



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

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

Issue Date: **January 10, 2025**

(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

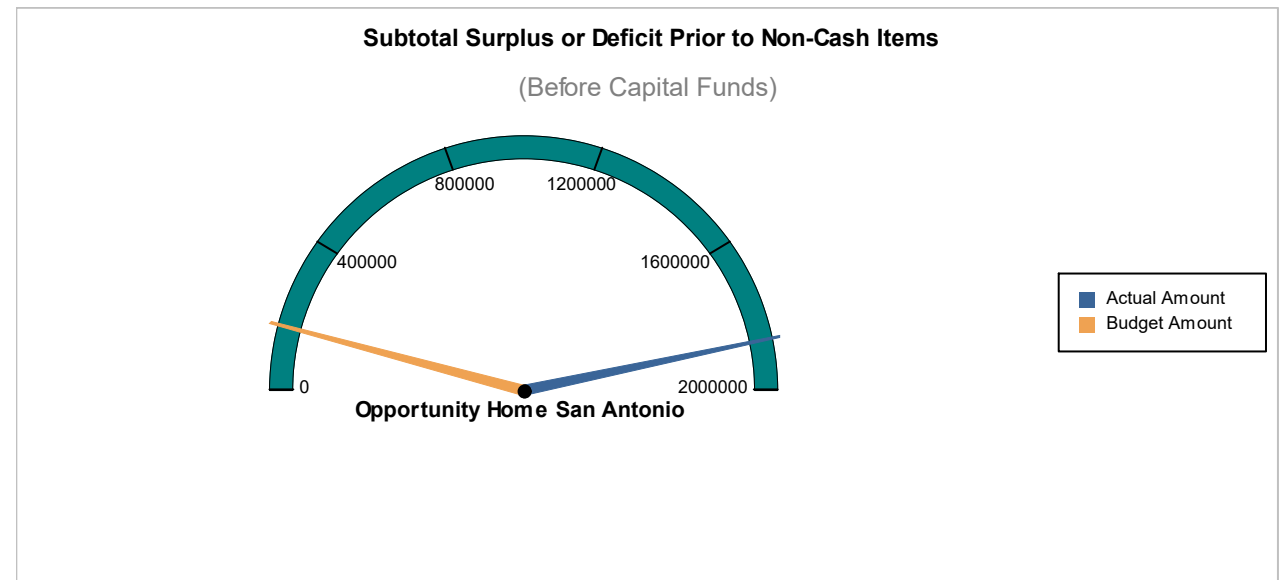
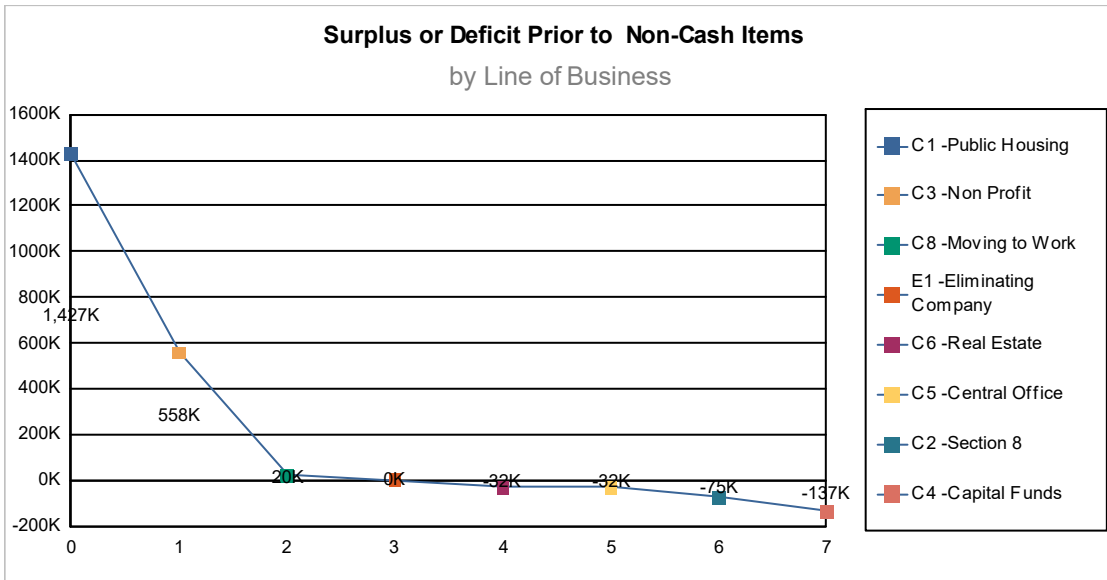
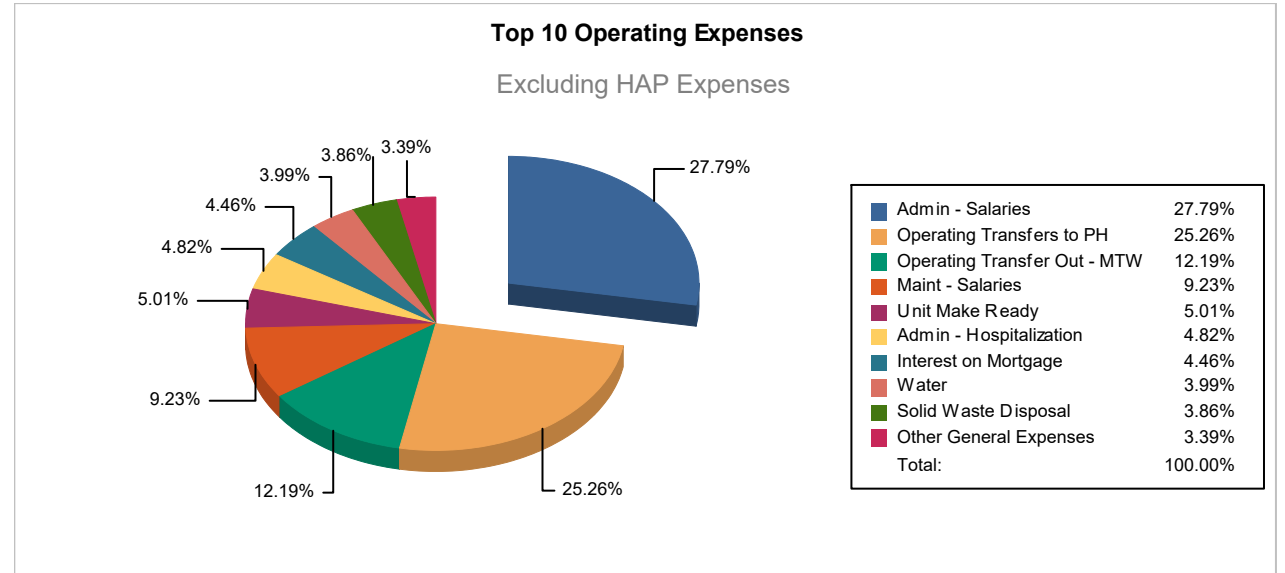
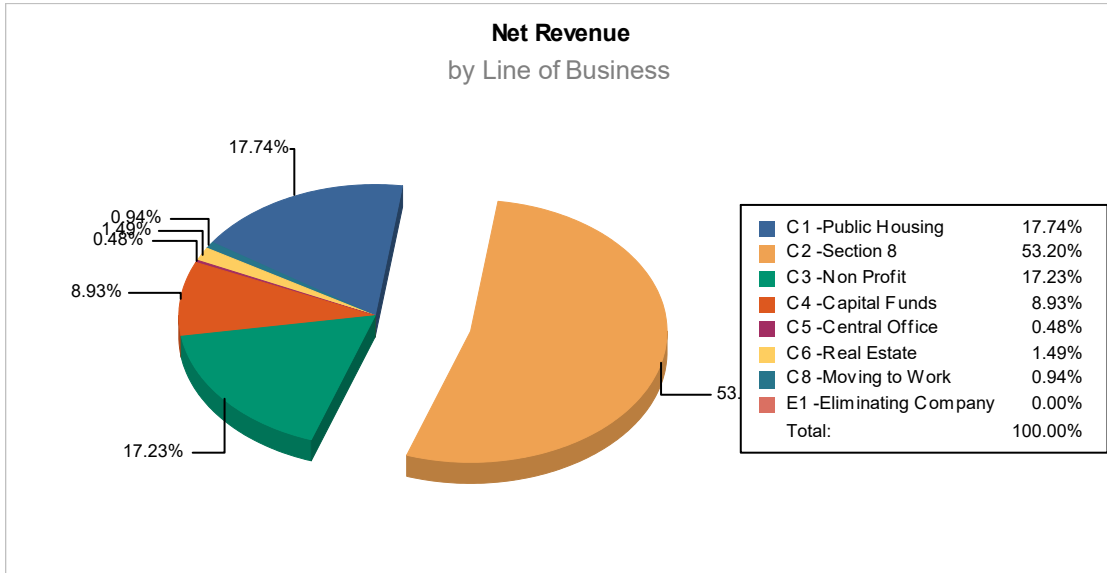
Budget Manager



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

GJdeIncomeStatementByResponsibility
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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	1,046,152	1,104,811			3,391,973	3,733,961							4,438,125	4,838,772					4,438,125	4,838,772
Bad Debt, Net of Collections	50,811	(101,518)			(197,201)	(176,075)							(146,390)	(277,594)					(146,390)	(277,594)
Other Tenant Revenue	28,674	13,878			118,375	149,217							147,050	163,094					147,050	163,094
Grants	2,657,248	2,588,268	1,060,614	1,034,908	361,719	340,679					169,791	176,826	4,249,372	4,140,682	1,910,315	570,286	(83,276)	(60,030)	6,076,410	4,650,938
HAP Revenue			10,321,113	10,150,618									10,321,113	10,150,618					10,321,113	10,150,618
Miscellaneous Revenue	13,727	17,537	75	2,917	11,942	16,368	318,238	437,887	101,829	143,203	30,949	20,833	476,760	638,745			(118,625)	(127,953)	358,135	510,792
Net Revenue	3,796,613	3,622,976	11,381,802	11,188,443	3,686,808	4,064,149	318,238	437,887	101,829	143,203	200,740	197,660	19,486,029	19,654,317	1,910,315	570,286	(201,901)	(187,983)	21,194,443	20,036,620
Operating Expense																				
Salaries and Benefits	1,459,421	1,673,116	696,001	652,086	931,686	1,086,104	301,274	240,893	1,170,532	1,178,568	269,900	315,691	4,828,813	5,146,457					4,828,813	5,146,457
Supplies and Materials	175,191	363,503		390	116,148	186,530		83	4,745	3,074		467	296,084	554,047					296,084	554,047
