



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **November 30, 2024**

Issue Date: **December 9, 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

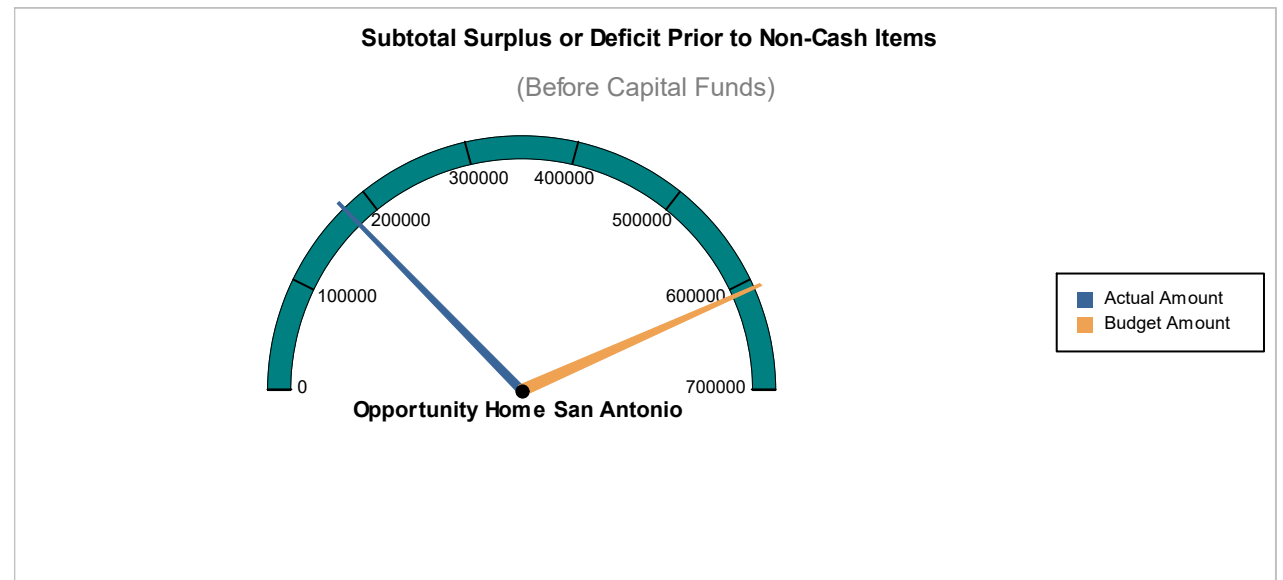
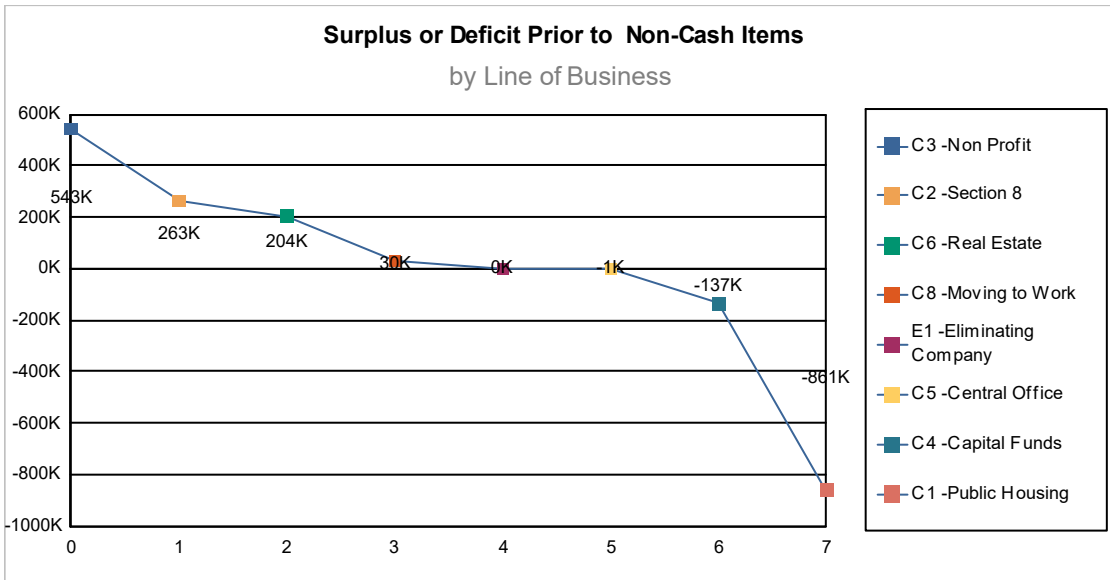
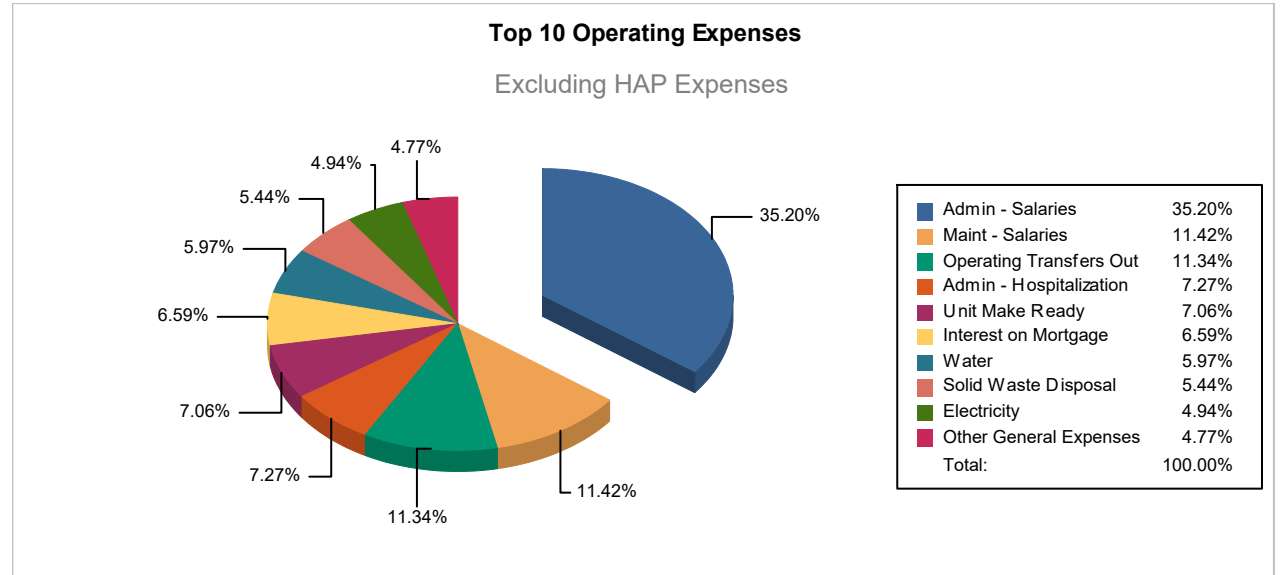
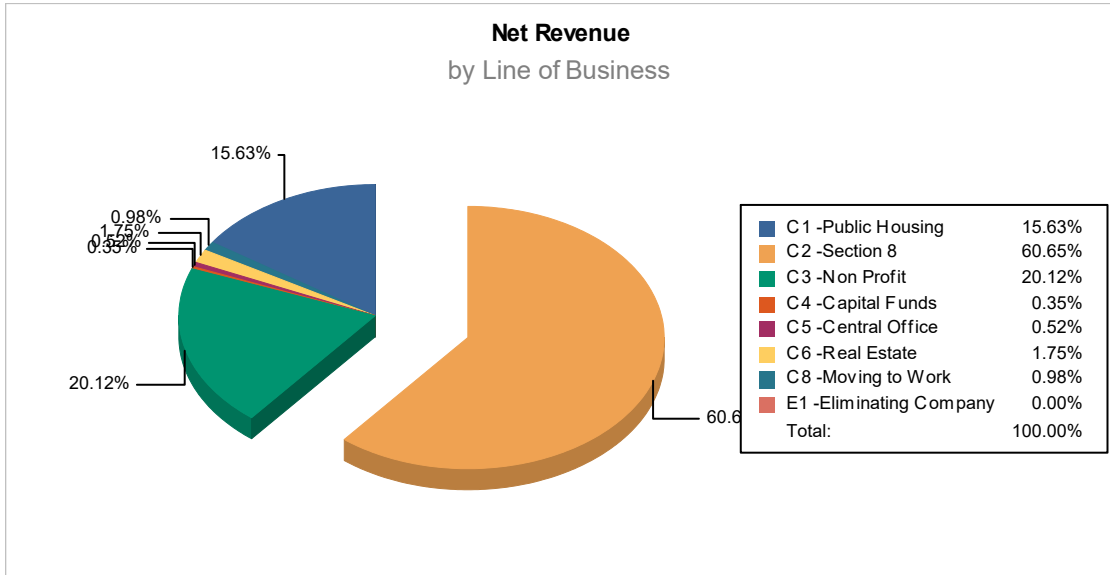
Budget Manager



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending November 30, 2024
Actual Amounts Vs. Approved Budget Comparison

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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	1,054,161	1,104,811			3,382,037	3,733,961							4,436,198	4,838,772					4,436,198	4,838,772	
Bad Debt, Net of Collections	356,249	(101,518)			(110,592)	(176,075)							245,657	(277,594)					245,657	(277,594)	
Other Tenant Revenue	27,661	13,878			131,590	149,217							159,251	163,094					159,251	163,094	
Grants	1,488,126	2,588,268	1,245,252	1,034,908	358,232	340,679					141,417	176,826	3,233,026	4,140,682	66,220	570,286	(74,748)	(60,030)	3,224,498	4,650,938	
HAP Revenue			10,133,508	10,150,618									10,133,508	10,150,618					10,133,508	10,150,618	
Miscellaneous Revenue	7,208	17,537	6,756	2,917	16,461	16,368	327,934	437,887	98,309	143,203	43,092	20,833	499,760	638,745			(105,033)	(112,953)	394,727	525,792	
Net Revenue	2,933,404	3,622,976	11,385,516	11,188,443	3,777,727	4,064,149	327,934	437,887	98,309	143,203	184,509	197,660	18,707,399	19,654,317	66,220	570,286	(179,780)	(172,983)	18,593,839	20,051,620	
Operating Expense																					
Salaries and Benefits	1,286,102	1,444,114	591,844	652,086	811,702	967,862	184,416	220,865	1,162,247	1,138,844	228,556	279,089	4,264,867	4,702,861					4,264,867	4,702,861	
Supplies and Materials	205,657	363,503	173	390	144,486	186,530		83	3,216	3,074		467	353,532	554,047					353,532	554,047	
