SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
(A Component Unit of the City of San Antonio, Texas)

SAN ANTONIO, TEXAS

FINANCIAL STATEMENTS AND OTHER REPORTS
(With Independent Auditors' Report Thereon)

SEPTEMBER 30, 2024

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
San Antonio Housing Trust Public Facility Corporation
San Antonio, Texas

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities of the San Antonio Housing Trust Public Facility Corporation (SAHTPFC), a component unit of the City of San Antonio, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the SAHTPFC's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities of the SAHTPFC as of September 30, 2024, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the SAHTPFC, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the SAHTPFC's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the SAHTPFC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the SAHTPFC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 18, 2026 on our consideration of the SAHTPFC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the SAHTPFC's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering SAHTPFC's internal control over financial reporting and compliance.

San Antonio, Texas
February 18, 2026

MANAGEMENT'S DISCUSSION & ANALYSIS

The following Management's Discussion and Analysis (MD&A) provides an overview of the financial activities, performance, and strategic impact of the **San Antonio Housing Trust Public Facility Corporation (SAHT PFC)** for the fiscal year ended September 30, 2024. This analysis should be read in conjunction with the Corporation's financial statements and accompanying notes.

The SAHT PFC was formed by the City of San Antonio under Chapter 303 of the Texas Local Government Code to support the creation and preservation of affordable housing through public-private partnerships, ownership structures, and bond-financed developments. The PFC operates as a nonprofit component unit of the City and works closely with the San Antonio Housing Trust Foundation, Inc. (SAHTF) and related entities to fulfill its mission.

Financial Highlights

For FY 2024, SAHT PFC continued to expand its affordable housing footprint while maintaining financial stability and liquidity to support long-term development initiatives.

Key financial highlights for FY 2024 include:

- *Assets* – Increased from FY 2023, primarily due to additional equity investments in housing partnerships, including land acquisitions totaling 30 acres, and cash generated from development activities
- *Liabilities* – Remained modest and consistent with prior year levels, consisting primarily of accrued expenses and payables to affiliated entities, reflecting a low-leverage operating structure.
- *Net Position* – Increased year over year as a result of operating surpluses generated through developer fees, bond administration revenues, and ground lease income.
- *Changes in Net Position* – Positive growth driven by continued project closings and disciplined expense management.
- *Tax-Exempt Bonds Issued* – $189.7 million issued in FY 2024 to support affordable housing development
- *Affordable Housing Production* – 1,102 new rental homes completed during FY 2024, with 1,531 additional units financed for future delivery
- *Cumulative Portfolio Growth* – 9,517 rental units placed in service and 4,133 units under construction at year-end
- *Tenant Stability Investment* – Total commitment to the TEAM Program increased to $3.99 million to support emergency rental assistance for residents experiencing hardship
- *Grants and Community Investments* – $1,315,000 awarded to nonprofit partners to advance affordable housing and community initiatives

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the SAHTPFC's basic financial statements. The basic financial statements consist of 1) Statement of Net Position, 2) Statement of Revenues, Expenses and Changes in Net Position, 3) Statement of Cash Flows, and 4) Notes to the Financial Statements.

Although the SAHTPFC is a nonprofit organization, it has prepared its financial statements in accordance with the governmental accounting and reporting provisions of the GASB, based on its relationship with the City of San Antonio (Note 1).

Financial Analysis

Net Position – The Corporation's net position increased during FY 2024 as a result of operating income generated from development-related activities and disciplined expense management. Growth in equity investments and strategic land acquisitions contributed to asset expansion.

Unrestricted net position continues to represent the majority of total equity, providing flexibility to deploy funds for mission-driven housing initiatives. A comparison of the entity's net assets follows:

	2023	2024	$ Change
ASSETS			
Current assets			
Cash and Cash equivalents	$ 15,468,766	$ 15,929,987	$ 461,221
Cash and Cash equivalents - restricted	-	5,867,503	5,867,503
Accounts Receivable	268,630	1,005,432	736,802
Investments	-	2,421,101	2,421,101
Prepaid Expenses	15,000	-	(15,000)
Total current assets	15,752,396	25,224,023	9,471,627
Non-current assets			
Investments - Construction Project Funds & Reserves	46,409,387	44,810,235	(1,599,152)
Land	112,958,564	140,351,713	27,393,149
Construction in Progress	10,538,510	12,478,295	1,939,785
Interest Receivable	18,229	55,729	37,500
Note Receivable	500,000	3,476,347	2,976,347
Due from SAHTF	435,316	110,805	(324,511)
Total non-current assets	170,860,006	201,283,124	30,423,118
Total Assets	$ 186,612,402	$ 226,507,147	$ 39,894,745

