



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **April 30, 2025**

Issue Date: **May 9, 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**
Financial
Operations
Manager

**PRISCILLA
SEGOVIA**
Budget
Manager

OPPORTUNITY

HOME

SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

Combined Income Statement - Current Month

Period Ending April 30, 2025

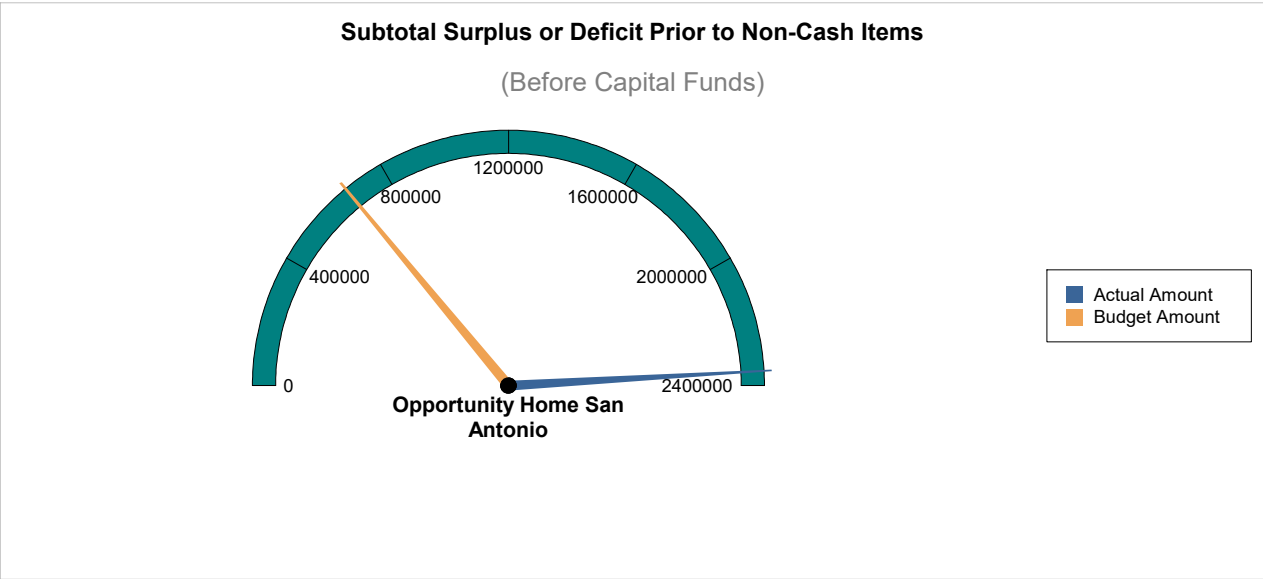
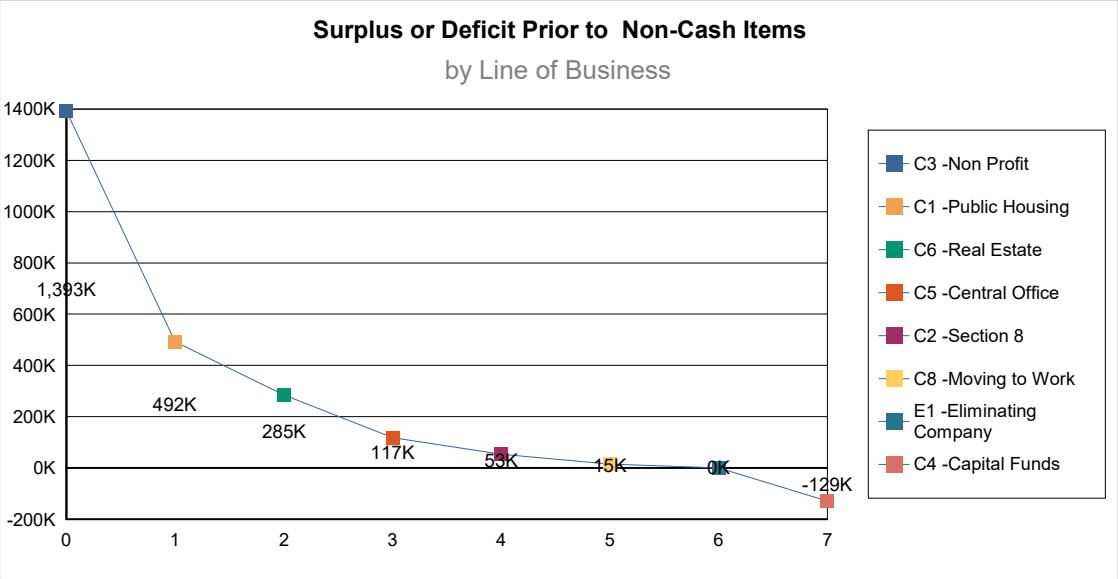
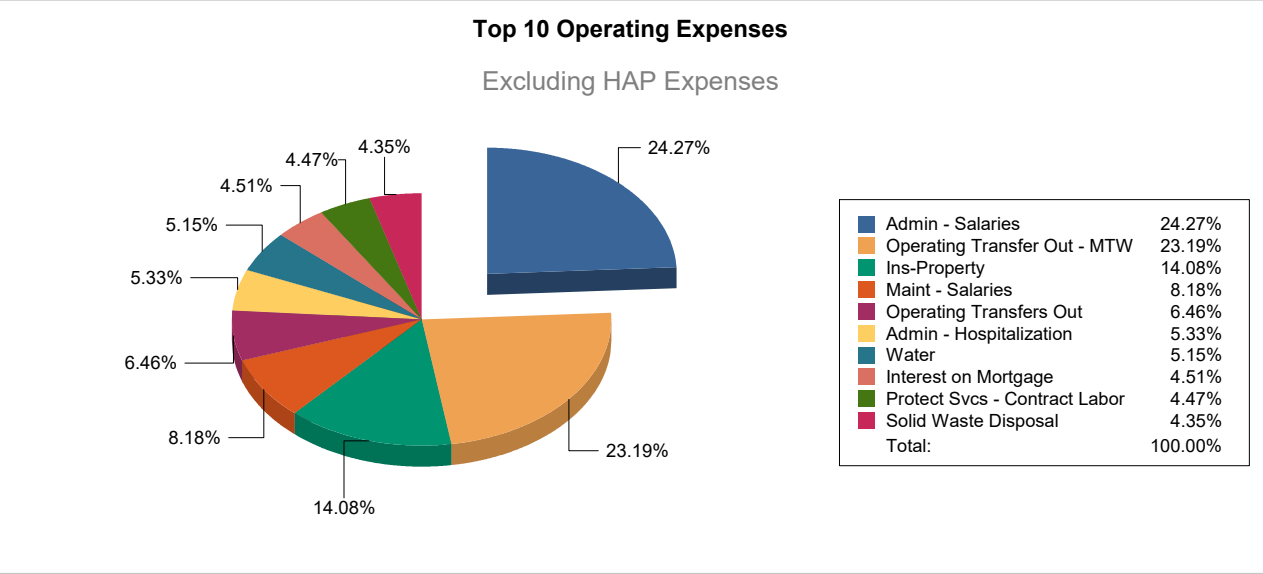
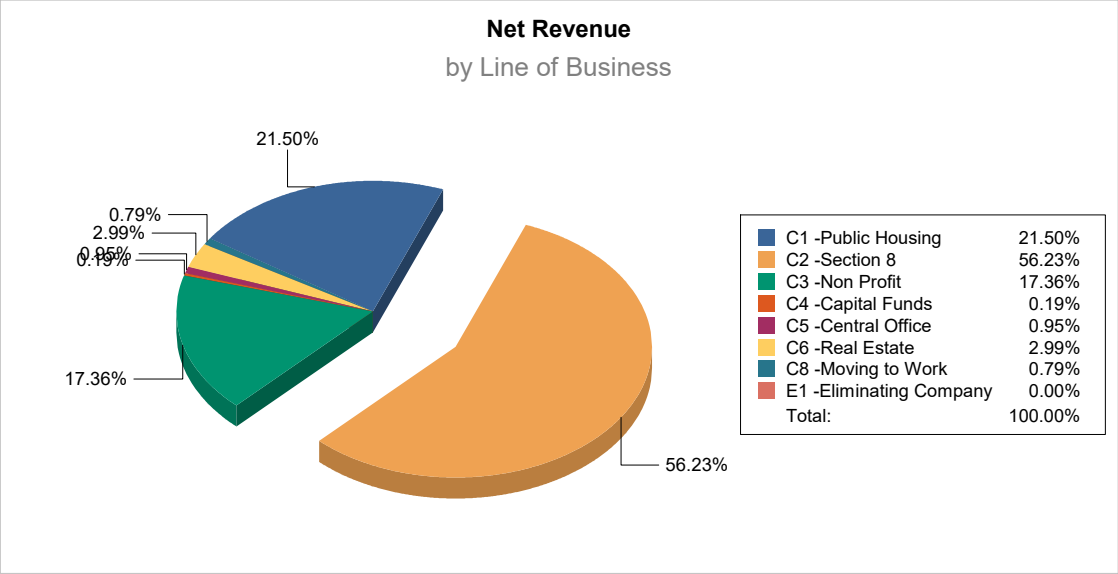
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subotal		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	1,042,981	1,104,811			3,413,861	3,733,961							4,456,842	4,838,772					4,456,842	4,838,772
Bad Debt, Net of Collections	(871,734)	(101,518)			(139,260)	(176,075)							(1,010,994)	(277,594)					(1,010,994)	(277,594)
Other Tenant Revenue	92,735	13,878			103,827	149,217							196,563	163,094					196,563	163,094
Grants	4,382,553	2,588,268	1,151,509	1,034,908	369,635	340,679					142,571	176,826	6,046,268	4,140,682	40,539	570,286	(50,288)	(60,030)	6,036,519	4,650,938
HAP Revenue			11,017,004	10,150,618									11,017,004	10,150,618					11,017,004	10,150,618
Miscellaneous Revenue	7,083	17,537	5,270	2,917	10,213	16,368	646,519	437,887	205,895	143,203	28,545	20,833	903,525	638,745			(115,832)	(112,953)	787,694	525,792
Net Revenue	4,653,619	3,622,976	12,173,782	11,188,443	3,758,276	4,064,149	646,519	437,887	205,895	143,203	171,117	197,660	21,609,208	19,654,317	40,539	570,286	(166,120)	(172,983)	21,483,627	20,051,620
Operating Expense																				
Salaries and Benefits	1,243,214	1,444,114	590,789	652,086	823,753	967,862	195,657	220,865	1,059,440	1,138,844	221,623	279,089	4,134,476	4,702,861	6,636				4,141,112	4,702,861
Supplies and Materials	305,634	363,503		390	279,312	186,530	346	83	1,922	3,074		467	587,215	554,047					587,215	554,047