Fleet Costs	9,858	19,240	1,664	3,584	6,168	4,676	42	417	2,127	3,578	129	1,096	19,988	32,591					19,988	32,591	
Outside Services	598,603	942,388	90	187	653,390	585,688	3,654	6,792	21,498	30,702		108	1,277,235	1,565,865	1,629				1,278,864	1,565,865	
Utilities	418,334	500,975			359,623	386,303	18	158	14,687	12,653			792,661	900,089					792,661	900,089	
Protective Services	19,575	157,434	3,590	161	67,665	69,045	1,560		13,074	11,301		383	105,464	238,324					105,464	238,324	
Insurance	15,427	192,407	3,308	12,453	89,730	224,032	560	4,689	4,725	10,084	1,403	2,411	115,153	446,077					115,153	446,077	
HAP Expense			10,133,508	10,150,585									10,133,508	10,150,585					10,133,508	10,150,585	
Other Expenses	260,495	356,159	114,920	211,324	206,406	291,191	29,152	136,537	153,282	232,303	57,907	109,622	822,162	1,337,136	33,384	147,588	(117,393)	(126,381)	738,153	1,358,343	
Management Fees	547,450	508,441	292,444	268,728	296,755	307,540	607	412	(1,262,127)	(1,209,960)	752	510	(124,119)	(124,328)	141,413	137,800	12,360	13,428	29,654	26,901	
Total Operating Expense	3,361,501	4,484,663	11,141,542	11,299,497	2,635,924	3,022,869	220,008	369,953	112,728	232,577	288,747	393,686	17,760,451	19,803,246	176,426	285,388	(105,033)	(112,953)	17,831,844	19,975,681	
Total Operating Income	(428,098)	(861,687)	243,974	(111,054)	1,141,803	1,041,279	107,926	67,934	(14,419)	(89,374)	(104,238)	(196,026)	946,948	(148,929)	(110,206)	284,898	(74,748)	(60,030)	761,994	75,939	
Non-Operating Income (Expense)																					
Interest Expense	(16,422)	(16,224)			(451,833)	(488,306)							(468,255)	(504,530)	(10,360)	(10,360)	43,058	27,501	(435,557)	(487,389)	
Interest Income	159,618	147,278	19,181	23,758	68,958	116,339	107,039	94,575	13,127	5,349	2,710	2,317	370,633	389,616	4,645	5,412	(43,058)	(27,501)	332,219	367,527	
