



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **September 30, 2026**

Issue Date: **October 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

A COMMUNITY OF POSSIBILITIES

Combined Income Statement - Current Month

Period Ending September 30, 2026

Actual Amounts Vs. Approved Budget Comparison

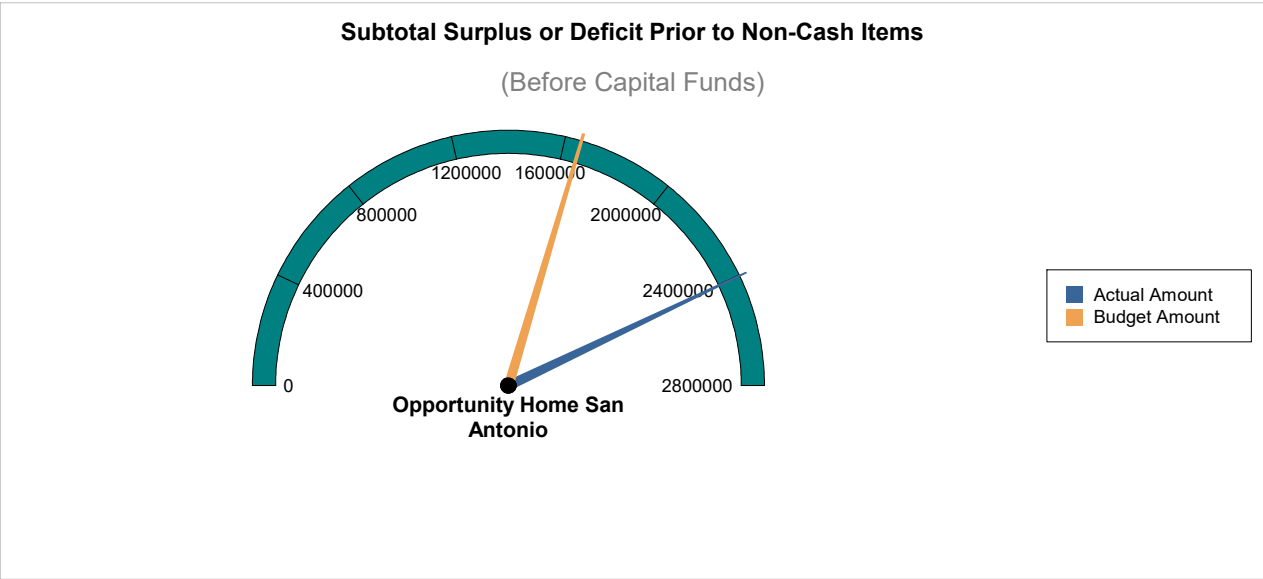
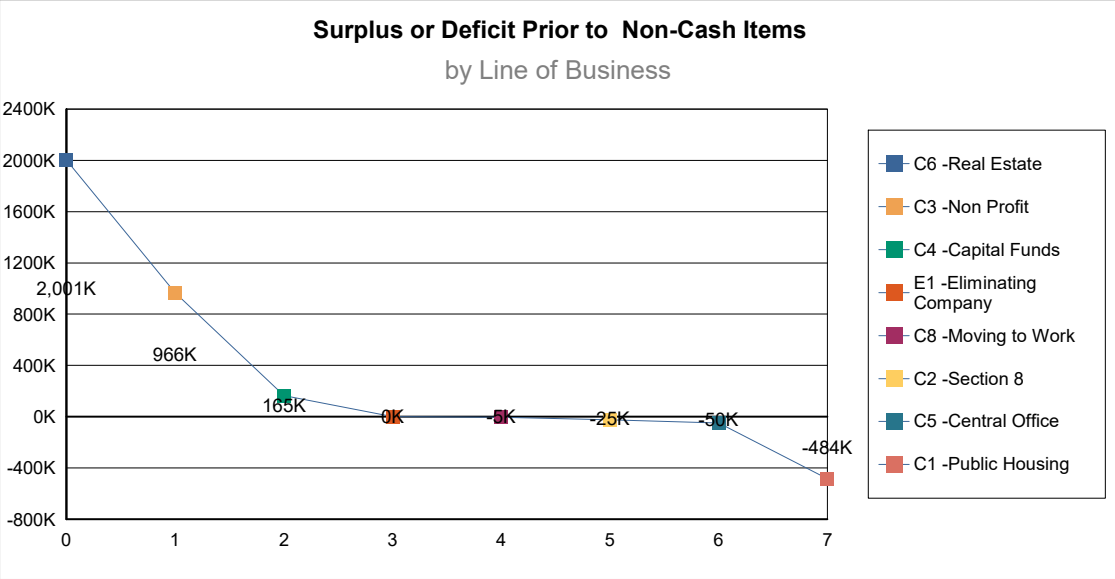
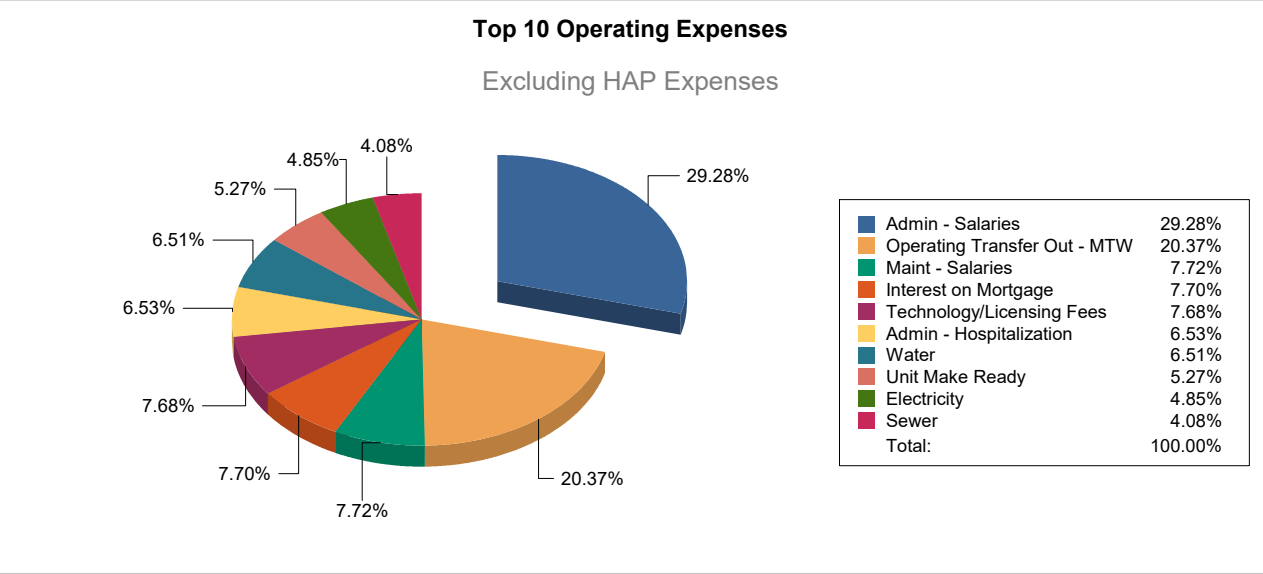
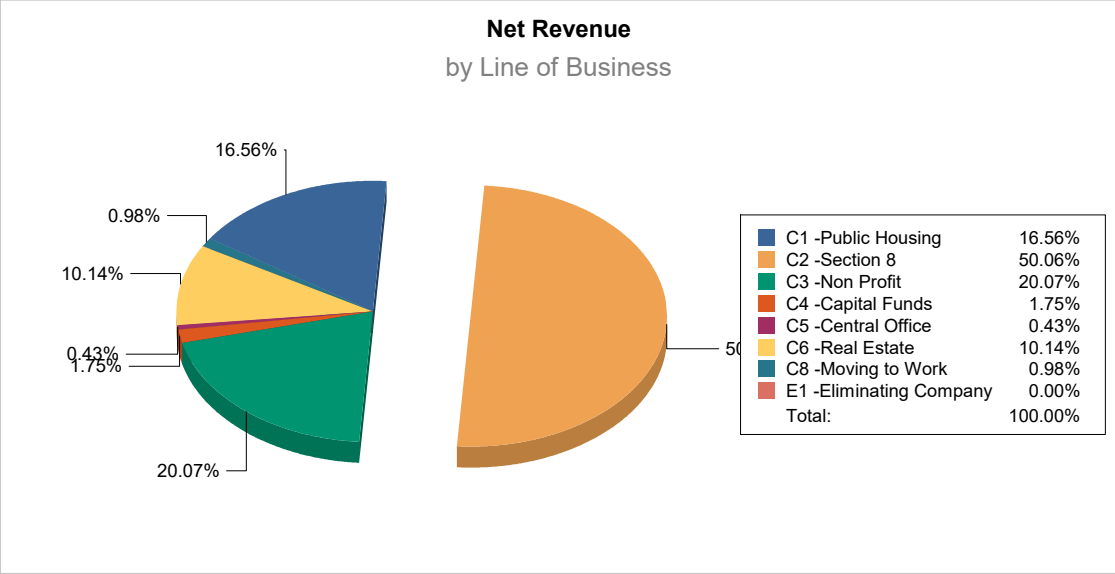
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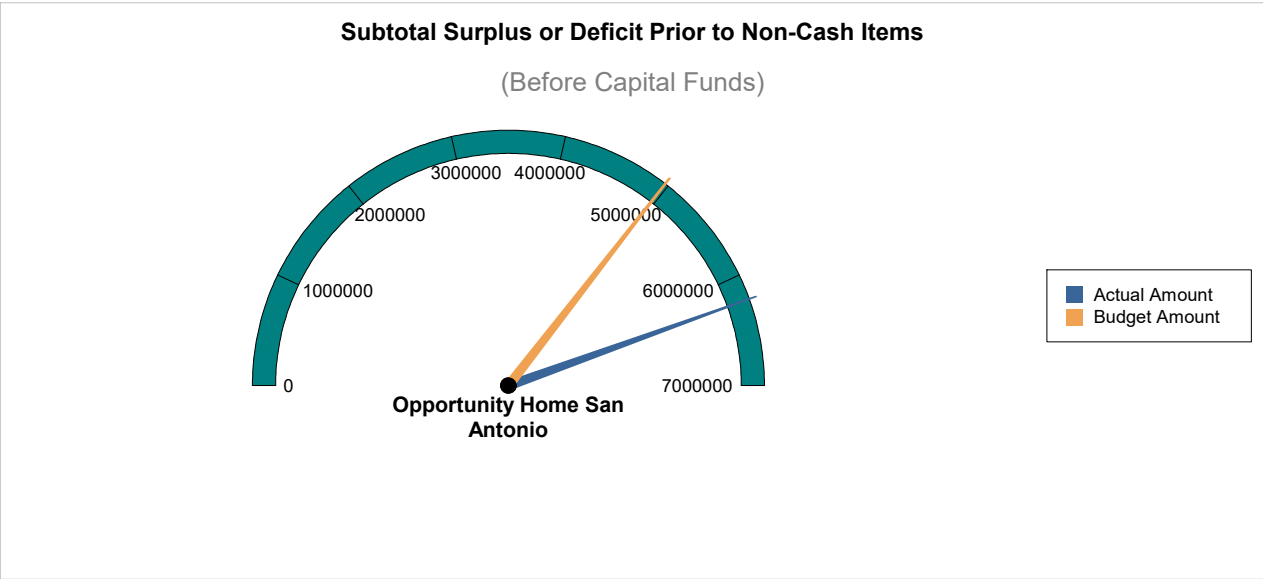
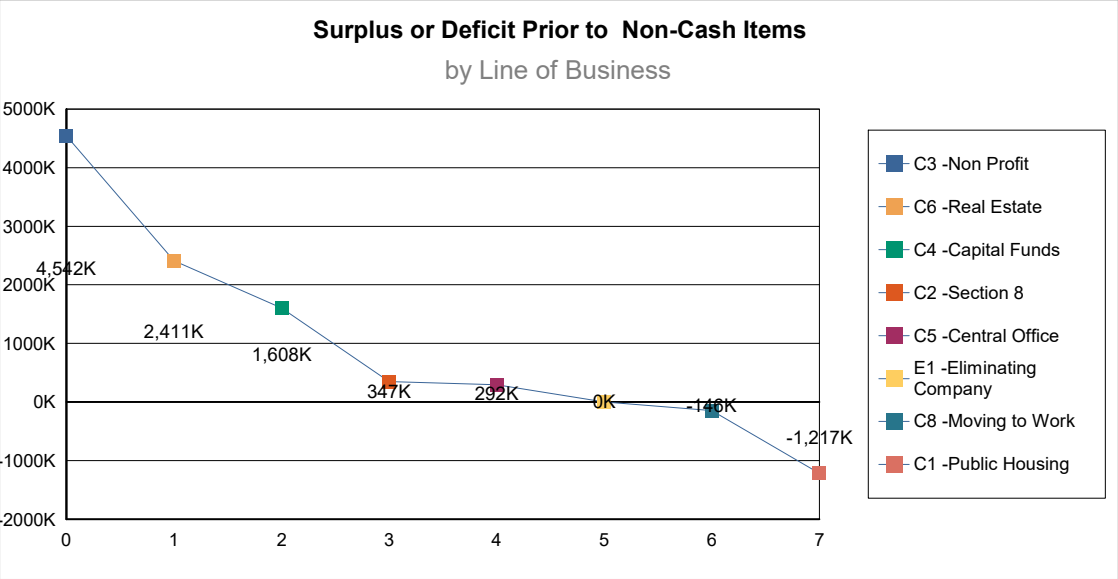
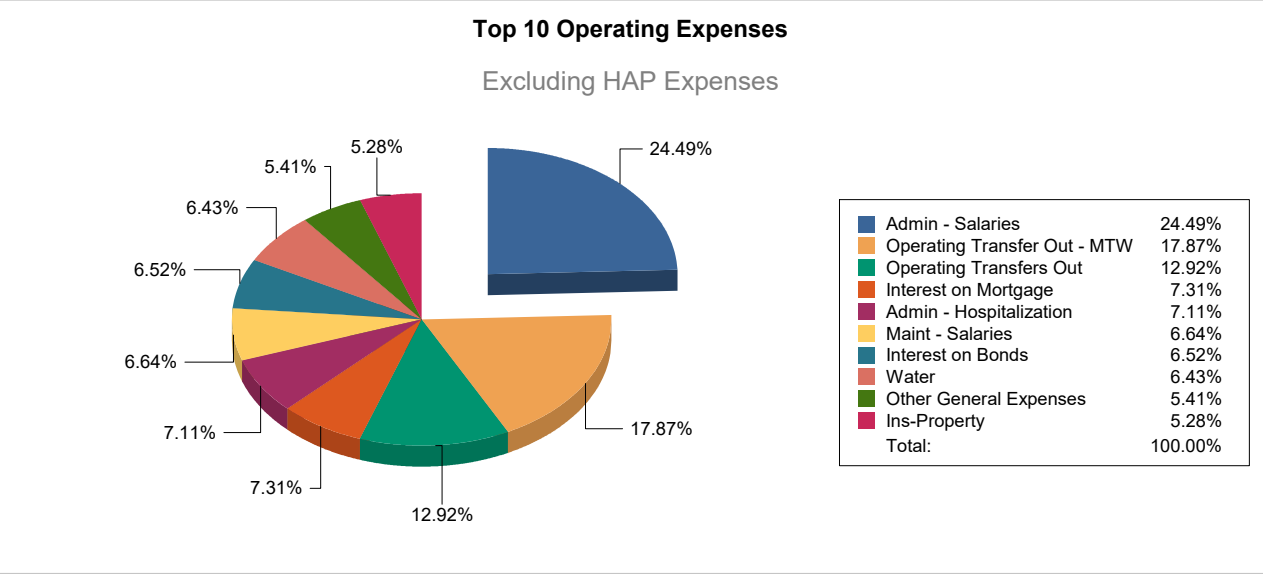
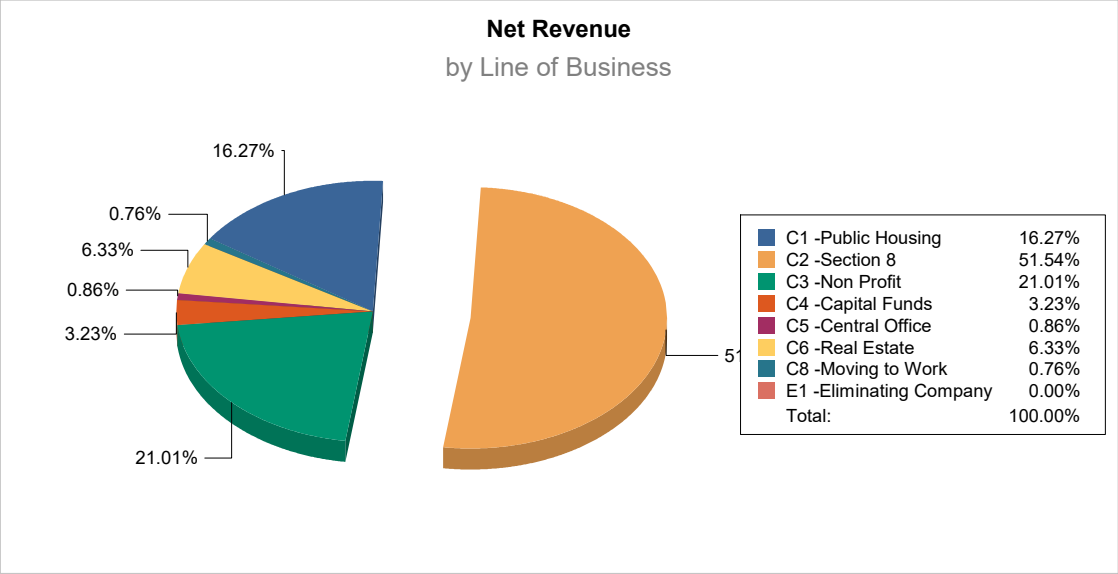
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Account Description	Public Housing		Hsg Voucher Svcs		AHC		Real Estate		Central Office		Community Initiatives		Subotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	1,043,428	1,098,803			4,054,674	4,494,801							5,098,102	5,593,604					5,098,102	5,593,604
Bad Debt, Net of Collections	31,089	(18,427)			(132,045)	(80,065)							(100,956)	(98,493)					(100,956)	(98,493)
Other Tenant Revenue	31,865	29,621			168,769	160,439							200,634	190,060					200,634	190,060
Grants	2,712,849	2,378,420	1,145,865	1,136,851	516,581	488,537					179,661	166,797	4,554,955	4,170,606	404,031	433,151	(91,163)	(93,250)	4,867,823	4,510,506