Fleet Costs	16,733	19,240	6,683	3,584	2,506	4,676		417	1,139	3,578	17	1,096	27,078	32,591					27,078	32,591
Outside Services	978,646	942,388	138	187	676,397	584,988	2,960	6,792	21,825	30,702		108	1,679,966	1,565,165					1,679,966	1,565,165
Utilities	497,272	500,975			393,230	386,303	133	158	10,075	12,653			900,711	900,089					900,711	900,089
Protective Services	191,663	157,434		161	118,435	69,045	1,560		17,842	11,301		383	329,500	238,324					329,500	238,324
Insurance	627,262	192,407	28,553	12,453	514,845	224,032	11,215	4,689	20,569	10,084	3,903	2,411	1,206,348	446,077	26				1,206,374	446,077
HAP Expense			11,017,004	10,150,585									11,017,004	10,150,585					11,017,004	10,150,585
Other Expenses	241,915	334,336	186,675	205,567	185,734	266,189	228,890	135,618	207,630	223,474	64,182	108,601	1,115,026	1,273,785	19,382	147,588	(129,180)	(126,381)	1,005,228	1,294,991
Management Fees	551,279	508,441	291,582	268,728	272,492	307,540	2,509	412	(1,241,835)	(1,209,960)	3,110	510	(120,862)	(124,328)	141,413	137,800	13,349	13,428	33,899	26,901
Total Operating Expense	4,653,619	4,462,840	12,121,424	11,293,741	3,266,703	2,997,167	443,270	369,034	98,608	223,749	292,836	392,665	20,876,460	19,739,195	167,457	285,388	(115,832)	(112,953)	20,928,085	19,911,630
Net Operating Income	0	(839,864)	52,359	(105,298)	491,573	1,066,982	203,249	68,853	107,287	(80,546)	(121,719)	(195,005)	732,748	(84,877)	(126,918)	284,898	(50,288)	(60,030)	555,541	139,990
Non-Operating Income (Expense)																				
Interest Expense	(15,770)	(16,224)			(467,004)	(487,035)							(482,773)	(503,258)	(6,848)	(6,848)	43,728	28,142	(445,894)	(481,965)
Interest Income	159,407	147,919	14,115	23,758	56,489	116,339	107,914	94,575	10,936	5,349	2,399	2,317	351,260	390,257	4,413	5,412	(43,728)	(28,142)	311,945	367,527
