



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **October 31, 2025**

Issue Date: **November 7, 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

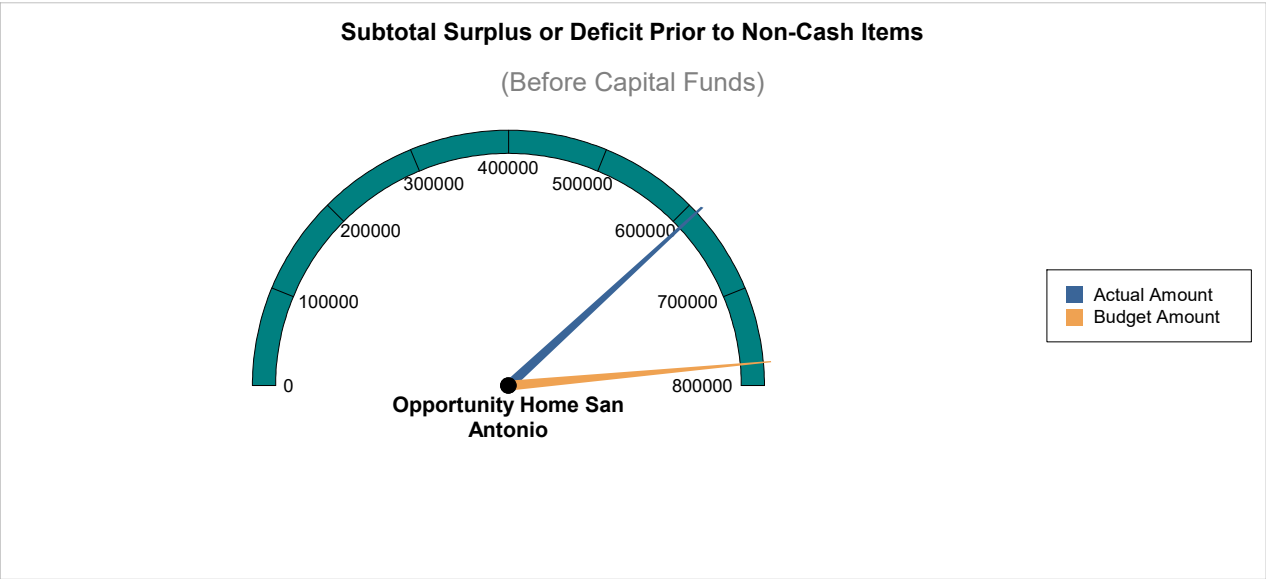
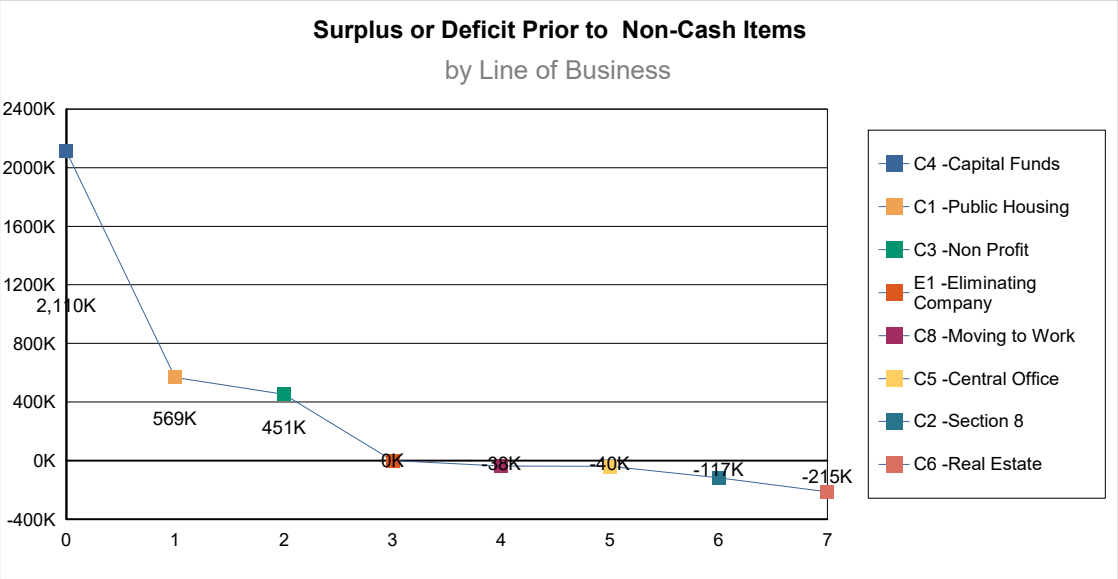
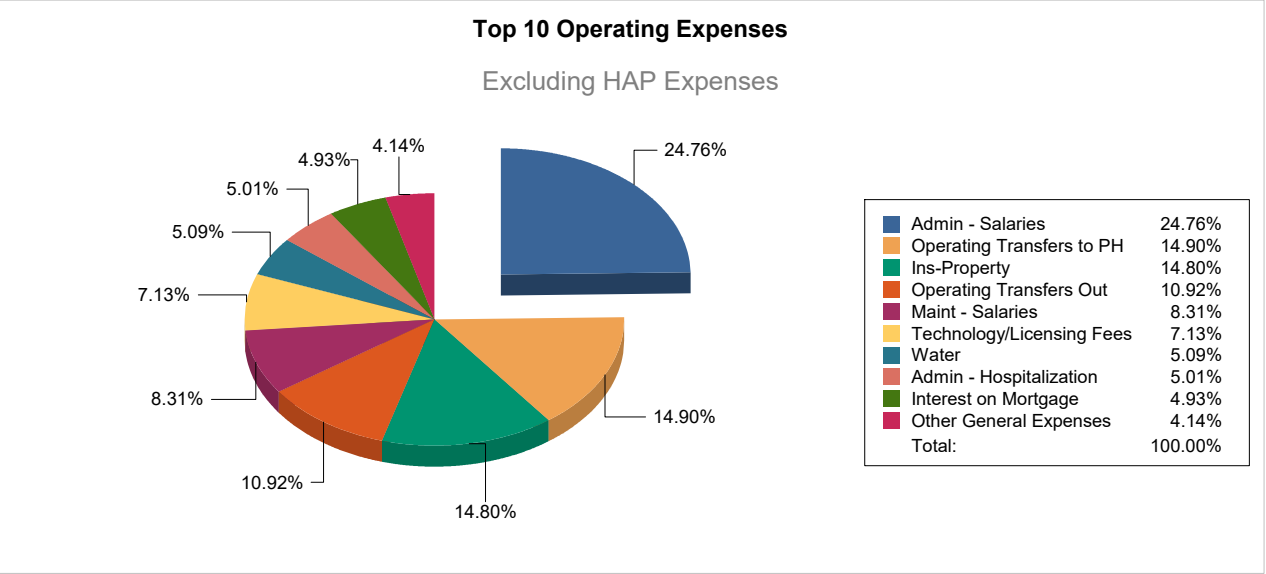
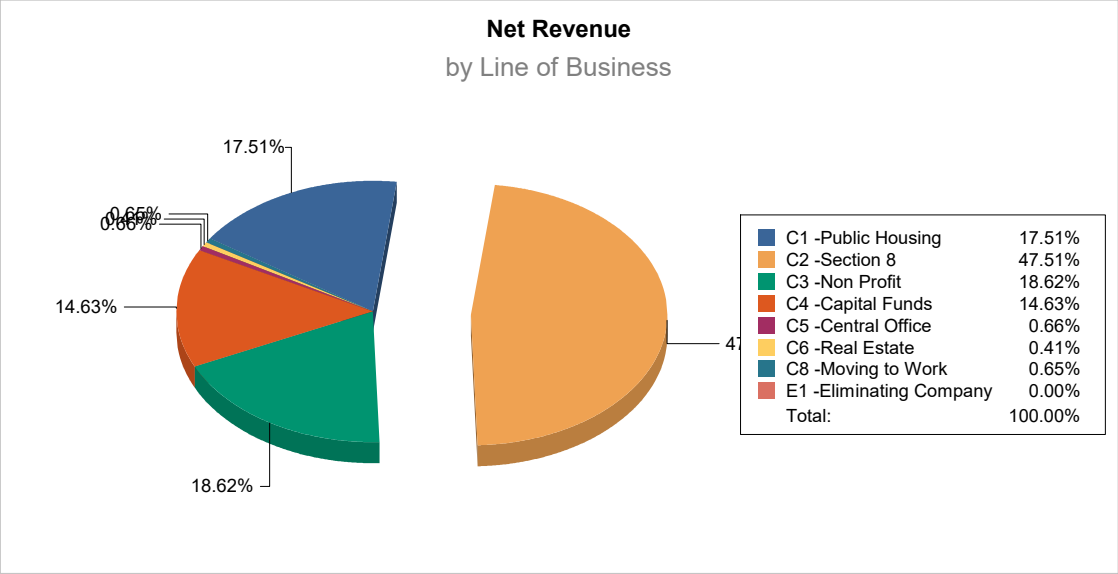
**AARON
SLADEK**
Director of Finance
and Accounting

LINDA LE
Controller

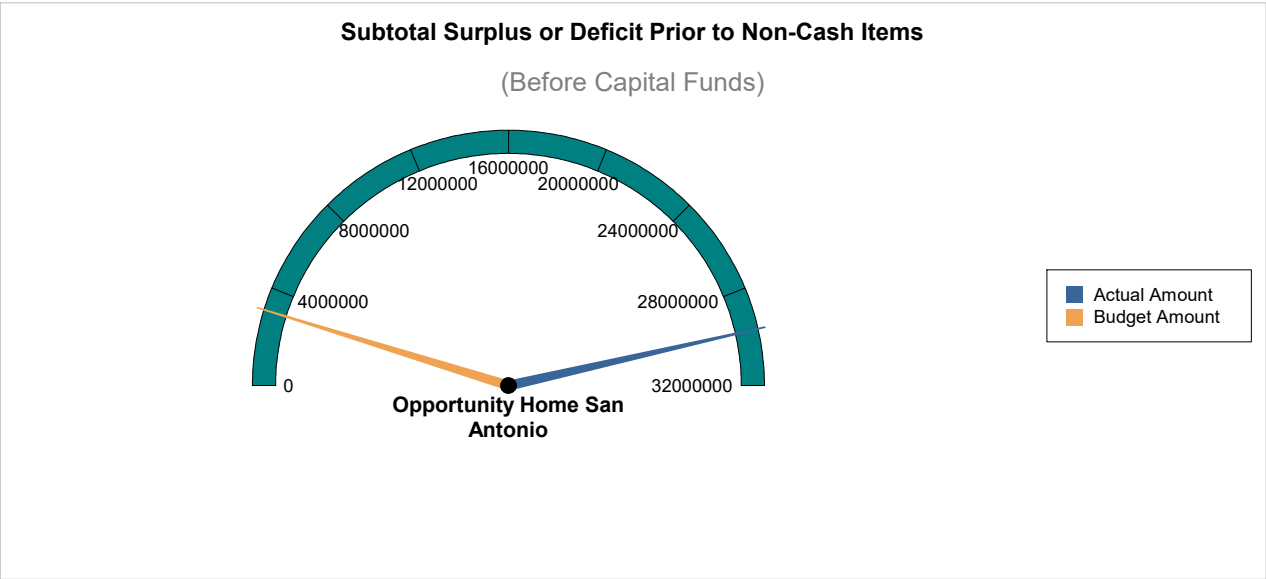
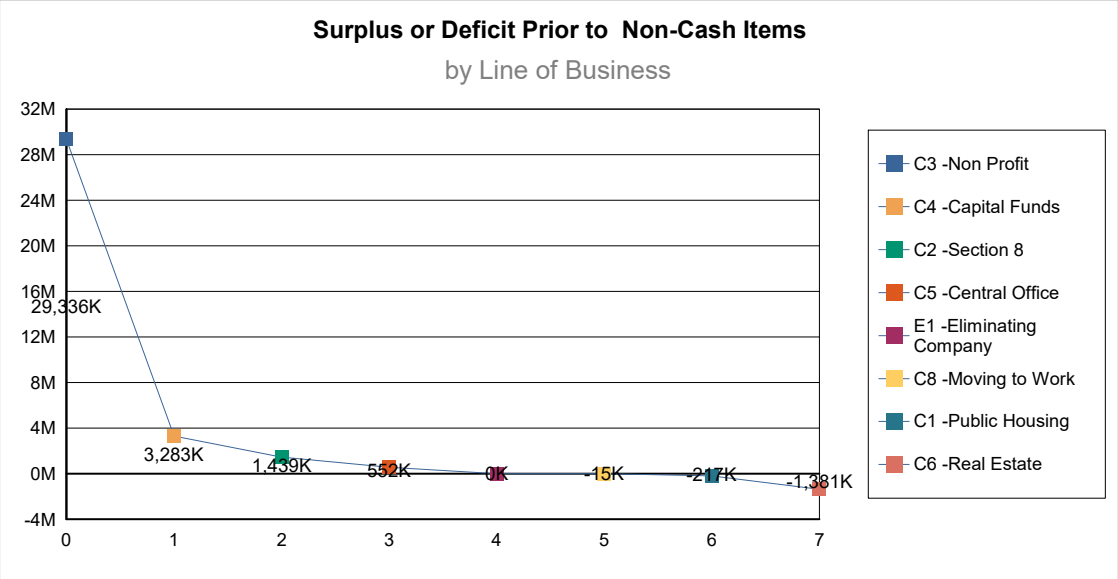
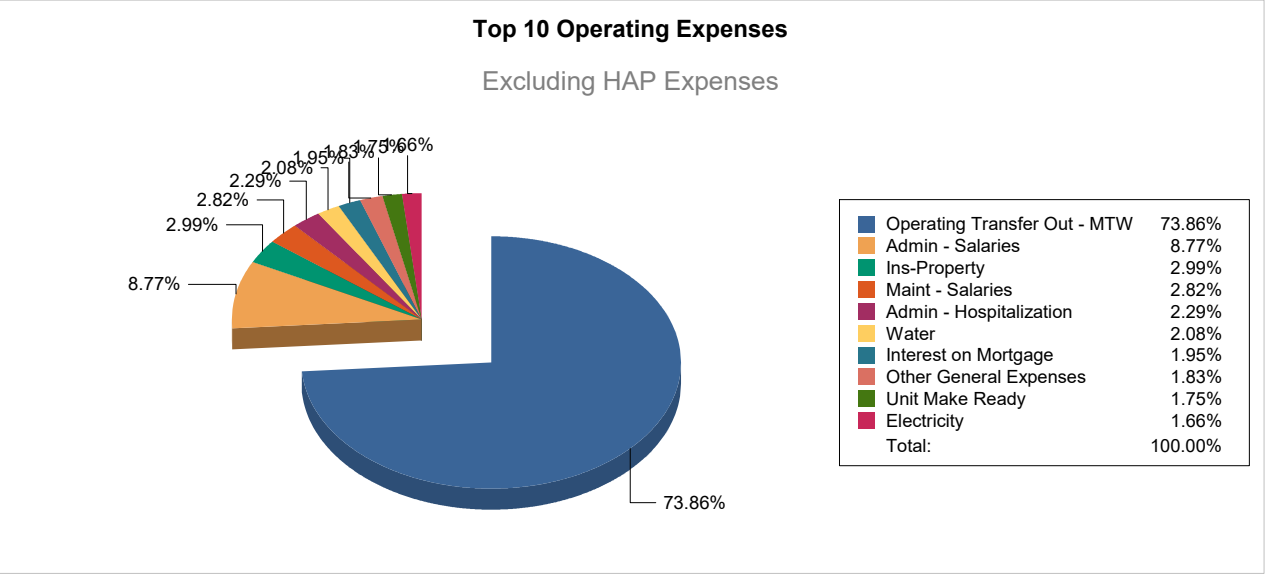
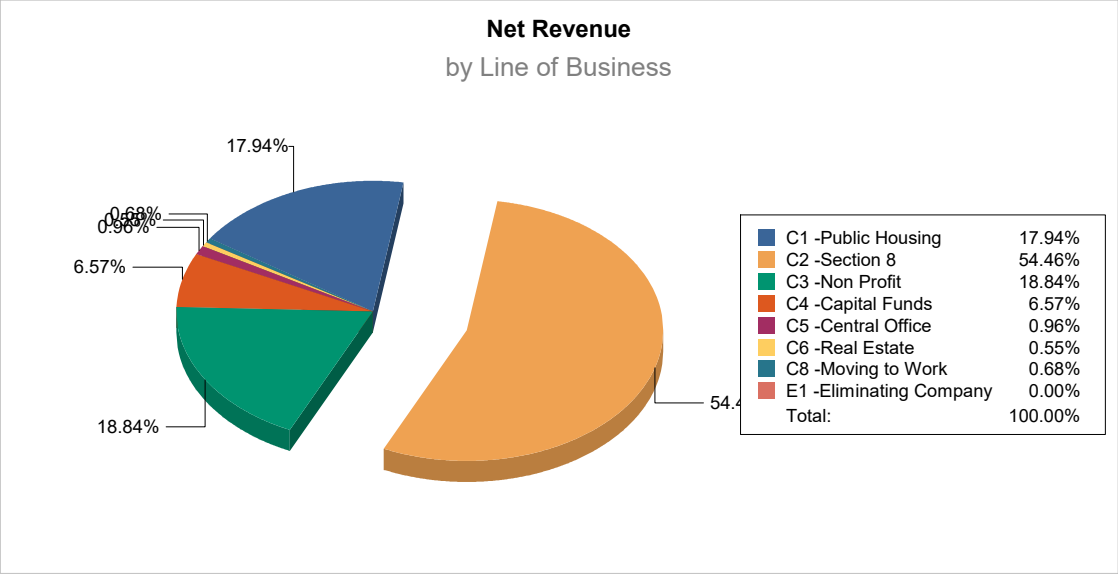
**JENNIFER
MIRELES**
Financial
Operations
Manager

**PRISCILLA
SEGOVIA**
Budget
Manager

		Opportunity Home San Antonio Combined Income Statement - Current Month Period Ending October 31, 2025 Actual Amounts Vs. Approved Budget Comparison												GIJdeIncomeStatementByResponsibility rp_GIJdeIncomeStatementByResponsibility 11/7/20255:18:18PM Page 1 of 2						
Account Description	Public Housing		Section 8		AHC		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	1,068,255	1,120,998			4,199,611	3,803,695							5,267,866	4,924,693					5,267,866	4,924,693
Bad Debt, Net of Collections	(92,713)	(24,358)			(271,232)	(85,168)							(363,946)	(109,526)					(363,946)	(109,526)
Other Tenant Revenue	34,874	25,865			153,680	169,999							188,554	195,864					188,554	195,864
Grants	3,291,513	2,581,151	1,080,075	1,157,938	480,278	389,186					147,258	177,944	4,999,123	4,306,218	3,600,984	691,771	(54,020)	(87,132)	8,546,087	4,910,857
HAP Revenue			10,605,413	11,585,414									10,605,413	11,585,414					10,605,413	11,585,414
Miscellaneous Revenue	8,494	11,196	8,073	5,875	20,162	17,147	99,832	473,862	163,575	154,875	12,165	33,333	312,301	696,288		8,835	(110,728)	(112,242)	201,573	592,880
Net Revenue	4,310,422	3,714,853	11,693,560	12,749,227	4,582,498	4,294,858	99,832	473,862	163,575	154,875	159,423	211,277	21,009,311	21,598,951	3,600,984	700,606	(164,748)	(199,374)	24,445,546	22,100,182