HAP Revenue			10,359,075	10,892,496	10,802								10,369,877	10,892,496					10,369,877	10,892,496
Miscellaneous Revenue	7,683	7,781	61,773	4,667	18,919	26,862	2,343,083	833,826	99,548	126,242	46,982	75,000	2,577,987	1,074,379			(82,909)	(84,133)	2,495,078	990,246
Net Revenue	3,826,914	3,496,198	11,566,713	12,034,014	4,637,700	5,090,574	2,343,083	833,826	99,548	126,242	226,643	241,797	22,700,600	21,822,651	404,031	433,151	(174,072)	(177,383)	22,930,558	22,078,419
Operating Expense																				
Salaries and Benefits	1,181,817	1,354,385	557,622	583,917	973,716	1,003,758	333,509	349,801	1,266,774	1,282,977	230,357	268,288	4,543,795	4,843,126	27,840				4,571,635	4,843,126
Supplies and Materials	224,397	194,405		484	189,081	178,313		209	1,661	2,648			415,139	376,059					415,139	376,059
Fleet Costs	16,743	18,676	2,366	3,668	5,495	4,590		158	1,609	2,484	57	387	26,271	29,963					26,271	29,963
Outside Services	812,935	798,721	72	96	675,927	580,045	3,263	4,959	27,605	20,732		1,006	1,519,801	1,405,560					1,519,801	1,405,560
Utilities	643,270	584,093			385,637	437,786	66	2,140	16,327	14,325			1,045,301	1,038,343					1,045,301	1,038,343
Protective Services	98,319	45,703		50	32,307	20,941		814	32,761	15,709		1,416	163,388	84,633					163,388	84,633
Insurance	7,850	294,450	2,416	12,488	(30,741)	316,642	820	4,395	4,873	10,305	1,034	2,065	(13,748)	640,345					(13,748)	640,345
