



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **February 28, 2026**
Issue Date: **March 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

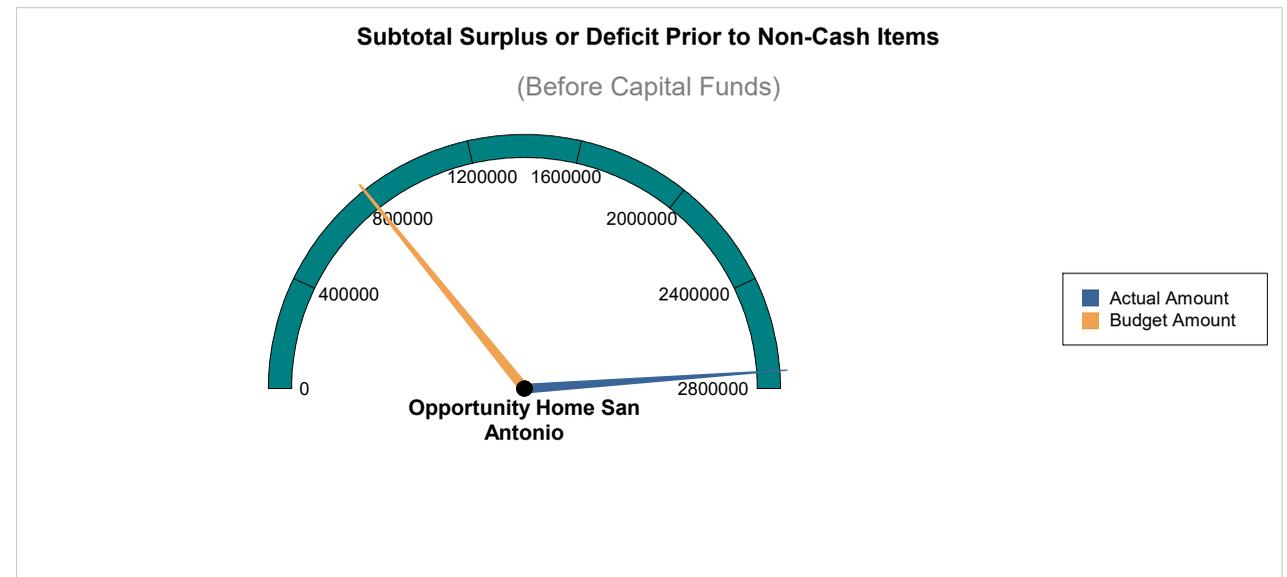
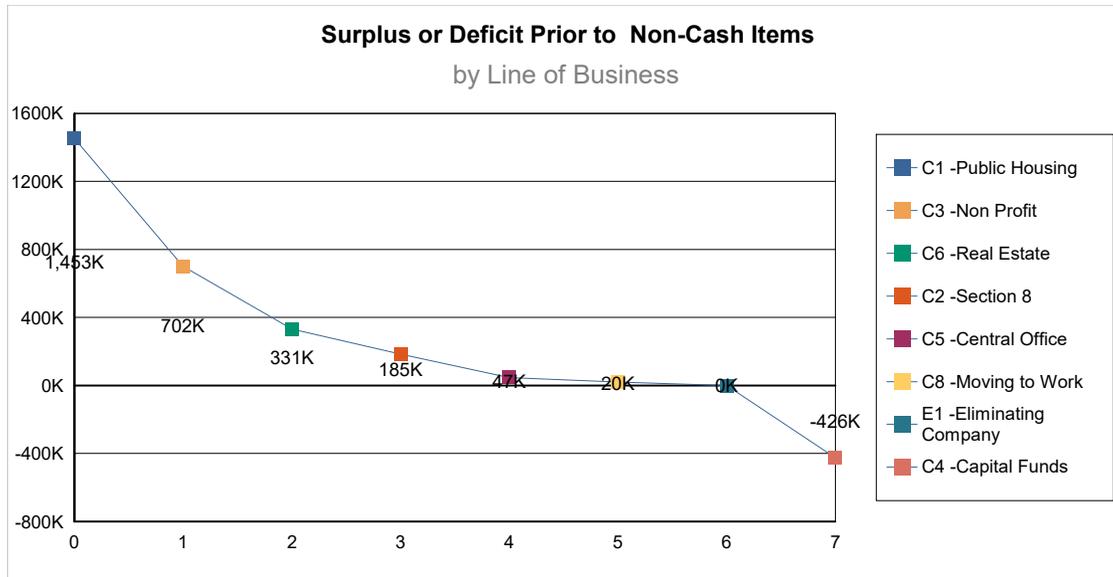
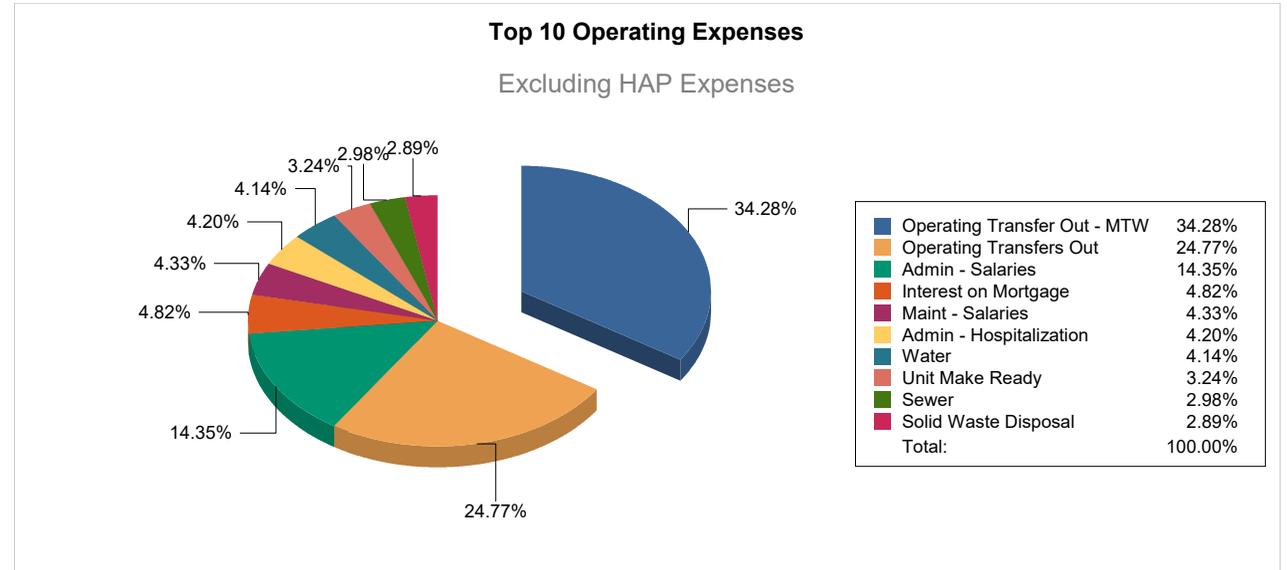
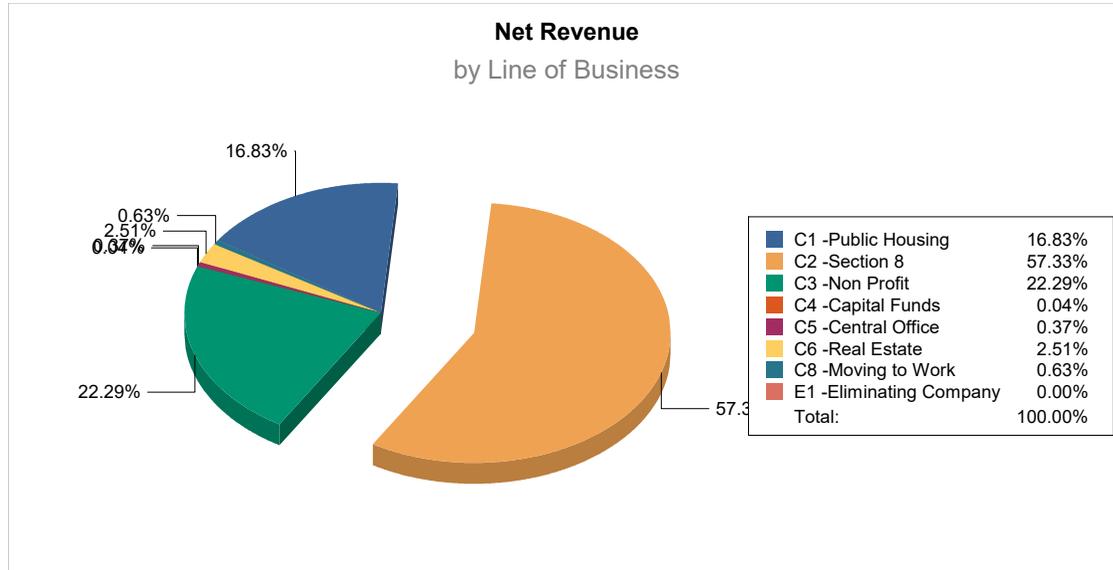
JENNIFER MIRELES
Financial
Operations
Manager

PRISCILLA SEGOVIA
Budget
Manager



Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending February 28, 2026
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Hsg Voucher Svcs		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	1,085,847	1,120,998			4,043,579	3,803,695							5,129,426	4,924,693					5,129,426	4,924,693
Bad Debt, Net of Collections	65,605	(24,358)			(71,870)	(85,168)							(6,265)	(109,526)					(6,265)	(109,526)
Other Tenant Revenue	33,410	25,865			165,049	169,999							198,459	195,864					198,459	195,864
Grants	2,324,365	2,581,151	1,134,163	1,157,938	500,466	389,186					119,478	177,944	4,078,471	4,306,218	7,622	691,771	(72,117)	(87,132)	4,013,976	4,910,857
HAP Revenue			10,797,952	11,585,414	7,115								10,805,067	11,585,414					10,805,067	11,585,414
Miscellaneous Revenue	7,179	11,196	42,596	5,875	10,650	17,147	524,805	473,862	76,961	154,875	12,608	33,333	674,798	696,288		8,835	(91,185)	(112,242)	583,613	592,880
Net Revenue	3,516,405	3,714,853	11,974,711	12,749,227	4,654,989	4,294,858	524,805	473,862	76,961	154,875	132,085	211,277	20,879,956	21,598,951	7,622	700,606	(163,301)	(199,374)	20,724,276	22,100,182
Operating Expense																				
Salaries and Benefits	1,114,455	1,369,721	499,351	634,278	832,835	941,377	206,530	286,438	1,131,961	1,157,490	211,277	274,657	3,996,409	4,663,960		8,757			3,996,409	4,672,717
Supplies and Materials	209,121	229,551		489	212,997	175,435			1,405	2,796			423,523	408,271					423,523	408,271