Replacement/Extraordinary Item	(491,085)	(197,959)			(343,118)	(220,019)			(927)	(2,042)			(835,130)	(420,019)					(835,130)	(420,019)
Other Income (Expense)	(236,708)	(291,901)	(13,269)		1,829,963	(4,596)	(26,000)						1,553,987	(296,497)			50,288	60,030	1,604,275	(236,467)
Transfers	1,076,233	1,224,377	(1,035,682)	(1,228,233)	(174,825)					83,333	134,274	196,124		275,601		(275,601)				0
HUD Held Fund Draws			1,035,682	1,311,566									1,035,682	1,311,566					1,035,682	1,311,566
Total Non-Operating Income (Expense)	492,078	866,212	846	107,092	901,506	(595,310)	81,914	94,575	10,008	86,640	136,673	198,440	1,623,025	757,649	(2,435)	(277,038)	50,288	60,030	1,670,878	540,641
Surplus or Deficit Prior to NC Items	492,077	26,348	53,205	1,794	1,393,078	471,672	285,163	163,427	117,295	6,094	14,954	3,435	2,355,773	672,771	(129,353)	7,861		0	2,226,419	680,632
Non-Cash Items																				
Depreciation & Amortization	(802,563)	(662,975)	(3,220)	(1,476)	(720,333)	(503,052)	(6,156)	(6,173)	(38,877)	(16,687)	(1,011)	(1,014)	(1,572,160)	(1,191,376)					(1,572,160)	(1,191,376)
Non-Oper Income (Expense)	31,607	1,173,591											114,925	(22,092)	1,173,591	869,048	(5,412)		846,956	1,168,179
Total Non-Cash Items	(770,956)	510,616	(3,220)	(1,476)	(720,333)	(503,052)	(174,779)	(6,173)	(38,877)	(16,687)	113,913	(1,014)	(1,594,252)	(17,785)	869,048	(5,412)			(725,203)	(23,197)
Change In Net Assets	(278,878)	536,964	49,985	318	672,745	(31,380)	110,384	157,254	78,419	(10,592)	128,867	2,421	761,521	654,986	739,695	2,449		0	1,501,216	657,435

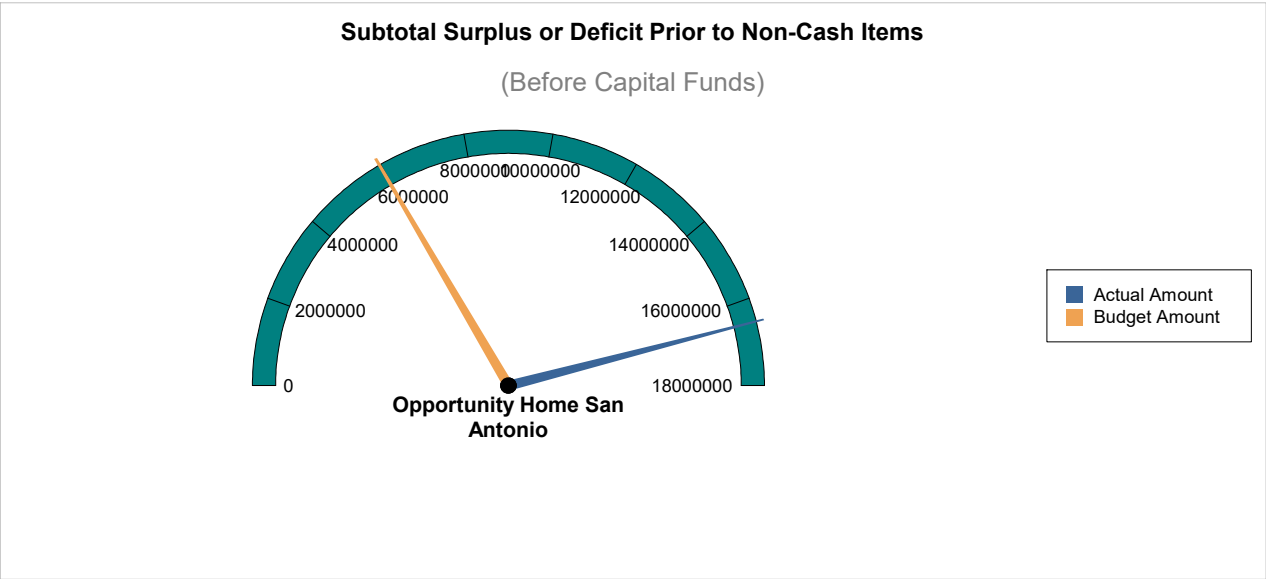
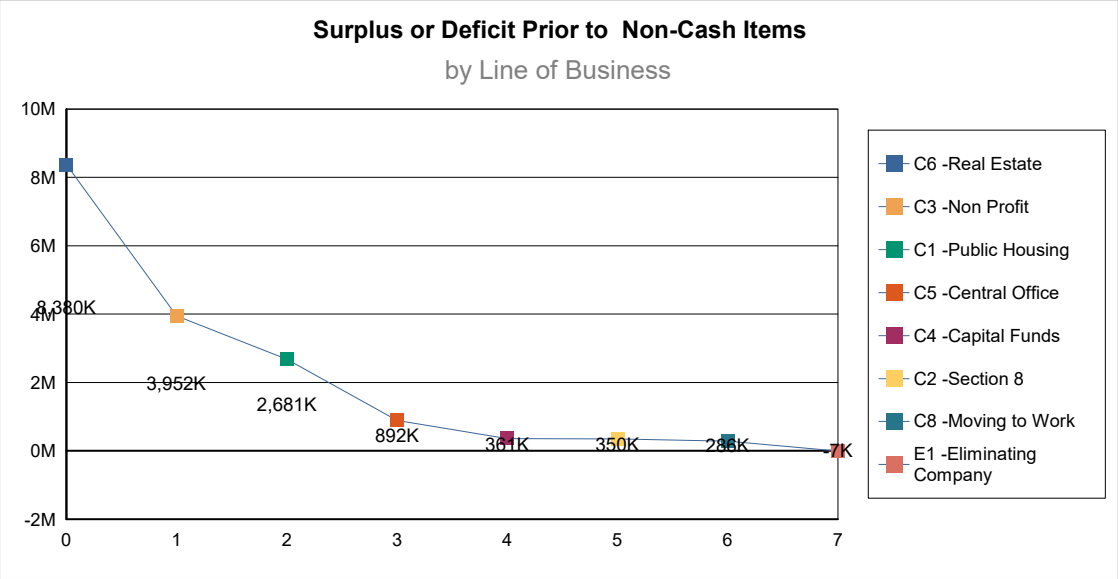
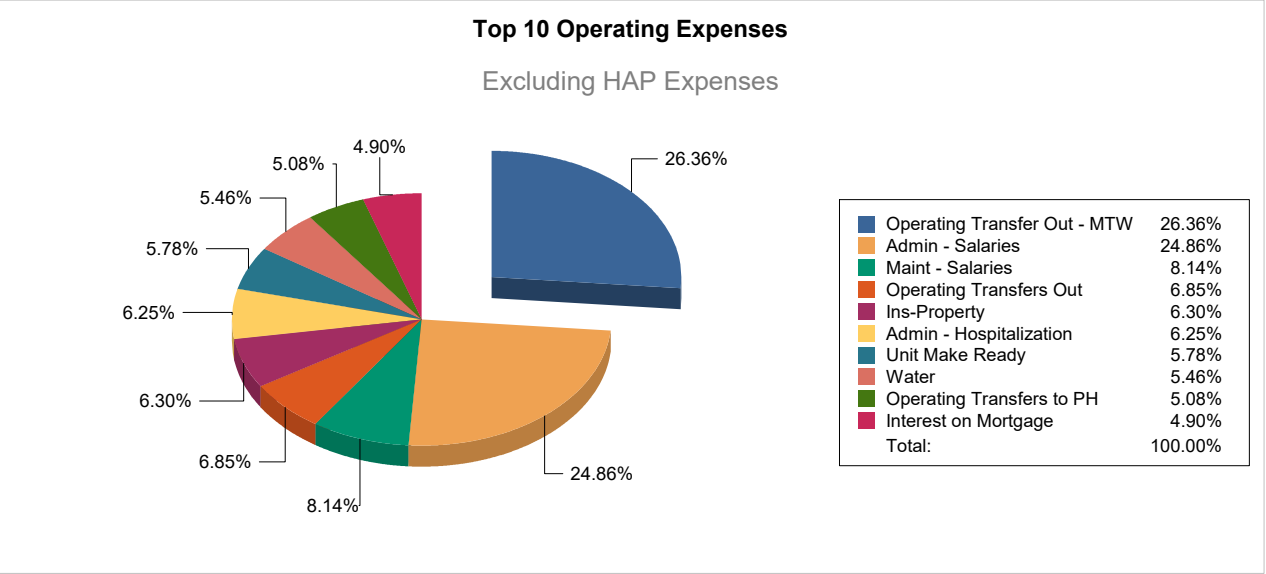
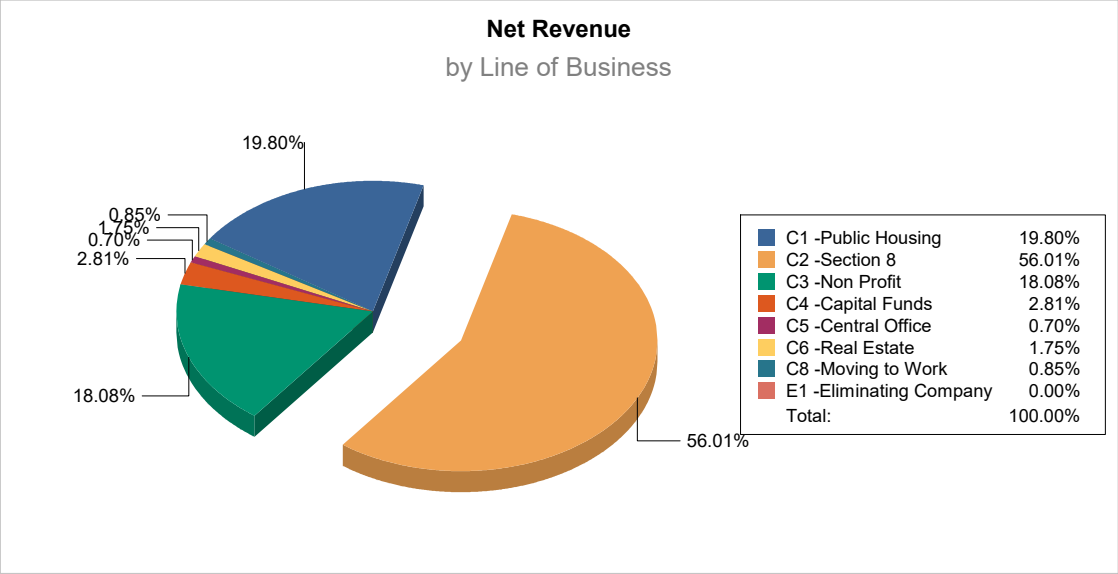




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending April 30, 2025
Actual Amounts Vs. Approved Budget Comparison