Replacement/Extraordinary Item	(290,962)	(197,959)			(205,590)	(220,019)							(496,552)	(420,019)	(20,847)				(517,399)	(420,019)	
Other Income (Expense)	(276,106)	(291,901)			(10,080)	(4,596)	(11,000)						(297,186)	(296,497)			74,748	60,030	(222,438)	(236,467)	
Transfers	(9,007)	1,224,377	(122,189)	(1,228,233)						83,333	131,196	196,124		275,601		(275,601)				0	
HUD Held Fund Draws			122,189	1,311,566									122,189	1,311,566					122,189	1,311,566	
Total Non-Operating Income (Expense)	(432,880)	865,571	19,181	107,092	(598,545)	(596,581)	96,039	94,575	13,127	86,640	133,906	198,440	(769,172)	755,736	(26,562)	(280,549)	74,748	60,030	(720,986)	535,218	
Surplus or Deficit Prior to Non-Cash Items	(860,978)	3,884	263,155	(3,963)	543,258	444,698	203,966	162,509	(1,293)	(2,734)	29,668	2,414	177,776	606,808	(136,768)	4,349		0	41,008	611,157	
Non-Cash Items																					
Depreciation & Amortization	(825,056)	(687,729)	(5,055)	(2,767)	(540,201)	(505,291)	(6,303)	(6,173)	(11,221)	(18,240)	(1,011)	(1,014)	(1,388,846)	(1,221,214)					(1,388,846)	(1,221,214)	
Non-Oper Income (Expense)	1,866,494	1,173,591											1,842,673	1,173,591	1,781,405	(5,412)			3,624,078	1,168,179	
Total Non-Cash Items	1,041,438	485,862	(5,055)	(2,767)	(540,201)	(505,291)	(30,124)	(6,173)	(11,221)	(18,240)	(1,011)	(1,014)	453,827	(47,623)	1,781,405	(5,412)			2,235,232	(53,035)	
Change In Net Assets	180,461	489,746	258,100	(6,730)	3,057	(60,593)	173,842	156,336	(12,513)	(20,974)	28,657	1,400	631,603	559,185	1,644,637	(1,063)		0	2,276,240	558,122	

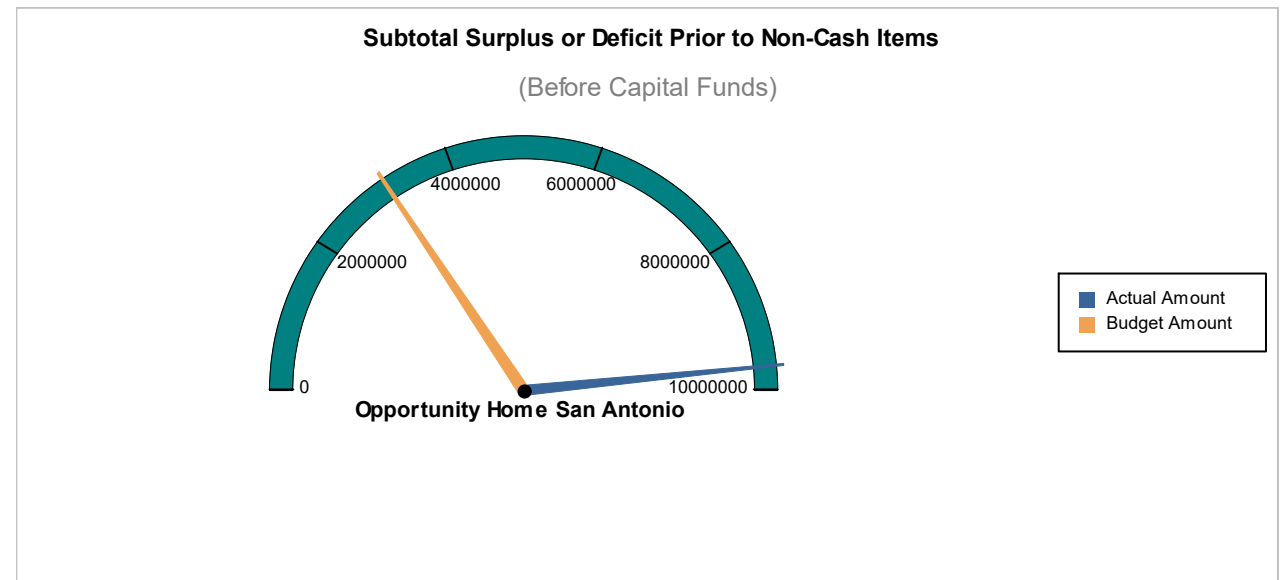
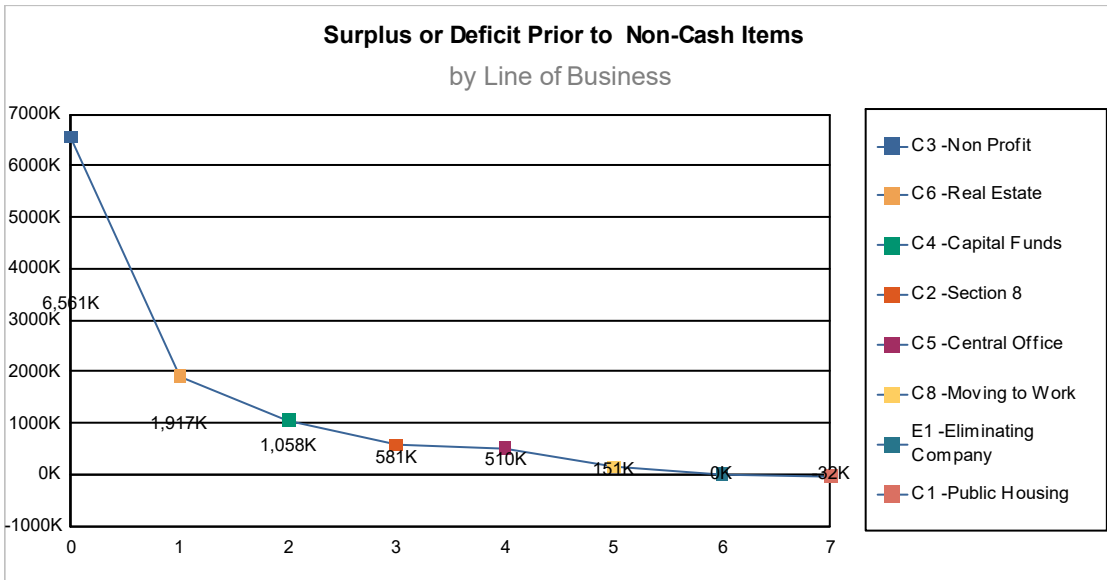
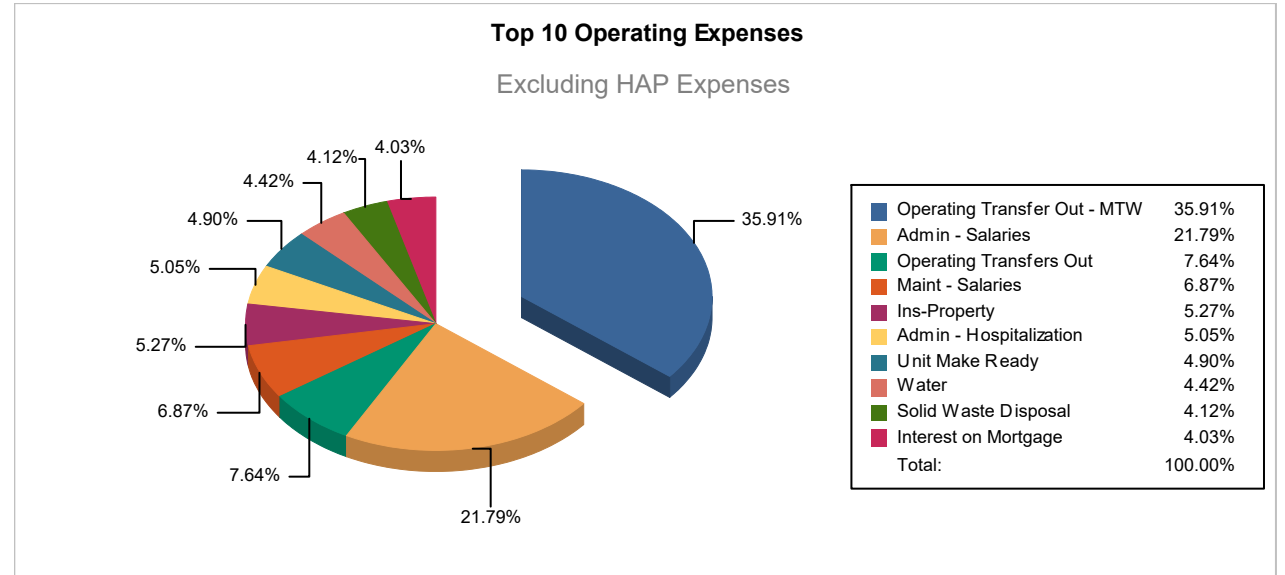
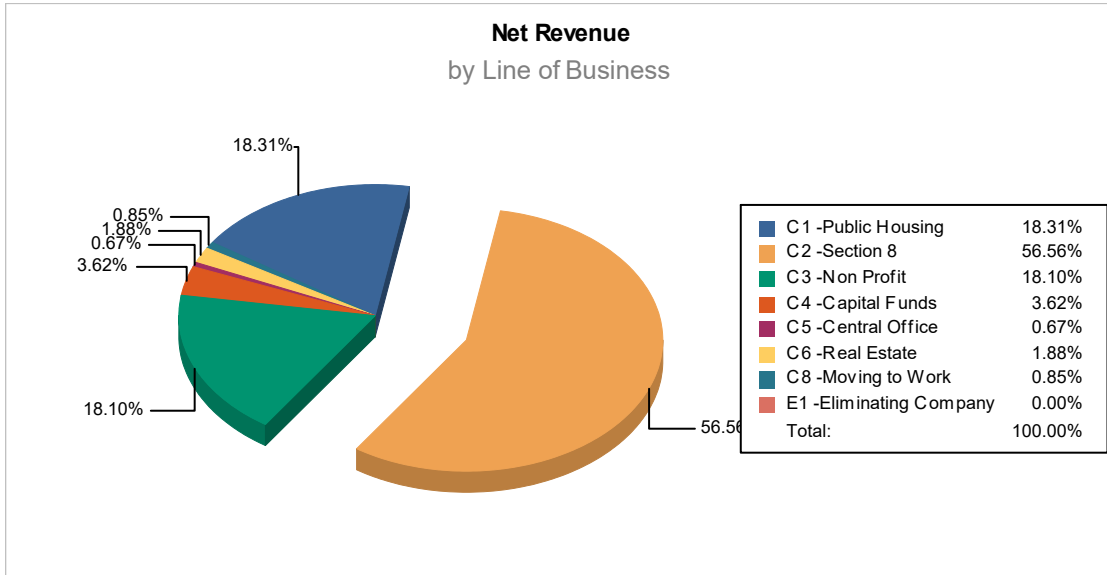




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending November 30, 2024