Operating Expense																				
Salaries and Benefits	1,375,709	1,369,721	633,911	634,278	873,019	941,377	252,691	286,438	1,122,527	1,157,490	234,950	274,657	4,492,807	4,663,960		8,757			4,492,807	4,672,717
Supplies and Materials	179,328	229,551		489	168,326	175,435			1,535	2,796			349,189	408,271					349,189	408,271
Fleet Costs	10,731	27,602	4,618	4,114	5,878	7,031		333	4,575	1,875		955	25,802	41,911					25,802	41,911
Outside Services	942,899	812,437	168	100	629,020	552,223	4,864	5,057	20,487	29,521		25	1,597,438	1,399,362					1,597,438	1,399,362
Utilities	540,528	530,594			407,226	416,929	66	250	12,107	17,875			959,927	965,648					959,927	965,648
Protective Services	36,974	88,226		855	13,954	61,585		1,326	7,492	10,010		60	58,419	162,062					58,419	162,062
Insurance	715,331	272,736	30,129	13,031	741,983	303,807	10,699	5,079	22,780	11,108	4,602	2,965	1,525,525	608,727		6			1,525,525	608,733
HAP Expense			10,605,413	11,585,414									10,605,413	11,585,414					10,605,413	11,585,414
Other Expenses	118,550	257,234	267,857	153,392	183,574	184,259	58,768	130,814	266,687	237,161	112,932	120,395	1,008,369	1,083,255	158,704	265,010	(125,067)	(126,177)	1,042,006	1,222,087
Management Fees	520,338	535,895	302,226	316,262	300,528	333,032	1,959	570	(1,221,105)	(1,282,419)	1,146	1,174	(94,908)	(95,487)	143,309	141,761	14,339	13,935	62,741	60,209
Total Operating Expense	4,440,388	4,123,995	11,844,322	12,707,936	3,323,507	2,975,678	329,046	429,866	237,087	185,418	353,630	400,230	20,527,980	20,823,122	302,014	415,534	(110,728)	(112,242)	20,719,266	21,126,414
Net Operating Income	(129,966)	(409,143)	(150,762)	41,291	1,258,991	1,319,180	(229,214)	43,996	(73,512)	(30,543)	(194,207)	(188,954)	481,331	775,829	3,298,970	285,072	(54,020)	(87,132)	3,726,280	973,768
Non-Operating Income (Expense)																				