Fleet Costs	14,935	19,240	685	3,584	4,399	4,676	891	417	1,065	3,578	44	1,096	22,020	32,591					22,020	32,591
Outside Services	855,106	942,388	90	187	611,390	584,988	3,118	6,792	19,427	30,702		108	1,489,131	1,565,165					1,489,131	1,565,165
Utilities	419,971	500,975			328,223	386,303	133	158	15,258	12,653			763,585	900,089					763,585	900,089
Protective Services	114,412	157,434		161	44,727	69,045	1,068		(5,510)	11,301		383	154,697	238,324					154,697	238,324
Insurance	22,552	192,407	3,041	12,453	38,018	224,032	563	4,689	4,892	10,084	1,308	2,411	70,375	446,077					70,375	446,077
HAP Expense			10,321,113	10,150,585									10,321,113	10,150,585					10,321,113	10,150,585
Other Expenses	212,714	356,159	164,350	211,324	185,425	291,191	149,125	136,537	208,277	232,303	60,078	109,622	979,969	1,337,136	35,784	147,588	(132,379)	(126,381)	883,375	1,358,343
Management Fees	554,847	508,441	292,760	268,728	289,446	307,540	607	412	(1,266,075)	(1,209,960)	752	510	(127,663)	(124,328)	141,413	137,800	13,753	13,428	27,503	26,901
Total Operating Expense	3,829,150	4,713,665	11,478,040	11,299,497	2,549,462	3,140,410	456,778	389,981	152,611	272,301	332,083	430,287	18,798,124	20,246,142	177,197	285,388	(118,625)	(112,953)	18,856,695	20,418,577
Total Operating Income	(32,537)	(1,090,689)	(96,238)	(111,054)	1,137,346	923,738	(138,540)	47,906	(50,781)	(129,098)	(131,344)	(232,627)	687,905	(591,825)	1,733,118	284,898	(83,276)	(75,030)	2,337,747	(381,957)
Non-Operating Income (Expense)																				
Interest Expense	(16,295)	(16,224)			(463,597)	(486,190)							(479,892)	(502,414)	(9,663)	(9,663)	43,699	28,142	(445,857)	(483,935)
Interest Income	155,283	147,919	20,775	23,758	69,750	116,339	109,680	94,575	17,047	5,349	2,518	2,317	375,054	390,257	4,737	5,412	(43,699)	(28,142)	336,092	367,527