Actual Amounts Vs. Approved Budget Comparison

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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	5,318,842	5,524,055			16,362,626	18,669,806							21,681,468	24,193,861					21,681,468	24,193,861
Bad Debt, Net of Collections	197,530	(507,590)			(781,987)	(880,377)							(584,457)	(1,387,968)					(584,457)	(1,387,968)
Other Tenant Revenue	119,312	69,389			772,302	746,083							891,615	815,471					891,615	815,471
Grants	12,779,114	12,941,341	6,033,488	5,174,542	1,793,298	1,703,395					672,752	884,132	21,278,652	20,703,410	3,651,324	2,851,430	(352,835)	(300,150)	24,577,141	23,254,690
HAP Revenue			50,974,288	50,753,590									50,974,288	50,753,590					50,974,288	50,753,590
Miscellaneous Revenue	49,246	87,687	29,566	14,583	107,340	81,838	1,899,127	2,189,433	671,198	716,015	188,748	104,167	2,945,226	3,193,723			(546,076)	(564,764)	2,399,149	2,628,958
Net Revenue	18,464,045	18,114,881	57,037,342	55,942,715	18,253,579	20,320,744	1,899,127	2,189,433	671,198	716,015	861,500	988,299	97,186,791	98,272,086	3,651,324	2,851,430	(898,911)	(864,914)	99,939,204	100,258,602
Operating Expense																				
Salaries and Benefits	6,510,848	7,220,572	3,079,729	3,260,429	4,310,408	4,839,312	1,218,655	1,104,324	5,419,503	5,694,219	1,225,911	1,395,447	21,765,054	23,514,303					21,765,054	23,514,303
Supplies and Materials	1,159,690	1,817,515	2,034	1,952	794,366	948,052		417	11,179	15,368		2,333	1,967,268	2,785,637					1,967,268	2,785,637
Fleet Costs	140,517	96,201	17,644	17,919	32,921	23,380	747	2,083	8,199	17,889	694	5,480	200,724	162,953					200,724	162,953
Outside Services	3,751,912	4,711,941	480	936	3,136,547	2,944,942	23,072	33,960	76,285	153,508		538	6,988,296	7,845,825	4,595				6,992,890	7,845,825