Interest Expense	(14,964)	(14,770)		(127)	(545,771)	(479,979)	(25,840)	(24)		(243)		(70)	(586,575)	(495,212)	(2,540)	(2,540)	45,227	29,158	(543,889)	(468,595)
Interest Income	152,189	114,884	13,409	23,267	65,889	91,439	108,331	120,866	16,689	15,429	2,444	2,712	358,951	368,596	4,335	5,312	(45,227)	(29,158)	318,060	344,750
Replacement/Extraordinary Item	(429,240)	(286,225)			(298,117)	(345,507)			(179)	(2,225)			(727,536)	(633,957)	(313)				(727,849)	(633,957)
Other Income (Expense)	(189,002)	(284,325)	(8,810)	(7,083)	(29,543)	(6,103)	(51,091)	(22,701)					(278,446)	(320,213)			54,020	87,132	(224,426)	(233,081)
Transfers	1,179,521	892,585	(143,162)	(798,164)			(16,689)		16,600		153,936	189,101	1,190,207	283,522	(1,190,207)	(283,522)				0
HUD Held Fund Draws			172,250	798,164									172,250	798,164					172,250	798,164
Total Non-Operating Income (Expense)	698,504	422,148	33,688	16,057	(807,543)	(740,149)	14,712	98,141	33,110	12,961	156,380	191,743	128,850	900	(1,188,724)	(280,750)	54,020	87,132	(1,005,854)	(192,718)
Surplus or Deficit Prior to NC Items	568,538	13,006	(117,074)	57,348	451,448	579,031	(214,502)	142,137	(40,402)	(17,582)	(37,826)	2,789	610,180	776,728	2,110,246	4,321			2,720,426	781,050
Non-Cash Items																				
Depreciation & Amortization	(854,153)	(729,815)	(3,221)	(4,496)	(627,709)	(552,339)	(6,156)	(6,518)	(15,568)	(13,108)	(1,011)	(2,024)	(1,507,818)	(1,308,299)					(1,507,818)	(1,308,299)
Non-Oper Income (Expense)	4,415,467	1,667,290				856,519							4,415,467	2,523,809	(3,127,300)	(5,312)			1,288,167	2,518,497
Total Non-Cash Items	3,561,314	937,475	(3,221)	(4,496)	(627,709)	304,181	(6,156)	(6,518)	(15,568)	(13,108)	(1,011)	(2,024)	2,907,649	1,215,510	(3,127,300)	(5,312)			(219,650)	1,210,198
Change In Net Assets	4,129,852	950,481	(120,295)	52,853	(176,260)	883,211	(220,658)	135,619	(55,971)	(30,690)	(38,838)	765	3,517,830	1,992,239	(1,017,054)	(991)			2,500,776	1,991,248



