



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **January 31, 2026**
Issue Date: **February 9, 2026**
(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

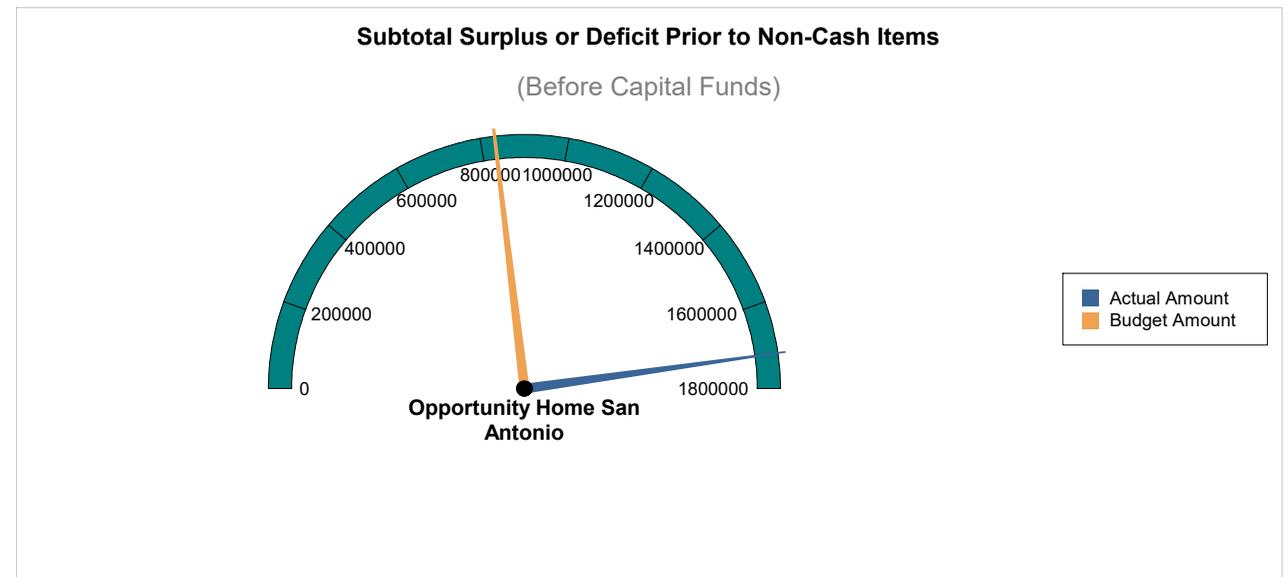
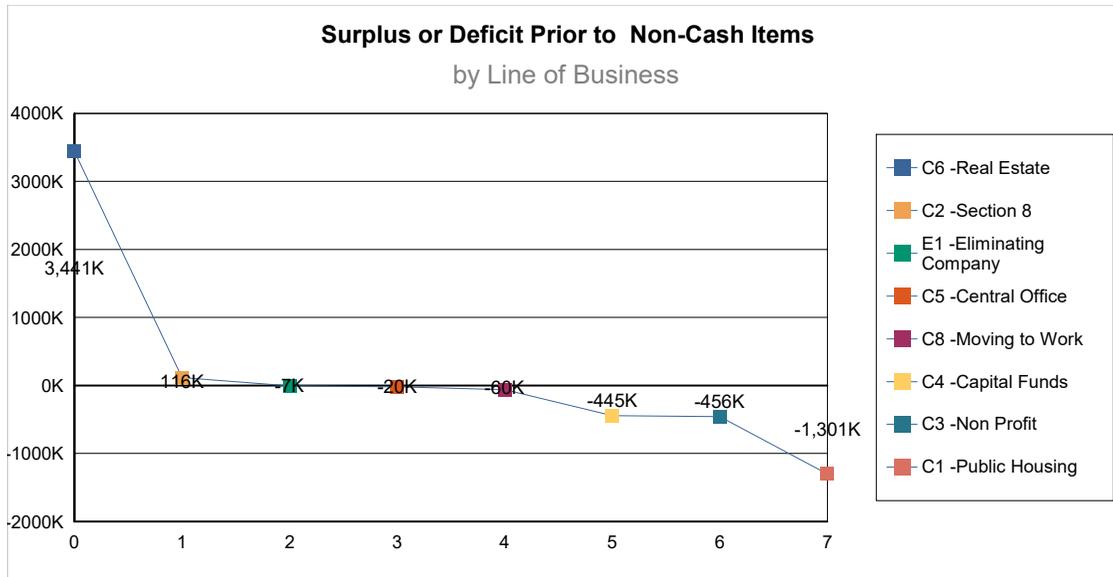
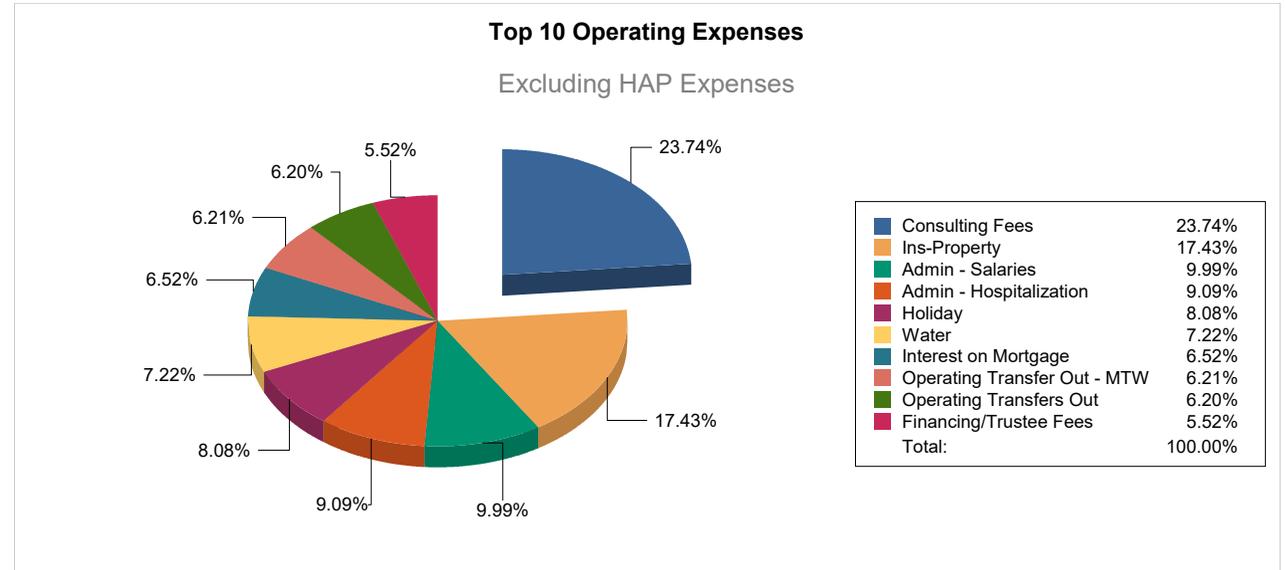
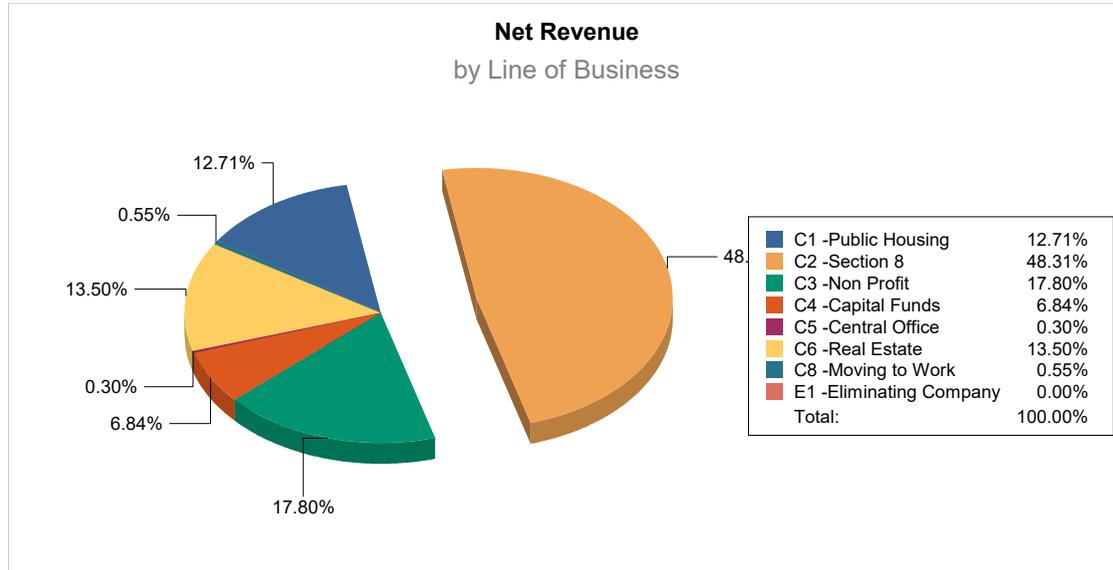
JENNIFER MIRELES
Financial
Operations
Manager

PRISCILLA SEGOVIA
Budget
Manager



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending January 31, 2026
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Hsg Voucher Svcs		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	974,815	1,120,998			4,110,619	3,803,695							5,085,435	4,924,693					5,085,435	4,924,693	
Bad Debt, Net of Collections	(144,248)	(24,358)			(295,938)	(85,168)							(440,186)	(109,526)					(440,186)	(109,526)	
Other Tenant Revenue	41,635	25,865			141,555	169,999							183,190	195,864					183,190	195,864	
Grants	2,324,365	2,581,151	1,208,982	1,157,938	520,989	389,186					114,873	177,944	4,169,209	4,306,218	1,730,280	691,771	(72,117)	(87,132)	5,827,372	4,910,857	
HAP Revenue			11,012,545	11,585,414	6,031								11,018,576	11,585,414					11,018,576	11,585,414	
Miscellaneous Revenue	20,551	11,196	5,718	5,875	22,447	17,147	3,417,213	548,862	75,584	154,875	24,515	33,333	3,566,029	771,288		8,835	(85,011)	(97,242)	3,481,018	682,880	
Net Revenue	3,217,117	3,714,853	12,227,245	12,749,227	4,505,704	4,294,858	3,417,213	548,862	75,584	154,875	139,388	211,277	23,582,252	21,673,951	1,730,280	700,606	(157,128)	(184,374)	25,155,405	22,190,182	
Operating Expense																					
Salaries and Benefits	1,160,334	1,369,721	526,647	634,278	918,902	941,377	198,689	286,438	1,168,334	1,157,490	195,693	274,657	4,168,599	4,663,960		8,757			4,168,599	4,672,717	
Supplies and Materials	144,711	229,551		489	122,206	175,435			3,006	2,796			269,923	408,271					269,923	408,271	