HAP Expense			10,359,075	10,850,912									10,359,075	10,850,912					10,359,075	10,850,912
Other Expenses	301,792	260,799	323,288	206,735	408,631	256,785	161,941	120,893	196,782	228,861	132,682	127,070	1,525,116	1,201,144		8,151	(95,361)	(96,908)	1,429,755	1,112,386
Management Fees	539,789	556,694	352,091	378,801	352,426	342,983	74,622	72,878	(1,403,217)	(1,423,911)	1,254	1,700	(83,034)	(70,855)	143,480	141,667	12,451	12,776	72,898	83,587
Total Operating Expense	3,826,914	4,107,927	11,596,931	12,037,152	2,992,479	3,141,843	574,220	556,246	145,176	154,131	365,384	401,932	19,501,104	20,399,230	171,320	149,818	(82,909)	(84,133)	19,589,515	20,464,915
Net Operating Income	0	(611,729)	(30,218)	(3,138)	1,645,220	1,948,732	1,768,862	277,581	(45,628)	(27,889)	(138,741)	(160,135)	3,199,495	1,423,422	232,710	283,333	(91,163)	(93,250)	3,341,043	1,613,505
Non-Operating Income (Expense)																				
Interest Expense	(13,418)	(13,927)		(1,473)	(616,971)	(473,609)	(190,333)	(302,168)		(1,714)		(298)	(820,723)	(793,188)			113,919	32,538	(706,803)	(760,650)
Interest Income	147,006	153,796	16,094	14,048	93,879	67,213	423,411	496,944	10,114	13,615	2,370	1,908	692,874	747,524	4,048		(113,919)	(32,538)	583,003	714,986
Replacement/Extraordinary Item	(306,021)	(328,691)			(563,760)	(305,331)			(13,914)	(5,124)			(883,695)	(639,146)	(72,219)				(955,913)	(639,146)