Fleet Costs	6,189	27,602	1,377	4,114	7,560	7,031	46	333	3,541	1,875		955	18,713	41,911					18,713	41,911
Outside Services	742,387	769,971	48	100	600,179	510,127	9,054	5,057	26,187	28,979		25	1,377,855	1,314,259					1,377,855	1,314,259
Utilities	521,797	530,594			510,831	416,929		250	25,059	17,875			1,057,687	965,648					1,057,687	965,648
Protective Services	50,006	88,226		855	16,011	61,585		1,326	13,480	10,010		60	79,496	162,062					79,496	162,062
Insurance	31,952	272,736	4,060	13,031	56,037	303,807	673	5,079	4,839	11,108	1,743	2,965	99,304	608,727		6			99,304	608,733
HAP Expense			10,797,952	11,585,414									10,797,952	11,585,414					10,797,952	11,585,414
Other Expenses	141,858	247,609	162,865	150,921	185,412	174,190	46,935	129,724	108,594	233,239	51,840	119,840	697,504	1,055,523	0	265,010	(95,880)	(126,177)	601,624	1,194,356
Management Fees	535,495	535,895	331,045	316,262	313,432	333,032	1,951	570	(1,273,863)	(1,282,419)	1,154	1,174	(90,787)	(95,487)	143,309	141,761	12,196	13,935	64,718	60,209
Total Operating Expense	3,353,258	4,071,904	11,796,697	12,705,464	2,735,294	2,923,514	265,189	428,776	41,203	180,953	266,015	399,675	18,457,656	20,710,287	143,309	415,534	(83,685)	(112,242)	18,517,281	21,013,580
Net Operating Income	163,147	(357,052)	178,014	43,763	1,919,695	1,371,344	259,616	45,086	35,758	(26,078)	(133,930)	(188,398)	2,422,300	888,663	(135,688)	285,072	(79,617)	(87,132)	2,206,995	1,086,603
Non-Operating Income (Expense)																				
Interest Expense	(14,416)	(14,770)		(127)	(707,384)	(480,374)		(24)		(243)		(70)	(721,800)	(495,607)			61,948	29,830	(659,852)	(465,777)
Interest Income	142,314	115,556	13,830	23,267	72,846	91,439	155,550	120,866	12,714	15,429	2,004	2,712	399,258	369,269	3,544	5,312	(54,448)	(29,830)	348,355	344,750
Replacement/Extraordinary Item	(369,225)	(328,691)			(535,589)	(387,603)			(1,059)	(2,767)			(905,873)	(719,060)	(7,622)				(913,494)	(719,060)