Fleet Costs	24,067	27,602	1,445	4,114	1,723	7,031		333	2,073	1,875	68	955	29,376	41,911					29,376	41,911	
Outside Services	815,485	769,971	72	100	507,535	510,127	2,229	5,057	32,624	28,979		25	1,357,945	1,314,259					1,357,945	1,314,259	
Utilities	623,226	530,594			528,851	416,929	66	250	12,065	17,875			1,164,208	965,648					1,164,208	965,648	
Protective Services	32,903	88,226		855	21,055	61,585		1,326	13,331	10,010		60	67,289	162,062					67,289	162,062	
Insurance	714,242	272,736	28,303	13,031	902,123	303,807	31,126	5,079	21,868	11,108	3,581	2,965	1,701,243	608,727		6			1,701,243	608,733	
HAP Expense			11,012,545	11,585,414									11,012,545	11,585,414					11,012,545	11,585,414	
Other Expenses	303,565	263,650	208,162	155,040	242,430	190,971	35,120	131,540	156,794	239,776	94,141	120,765	1,040,212	1,101,742	1,690,754	265,010	(89,706)	(126,177)	2,641,260	1,240,575	
Management Fees	525,222	535,895	342,809	316,262	343,457	333,032	1,944	570	(1,303,396)	(1,282,419)	1,146	1,174	(88,819)	(95,487)	143,309	141,761	12,196	13,935	66,686	60,209	
Total Operating Expense	4,343,754	4,087,945	12,119,983	12,709,583	3,588,282	2,940,294	269,173	430,592	106,701	187,491	294,629	400,601	20,722,521	20,756,506	1,834,063	415,534	(77,511)	(112,242)	22,479,074	21,059,798	
Net Operating Income	(1,126,637)	(373,093)	107,262	39,644	917,422	1,354,564	3,148,040	118,270	(31,116)	(32,616)	(155,241)	(189,324)	2,859,731	917,445	(103,783)	285,072	(79,617)	(72,132)	2,676,331	1,130,384	
Non-Operating Income (Expense)																					
Interest Expense	(14,558)	(14,770)		(127)	(1,044,485)	(481,345)		(24)		(243)		(70)	(1,059,043)	(496,578)	(347)	(347)	54,448	14,830	(1,004,942)	(482,095)	
Interest Income	146,207	115,556	15,986	23,267	90,332	91,439	218,679	120,866	13,862	15,429	2,263	2,712	487,330	369,269	3,978	5,312	(54,448)	(29,830)	436,860	344,750	
Replacement/Extraordinary Item	(436,386)	(328,691)			(381,483)	(387,603)			(995)	(2,767)			(818,864)	(719,060)	(58,666)				(877,530)	(719,060)	