Replacement/Extraordinary Item	(285,508)	(197,959)			(185,294)	(220,019)			1,839	(2,042)			(468,963)	(420,019)					(468,963)	(420,019)
Other Income (Expense)	(248,295)	(291,901)				(4,596)	(3,000)						(251,295)	(296,497)			83,276	60,030	(168,019)	(236,467)
Transfers	1,854,845	1,224,377	(138,889)	(1,228,233)							83,333	148,912	196,124	1,864,867	275,601	(1,864,867)	(275,601)			0
HUD Held Fund Draws			138,889	1,311,566									138,889	1,311,566					138,889	1,311,566
Total Non-Operating Income (Expense)	1,460,029	866,212	20,775	107,092	(579,141)	(594,465)	106,680	94,575	18,886	86,640	151,430	198,440	1,178,659	758,493	(1,869,794)	(279,852)	83,276	60,030	(607,858)	538,671
Surplus or Deficit Prior to Non-Cash Items	1,427,492	(224,477)	(75,463)	(3,963)	558,205	329,273	(31,860)	142,480	(31,895)	(42,458)	20,086	(34,187)	1,866,565	166,669	(136,676)	5,046		(15,000)	1,729,889	156,714
Non-Cash Items																				
Depreciation & Amortization	(833,621)	(682,290)	(3,825)	(1,906)	(547,709)	(504,456)	(6,156)	(6,173)	(11,221)	(18,240)	(1,011)	(1,014)	(1,403,543)	(1,214,078)					(1,403,543)	(1,214,078)
Non-Oper Income (Expense)		1,173,591											9,507,449	1,173,591	2,035,376	(5,412)			11,542,825	1,168,179
Total Non-Cash Items	(833,621)	491,301	(3,825)	(1,906)	(547,709)	(504,456)	9,501,293	(6,173)	(11,221)	(18,240)	(1,011)	(1,014)	8,103,906	(40,487)	2,035,376	(5,412)			10,139,282	(45,899)
Change In Net Assets	593,871	266,825	(79,288)	(5,869)	10,496	(175,183)	9,469,433	136,308	(43,116)	(60,698)	19,075	(35,201)	9,970,471	126,181	1,898,700	(366)		(15,000)	11,869,171	110,815

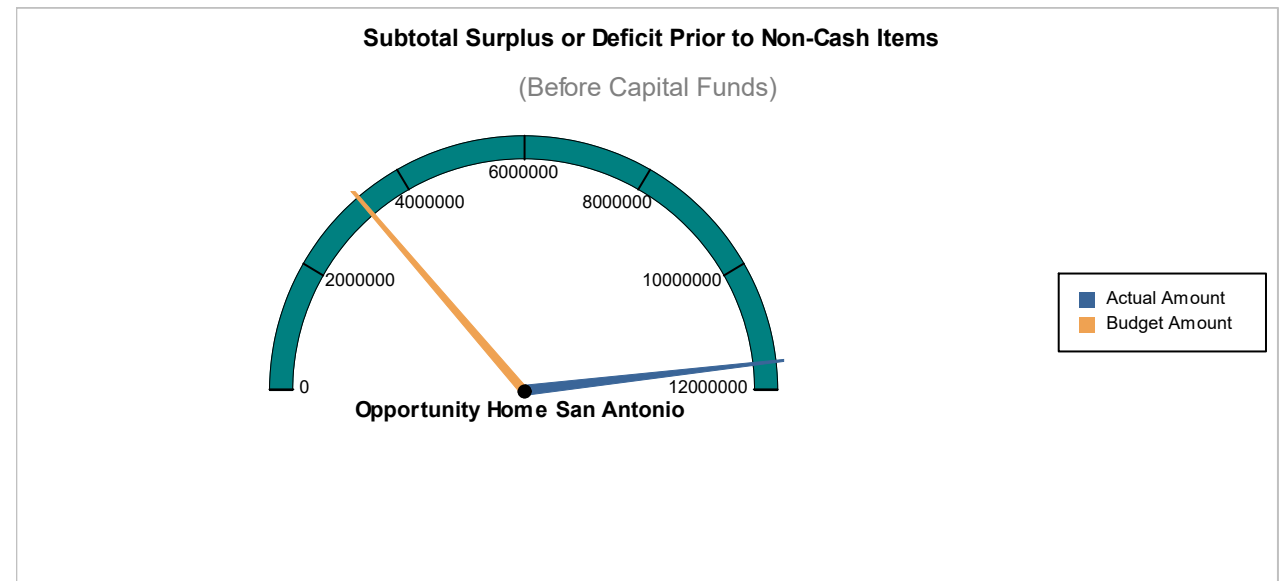
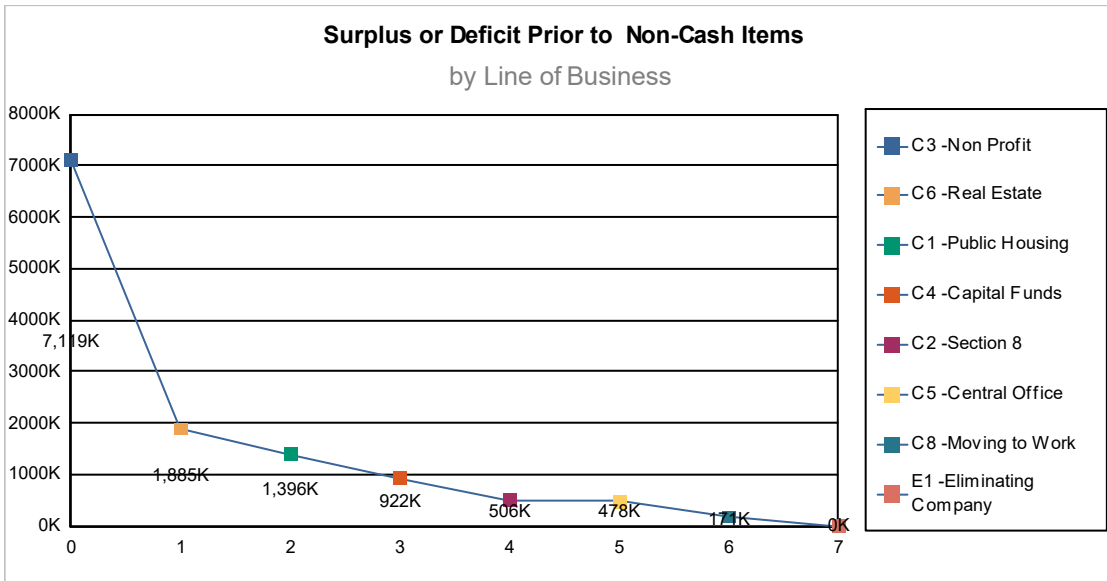
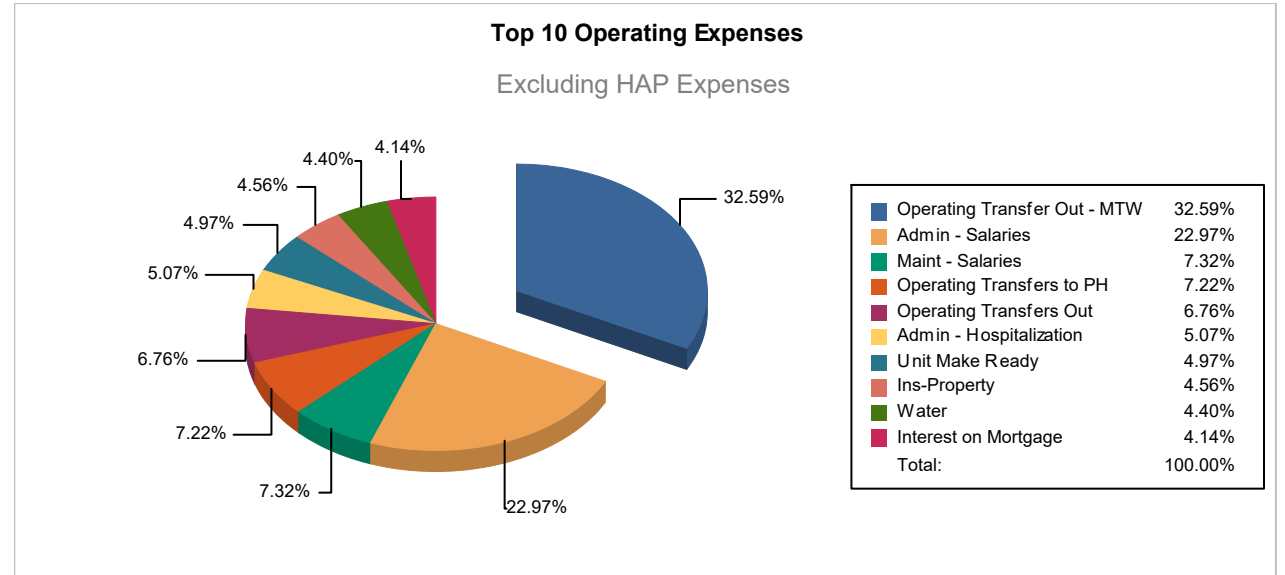
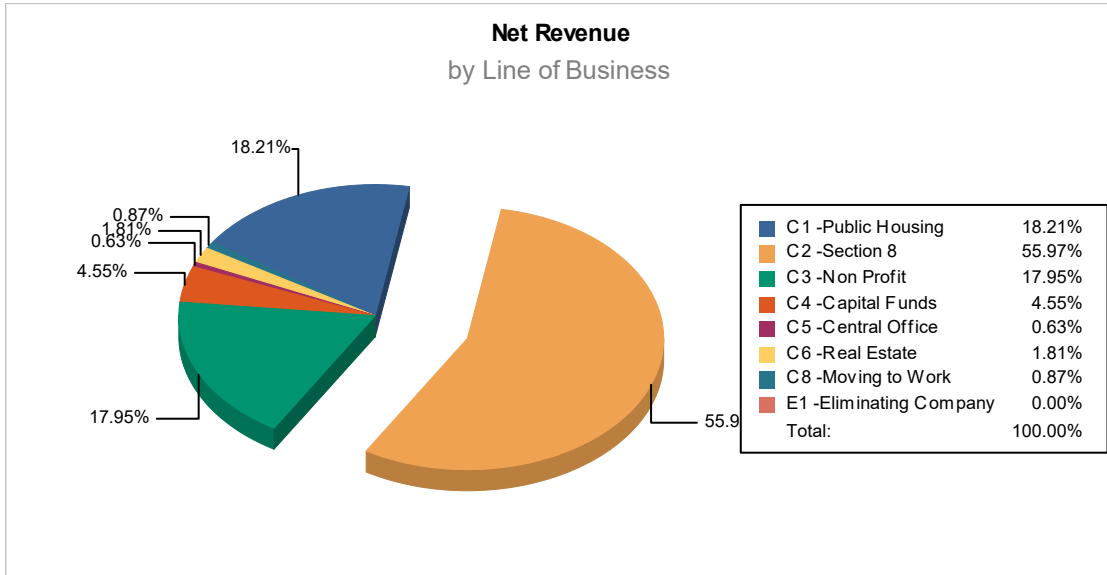




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending December 31, 2024
Actual Amounts Vs. Approved Budget Comparison

GJdIncomeStatementByResponsibility