Other Income (Expense)	(303,495)	(255,804)	(11,007)	(6,900)	(34,399)	(23,753)		(8,677)	(183)		(102)		(349,185)	(295,135)			91,163	93,250	(258,023)	(201,885)
Transfers	(8,275)	1,053,234	(564,852)	(930,667)	442,267		(981)				131,840	160,766		283,333		(283,333)				0
HUD Held Fund Draws			564,852	930,667									564,852	930,667					564,852	930,667
Total Non-Operating Income (Expense)	(484,203)	608,608	5,087	5,675	(678,984)	(735,479)	232,096	186,098	(3,982)	6,777	134,108	162,377	(795,877)	234,056	(68,170)	(283,333)	91,163	93,250	(772,885)	43,973
Surplus or Deficit Prior to NC Items	(484,202)	(3,121)	(25,131)	2,537	966,237	1,213,252	2,000,958	463,679	(49,611)	(21,111)	(4,633)	2,242	2,403,618	1,657,478	164,540				2,568,158	1,657,478
Non-Cash Items																				
Depreciation & Amortization	(801,804)	(740,757)	(6,060)	(11,472)	(1,004,945)	(790,477)	(9,338)	(7,152)	(15,579)	(30,329)	(1,011)	(3,836)	(1,838,738)	(1,584,022)					(1,838,738)	(1,584,022)
Non-Oper Income (Expense)	164,438	2,037,760				404,167	5,200,000						5,364,438	2,441,926	209,271				5,573,708	2,441,926
Total Non-Cash Items	(637,367)	1,297,003	(6,060)	(11,472)	(1,004,945)	(386,310)	5,190,662	(7,152)	(15,579)	(30,329)	(1,011)	(3,836)	3,525,700	857,904	209,271				3,734,971	857,904