Opportunity Home San Antonio Combined Income Statement - Year-To-Date Period Ending October 31, 2025 Actual Amounts Vs. Approved Budget Comparison														GIJdeIncomeStatementByResponsibility rp_GIJdeIncomeStatementByResponsibility 11/7/2025 5:18:39PM Page 1 of 2						
Account Description	Public Housing		Section 8		AHC		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	4,238,742	4,483,992			14,980,665	15,214,778							19,219,408	19,698,770					19,219,408	19,698,770
Bad Debt, Net of Collections	(226,138)	(97,431)			(754,457)	(340,673)							(980,595)	(438,103)					(980,595)	(438,103)
Other Tenant Revenue	108,720	103,462			513,813	679,996							622,533	783,458					622,533	783,458
Grants	11,833,727	10,324,605	5,956,972	4,631,752	1,975,451	1,556,742					540,955	711,774	20,307,105	17,224,874	5,851,207	2,767,083	(240,997)	(348,529)	25,917,315	19,643,428
HAP Revenue			42,539,468	46,342,655									42,539,468	46,342,655					42,539,468	46,342,655
Miscellaneous Revenue	30,883	44,782	24,038	23,500	74,063	68,587	487,828	1,895,448	858,531	619,500	64,520	133,333	1,539,864	2,785,150		35,339	(422,634)	(448,967)	1,117,229	2,371,522
Net Revenue	15,985,935	14,859,410	48,520,478	50,997,907	16,789,535	17,179,431	487,828	1,895,448	858,531	619,500	605,476	845,107	83,247,783	86,396,803	5,851,207	2,802,422	(663,632)	(797,496)	88,435,358	88,401,729
Operating Expense																				
Salaries and Benefits	5,053,128	5,478,882	2,440,445	2,537,113	3,490,721	3,765,507	945,940	1,145,750	4,402,778	4,629,959	871,719	1,098,627	17,204,731	18,655,840		35,029			17,204,731	18,690,869
Supplies and Materials	861,196	918,204	93	1,955	699,952	702,340	231		11,758	11,183			1,573,230	1,633,683					1,573,230	1,633,683
Fleet Costs	75,926	110,409	16,508	16,458	19,097	28,123	272	1,333	16,506	7,500	70	3,819	128,378	167,643					128,378	167,643