Utilities	2,643,256	2,504,876			1,919,671	1,931,513	886	790	79,472	63,265			4,643,285	4,500,444					4,643,285	4,500,444
Protective Services	305,302	787,172	3,826	803	378,045	345,227	5,200		59,252	56,503	380	1,915	752,005	1,191,620					752,005	1,191,620
Insurance	1,298,371	973,230	67,489	67,270	1,448,510	1,126,095	24,477	24,306	56,772	57,319	14,140	14,172	2,909,759	2,262,391					2,909,759	2,262,391
HAP Expense			50,974,288	50,752,923									50,974,288	50,752,923					50,974,288	50,752,923
Other Expenses	1,016,003	1,704,416	977,352	1,036,471	758,383	1,391,198	229,094	722,469	617,422	1,130,613	252,175	544,535	3,850,430	6,529,702	218,342	737,938	(610,207)	(631,905)	3,458,564	6,635,734
Management Fees	2,671,116	2,542,206	1,451,328	1,343,640	1,340,023	1,537,702	3,095	2,059	(6,111,111)	(6,049,800)	3,836	2,552	(641,712)	(621,640)	707,063	689,002	64,131	67,141	129,483	134,503
Total Operating Expense	19,497,015	22,358,129	56,574,171	56,482,340	14,118,875	15,087,423	1,505,227	1,890,408	216,974	1,138,885	1,497,136	1,966,973	93,409,398	98,924,157	930,000	1,426,940	(546,076)	(564,764)	93,793,321	99,786,333
Total Operating Income	(1,032,970)	(4,243,248)	463,171	(539,625)	4,134,704	5,233,321	393,900	299,025	454,224	(422,870)	(635,636)	(978,674)	3,777,394	(652,071)	2,721,324	1,424,490	(352,835)	(300,150)	6,145,883	472,269
Non-Operating Income (Expense)																				
Interest Expense	(83,375)	(81,119)			(2,369,422)	(2,440,444)							(2,452,797)	(2,521,563)	(58,710)	(58,710)	214,139	137,506	(2,297,368)	(2,442,767)
Interest Income	830,097	731,721	106,286	118,791	416,340	581,696	599,260	472,873	74,359	26,743	14,222	11,584	2,040,564	1,943,409	26,237	27,060	(214,139)	(137,506)	1,852,662	1,832,962
Replacement/Extraordinary Item	(1,346,169)	(989,793)			(1,260,407)	(1,100,093)			(18,247)	(10,210)			(2,624,823)	(2,100,096)	(93,080)				(2,717,902)	(2,100,096)