Change In Net Assets	(1,121,569)	1,293,882	(31,191)	(8,935)	(38,708)	826,942	7,191,620	456,526	(65,190)	(51,440)	(5,644)	(1,594)	5,929,318	2,515,382	373,811				6,303,129	2,515,382



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Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending September 30, 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	105	548	8,757	6,616	29,645	16,965	3,713	5,632	201	25	14,829	13,727	54				57,305	43,512
Cash & Investments, Restricted	14,415	13,680	11,980	14,142	8,196	10,900	1,588	1,070	1,063	922	10,469	10,876	1,470	1,422			49,181	53,013
Accounts Receivable	868	1,414	320	754	30,107	30,332	5,670	4,875	153	263	14,076	12,864	2,363	4,801	(40,373)	(37,504)	13,186	17,800
Prepaid Expenses and Other Current Assets	1,568	931	22	44	1,368	19,517	398	218	47	82	6	30			(22)	(22)	3,388	20,800
Total Current Assets	16,956	16,573	21,079	21,555	69,317	77,713	11,370	11,796	1,464	1,293	39,381	37,497	3,887	6,223	(40,395)	(37,526)	123,059	135,124
Fixed Assets																		
Land, Buildings and Equipment	463,971	447,887	1,196	892	419,332	353,371	4,414	4,423	106	106	127,087	111,031					1,016,106	917,710
Construction In Progress	55	1,815		2	5,683	2,733	104	9			0	0	11,924	28,206			17,767	32,766
Accumulated Depreciation	(350,442)	(340,948)	(783)	(777)	(181,981)	(143,143)	(2,583)	(2,407)	(89)	(76)	(5,467)	(5,393)					(541,345)	(492,745)