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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	6,364,995	6,628,866			19,754,599	22,403,767							26,119,594	29,032,633					26,119,594	29,032,633	
Bad Debt, Net of Collections	248,340	(609,108)			(979,188)	(1,056,453)							(730,847)	(1,665,561)					(730,847)	(1,665,561)	
Other Tenant Revenue	147,987	83,266			890,678	895,299							1,038,664	978,566					1,038,664	978,566	
Grants	15,436,362	15,529,609	7,094,102	6,209,450	2,155,017	2,044,074					842,542	1,060,958	25,528,024	24,844,092	5,561,639	3,421,716	(436,111)	(360,180)	30,653,552	27,905,628	
HAP Revenue			61,295,401	60,904,208									61,295,401	60,904,208					61,295,401	60,904,208	
Miscellaneous Revenue	62,973	105,225	29,641	17,500	119,282	98,206	2,217,365	2,627,319	773,027	859,217	219,697	125,000	3,421,986	3,832,467			(664,702)	(692,717)	2,757,284	3,139,750	
Net Revenue	22,260,657	21,737,858	68,419,144	67,131,158	21,940,387	24,384,893	2,217,365	2,627,319	773,027	859,217	1,062,240	1,185,958	116,672,821	117,926,404	5,561,639	3,421,716	(1,100,812)	(1,052,897)	121,133,647	120,295,223	
Operating Expense																					
Salaries and Benefits	7,970,269	8,893,689	3,775,730	3,912,514	5,242,094	5,925,416	1,519,929	1,345,217	6,590,034	6,872,787	1,495,811	1,711,138	26,593,868	28,660,760					26,593,868	28,660,760	
Supplies and Materials	1,334,881	2,181,018	2,034	2,342	910,514	1,134,583		500	15,923	18,442		2,800	2,263,352	3,339,685					2,263,352	3,339,685	
Fleet Costs	155,453	115,442	18,329	21,503	37,320	28,057	1,639	2,500	9,265	21,467	739	6,576	222,744	195,544					222,744	195,544	
Outside Services	4,607,017	5,654,329	570	1,123	3,747,937	3,529,930	26,191	40,752	95,712	184,210		645	8,477,426	9,410,990	4,595				8,482,021	9,410,990	
Utilities	3,063,227	3,005,852			2,247,895	2,317,816	1,019	948	94,730	75,918			5,406,870	5,400,533					5,406,870	5,400,533	