Other Income (Expense)	(270,576)	(284,325)	(7,249)	(7,083)	(50,244)	(6,103)	(20,473)	(22,701)	(2,045)				(350,587)	(320,213)			72,117	87,132	(278,471)	(233,081)	
Transfers	401,112	892,585	(314,230)	(798,164)	12,171		95,000				92,566	189,101	286,619	283,522	(286,619)	(283,522)			0	0	
HUD Held Fund Draws			314,230	798,164									314,230	798,164					314,230	798,164	
Total Non-Operating Income (Expense)	(174,201)	380,355	8,737	16,057	(1,373,709)	(783,611)	293,206	98,141	10,822	12,419	94,829	191,743	(1,140,316)	(84,897)	(341,653)	(278,557)	72,117	72,132	(1,409,853)	(291,322)	
Surplus or Deficit Prior to NC Items	(1,300,838)	7,262	115,999	55,700	(456,287)	570,953	3,441,246	216,411	(20,295)	(20,197)	(60,412)	2,419	1,719,415	832,548	(445,437)	6,515	(7,500)		1,266,478	839,062	
Non-Cash Items																					
Depreciation & Amortization	(777,016)	(703,772)	(3,221)	(4,496)	(1,859,452)	(550,527)	(6,156)	(6,518)	(15,568)	(13,108)	(1,011)	(2,024)	(2,662,425)	(1,280,445)					(2,662,425)	(1,280,445)	
Non-Oper Income (Expense)	(755,752)	1,667,290			4,049,903	856,519	(3,852,797)						(558,646)	2,523,809	(54,805)	(5,312)			(613,451)	2,518,497	
Total Non-Cash Items	(1,532,768)	963,518	(3,221)	(4,496)	2,190,450	305,992	(3,858,953)	(6,518)	(15,568)	(13,108)	(1,011)	(2,024)	(3,221,071)	1,243,364	(54,805)	(5,312)			(3,275,876)	1,238,052	
Change In Net Assets	(2,833,606)	970,780	112,778	51,205	1,734,164	876,945	(417,706)	209,893	(35,863)	(33,306)	(61,423)	395	(1,501,656)	2,075,912	(500,242)	1,203	(7,500)		(2,009,398)	2,077,115	

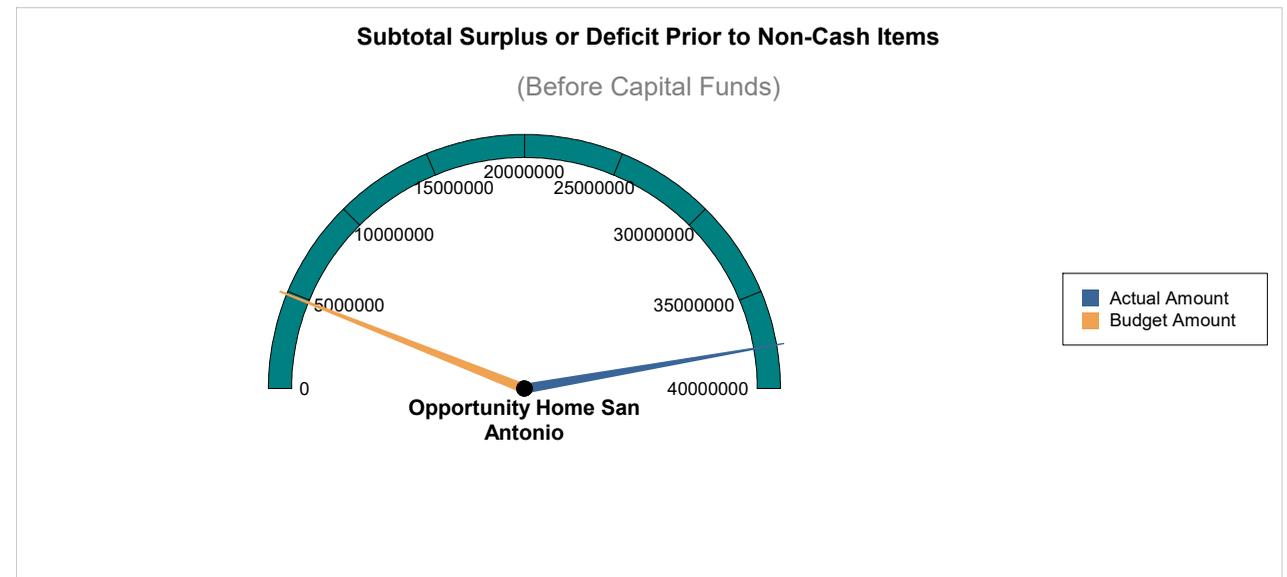
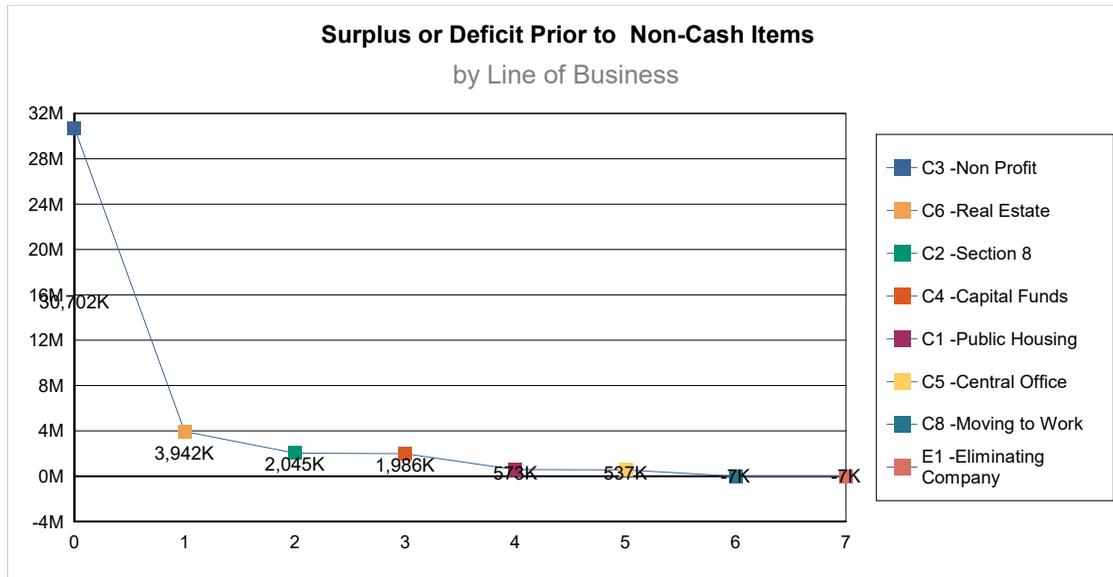
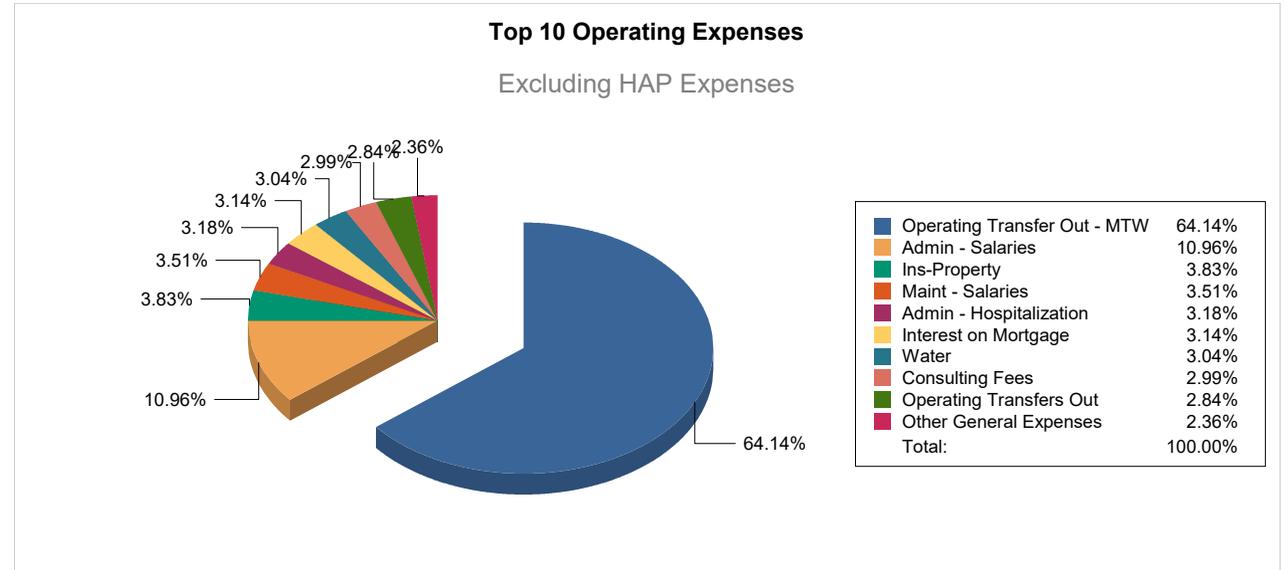
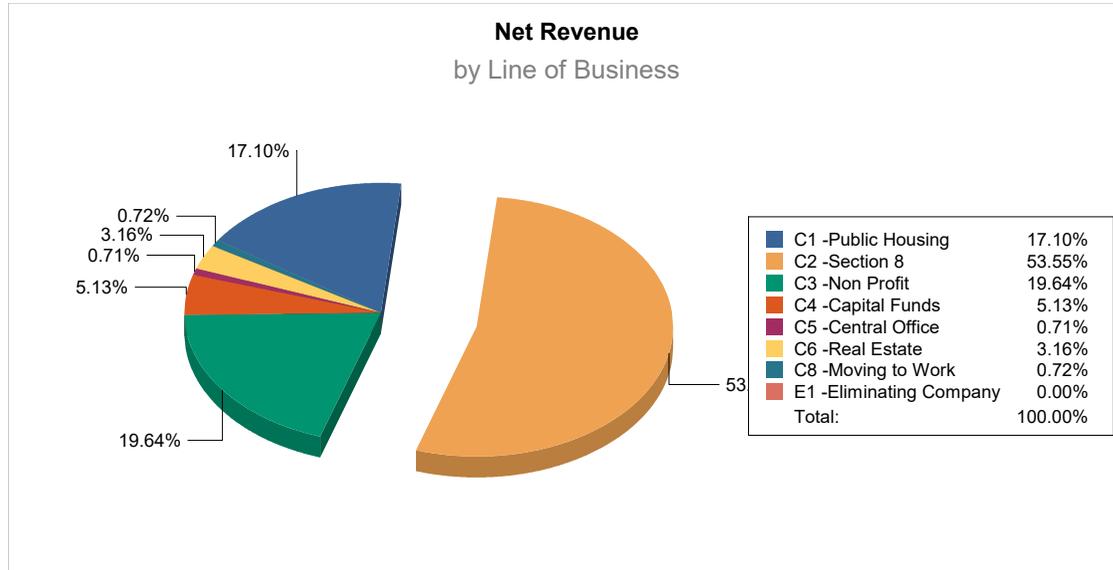




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending January 31, 2026
Actual Amounts Vs. Approved Budget Comparison