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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	10,537,311	11,048,110			33,346,409	37,339,611							43,883,720	48,387,721					43,883,720	48,387,721
Bad Debt, Net of Collections	(533,357)	(1,015,181)			(1,599,129)	(1,760,755)							(2,132,485)	(2,775,936)					(2,132,485)	(2,775,936)
Other Tenant Revenue	289,047	138,777			1,443,927	1,492,166							1,732,973	1,630,943					1,732,973	1,630,943
Grants	30,096,998	25,882,682	10,988,031	10,349,084	3,619,820	3,406,790					1,368,731	1,768,264	46,073,580	41,406,820	5,740,595	5,702,860	(637,265)	(600,300)	51,176,909	46,509,380
HAP Revenue			103,538,553	101,506,679									103,538,553	101,506,679					103,538,553	101,506,679
Miscellaneous Revenue	115,577	175,375	46,423	29,167	173,070	163,676	3,589,754	4,453,866	1,423,264	1,432,029	367,505	208,333	5,715,593	6,462,445			(1,111,669)	(1,144,529)	4,603,924	5,317,917
Net Revenue	40,505,576	36,229,763	114,573,007	111,884,930	36,984,096	40,641,488	3,589,754	4,453,866	1,423,264	1,432,029	1,736,236	1,976,597	198,811,934	196,618,673	5,740,595	5,702,860	(1,748,934)	(1,744,829)	202,803,594	200,576,704
Operating Expense																				
Salaries and Benefits	12,696,373	14,670,147	6,045,398	6,520,857	8,387,071	9,796,866	2,261,877	2,228,676	10,620,481	11,428,162	2,306,937	2,827,495	42,318,137	47,472,202	9,221				42,327,358	47,472,202
Supplies and Materials	2,304,566	3,635,030	2,300	3,903	1,606,472	1,880,704	346	833	22,664	30,737		4,667	3,936,348	5,555,875					3,936,348	5,555,875
Fleet Costs	207,282	192,403	31,961	35,838	46,188	46,761	1,727	4,167	15,776	35,778	2,076	10,960	305,010	325,907					305,010	325,907
Outside Services	8,436,732	9,423,881	858	1,872	6,466,567	5,869,884	38,538	67,920	359,665	307,017		1,076	15,302,360	15,671,649	4,595				15,306,955	15,671,649