Outside Services	3,343,655	3,249,747	360	400	2,296,617	2,213,372	14,876	20,227	62,826	118,083		100	5,718,333	5,601,929					5,718,333	5,601,929
Utilities	2,349,105	2,122,376			1,731,386	1,667,716	580	999	54,027	71,500			4,135,098	3,862,591					4,135,098	3,862,591
Protective Services	193,088	352,905		3,422	57,751	246,340	1,000	5,304	52,185	40,040		239	304,024	648,249					304,024	648,249
Insurance	1,452,975	1,106,303	61,355	58,982	1,542,640	1,222,703	21,671	21,948	46,244	54,226	9,851	14,976	3,134,736	2,479,138		25			3,134,736	2,479,164
HAP Expense			42,539,468	46,341,654									42,539,468	46,341,654					42,539,468	46,341,654
Other Expenses	621,000	1,000,061	611,391	606,155	710,184	725,580	732,708	559,987	570,468	936,878	267,530	479,915	3,513,280	4,308,575	602,466	1,060,038	(486,605)	(504,707)	3,629,142	4,863,906
Management Fees	2,033,025	2,143,579	1,244,961	1,265,046	1,111,858	1,332,128	7,888	2,279	(4,837,885)	(5,129,675)	4,584	4,695	(435,569)	(381,948)	573,238	567,044	63,970	55,741	201,639	240,837
Total Operating Expense	15,983,097	16,482,467	46,914,581	50,831,185	11,660,205	11,903,811	1,725,166	1,757,825	378,906	739,695	1,153,755	1,602,372	77,815,710	83,317,355	1,175,704	1,662,136	(422,634)	(448,967)	78,568,779	84,530,525
Net Operating Income	2,838	(1,623,057)	1,605,897	166,722	5,129,330	5,275,620	(1,237,338)	137,622	479,625	(120,195)	(548,279)	(757,264)	5,432,073	3,079,447	4,675,503	1,140,286	(240,997)	(348,529)	9,866,579	3,871,204
Non-Operating Income (Expense)																				
Interest Expense	(60,666)	(59,079)		(506)	(2,502,575)	(1,926,348)	(360,993)	(97)		(972)		(280)	(2,924,234)	(1,987,283)	(14,501)	(14,501)	180,907	116,630	(2,757,828)	(1,885,154)
Interest Income	606,549	453,604	55,552	93,067	248,146	365,756	433,921	483,465	57,535	61,714	9,580	11,347	1,411,282	1,468,954	18,086	21,247	(180,907)	(116,630)	1,248,461	1,373,571
