591)	(420,019)	
Other Income (Expense)	(261,763)	(291,901)	11,826			(4,596)					(249,937)	(296,497)					59,573	60,030	(190,364)	(236,467)	
Transfers	3,783,902	1,224,377	(4,069,393)	(1,228,233)	(72,789)			83,333	234,833	196,124	(123,446)	275,601	72,789		(275,601)		50,657			0	
HUD Held Fund Draws			275,339	1,311,566							275,339	1,311,566							275,339	1,311,566	
Total Non-Operating Income (Expense)	3,400,751	863,617	(3,758,824)	107,092	(761,038)	(597,510)	14,706	86,640	238,160	198,440	(866,245)	658,279	198,694	94,575	(8,339)	(282,622)	110,230	60,030	(565,658)	530,262	
Surplus or Deficit Prior to Non-Cash Items	2,939,172	23,754	(3,871,595)	1,794	(361,742)	459,172	354,660	6,094	44,824	3,435	(894,680)	494,249	113,983	163,427	2,100,662	1,237,612	50,657	0	1,370,622	1,895,288	
Non-Cash Items																					
Depreciation & Amortization	(821,673)	(688,048)	(4,324)	(2,767)	(519,819)	(523,961)	(11,390)	(18,408)	(1,011)	(1,014)	(1,358,218)	(1,234,199)	(6,737)	(6,603)					(1,364,955)	(1,240,802)	
Non-Oper Income (Expense)	50,657	1,173,591									50,657	1,173,591							(1,240,748)	(50,657)	
Total Non-Cash Items	(771,016)	485,542	(4,324)	(2,767)	(519,819)	(523,961)	(11,390)	(18,408)	(1,011)	(1,014)	(1,307,560)	(60,608)	(6,737)	(6,603)					(1,364,955)	(1,307,960)	
Change In Net Assets	2,168,156	509,296	(3,875,919)	(973)	(881,561)	(64,789)	343,270	(12,314)	43,813	2,421	(2,202,241)	433,641	107,246	156,824	2,100,662	(3,136)		0	5,667	587,329	

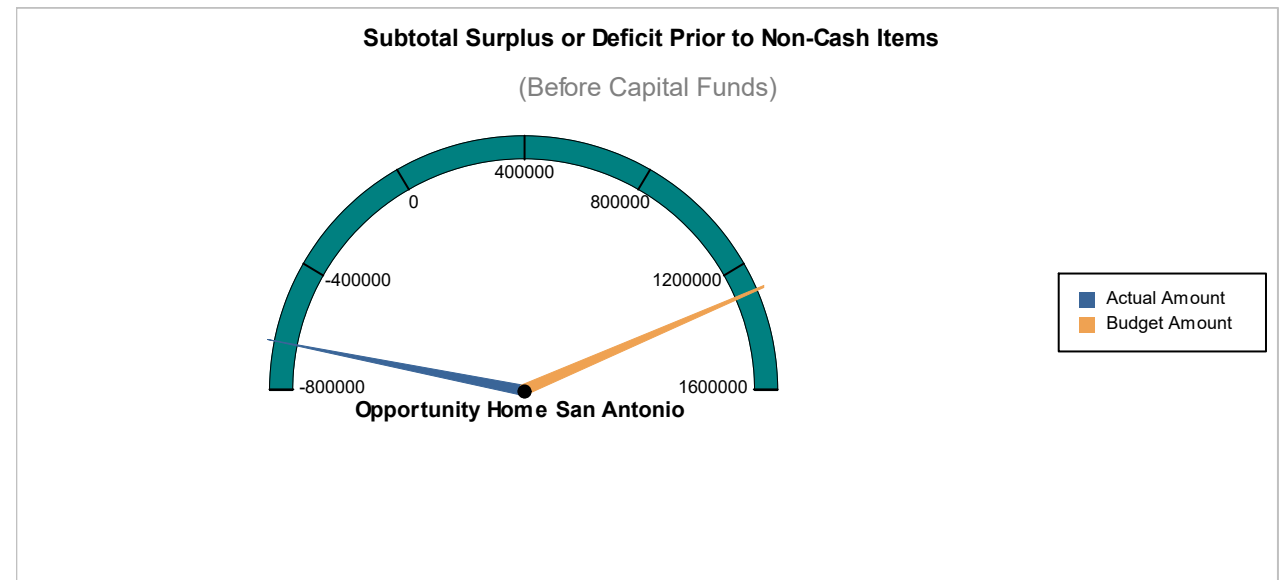
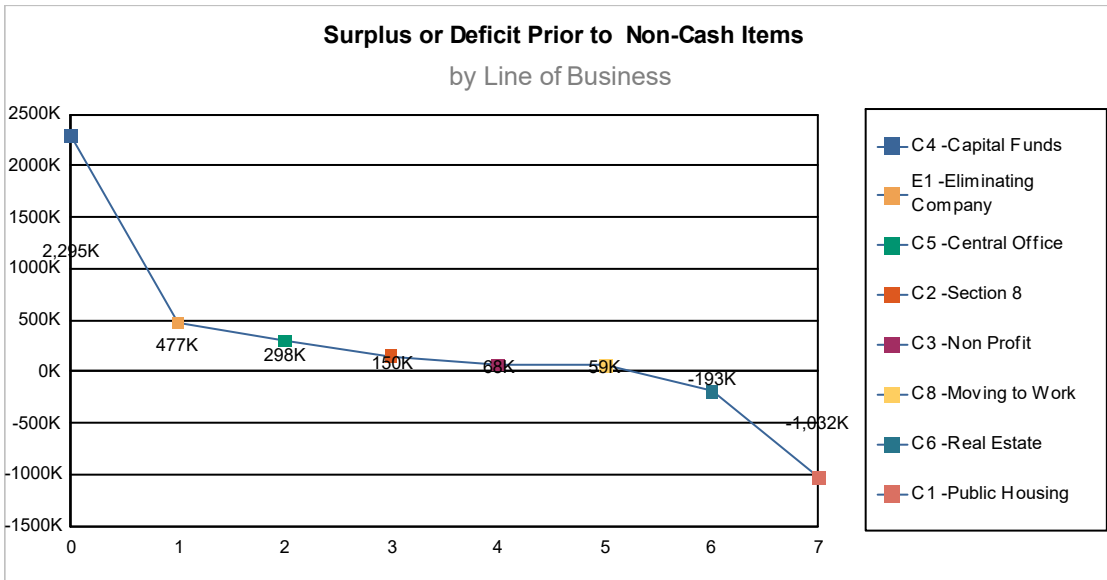
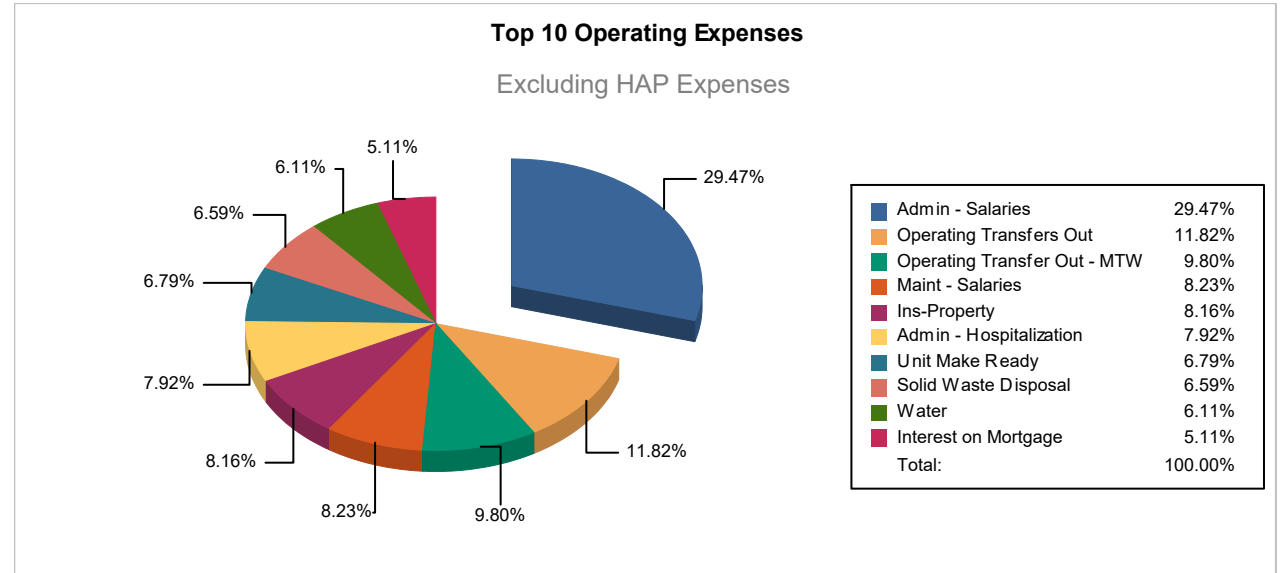
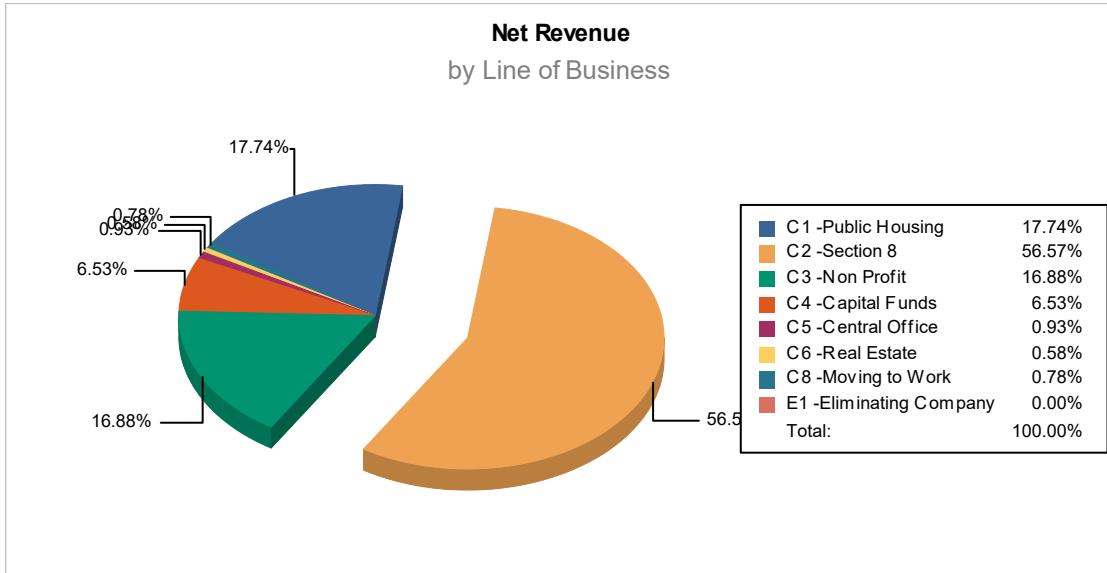




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending August 31, 2024
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Public Housing		Section 8		Beacon		Central Office		CDI		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	2,136,666	2,209,622			6,147,015	7,467,922					8,283,680	9,677,544							8,283,680	9,677,544	
Bad Debt, Net of Collections	(418,287)	(203,036)			(521,536)	(352,151)					(939,822)	(555,187)							(939,822)	(555,187)	
Other Tenant Revenue	13,584	27,755			336,713	298,433					350,298	326,189							350,298	326,189	