Protective Services	419,714	944,606	3,826	963	422,772	414,272	6,268		53,743	67,804	380	2,298	906,703	1,429,943					906,703	1,429,943	
Insurance	1,320,923	1,165,637	70,531	79,723	1,486,528	1,350,127	25,040	28,995	61,665	67,403	15,448	16,584	2,980,134	2,708,468					2,980,134	2,708,468	
HAP Expense			61,295,401	60,903,507									61,295,401	60,903,507					61,295,401	60,903,507	
Other Expenses	1,228,717	2,060,575	1,141,702	1,247,794	943,808	1,682,390	378,219	859,006	825,699	1,362,916	312,253	654,157	4,830,399	7,866,838	254,126	885,525	(742,586)	(758,286)	4,341,939	7,994,076	
Management Fees	3,225,963	3,050,648	1,744,088	1,612,368	1,629,470	1,845,243	3,702	2,471	(7,377,186)	(7,259,760)	4,588	3,063	(769,375)	(745,968)	848,476	826,803	77,884	80,570	156,986	161,404	
Total Operating Expense	23,326,165	27,071,794	68,052,211	67,781,838	16,668,337	18,227,833	1,962,005	2,280,389	369,585	1,411,186	1,829,219	2,397,260	112,207,521	119,170,299	1,107,197	1,712,328	(664,702)	(677,717)	112,650,016	120,204,910	
Total Operating Income	(1,065,508)	(5,333,936)	366,934	(650,680)	5,272,050	6,157,060	255,361	346,931	403,443	(551,969)	(766,980)	(1,211,302)	4,465,299	(1,243,896)	4,454,442	1,709,388	(436,111)	(375,181)	8,483,630	90,312	
Non-Operating Income (Expense)																					
Interest Expense	(99,670)	(97,342)			(2,833,019)	(2,926,635)							(2,932,690)	(3,023,977)	(68,373)	(68,373)	257,838	165,648	(2,743,225)	(2,926,702)	
Interest Income	985,380	879,640	127,061	142,550	486,091	698,035	708,940	567,448	91,406	32,092	16,740	13,900	2,415,618	2,333,665	30,973	32,472	(257,838)	(165,648)	2,188,754	2,200,489	
Replacement/Extraordinary Item	(1,631,677)	(1,187,752)			(1,445,701)	(1,320,111)			(16,408)	(12,252)			(3,093,786)	(2,520,115)	(93,080)				(3,186,866)	(2,520,115)	