Utilities	5,140,988	5,009,753			3,957,332	3,863,027	1,551	1,580	141,694	126,529			9,241,564	9,000,889					9,241,564	9,000,889
Protective Services	1,422,850	1,574,344	6,084	1,605	722,003	690,454	12,838		106,554	113,007	380	3,830	2,270,707	2,383,239					2,270,707	2,383,239
Insurance	2,660,833	1,935,265	141,652	129,537	2,705,236	2,246,255	49,215	47,751	119,966	107,739	28,482	26,228	5,705,385	4,492,775	7				5,705,392	4,492,775
HAP Expense			103,538,553	101,505,846									103,538,553	101,505,846					103,538,553	101,505,846
Other Expenses	2,201,100	3,416,106	1,693,917	2,074,860	1,887,478	2,793,419	753,324	1,402,244	1,557,170	2,264,170	560,007	1,089,410	8,652,995	13,040,209	396,317	1,475,875	(1,227,948)	(1,263,811)	7,821,364	13,252,274
Management Fees	5,434,854	5,084,413	2,904,815	2,687,280	2,713,063	3,075,404	7,986	4,118	(12,320,211)	(12,099,600)	9,898	5,105	(1,249,595)	(1,243,281)	1,414,127	1,378,005	131,279	134,283	295,811	269,007
Total Operating Expense	40,505,576	44,941,340	114,365,537	112,961,598	28,491,410	30,262,774	3,127,401	3,757,290	623,758	2,313,538	2,907,782	3,968,770	190,021,464	198,205,310	1,824,266	2,853,880	(1,096,669)	(1,129,528)	190,749,061	199,929,662
Net Operating Income	0	(8,711,577)	207,470	(1,076,668)	8,492,686	10,378,714	462,353	696,576	799,506	(881,509)	(1,171,545)	(1,992,173)	8,790,469	(1,586,637)	3,916,329	2,848,980	(652,265)	(615,301)	12,054,533	647,043
Non-Operating Income (Expense)																				
Interest Expense	(163,546)	(162,237)			(4,730,230)	(4,882,096)							(4,893,776)	(5,044,333)	(100,003)	(100,003)	440,162	293,215	(4,553,617)	(4,851,121)
Interest Income	1,620,696	1,471,316	187,670	237,583	732,661	1,163,392	1,307,572	945,746	142,805	53,487	26,523	23,167	4,017,928	3,894,691	48,681	54,119	(432,662)	(278,215)	3,633,947	3,670,595
Replacement/Extraordinary Item	(3,344,612)	(1,979,587)			(2,607,602)	(2,200,186)			(50,526)	(20,420)			(6,002,740)	(4,200,192)	(101,907)				(6,104,647)	(4,200,192)