Replacement/Extraordinary Item	(1,367,650)	(1,144,899)			(1,108,995)	(1,382,027)	(28,323)		(1,299)	(8,900)			(2,506,266)	(2,535,826)	(75,100)				(2,581,366)	(2,535,826)
Other Income (Expense)	(974,927)	(1,137,302)	(38,738)	(28,333)	129,501	(24,412)	(171,391)	(90,805)					(1,055,556)	(1,280,852)			240,997	348,529	(814,559)	(932,322)
Transfers	1,577,238	3,570,339	(28,220,009)	(3,192,655)	27,440,494		(16,689)		16,600		523,766	756,404	1,321,400	1,134,088	(1,321,400)	(1,134,088)				0
HUD Held Fund Draws			28,036,733	3,192,655									28,036,733	3,192,655					28,036,733	3,192,655
Total Non-Operating Income (Expense)	(219,457)	1,682,663	(166,463)	64,227	24,206,571	(2,967,030)	(143,474)	392,563	72,836	51,842	533,345	767,471	24,283,359	(8,264)	(1,392,915)	(1,127,341)	240,997	348,529	23,131,441	(787,076)
Surplus or Deficit Prior to NC Items	(216,619)	59,605	1,439,434	230,949	29,335,901	2,308,590	(1,380,813)	530,185	552,461	(68,353)	(14,934)	10,207	29,715,432	3,071,183	3,282,588	12,945			32,998,019	3,084,128
Non-Cash Items																				
Depreciation & Amortization	(3,197,733)	(2,921,604)	(12,885)	(17,982)	(2,510,890)	(2,209,409)	(24,624)	(26,071)	(62,272)	(52,433)	(4,045)	(8,096)	(5,812,448)	(5,235,595)					(5,812,448)	(5,235,595)
Non-Oper Income (Expense)	4,246,647	6,669,160				3,426,076							4,246,647	10,095,237	(1,169,333)	(21,247)			3,077,314	10,073,990
Total Non-Cash Items	1,048,914	3,747,557	(12,885)	(17,982)	(2,510,890)	1,216,667	(24,624)	(26,071)	(62,272)	(52,433)	(4,045)	(8,096)	(1,565,802)	4,859,641	(1,169,333)	(21,247)			(2,735,135)	4,838,394
Change In Net Assets	832,295	3,807,162	1,426,549	212,967	26,825,011	3,525,257	(1,405,436)	504,114	490,189	(120,787)	(18,978)	2,111	28,149,630	7,930,825	2,113,255	(8,303)			30,262,885	7,922,522



Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending October 31, 2025