Financial Analysis *(continued)*

LIABILITIES

Current Liabilities			
Accounts Payable	$ 7,349	$ -	$ (7,349)
Accrued Expenses	-	85,320	85,320
Due to SAHTF	1,796,628	1,178,225	(618,403)
Uearned Revenue - Short Term	-	19,083	19,083
Total current liabilities	1,803,977	1,282,628	(521,349)
Long-Term Liabilities			
Uearned Revenue - Long Term	-	17,000	17,000
Note Payables - Bank	-	2,999,294	2,999,294
Note Payable - CoSA Palladium SA (CDBG)	-	1,367,640	1,367,640
Bonds Payable, net of issue discount	58,213,838	58,213,838	-
Total long-term liabilities	58,213,838	62,597,772	4,383,934
Total Liabilities	$ 60,017,815	$ 63,880,400	$ 3,862,585
DEFERRED INFLOWS OF RESOURCES			
Lease payments received at commencement of lease terms related to future periods	103,202,006	119,969,130	16,767,124
Total Deferred Inflows of Resources	103,202,006	119,969,130	16,767,124
NET POSITION			
Net invetment in capital assets	(37,918,770)	(28,352,254)	9,566,516
Unrestricted	61,311,351	71,009,871	9,698,520
Total Net Position	$ 23,392,581	$ 42,657,617	$ 19,265,036

Financial Analysis *(continued)*

	2023	2024	$ Change
OPERATING REVENUES			
Administration fee income	$ 150,000	$ -	$ (150,000)
Application fee income	45,100	41,000	(4,100)
Annual Issuer Fees	8,100	8,100	-
Bond issuer fee	861,170	1,770,860	909,690
Developer fee Income	3,116,757	2,128,012	(988,745)
Origination fee	250,000	400,000	150,000
Partnership fee income	338,208	282,165	(56,043)
Incentive management fee	623,942	454,666	(169,276)
Supervisory Management fees	16,878	18,780	1,902
Distribution per cash flow	499,508	275,378	(224,130)
Cash Flow Fees	109,484	192,133	82,649
Rental Income	1,416,305	1,513,535	97,230
Asset Management fee	114,583	278,333	163,750
Sales Tax Abatements	-	319,800	319,800
Program Income - TEAMS	-	108,750	108,750
Miscellaneous Income	-	12,002	12,002
Total operating revenues	7,550,035	7,803,514	253,479
OPERATING EXPENSES			
Administrative fees	1,996,077	1,735,303	(260,774)
Professional fees	244,943	262,148	17,205
Disbursement to CoSA	233,533	-	(233,533)
Rent Expense	117,000	122,099	5,099
Project Expense	70,520	17,000	(53,520)
Subscriptions	1,418	2,021	603
Income Tax Expense	98,901	52,826	(46,075)
Property Tax Expense	68,002	-	(68,002)
Total operating expenses	2,830,394	2,191,397	(638,997)
Operating income (loss)	4,719,641	5,612,117	892,476

Financial Analysis *(continued)*

NON-OPERATING REVENUES AND (EXPENSES)			
Unrealized Gain on Investments	-	2,808	2,808
Gain on sale of land		289,961	289,961
Interest income - for bank deposit interest	18,229	361,046	342,817
Interest on Loans	-	37,500	37,500
Investment income	566,873	424,430	(142,443)
Net Realized Gain (Loss)	-	(23)	(23)
Net non-operating revenues and (expense)	585,102	1,115,722	530,620
Income (loss) before capital contributions	5,304,743	6,727,839	1,423,096
Capital Contributions	2,500,000	12,537,197	10,037,197
Increase (decrease) in net position	7,804,743	19,265,036	11,460,293
Net position at the beginning of year	15,487,792	23,392,581	7,904,789
Prior period adjustment	100,046	-	(100,046)
Net position at the end of the year	$23,392,581	$ 42,657,617	$ 19,265,036