Other Income (Expense)	(140,249)	(1,751,408)	11,826		(8,548)	(27,574)	13,253						(123,717)	(1,778,982)			436,111	360,180	312,393	(1,418,802)	
Transfers	3,347,539	7,346,260	(7,422,257)	(7,369,396)	5,648,325		907,136			500,000	921,520	1,176,741	3,402,263	1,653,606	(3,402,263)	(1,653,606)				0	
HUD Held Fund Draws			7,422,257	7,869,396									7,422,257	7,869,396					7,422,257	7,869,396	
Total Non-Operating Income (Expense)	2,461,322	5,189,398	138,887	642,550	1,847,148	(3,576,285)	1,629,330	567,448	74,998	519,840	938,261	1,190,642	7,089,946	4,533,592	(3,532,743)	(1,689,507)	436,111	360,180	3,993,314	3,204,265	
Surplus or Deficit Prior to Non-Cash Items	1,395,815	(144,538)	505,821	(8,130)	7,119,197	2,580,775	1,884,691	914,379	478,441	(32,128)	171,281	(20,660)	11,555,245	3,289,697	921,699	19,881		(15,001)	12,476,944	3,294,577	
Non-Cash Items																					
Depreciation & Amortization	(4,950,513)	(4,126,851)	(26,175)	(15,741)	(3,492,231)	(3,087,272)	(39,408)	(38,759)	(68,239)	(110,343)	(6,067)	(6,084)	(8,582,633)	(7,385,051)					(8,582,633)	(7,385,051)	
Non-Oper Income (Expense)	2,696,620	7,041,545			5,677,455	8,745,427							(114,925)	17,004,577	7,041,545	6,552,777	(32,472)		23,557,354	7,009,074	
Total Non-Cash Items	(2,253,893)	2,914,694	(26,175)	(15,741)	2,185,224	(3,087,272)	8,706,020	(38,759)	(68,239)	(110,343)	(120,992)	(6,084)	8,421,945	(343,506)	6,552,777	(32,472)			14,974,722	(375,977)	
Change In Net Assets	(858,079)	2,770,155	479,646	(23,871)	9,304,421	(506,497)	10,590,710	875,620	410,202	(142,472)	50,289	(26,744)	19,977,190	2,946,191	7,474,476	(12,591)		(15,001)	27,451,666	2,918,600	





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

GJdeBalanceSheetByResponsibility
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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	903	560	7,112	7,865	16,345	16,496	3,900	4,333	(2)	422	10,387	16,844						38,645	46,520