Grants	5,311,669	5,176,536	2,269,951	2,069,817	701,723	681,358			244,395	353,653	8,527,738	8,281,364			2,595,610	3,611,244	(119,146)	(120,060)	11,004,202	11,772,548	
HAP Revenue			20,222,939	20,301,736							20,222,939	20,301,736							20,222,939	20,301,736	
Miscellaneous Revenue	13,981	35,075	5,660	5,833	49,361	32,735	368,913	286,406	66,763	41,667	504,679	401,716	229,526	875,773			(215,457)	(225,906)	518,747	1,051,583	
Net Revenue	7,057,613	7,245,953	22,498,551	22,377,386	6,713,277	8,128,298	368,913	286,406	311,158	395,319	36,949,512	38,433,361	229,526	875,773	2,595,610	3,611,244	(334,603)	(345,966)	39,440,044	42,574,413	
Operating Expense																					
Salaries and Benefits	2,510,725	2,888,229	1,205,253	1,304,171	1,741,550	1,935,725	2,149,289	2,277,688	519,398	558,179	8,126,215	8,963,992	683,186	441,730					8,809,402	9,405,721	
Supplies and Materials	449,280	727,006	834	781	319,606	382,261	1,546	6,147		933	771,266	1,117,128		167					771,266	1,117,295	
Fleet Costs	80,162	38,481	4,055	7,168	15,265	9,352	2,786	7,156	618	2,192	102,887	64,348		833					102,887	65,181	
Outside Services	1,565,701	1,884,776	156	374	1,190,377	1,181,377	17,267	61,403		215	2,773,501	3,128,146	5,954	13,584					2,779,455	3,141,730	
Utilities	992,291	1,001,951			716,739	772,605	33,264	25,306			1,742,293	1,799,862	469	316					1,742,762	1,800,178	
Protective Services	108,284	314,869		321	103,474	138,091	16,179	22,601		766	227,937	476,648	1,560						229,497	476,648	
Insurance	635,665	396,009	33,012	29,909	588,955	453,999	27,488	27,066	7,518	6,939	1,292,638	913,922	9,778	10,238					1,302,416	924,161	
HAP Expense			20,222,939	20,301,169							20,222,939	20,301,169							20,222,939	20,301,169	
Other Expenses	250,877	668,672	362,570	411,134	260,161	532,378	178,536	446,948	100,800	217,201	1,152,943	2,276,334	90,631	271,236	1,910	295,175	(241,116)	(252,762)	1,004,368	2,589,983	
Management Fees	976,226	1,016,883	578,318	537,456	494,168	615,081	(2,323,714)	(2,419,920)	1,566	1,021	(273,436)	(249,480)	1,263	824	282,825	275,601	25,659	26,857	36,311	53,801	