Other Income (Expense)	(278,053)	(284,325)	(6,730)	(7,083)	(48,035)	(13,943)	(1,011)	(22,701)	(621)				(334,449)	(328,053)			72,117	87,132	(262,333)	(240,921)
Transfers	1,809,109	892,585	(1,590,798)	(798,164)			(83,200)				151,508	189,101	286,619	283,522	(286,619)	(283,522)				0
HUD Held Fund Draws			1,590,798	798,164									1,590,798	798,164					1,590,798	798,164
Total Non-Operating Income (Expense)	1,289,728	380,355	7,100	16,057	(1,218,161)	(790,480)	71,340	98,141	11,035	12,419	153,511	191,743	314,553	(91,766)	(290,696)	(278,210)	79,617	87,132	103,473	(282,844)
Surplus or Deficit Prior to NC Items	1,452,875	23,303	185,114	59,819	701,534	580,864	330,956	143,226	46,793	(13,660)	19,582	3,344	2,736,853	796,897	(426,384)	6,861			2,310,468	803,759
Non-Cash Items																				
Depreciation & Amortization	(1,003,743)	(703,772)	(3,221)	(4,496)	(915,973)	(549,964)	(6,156)	(6,518)	(15,666)	(13,108)	(1,011)	(2,024)	(1,945,770)	(1,279,882)					(1,945,770)	(1,279,882)
Non-Oper Income (Expense)	6,670,758	1,667,290			(127,342)	856,519							6,543,417	2,523,809	(6,008,916)	(5,312)			534,501	2,518,497
Total Non-Cash Items	5,667,016	963,518	(3,221)	(4,496)	(1,043,315)	306,555	(6,156)	(6,518)	(15,666)	(13,108)	(1,011)	(2,024)	4,597,647	1,243,927	(6,008,916)	(5,312)			(1,411,269)	1,238,615
Change In Net Assets	7,119,891	986,821	181,893	55,324	(341,781)	887,419	324,800	136,709	31,127	(26,768)	18,571	1,320	7,334,500	2,040,824	(6,435,300)	1,550			899,200	2,042,374

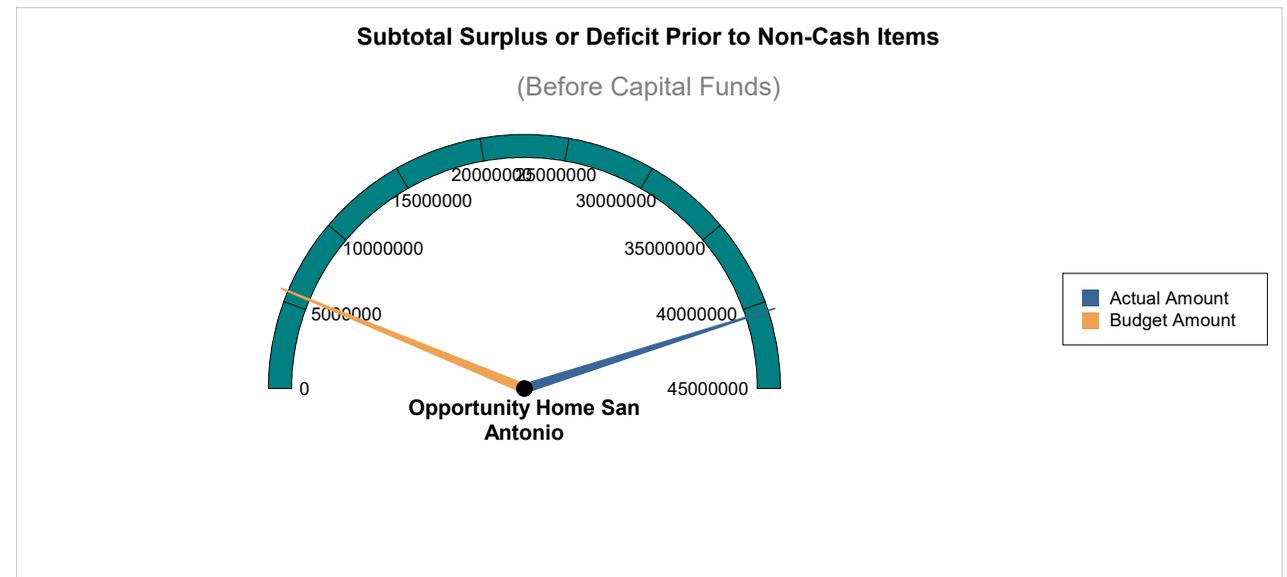
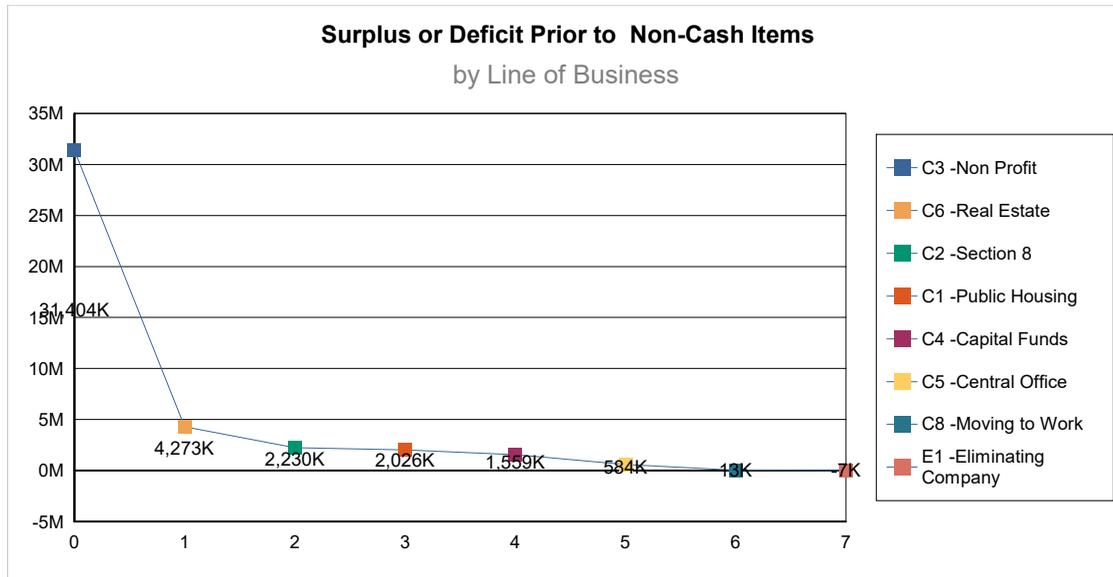
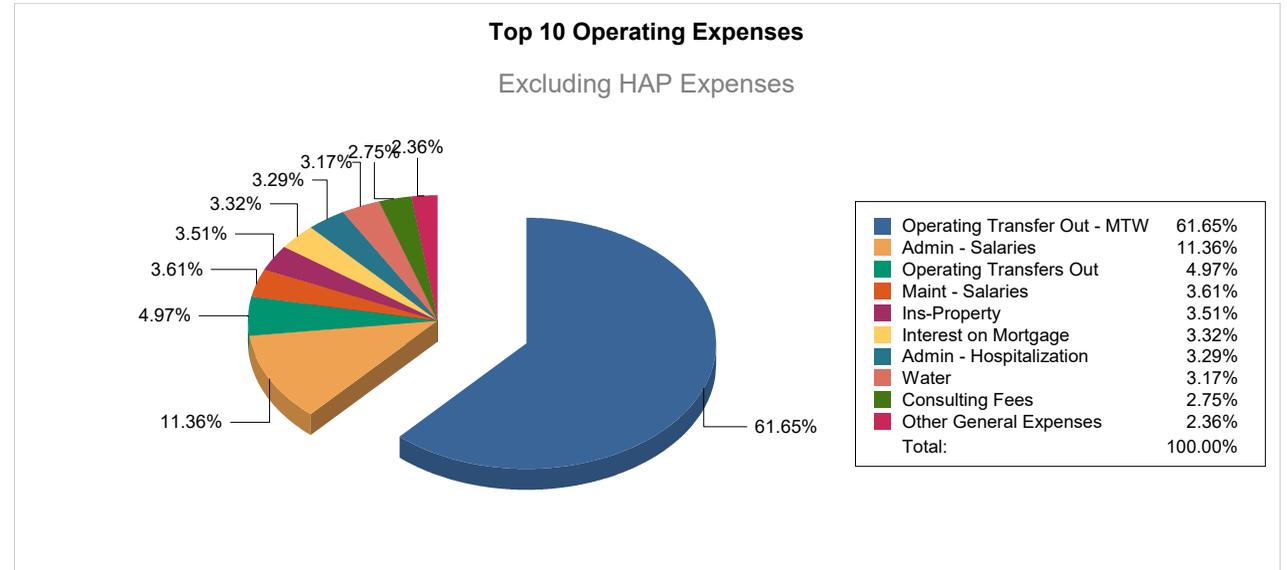
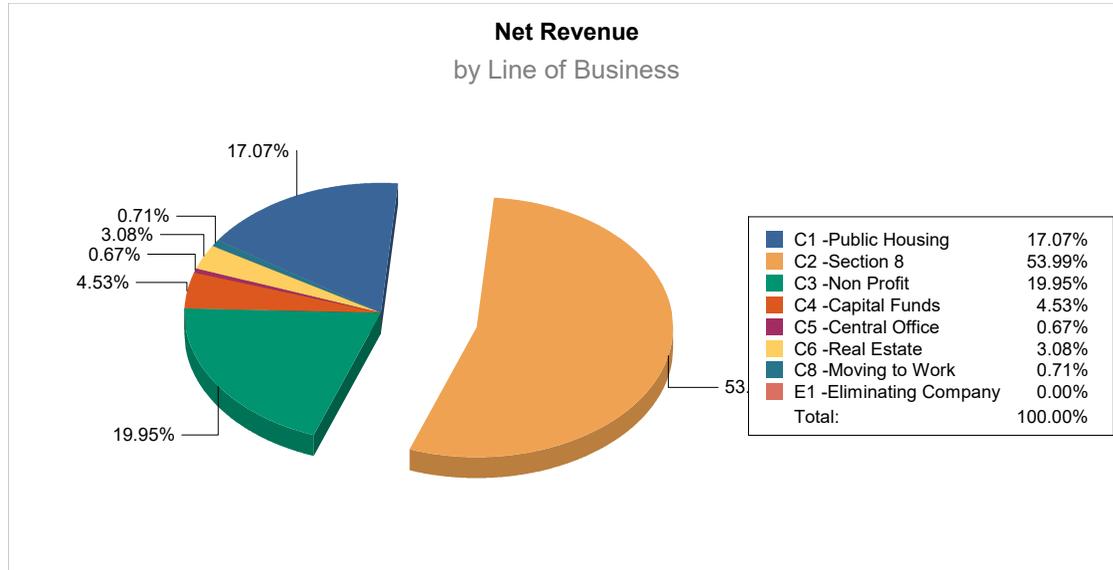




Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending February 28, 2026
Actual Amounts Vs. Approved Budget Comparison