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Account Description	Public Housing		Hsg Voucher Svcs		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	7,474,798	7,846,986			27,722,607	26,625,862							35,197,405	34,472,848					35,197,405	34,472,848	
Bad Debt, Net of Collections	(511,252)	(170,504)			(1,385,688)	(596,177)							(1,896,939)	(766,681)					(1,896,939)	(766,681)	
Other Tenant Revenue	160,374	181,058			933,684	1,189,992							1,094,058	1,371,051					1,094,058	1,371,051	
Grants	19,700,823	18,068,058	9,517,602	8,105,567	3,443,148	2,724,299					965,352	1,245,605	33,626,925	30,143,529	8,067,852	4,842,396	(650,699)	(609,926)	41,044,078	34,375,998	
HAP Revenue			74,656,473	81,098,896	44,858								74,701,331	81,098,896					74,701,331	81,098,896	
Miscellaneous Revenue	66,099	78,369	56,656	41,125	133,559	120,027	4,967,417	3,392,034	1,117,432	1,084,125	163,520	233,333	6,504,683	4,949,013		61,842	(714,755)	(770,692)	5,789,928	4,240,163	
Net Revenue	26,890,842	26,003,968	84,230,731	89,245,587	30,892,168	30,064,003	4,967,417	3,392,034	1,117,432	1,084,125	1,128,872	1,478,938	149,227,463	151,268,655	8,067,852	4,904,239	(1,365,454)	(1,380,618)	155,929,861	154,792,275	
Operating Expense																					
Salaries and Benefits	8,665,744	9,785,385	4,157,526	4,528,120	6,206,755	6,685,428	1,746,699	2,029,315	7,825,264	8,215,469	1,534,230	1,957,718	30,136,219	33,201,436		62,154			30,136,219	33,263,590	
Supplies and Materials	1,320,444	1,606,857	93	3,422	1,141,083	1,228,646	1,316		16,918	19,571			2,479,854	2,858,495					2,479,854	2,858,495	
Fleet Costs	121,827	193,217	20,991	28,801	31,751	49,216	343	2,333	23,687	13,125	882	6,684	199,481	293,376					199,481	293,376	
Outside Services	5,420,136	5,389,794	546	700	3,775,173	3,575,370	56,884	35,397	128,176	202,854		175	9,380,914	9,204,290					9,380,914	9,204,290	
Utilities	3,969,462	3,714,158			3,264,557	2,918,504	14,232	1,748	88,930	125,125			7,337,182	6,759,535					7,337,182	6,759,535	