Cash & Investments, Restricted	13,134	18,923	1,291	2,279	10,950	12,909	1,015	305	866	637	11,015	11,407	1,381	1,318				39,652	47,778
Accounts Receivable	3,558	1,185	299	2,626	26,407	18,369	5,878	4,732	474	972	16,446	6,657	4,740	1,652	(40,007)	(23,984)		17,794	12,211
Prepaid Expenses and Other Current Assets	874	152	10,129	8,788	2,455	1,718	164	109	4	10	20	23			(22)			13,624	10,799
Total Current Assets	18,469	20,821	18,832	21,558	56,157	49,492	10,957	9,479	1,342	2,041	37,868	34,931	6,121	2,970	(40,029)	(23,984)		109,716	117,308
Fixed Assets																			
Land, Buildings and Equipment	440,457	412,403	982	866	278,983	252,734	3,369	3,464	106	106	111,003	98,151						834,900	767,723
Construction In Progress	4,583	14,900		59	46,348	39,021	613	289			479	516	12,901	28,974				64,923	83,759
Accumulated Depreciation	(333,828)	(324,752)	(832)	(782)	(154,007)	(134,341)	(2,264)	(2,228)	(67)	(55)	(5,338)	(5,242)						(496,336)	(467,399)
Total Fixed Assets	111,212	102,550	150	143	171,324	157,414	1,718	1,525	38	51	106,144	93,425	12,901	28,974				403,486	384,083
Other Non-Current Assets																			
Other Non-Current Assets	65,483	50,910	276	35	11,893	8,649	479	90	133	24	59,049	53,588			(35,122)	(28,157)		102,191	85,138
Total Other Non-Current Assets	65,483	50,910	276	35	11,893	8,649	479	90	133	24	59,049	53,588			(35,122)	(28,157)		102,191	85,138
Deferred Outflow of Resources																			
Deferred Outflow of Resources					215	265												215	265
Total Deferred Outflow of Resources					215	265												215	265
Total Assets & Deferred Outflow of Resources	195,163	174,281	19,258	21,737	239,589	215,820	13,154	11,093	1,513	2,116	203,061	181,943	19,022	31,945	(75,151)	(52,141)		615,608	586,793
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	3,698	2,489	896	943	8,259	7,378	148	(44)	83	31	114	27	1,377	477	(6,669)	(6,249)		7,905	5,052