Other Income (Expense)	57,363	(2,919,014)	(45,104)		2,136,781	(45,957)	(17,747)						2,131,293	(2,964,970)			637,265	600,300	2,768,559	(2,364,670)
Transfers	4,511,522	12,243,767	(9,096,102)	(12,282,327)	(72,789)		6,628,250				833,333	1,431,382	1,961,236	3,402,263	2,756,010	(3,402,263)	(2,756,010)			0
HUD Held Fund Draws			9,096,102	13,115,660									9,096,102	13,115,660					9,096,102	13,115,660
Total Non-Operating Income (Expense)	2,681,423	8,654,246	142,566	1,070,916	(4,541,179)	(5,964,846)	7,918,076	945,746	92,278	866,400	1,457,906	1,984,403	7,751,071	7,556,865	(3,555,492)	(2,801,894)	644,765	615,300	4,840,343	5,370,271
Surplus or Deficit Prior to NC Items	2,681,423	(57,331)	350,037	(5,752)	3,951,507	4,413,868	8,380,429	1,642,322	891,784	(15,109)	286,360	(7,770)	16,541,540	5,970,228	360,836	47,087	(7,500)	(1)	16,894,876	6,017,314
Non-Cash Items																				
Depreciation & Amortization	(8,215,523)	(6,833,623)	(39,573)	(21,644)	(5,859,396)	(5,101,057)	(64,031)	(63,450)	(138,919)	(179,887)	(10,112)	(10,140)	(14,327,554)	(12,209,800)					(14,327,554)	(12,209,800)
Non-Oper Income (Expense)	1,042,029	11,735,908			5,324,548		8,574,566						14,941,143	11,735,908	16,391,081	(54,119)			31,332,224	11,681,789
Total Non-Cash Items	(7,173,494)	4,902,286	(39,573)	(21,644)	(534,848)	(5,101,057)	8,510,535	(63,450)	(138,919)	(179,887)	(10,112)	(10,140)	613,589	(473,892)	16,391,081	(54,119)			17,004,670	(528,011)
Change In Net Assets	(4,492,070)	4,844,955	310,463	(27,395)	3,416,658	(687,190)	16,890,964	1,578,872	752,865	(194,996)	276,248	(17,910)	17,155,129	5,496,336	16,751,917	(7,032)	(7,500)	(1)	33,899,546	5,489,303



Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending April 30, 2025