Protective Services	262,750	617,584		5,988	101,069	431,095	1,000	9,281	99,613	70,070		418	464,432	1,134,436					464,432	1,134,436	
Insurance	2,206,356	1,924,510	95,241	98,076	2,707,441	2,134,124	94,446	37,186	75,928	87,551	15,983	23,872	5,195,395	4,305,319		44			5,195,395	4,305,363	
HAP Expense			74,656,473	81,097,895									74,656,473	81,097,895					74,656,473	81,097,895	
Other Expenses	1,345,677	1,797,428	1,085,974	1,072,922	1,334,809	1,305,204	1,275,428	955,333	1,052,938	1,658,822	509,499	842,581	6,604,326	7,632,289	2,290,897	1,855,067	(812,327)	(883,238)	8,082,896	8,604,119	
Management Fees	3,617,577	3,751,263	2,211,716	2,213,831	2,103,015	2,331,225	13,765	3,988	(8,664,992)	(8,976,931)	8,022	8,216	(710,897)	(668,409)	1,003,166	992,327	105,072	97,546	397,341	421,464	
Total Operating Expense	26,929,974	28,780,197	82,228,559	89,049,754	20,665,653	20,658,811	3,204,115	3,074,580	646,462	1,415,657	2,068,616	2,839,664	135,743,379	145,818,662	3,294,063	2,909,592	(707,255)	(785,692)	138,330,187	147,942,562	
Net Operating Income	(39,132)	(2,776,229)	2,002,172	195,834	10,226,515	9,405,192	1,763,302	317,454	470,970	(331,532)	(939,743)	(1,360,726)	13,484,083	5,449,993	4,773,789	1,994,646	(658,199)	(594,926)	17,599,673	6,849,713	
Non-Operating Income (Expense)																					
Interest Expense	(104,746)	(103,389)		(886)	(5,023,012)	(3,368,846)	(360,993)	(170)		(1,701)		(490)	(5,488,752)	(3,475,482)	(17,741)	(17,741)	356,116	190,449	(5,150,377)	(3,302,774)	
Interest Income	1,050,703	799,600	103,625	162,867	519,668	640,073	1,263,427	846,064	101,356	108,000	16,492	19,482	3,055,272	2,576,087	30,308	37,183	(356,116)	(205,449)	2,729,464	2,407,821	
Replacement/Extraordinary Item	(2,671,052)	(2,300,836)			(2,415,830)	(2,713,219)	(28,323)		(48,891)	(19,367)			(5,164,096)	(5,033,422)	(619,561)				(5,783,657)	(5,033,422)	