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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	8,560,645	8,967,984			31,766,186	30,429,556							40,326,831	39,397,540					40,326,831	39,397,540	
Bad Debt, Net of Collections	(445,646)	(194,861)			(1,457,558)	(681,345)							(1,903,205)	(876,206)					(1,903,205)	(876,206)	
Other Tenant Revenue	193,784	206,924			1,098,733	1,359,991							1,292,517	1,566,915					1,292,517	1,566,915	
Grants	22,025,188	20,649,210	10,651,765	9,263,505	3,943,614	3,113,485					1,084,830	1,423,548	37,705,396	34,449,747	8,075,474	5,534,167	(722,816)	(697,059)	45,058,054	39,286,855	
HAP Revenue			85,454,425	92,684,309	51,973								85,506,398	92,684,309					85,506,398	92,684,309	
Miscellaneous Revenue	73,277	89,564	99,252	47,000	144,210	137,174	5,492,221	3,865,896	1,194,393	1,239,000	176,128	266,667	7,179,481	5,645,300		70,677	(805,940)	(882,933)	6,373,542	4,833,044	
Net Revenue	30,407,247	29,718,820	96,205,442	101,994,814	35,547,157	34,358,861	5,492,221	3,865,896	1,194,393	1,239,000	1,260,958	1,690,215	170,107,418	172,867,606	8,075,474	5,604,844	(1,528,755)	(1,579,992)	176,654,137	176,892,457	
Operating Expense																					
Salaries and Benefits	9,780,199	11,155,106	4,656,877	5,162,398	7,039,590	7,626,805	1,953,229	2,315,752	8,957,225	9,372,959	1,745,508	2,232,375	34,132,628	37,865,396		70,911			34,132,628	37,936,308	
Supplies and Materials	1,529,564	1,836,408	93	3,911	1,354,080	1,404,081	1,316		18,323	22,367			2,903,377	3,266,766					2,903,377	3,266,766	
Fleet Costs	128,016	220,819	22,367	32,915	39,312	56,247	389	2,667	27,228	15,000	882	7,639	218,194	335,286					218,194	335,286	
Outside Services	6,162,523	6,159,765	594	800	4,375,352	4,085,497	65,937	40,453	154,363	231,833		200	10,758,770	10,518,549					10,758,770	10,518,549	
Utilities	4,491,260	4,244,753			3,775,388	3,335,433	14,232	1,997	113,989	143,000			8,394,869	7,725,183					8,394,869	7,725,183	