Total Operating Expense	7,569,210	8,936,874	22,407,138	22,592,483	5,430,295	6,020,868	102,641	454,396	629,900	787,447	36,139,183	38,792,069	792,842	738,928	284,735	570,776	(215,457)	(225,906)	37,001,303	39,875,867	
Total Operating Income	(511,597)	(1,690,922)	91,413	(215,097)	1,282,982	2,107,429	266,272	(167,990)	(318,742)	(392,127)	810,329	(358,707)	(563,316)	136,845	2,310,875	3,040,468	(119,146)	(120,060)	2,438,741	2,698,546	
Non-Operating Income (Expense)																					
Interest Expense	(33,729)	(32,447)			(885,066)	(976,649)					(918,794)	(1,009,097)			(25,551)	(25,551)	81,785	55,002	(862,561)	(979,646)	
Interest Income	333,199	291,840	46,396	47,517	191,722	232,678	31,835	10,697	6,139	4,633	609,291	587,366	252,025	189,149	11,198	10,824	(81,785)	(55,002)	790,729	732,337	
Replacement/Extraordinary Item	(408,691)	(395,917)			(448,462)	(440,037)	(419)	(4,084)			(857,571)	(840,038)			(1,499)				(859,070)	(840,038)	
Other Income (Expense)	(392,507)	(583,803)	11,826			(9,191)					(380,681)	(592,994)	(50,460)				119,146	120,060	(311,995)	(472,934)	
Transfers	(18,345)	2,448,753	(925,471)	(2,456,465)	(72,789)		166,667	371,136	392,247	(645,469)	551,202	168,935		(551,202)	476,534					0	
HUD Held Fund Draws			925,471	2,623,132							925,471	2,623,132							925,471	2,623,132	
Total Non-Operating Income (Expense)	(520,072)	1,728,426	58,222	214,183	(1,214,594)	(1,193,199)	31,416	173,280	377,275	396,881	(1,267,754)	1,319,570	370,500	189,149	(15,852)	(565,930)	595,680	120,060	(317,426)	1,062,850	
Surplus or Deficit Prior to Non-Cash Items	(1,031,669)	37,504	149,635	(914)	68,387	914,230	297,688	5,290	58,533	4,754	(457,425)	960,863	(192,816)	325,995	2,295,022	2,474,539	476,534	0	2,121,315	3,761,396	
Non-Cash Items																					
Depreciation & Amortization	(1,647,561)	(1,381,375)	(8,647)	(5,534)	(1,040,017)	(1,048,295)	(23,186)	(37,215)	(2,022)	(2,028)	(2,721,434)	(2,474,447)	(13,474)	(13,207)					(2,734,908)	(2,487,654)	
Non-Oper Income (Expense)	476,534	2,347,182									476,534	2,347,182			(2,481,496)	(476,534)				(134,314)	