Other Income (Expense)	(1,946,537)	(1,990,278)	(61,250)	(49,583)	(58,007)	(42,721)	(305,227)	(158,909)	(2,834)		(73)		(2,373,928)	(2,241,491)			650,699	609,926	(1,723,230)	(1,631,564)	
Transfers	4,283,716	6,248,093	(32,098,671)	(5,587,147)	27,452,665		1,610,253		16,600		916,694	1,323,708	2,181,256	1,984,654	(2,181,256)	(1,984,653)				0	
HUD Held Fund Draws			32,098,671	5,587,147									32,098,671	5,587,147					32,098,671	5,587,147	
Total Non-Operating Income (Expense)	612,085	2,653,190	42,375	112,398	20,475,484	(5,484,711)	2,179,137	686,985	66,230	86,932	933,113	1,342,700	24,308,424	(602,507)	(2,788,251)	(1,965,211)	650,699	594,926	22,170,872	(1,972,792)	
Surplus or Deficit Prior to NC Items	572,953	(123,039)	2,044,546	308,231	30,701,999	3,920,481	3,942,439	1,004,439	537,201	(244,600)	(6,631)	(18,026)	37,792,507	4,847,486	1,985,538	29,435	(7,500)		39,770,545	4,876,921	
Non-Cash Items																					
Depreciation & Amortization	(5,546,150)	(5,032,921)	(22,549)	(31,469)	(6,522,805)	(3,861,335)	(43,092)	(45,624)	(108,977)	(91,758)	(7,078)	(14,169)	(12,250,650)	(9,077,276)					(12,250,650)	(9,077,276)	
Non-Oper Income (Expense)	5,026,262	11,671,031			(1,060,509)	5,995,634	(3,831,407)						134,346	17,666,664	(30,589)	(37,183)			103,757	17,629,482	
Total Non-Cash Items	(519,888)	6,638,110	(22,549)	(31,469)	(7,583,313)	2,134,299	(3,874,498)	(45,624)	(108,977)	(91,758)	(7,078)	(14,169)	(12,116,304)	8,589,389	(30,589)	(37,183)			(12,146,893)	8,552,206	
Change In Net Assets	53,064	6,515,071	2,021,998	276,763	23,118,686	6,054,780	67,940	958,815	428,224	(336,358)	(13,709)	(32,195)	25,676,203	13,436,875	1,954,949	(7,748)	(7,500)		27,623,652	13,429,127	





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending January 31, 2026

	Public Housing		Hsg Voucher Svcs		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	282	7,764	8,251	6,639	19,451	16,548	5,230	3,458	66	(2)	14,259	11,085		100				47,539	45,592	