Protective Services	312,756	705,810		6,843	117,080	492,680	1,000	10,607	113,092	80,080		478	543,928	1,296,498					543,928	1,296,498	
Insurance	2,238,308	2,197,246	99,301	111,107	2,763,478	2,437,931	95,120	42,265	80,767	98,659	17,727	26,837	5,294,699	4,914,046		50			5,294,699	4,914,096	
HAP Expense			85,454,425	92,683,308									85,454,425	92,683,308					85,454,425	92,683,308	
Other Expenses	1,487,285	2,045,037	1,248,839	1,223,843	1,520,221	1,479,394	1,322,364	1,085,057	1,161,532	1,892,061	561,339	962,421	7,301,580	8,687,813	2,290,897	2,120,077	(908,207)	(1,009,414)	8,684,270	9,798,475	
Management Fees	4,153,072	4,287,158	2,542,760	2,530,092	2,416,447	2,664,257	15,716	4,557	(9,938,855)	10,259,349	9,176	9,390	(801,684)	(763,896)	1,146,475	1,134,088	117,267	111,481	462,059	481,673	
Total Operating Expense	30,282,982	32,852,101	94,025,257	101,755,218	23,400,947	23,582,325	3,469,304	3,503,356	687,664	1,596,610	2,334,631	3,239,339	154,200,785	166,528,949	3,437,373	3,325,126	(790,940)	(897,933)	156,847,218	168,956,142	
Net Operating Income	124,265	(3,133,281)	2,180,186	239,596	12,146,210	10,776,536	2,022,918	362,540	506,728	(357,610)	(1,073,673)	(1,549,124)	15,906,633	6,338,657	4,638,101	2,279,718	(737,816)	(682,059)	19,806,919	7,936,316	
Non-Operating Income (Expense)																					
Interest Expense	(119,163)	(118,159)		(1,012)	(5,730,396)	(3,849,219)	(360,993)	(195)		(1,944)		(560)	(6,210,552)	(3,971,089)	(17,741)	(17,741)	418,064	220,279	(5,810,229)	(3,768,551)	
Interest Income	1,193,017	915,157	117,455	186,133	592,514	731,513	1,418,977	966,931	114,070	123,428	18,496	22,194	3,454,530	2,945,355	33,852	42,494	(410,564)	(235,279)	3,077,818	2,752,571	
Replacement/Extraordinary Item	(3,040,277)	(2,629,527)			(2,951,419)	(3,100,821)	(28,323)		(49,950)	(22,133)			(6,069,969)	(5,752,482)	(627,183)				(6,697,152)	(5,752,482)	