Other Current Liabilities	4,813	7,230	7,097	1,471	34,870	16,078	1,176	902	323	867	549	233	5,373	3,158	(34,591)	(18,967)		19,609	10,971
Total Current Liabilities	8,510	9,719	7,994	2,414	43,129	23,456	1,324	859	406	898	662	259	6,750	3,635	(41,260)	(25,216)		27,514	16,024
Non-Current Liabilities																			
Non-Current Long Term Debt	7,320	8,048	1,293	920	146,317	135,307	348		97		2,399	2,367	137	2,266	(25,898)	(19,576)		132,012	129,332
Total Non-Current Liabilities	7,320	8,048	1,293	920	146,317	135,307	348		97		2,399	2,367	137	2,266	(25,898)	(19,576)		132,012	129,332
Deferred Inflows of Resources																			
Deferred Inflow of Resources	6,372	5,945			534	564					63,907	60,921			(6,283)	(5,640)		64,529	61,791
Total Deferred Inflow of Resources	6,372	5,945			534	564					63,907	60,921			(6,283)	(5,640)		64,529	61,791
Total Liabilities & Deferred Outflow of Resource	22,202	23,712	9,286	3,334	189,979	159,326	1,671	859	503	898	66,968	63,547	6,886	5,901	(73,441)	(50,431)		224,056	207,147
Equity																			
Equity																			
Invested In Capital Assets	104,207	94,893	150	143	25,549	20,205	1,718	1,525	38	51	104,677	91,958	10,683	24,725	25,142	22,203		272,165	255,703
Restricted Net Assets	13,134	18,923	1,291	2,279	10,950	12,909	1,015	305	866	637	11,015	11,407	1,381	1,318				39,652	47,778
Unrestricted Net Assets	55,620	36,752	8,530	15,980	13,110	23,379	8,749	8,405	106	531	20,400	15,030	71	0	(26,852)	(23,913)		79,735	76,165
Total Equity	172,961	150,568	9,971	18,403	49,610	56,493	11,482	10,235	1,010	1,218	136,092	118,396	12,135	26,043	(1,710)	(1,710)		391,553	379,646
Liabilities, Deferred Inflows of Resc and Equity	195,163	174,281	19,258	21,737	239,589	215,820	13,154	11,093	1,513	2,116	203,061	181,943	19,022	31,945	(75,151)	(52,141)		615,608	586,793