Cash & Investments, Restricted	13,893	13,023	12,658	11,262	10,585	10,036	1,070	1,015	957	939	10,955	10,735	1,438	1,386				51,557	48,395	
Accounts Receivable	785	1,460	169	218	32,442	28,417	4,290	6,293	522	607	14,814	16,708	3,020	3,204	(41,318)	(38,680)		14,724	18,226	
Prepaid Expenses and Other Current Assets	367	268	15	5	18,329	1,854	84	133	10	2	32	10			(22)	(22)		18,815	2,250	
Total Current Assets	15,328	22,516	21,093	18,123	80,807	56,854	10,674	10,899	1,556	1,546	40,059	38,537	4,458	4,690	(41,340)	(38,702)		132,635	114,463	
Fixed Assets																				
Land, Buildings and Equipment	453,356	440,457	892	982	379,870	279,107	4,423	3,369	106	106	112,510	111,003						951,156	835,024	
Construction In Progress	1,340	1,677	17		3,974	45,424	2	670			0	479	26,431	17,125				31,765	65,374	
Accumulated Depreciation	(344,151)	(334,650)	(790)	(835)	(162,681)	(154,558)	(2,469)	(2,275)	(80)	(68)	(5,418)	(5,344)						(515,589)	(497,731)	
Total Fixed Assets	110,545	107,484	119	146	221,164	169,973	1,956	1,765	25	37	107,092	106,138	26,431	17,125				467,332	402,667	
Other Non-Current Assets																				
Other Non-Current Assets	32,777	65,709	322	276	38,593	11,886	329	479	93	133	143,335	58,126			(106,269)	(34,403)		109,179	102,207	
Total Other Non-Current Assets	32,777	65,709	322	276	38,593	11,886	329	479	93	133	143,335	58,126			(106,269)	(34,403)		109,179	102,207	
Deferred Outflow of Resources																				
Deferred Outflow of Resources					469	215													469	215
Total Deferred Outflow of Resources					469	215													469	215
Total Assets & Deferred Outflow of Resources	158,650	195,709	21,534	18,546	341,032	238,928	12,959	13,142	1,675	1,716	290,485	202,801	30,889	21,815	(147,608)	(73,105)		709,616	619,552	
Liabilities																				
Current Liabilities																				