Other Income (Expense)	(2,224,591)	(2,274,603)	(67,980)	(56,667)	(106,041)	(56,663)	(306,238)	(181,611)	(3,455)		(73)		(2,708,378)	(2,569,544)			722,816	697,059	(1,985,562)	(1,872,485)	
Transfers	6,092,825	7,140,677	(33,689,469)	(6,385,311)	27,452,665		1,527,053		16,600		1,068,201	1,512,809	2,467,875	2,268,176	(2,467,875)	(2,268,175)				0	
HUD Held Fund Draws			33,689,469	6,385,311									33,689,469	6,385,311					33,689,469	6,385,311	
Total Non-Operating Income (Expense)	1,901,812	3,033,545	49,475	128,454	19,257,323	(6,275,192)	2,250,476	785,125	77,265	99,351	1,086,624	1,534,443	24,622,976	(694,273)	(3,078,947)	(2,243,421)	730,316	682,059	22,274,345	(2,255,636)	
Surplus or Deficit Prior to NC Items	2,026,077	(99,736)	2,229,661	368,051	31,403,532	4,501,345	4,273,394	1,147,665	583,993	(258,260)	12,951	(14,682)	40,529,610	5,644,383	1,559,154	36,296	(7,500)		42,081,263	5,680,680	
Non-Cash Items																					
Depreciation & Amortization	(6,549,893)	(5,736,694)	(25,770)	(35,964)	(7,438,778)	(4,411,299)	(49,247)	(52,142)	(124,642)	(104,867)	(8,090)	(16,193)	(14,196,420)	(10,357,158)					(14,196,420)	(10,357,158)	
Non-Oper Income (Expense)	11,697,020	13,338,321			(1,187,850)	6,852,153	(3,831,407)						6,677,763	20,190,474	(6,039,505)	(42,494)			638,258	20,147,979	
Total Non-Cash Items	5,147,128	7,601,627	(25,770)	(35,964)	(8,626,628)	2,440,854	(3,880,654)	(52,142)	(124,642)	(104,867)	(8,090)	(16,193)	(7,518,657)	9,833,316	(6,039,505)	(42,494)			(13,558,162)	9,790,821	
Change In Net Assets	7,173,205	7,501,891	2,203,891	332,087	22,776,904	6,942,198	392,740	1,095,523	459,351	(363,126)	4,862	(30,874)	33,010,953	15,477,699	(4,480,351)	(6,198)	(7,500)		28,523,102	15,471,501	





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending February 28, 2026

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	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	481	6,530	8,465	6,507	20,944	14,850	5,494	4,612	171		2,682	10,606		100			38,238	43,204