Total Fixed Assets	113,584	108,754	413	118	243,034	212,962	1,935	2,025	17	29	121,620	105,637	11,924	28,206			492,528	457,731
Other Non-Current Assets																		
Other Non-Current Assets	32,295	32,326	278	322	42,096	38,554	290	329	75	93	180,939	77,107	0	0	(106,721)	(102,857)	149,252	45,873
Total Other Non-Current Assets	32,295	32,326	278	322	42,096	38,554	290	329	75	93	180,939	77,107	0	0	(106,721)	(102,857)	149,252	45,873
Deferred Outflow of Resources																		
Deferred Outflow of Resources					289	895											289	895
Total Deferred Outflow of Resources					289	895											289	895
Total Assets & Deferred Outflow of Resources	162,835	157,653	21,770	21,995	354,736	330,124	13,595	14,150	1,556	1,415	341,940	220,241	15,811	34,429	(147,117)	(140,383)	765,128	639,624
Liabilities																		
Current Liabilities																		
Trade Payable & Accruals	2,001	3,039	308	340	12,416	10,746	18	417	51	7	126	113	1,116	2,864	(5,955)	(5,638)	10,081	11,886
Other Current Liabilities	4,853	5,787	2,696	2,648	49,890	58,247	1,585	1,564	269	229	486	931	1,309	3,385	(45,101)	(33,240)	15,988	39,551
Total Current Liabilities	6,854	8,826	3,005	2,988	62,305	68,993	1,603	1,981	321	236	612	1,043	2,425	6,249	(51,056)	(38,878)	26,068	51,437
Non-Current Liabilities																		
Non-Current Long Term Debt	6,141	6,649	1,180	1,326	215,563	192,008	197	263	51	74	132,084	31,361		(536)	(103,547)	(88,208)	251,669	142,937