Trade Payable & Accruals	1,888	2,744	212	403	9,737	8,893	(294)	47	(12)	5	78	8	1,787	1,186	(4,702)	(6,779)		8,694	6,507	
Other Current Liabilities	4,888	4,773	1,926	7,190	57,548	35,906	1,203	1,312	541	537	2,472	378	1,561	4,232	(37,999)	(33,160)		32,141	21,169	
Total Current Liabilities	6,776	7,517	2,138	7,593	67,286	44,800	909	1,359	529	542	2,551	386	3,348	5,418	(42,701)	(39,939)		40,835	27,676	
Non-Current Liabilities																				
Non-Current Long Term Debt	6,369	7,222	1,240	1,286	208,506	145,997	263	348	74	97	95,361	2,399		(37)	(91,640)	(25,172)		220,173	132,140	
Total Non-Current Liabilities	6,369	7,222	1,240	1,286	208,506	145,997	263	348	74	97	95,361	2,399		(37)	(91,640)	(25,172)		220,173	132,140	
Deferred Inflows of Resources																				
Deferred Inflow of Resources	6,182	6,366			126	534					70,684	63,835			(6,174)	(6,276)		70,819	64,458	
Total Deferred Inflow of Resources	6,182	6,366			126	534					70,684	63,835			(6,174)	(6,276)		70,819	64,458	
Total Liabilities & Deferred Outflow of Resource	19,328	21,105	3,378	8,879	275,918	191,331	1,172	1,706	603	639	168,595	66,620	3,348	5,381	(140,515)	(71,388)		331,827	224,274	
Equity																				
Equity																				
Invested In Capital Assets	104,300	100,537	119	146	857	24,518	1,956	1,765	25	37	13,135	104,671	26,431	15,081	82,519	25,172		229,343	271,927	
Restricted Net Assets	13,893	13,023	12,658	11,262	10,585	10,036	1,070	1,015	957	939	10,476	10,735	1,438	1,386				51,078	48,395	
Unrestricted Net Assets	21,129	61,044	5,379	(1,741)	53,672	13,044	8,760	8,656	89	101	98,279	20,775	(328)	(32)	(89,613)	(26,890)		97,367	74,956	
Total Equity	139,323	174,604	18,156	9,667	65,114	47,597	11,787	11,436	1,072	1,077	121,890	136,181	27,541	16,434	(7,093)	(1,718)		377,789	395,278	
Liabilities, Deferred Inflows of Resc and Equity	158,650	195,709	21,534	18,546	341,032	238,928	12,959	13,142	1,675	1,716	290,485	202,801	30,889	21,815	(147,608)	(73,105)		709,616	619,552	