Other Income (Expense)	108,046	(1,459,507)	11,826		(8,548)	(22,978)	16,253						127,578	(1,482,485)			352,835	300,150	480,413	(1,182,335)
Transfers	1,492,694	6,121,884	(7,283,368)	(6,141,163)	5,648,325		907,136			416,667	772,609	980,618	1,537,396	1,378,005	(1,537,396)	(1,378,005)				0
HUD Held Fund Draws			7,283,368	6,557,830									7,283,368	6,557,830					7,283,368	6,557,830
Total Non-Operating Income (Expense)	1,001,293	4,323,186	118,112	535,458	2,426,288	(2,981,819)	1,522,650	472,873	56,112	433,200	786,831	992,201	5,911,286	3,775,099	(1,662,949)	(1,409,655)	352,835	300,150	4,601,172	2,665,594
Surplus or Deficit Prior to Non-Cash Items	(31,677)	79,938	581,284	(4,167)	6,560,993	2,251,502	1,916,551	771,898	510,336	10,330	151,194	13,527	9,688,680	3,123,028	1,058,375	14,835		0	10,747,055	3,137,863
Non-Cash Items																				
Depreciation & Amortization	(4,116,893)	(3,444,562)	(22,350)	(13,835)	(2,944,522)	(2,582,816)	(33,252)	(32,586)	(57,018)	(92,103)	(5,056)	(5,070)	(7,179,090)	(6,170,972)					(7,179,090)	(6,170,972)
Non-Oper Income (Expense)	2,696,620	5,867,954			5,677,455		(762,022)						(114,925)	7,497,128	5,867,954	4,517,401	(27,060)		12,014,529	5,840,895
Total Non-Cash Items	(1,420,273)	2,423,392	(22,350)	(13,835)	2,732,933	(2,582,816)	(795,274)	(32,586)	(57,018)	(92,103)	(119,980)	(5,070)	318,038	(303,018)	4,517,401	(27,060)			4,835,440	(330,078)
Change In Net Assets	(1,451,950)	2,503,331	558,934	(18,003)	9,293,925	(331,314)	1,121,277	739,312	453,318	(81,773)	31,214	8,457	10,006,719	2,820,010	5,575,777	(12,224)		0	15,582,495	2,807,785





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending November 30, 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	244	1,142	6,840	7,557	12,162	20,342	5,200	5,665	9	84	10,287	16,767					34,742	51,558