Cash & Investments, Restricted	14,058	13,246	12,226	11,428	10,812	9,989	1,070	1,015	946	960	10,884	10,735	1,442	1,390			51,438	48,763
Accounts Receivable	840	1,545	193	218	32,051	30,965	4,538	5,291	247	832	25,995	16,627	3,212	5,138	(51,767)	(40,181)	15,310	20,433
Prepaid Expenses and Other Current Assets	126	269	15	5	17,965	1,885	92	141	10	2	32	10			(22)	(22)	18,218	2,290
Total Current Assets	15,505	21,590	20,899	18,158	81,772	57,689	11,194	11,059	1,375	1,794	39,593	37,977	4,654	6,628	(51,789)	(40,203)	123,204	114,690
Fixed Assets																		
Land, Buildings and Equipment	460,116	440,444	892	982	379,988	279,107	4,425	3,369	106	106	112,510	111,003					958,036	835,011
Construction In Progress	2,192	1,687	20		4,105	45,649		670			0	479	19,996	20,093			26,313	68,578
Accumulated Depreciation	(345,143)	(335,459)	(793)	(839)	(163,596)	(155,105)	(2,485)	(2,286)	(82)	(69)	(5,424)	(5,350)					(517,522)	(499,109)
Total Fixed Assets	117,165	106,672	119	143	220,496	169,651	1,940	1,754	24	36	107,086	106,132	19,996	20,093			466,827	404,480
Other Non-Current Assets																		
Other Non-Current Assets	32,889	65,819	322	276	38,479	11,880	329	479	93	133	145,903	64,287			(108,808)	(40,161)	109,208	102,712
Total Other Non-Current Assets	32,889	65,819	322	276	38,479	11,880	329	479	93	133	145,903	64,287			(108,808)	(40,161)	109,208	102,712
Deferred Outflow of Resources																		
Deferred Outflow of Resources					468	214											468	214
Total Deferred Outflow of Resources					468	214											468	214
Total Assets & Deferred Outflow of Resources	165,559	194,080	21,340	18,577	341,216	239,433	13,463	13,291	1,492	1,963	292,583	208,395	24,650	26,721	(160,597)	(80,364)	699,707	622,096
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,709	2,051	295	425	10,184	8,678	333	361	(5)	9	16	11	1,057	1,514	(5,009)	(5,694)	9,581	7,354