Total Non-Cash Items	(1,171,027)	965,806	(8,647)	(5,534)	(1,040,017)	(1,048,295)	(23,186)	(37,215)	(2,022)	(2,028)	(2,244,900)	(127,265)	(13,474)	(13,207)					(2,734,908)	(2,621,968)	
Change In Net Assets	(2,202,696)	1,003,311	140,988	(6,448)	(971,630)	(134,065)	274,502	(31,925)	56,511	2,726	(2,702,325)	833,598	(206,291)	312,788	2,295,022	(6,957)	0	(613,593)	1,139,428		





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

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	Public Housing		Section 8		Beacon		Central Office		CDI		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	392	1,997	7,280	6,745	11,387	17,224	5,165	2,265	158	182	12,610	19,329					36,992	47,743	
Cash & Investments, Restricted	15,682	18,627	1,001	2,560	12,323	15,006	1,015	305	776	609	11,013	11,589	1,362	1,296			43,173	49,992	
Accounts Receivable	4,768	784	813	495	28,075	17,730	5,713	10,076	4,987	908	12,091	3,760	2,151	1,239	(47,160)	(26,995)	11,438	7,997	
Prepaid Expenses and Other Current Assets	317	161	9,791	8,185	2,856	2,520	208	225	7	15	32	44					13,212	11,150	
Total Current Assets	21,159	21,570	18,886	17,985	54,642	52,480	12,101	12,871	5,928	1,714	35,746	34,722	3,513	2,535	(47,160)	(26,995)	104,815	116,882	
Fixed Assets																			
Land, Buildings and Equipment	440,179	409,181	960	866	253,003	238,958	3,369	2,884	106	106	101,519	96,780					799,136	748,775	
Construction In Progress	1,216	14,477			44,658	36,880	479	858			479	376	8,500	28,788			55,332	81,379	
Accumulated Depreciation	(330,762)	(321,900)	(814)	(771)	(138,520)	(126,206)	(2,219)	(2,170)	(63)	(51)	(5,312)	(5,190)					(477,690)	(456,289)	
Total Fixed Assets	110,632	101,758	145	96	159,141	149,632	1,629	1,572	42	55	96,686	91,965	8,500	28,788			376,777	373,866	
Other Non-Current Assets																			
Other Non-Current Assets	62,697	50,226	276	35	11,389	8,671	479	90	133	24	57,977	55,284			(31,917)	(27,737)	101,034	86,593	
Total Other Non-Current Assets	62,697	50,226	276	35	11,389	8,671	479	90	133	24	57,977	55,284			(31,917)	(27,737)	101,034	86,593	
Deferred Outflow of Resources																			
Deferred Outflow of Resources					217	291												217	291
Total Deferred Outflow of Resources					217	291												217	291