	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	2,282	442	5,752	8,036	16,148	16,675	2,657	447	1	176	9,554	22,277	100				36,495	48,053
Cash & Investments, Restricted	13,304	18,740	13,875	608	9,363	12,849	1,015	641	970	644	10,457	11,238	1,399	1,339			50,384	46,059
Accounts Receivable	576	1,023	535	413	27,320	18,250	6,540	7,436	250	1,229	16,889	7,238	(2,006)	415	(35,827)	(27,115)	14,277	8,890
Prepaid Expenses and Other Current Assets	304	350	5	9,264	1,122	795	52	25	2	1	97	0			(22)		1,559	10,436
Total Current Assets	16,466	20,555	20,167	18,321	53,953	48,570	10,264	8,548	1,223	2,050	36,998	40,754	(507)	1,755	(35,849)	(27,115)	102,715	113,438
Fixed Assets																		
Land, Buildings and Equipment	440,444	439,401	892	935	283,307	252,792	3,957	3,369	106	106	110,966	101,844					839,672	798,447
Construction In Progress	1,947	3,275			42,500	42,830	64	431			330	539	25,539	12,420			70,380	59,494
Accumulated Depreciation	(337,080)	(327,413)	(761)	(798)	(155,433)	(136,423)	(2,334)	(2,172)	(71)	(59)	(5,363)	(5,286)					(501,042)	(472,151)
Total Fixed Assets	105,310	115,263	131	137	170,374	159,199	1,687	1,628	34	47	105,933	97,097	25,539	12,420			409,009	385,790
Other Non-Current Assets																		
Other Non-Current Assets	66,883	51,605	276	35	11,866	8,627	479	90	133	24	65,539	55,446			(41,082)	(28,587)	104,095	87,239
Total Other Non-Current Assets	66,883	51,605	276	35	11,866	8,627	479	90	133	24	65,539	55,446			(41,082)	(28,587)	104,095	87,239
Deferred Outflow of Resources																		
Deferred Outflow of Resources					213	262											213	262
Total Deferred Outflow of Resources					213	262											213	262
Total Assets & Deferred Outflow of Resources	188,659	187,423	20,575	18,493	236,406	216,658	12,430	10,266	1,391	2,121	208,469	193,297	25,032	14,175	(76,931)	(55,702)	616,032	586,730
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,993	2,865	404	1,244	8,481	10,334	(104)	(868)	37	33	33	26	2,001	227	(6,617)	(8,140)	7,229	5,721