Cash & Investments, Restricted	13,536	18,830	1,674	1,806	14,273	13,174	1,015	305	847	648	11,014	11,488	1,377	1,312			43,737	47,563
Accounts Receivable	1,792	1,124	218	20	27,095	15,421	5,145	3,806	855	1,039	16,499	6,711	3,803	1,165	(41,402)	(20,531)	14,004	8,754
Prepaid Expenses and Other Current Assets	294	165	9,951	8,744	2,418	1,658	169	117	4	10	20	23					12,857	10,717
Total Current Assets	15,866	21,262	18,683	18,126	55,949	50,596	11,529	9,892	1,716	1,782	37,820	34,989	5,179	2,477	(41,402)	(20,531)	105,340	118,592
Fixed Assets																		
Land, Buildings and Equipment	440,349	412,348	982	866	278,616	252,734	3,369	3,464	106	106	101,496	96,451					824,918	765,968
Construction In Progress	3,513	14,804			45,484	38,263	613	289			479	515	11,180	29,046			61,268	82,917
Accumulated Depreciation	(333,195)	(324,045)	(828)	(779)	(153,460)	(133,808)	(2,252)	(2,215)	(66)	(54)	(5,332)	(5,229)					(495,133)	(466,130)
Total Fixed Assets	110,667	103,107	154	87	170,640	157,189	1,729	1,537	39	52	96,643	91,737	11,180	29,046			391,052	382,755
Other Non-Current Assets																		
Other Non-Current Assets	65,373	50,744	276	35	12,100	8,655	479	90	133	24	58,693	53,976			(34,376)	(28,058)	102,678	85,465
Total Other Non-Current Assets	65,373	50,744	276	35	12,100	8,655	479	90	133	24	58,693	53,976			(34,376)	(28,058)	102,678	85,465
Deferred Outflow of Resources																		
Deferred Outflow of Resources					216	271											216	271
Total Deferred Outflow of Resources					216	271											216	271
Total Assets & Deferred Outflow of Resources	191,906	175,112	19,113	18,249	238,904	216,710	13,737	11,519	1,889	1,857	193,156	180,702	16,359	31,523	(75,778)	(48,590)	599,285	587,084
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,438	2,143	507	712	7,810	8,598	292	(82)	59	59	45	83	992	897	(5,909)	(5,082)	6,233	7,327