Total Assets & Deferred Outflow of Resources	194,488	173,554	19,307	18,116	225,390	211,074	14,209	14,533	6,104	1,793	190,409	181,971	12,013	31,323	(79,077)	(54,732)	582,843	577,632	
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	2,399	7,222	658	1,132	7,840	5,896	406	513	6	122	17	123	971	733	(5,985)	(9,012)	6,313	6,729	
Other Current Liabilities	6,387	5,241	7,795	1,415	33,946	25,150	2,313	3,859	4,984	485	534	104	3,261	2,489	(42,361)	(19,166)	16,859	19,579	
Total Current Liabilities	8,786	12,463	8,453	2,547	41,786	31,047	2,720	4,372	4,990	607	550	227	4,232	3,222	(48,346)	(28,178)	23,172	26,308	
Non-Current Liabilities																			
Non-Current Long Term Debt	7,674	8,170	1,221	792	136,766	133,347	348		97		2,399	2,367	825	3,246	(23,427)	(19,182)	125,904	128,738	
Total Non-Current Liabilities	7,674	8,170	1,221	792	136,766	133,347	348		97		2,399	2,367	825	3,246	(23,427)	(19,182)	125,904	128,738	
Deferred Inflows of Resources																			
Deferred Inflow of Resources	6,394	5,968			577	564					63,946	59,708			(5,579)	(5,662)	65,338	60,578	
Total Deferred Inflow of Resources	6,394	5,968			577	564					63,946	59,708			(5,579)	(5,662)	65,338	60,578	
Total Liabilities & Deferred Outflow of Resource	22,854	26,600	9,674	3,339	179,129	164,957	3,067	4,372	5,087	607	66,896	62,302	5,057	6,468	(77,352)	(53,022)	214,414	215,624	
Equity																			
Equity																			
Invested In Capital Assets	103,408	93,895	145	96	19,687	5,943	1,629	1,572	42	55	95,220	90,499	5,594	23,559	22,671	21,810	248,397	237,428	
Restricted Net Assets	15,682	18,627	1,001	2,560	12,323	15,006	1,015	305	776	609	11,013	11,589	1,362	1,296			43,173	49,992	
Unrestricted Net Assets	52,544	34,432	8,486	12,121	14,250	25,168	8,497	8,283	198	522	17,280	17,581	0	0	(24,396)	(23,520)	76,859	74,588	
Total Equity	171,634	146,954	9,633	14,777	46,260	46,117	11,142	10,161	1,017	1,186	123,513	119,669	6,956	24,855	(1,725)	(1,710)	368,429	362,008	
Liabilities, Deferred Inflows of Resc and Equity	194,488	173,554	19,307	18,116	225,390	211,074	14,209	14,533	6,104	1,793	181,971	190,409	12,013	31,323	(79,077)	(54,732)	582,843	577,632	