Other Current Liabilities	3,930	3,788	1,460	7,458	46,871	36,398	1,049	1,032	333	757	1,623	410	2,487	7,060	(37,232)	(35,759)	20,522	21,144
Total Current Liabilities	6,639	5,839	1,755	7,882	57,055	45,076	1,382	1,393	328	765	1,640	421	3,544	8,573	(42,241)	(41,453)	30,103	28,498
Non-Current Liabilities																		
Non-Current Long Term Debt	6,300	7,208	1,247	1,274	219,263	151,558	263	348	74	97	97,874	2,399		(211)	(105,096)	(30,924)	219,926	131,749
Total Non-Current Liabilities	6,300	7,208	1,247	1,274	219,263	151,558	263	348	74	97	97,874	2,399		(211)	(105,096)	(30,924)	219,926	131,749
Deferred Inflows of Resources																		
Deferred Inflow of Resources	6,177	6,361			126	534					70,854	63,762			(6,167)	(6,270)	70,990	64,387
Total Deferred Inflow of Resources	6,177	6,361			126	534					70,854	63,762			(6,167)	(6,270)	70,990	64,387
Total Liabilities & Deferred Outflow of Resource	19,116	19,408	3,003	9,156	276,444	197,168	1,646	1,741	402	862	170,368	66,583	3,544	8,362	(153,503)	(78,647)	321,019	224,635
Equity																		
Equity																		
Invested In Capital Assets	110,981	99,783	119	143	11,498	24,356	1,940	1,754	24	36	13,129	104,665	19,996	18,223	82,560	25,202	240,248	274,162
Restricted Net Assets	14,058	13,246	12,226	11,428	10,812	9,989	1,070	1,015	946	960	10,405	10,735	1,442	1,390			50,959	48,763
Unrestricted Net Assets	21,404	61,643	5,993	(2,150)	42,463	7,920	8,807	8,781	120	105	98,681	26,413	(332)	(1,255)	(89,653)	(26,920)	87,482	74,537
Total Equity	146,443	174,672	18,338	9,421	64,772	42,265	11,818	11,550	1,090	1,101	122,215	141,813	21,106	18,359	(7,093)	(1,718)	378,688	397,462
Liabilities, Deferred Inflows of Resc and Equity	165,559	194,080	21,340	18,577	341,216	239,433	13,463	13,291	1,492	1,963	292,583	208,395	24,650	26,721	(160,597)	(80,364)	699,707	622,096