Other Current Liabilities	3,323	6,374	7,287	1,412	36,154	23,357	1,572	1,449	741	751	359	236	4,821	2,278	(36,717)	(16,669)	17,540	19,187
Total Current Liabilities	5,761	8,516	7,794	2,124	43,964	31,955	1,864	1,367	800	809	404	319	5,813	3,175	(42,626)	(21,750)	23,773	26,514
Non-Current Liabilities																		
Non-Current Long Term Debt	7,401	8,071	1,268	885	144,671	134,861	348		97		2,399	2,367	310	2,431	(25,867)	(19,484)	130,626	129,130
Total Non-Current Liabilities	7,401	8,071	1,268	885	144,671	134,861	348		97		2,399	2,367	310	2,431	(25,867)	(19,484)	130,626	129,130
Deferred Inflows of Resources																		
Deferred Inflow of Resources	6,377	5,951			577	564					63,729	59,284			(5,559)	(5,645)	65,125	60,153
Total Deferred Inflow of Resources	6,377	5,951			577	564					63,729	59,284			(5,559)	(5,645)	65,125	60,153
Total Liabilities & Deferred Outflow of Resource	19,539	22,538	9,062	3,009	189,212	167,379	2,211	1,367	897	809	66,533	61,969	6,123	5,606	(74,053)	(46,880)	219,524	215,798
Equity																		
Equity																		
Invested In Capital Assets	103,608	95,398	154	87	27,267	12,584	1,729	1,537	39	52	95,176	90,270	8,789	24,632	25,112	22,111	261,874	246,672
Restricted Net Assets	13,536	18,830	1,674	1,806	14,273	13,174	1,015	305	847	648	11,014	11,488	1,377	1,312			43,737	47,563
Unrestricted Net Assets	55,224	38,347	8,223	13,347	8,152	23,572	8,781	8,310	105	348	20,433	16,974	71	(27)	(26,837)	(23,821)	74,151	77,051
Total Equity	172,368	152,574	10,051	15,240	49,692	49,331	11,525	10,152	991	1,048	126,623	118,733	10,237	25,917	(1,725)	(1,710)	379,761	371,286
Liabilities, Deferred Inflows of Resc and Equity	191,906	175,112	19,113	18,249	238,904	216,710	13,737	11,519	1,889	1,857	193,156	180,702	16,359	31,523	(75,778)	(48,590)	599,285	587,084