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	Public Housing		Section 8		AHC		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	689	1,414	7,699	7,378	18,839	14,370	5,026	2,451	35	224	14,354	14,406					46,642	40,243
Cash & Investments, Restricted	13,771	13,488	12,907	1,692	10,707	14,383	1,070	1,015	916	846	10,397	11,014	1,426	1,372			51,195	43,811
Accounts Receivable	1,116	1,401	497	503	29,016	26,183	5,529	7,995	526	726	13,347	12,417	3,330	3,481	(35,846)	(38,988)	17,515	13,718
Prepaid Expenses and Other Current Assets	249	285	22	9,850	18,887	2,391	154	149	46	4	21	20			(22)	(22)	19,358	12,676
Total Current Assets	15,826	16,587	21,125	19,423	77,448	57,327	11,780	11,611	1,523	1,801	38,119	37,857	4,757	4,853	(35,868)	(39,010)	134,709	110,448
Fixed Assets																		
Land, Buildings and Equipment	452,295	440,225	892	960	311,577	278,784	4,423	3,369	106	106	111,108	101,519					880,401	824,962
Construction In Progress	2,203	3,509	15	22	45,908	44,844		613			0	479	27,012	9,712			75,138	59,179
Accumulated Depreciation	(341,802)	(332,393)	(780)	(823)	(142,800)	(152,920)	(2,422)	(2,241)	(77)	(65)	(5,399)	(5,325)					(493,282)	(493,769)
Total Fixed Assets	112,696	111,341	127	159	214,685	170,708	2,000	1,741	28	40	105,709	96,673	27,012	9,712			462,257	390,373
Other Non-Current Assets																		
Other Non-Current Assets	32,438	65,265	322	276	38,547	11,961	329	479	93	133	75,637	58,654			(102,896)	(35,060)	44,470	101,708
Total Other Non-Current Assets	32,438	65,265	322	276	38,547	11,961	329	479	93	133	75,637	58,654			(102,896)	(35,060)	44,470	101,708
Deferred Outflow of Resources																		
Deferred Outflow of Resources					789	216											789	216
Total Deferred Outflow of Resources					789	216											789	216
Total Assets & Deferred Outflow of Resources	160,960	193,193	21,574	19,858	331,469	240,211	14,109	13,830	1,645	1,975	219,465	193,184	31,769	14,565	(138,764)	(74,070)	642,226	602,745