Total Non-Current Liabilities	6,141	6,649	1,180	1,326	215,563	192,008	197	263	51	74	132,084	31,361		(536)	(103,547)	(88,208)	251,669	142,937
Deferred Inflows of Resources																		
Deferred Inflow of Resources	5,972	6,204			179	126					76,378	67,200			(6,109)	(6,212)	76,421	67,319
Total Deferred Inflow of Resources	5,972	6,204			179	126					76,378	67,200			(6,109)	(6,212)	76,421	67,319
Total Liabilities & Deferred Inflow of Resources	18,968	21,680	4,185	4,313	278,047	261,127	1,800	2,244	372	309	209,073	99,604	2,425	5,712	(160,712)	(133,297)	354,158	261,694
Equity																		
Equity																		
Invested In Capital Assets	107,834	102,271	413	118	36,346	2,359	1,935	2,025	17	29	(9,415)	75,681	11,924	27,577	89,390	82,354	238,444	292,415
Restricted Net Assets	14,415	13,680	11,980	14,142	8,196	10,900	1,588	1,070	1,063	922	10,366	10,397	1,470	1,422			49,078	52,534
Unrestricted Net Assets	21,620	20,022	5,193	3,421	32,147	55,738	8,271	8,810	104	154	131,916	34,559	(7)	(283)	(75,795)	(89,440)	123,448	32,982
Total Equity	143,868	135,973	17,585	17,681	76,689	68,997	11,795	11,905	1,184	1,105	132,867	120,637	13,387	28,717	13,595	(7,086)	410,970	377,930
Liabilities, Deferred Inflows of Resc and Equity	162,835	157,653	21,770	21,995	354,736	330,124	13,595	14,150	1,556	1,415	341,940	220,241	15,811	34,429	(147,117)	(140,383)	765,128	639,624