Other Current Liabilities	2,885	6,200	9,031	2,266	34,214	16,501	361	1,335	20	952	26	202	2,181	2,210	(30,509)	(20,243)	18,210	9,423
Total Current Liabilities	5,879	9,065	9,436	3,510	42,695	26,835	257	467	57	985	60	228	4,182	2,437	(37,126)	(28,383)	25,439	15,144
Non-Current Liabilities																		
Non-Current Long Term Debt	7,104	7,961	1,338	1,095	150,268	137,587	348		97		2,399	2,367	(562)	1,600	(31,830)	(19,977)	129,161	130,634
Total Non-Current Liabilities	7,104	7,961	1,338	1,095	150,268	137,587	348		97		2,399	2,367	(562)	1,600	(31,830)	(19,977)	129,161	130,634
Deferred Inflows of Resources																		
Deferred Inflow of Resources	6,349	5,923			534	564					63,618	64,279			(6,256)	(5,617)	64,245	65,149
Total Deferred Inflow of Resources	6,349	5,923			534	564					63,618	64,279			(6,256)	(5,617)	64,245	65,149
Total Liabilities & Deferred Outflow of Resource	19,332	22,949	10,773	4,606	193,497	164,985	605	467	154	985	66,077	66,874	3,620	4,037	(75,213)	(53,977)	218,845	210,927
Equity																		
Equity																		
Invested In Capital Assets	98,537	107,821	131	137	26,369	19,774	1,687	1,628	34	47	104,466	95,631	24,021	8,837	26,109	22,604	281,355	256,478
Restricted Net Assets	13,304	18,740	13,875	608	9,363	12,849	1,015	641	970	644	10,457	11,238	1,399	1,339			50,384	46,059
Unrestricted Net Assets	57,487	37,913	(4,205)	13,143	7,177	19,049	9,123	7,530	231	445	27,469	19,554	(4,007)	(39)	(27,827)	(24,329)	65,449	73,266
Total Equity	169,327	164,474	9,802	13,888	42,909	51,672	11,825	9,799	1,236	1,136	142,393	126,423	21,413	10,137	(1,718)	(1,725)	397,188	375,803
Liabilities, Deferred Inflows of Resc and Equity	188,659	187,423	20,575	18,493	236,406	216,658	12,430	10,266	1,391	2,121	208,469	193,297	25,032	14,175	(76,931)	(55,702)	616,032	586,730