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	3,089	4,522	396	1,355	9,395	10,037	821	331	53	54	152	34	1,510	573	(5,855)	(8,610)	9,562	8,296
Other Current Liabilities	5,170	2,628	2,365	7,453	59,502	35,924	1,273	1,613	463	861	67	500	2,559	4,918	(31,379)	(31,605)	40,020	22,292
Total Current Liabilities	8,259	7,149	2,762	8,808	68,896	45,961	2,094	1,944	517	915	220	533	4,069	5,491	(37,234)	(40,215)	49,582	30,588
Non-Current Liabilities																		
Non-Current Long Term Debt	6,615	7,474	1,357	1,257	191,867	144,858	263	348	74	97	31,361	2,399		482	(88,240)	(25,837)	143,298	131,078
Total Non-Current Liabilities	6,615	7,474	1,357	1,257	191,867	144,858	263	348	74	97	31,361	2,399		482	(88,240)	(25,837)	143,298	131,078
Deferred Inflows of Resources																		
Deferred Inflow of Resources	6,199	6,383			126	577					67,121	63,802			(6,205)	(6,308)	67,242	64,454
Total Deferred Inflow of Resources	6,199	6,383			126	577					67,121	63,802			(6,205)	(6,308)	67,242	64,454
Total Liabilities & Deferred Outflow of Resource	21,073	21,006	4,119	10,065	260,890	191,396	2,357	2,292	590	1,012	98,702	66,734	4,069	5,973	(131,678)	(72,360)	260,122	226,119
Equity																		
Equity																		
Invested In Capital Assets	106,272	104,226	127	159	4,257	23,195	2,000	1,741	28	40	75,273	95,206	26,564	7,149	82,386	25,082	296,907	256,797
Restricted Net Assets	13,771	13,488	12,907	1,692	10,707	14,383	1,070	1,015	916	846	10,397	11,014	1,426	1,372			51,195	43,811
Unrestricted Net Assets	19,843	54,473	4,421	7,942	55,615	11,237	8,681	8,782	110	76	35,093	20,229	(290)	71	(89,472)	(26,792)	34,001	76,018
Total Equity	139,887	172,187	17,455	9,793	70,579	48,815	11,751	11,538	1,054	963	120,763	126,449	27,700	8,592	(7,086)	(1,710)	382,103	376,626
Liabilities, Deferred Inflows of Resc and Equity	160,960	193,193	21,574	19,858	331,469	240,211	14,109	13,830	1,645	1,975	219,465	193,184	31,769	14,565	(138,764)	(74,070)	642,226	602,745