Assets

- Cash and cash equivalents increased significantly in FY 2024 due to the grant from the City of San Antonio in the amount of $7.4 million to be used for construction of the Four25 San Pedro project. In addition, investments – construction project funds & reserves decreased by $1.6 million due to expenditures related to the Lofts at Creekview project.
- Land increased by over $27 million with the purchases of property related to VIDA, 811 W. Houston, Midcrown, Palladium SA Apartments, Legacy Senior Residences, Sageland Flats, and Cedar Ridge Terrace.
- Construction progress increased by $1.9 million while notes receivable increased by $2.98 as a result of costs related to the ongoing construction projects, including Palladium SA and Four25 San Pedro.
- These assets reflect the Corporation's strategy to maintain high liquidity for new affordable housing transactions while sustaining long-term equity investments in multifamily developments.

Liabilities and Deferred Inflows of Resources

- Due to Due From SAHTF and SAHTFC dropped by $618,403 due to reimbursement to the San Antonio Housing Trust Foundation (SAHTF) for operating expenses such as payroll, accounting and audit services paid on SAHTPFC's behalf during FY 2023 and FY 2024.
- Notes Payable increased by $2.9 million as a result of loans with Frost Bank for the VIDA and 811 W. Houston projects in addition to the $1.37 million payable for the CDBG funded Palladium SA.
- Ground leases increased by $16.8 million in direct correlation to the land purchases for new projects. We also amortized a portion of the prepaid rent.

Financial Analysis *(continued)*

Revenues

- Operating revenues were consistent with the prior year, a difference of $253,479. While bond issuer fees were up by $909,690, developer fees were down by $988,745. Although these amounts appear to be large variables, both of these items are timing issues and not within the control of SAHTPFC. Bond issuer fees are paid when debt is issued and developer fees are paid when performance benchmarks are met.
- Funding in the form of grants through the City of San Antonio totaled $12.5 million in FY 2024. No comparable funding was received in FY 2023.

Expenses

- Administrative Fees paid to the SAHTF decreased by $260,774 in FY 2024. Recognition of administrative fee expense is dependent upon the performance of the SAHTPFC's partnership entities that develop and operate multi-family housing in San Antonio. Expense is recognized when the fees are received by the SAHTPFC.
- A gain on sale of land in the amount of $289,961 was recorded when the SAHTPFC sold the Villas at Echo East property.

Cash Flow and Liquidity – SAHT PFC's maintained strong liquidity throughout FY 2024, supported by:

- Developer fee revenue from completed and financed projects
- Bond issuance and administration fees
- Ground lease revenues
- Controlled administrative expenditures

Cash reserves position the Corporation to respond to market conditions, capitalize new development opportunities, and sustain long-term operations.

Economic Factors and Impact

The FY 2024 Annual Report reflects continued demand for rent-restricted housing despite softening conditions in the broader multifamily market. While vacancy rates increased citywide due to new supply, stabilized SAHT communities maintained strong occupancy, underscoring sustained need for affordable housing.

Affordable Housing Development and Preservation

- 1,102 new rental homes were completed in FY 2024, including Caroline at Rogers Ranch, Caroline at Longhorn Quarry, Crosswinds, and Arbors at West Avenue
- The PFC completed renovation of 150 rental units at Arbors of West Avenue serving households earning below 80% AMI
- Additionally. the PFC closed financing on 7 new apartment communities totaling 1,531 future rental homes

Economic Factors and Impact *(continued)*

Permanent Supportive Housing

Permanent Supportive Housing (PSH) remained a strategic priority.
In FY 2024:

- Construction began on 425 San Pedro, an 80-unit development including 25 project-based vouchers
- Partnership approved for Commons at Acequia, a 201-unit development utilizing 80 project-based vouchers

These initiatives directly support families experiencing homelessness and align with regional Continuum of Care strategies.

Tenant Emergency Assistance Matters (TEAM) Program

The PFC committed an additional $1,222,500, bringing total TEAM commitments to $3,991,500.

The program provides rental assistance to low-income residents facing emergency hardship and is currently active in 13 apartment communities

Affordable Concession Program

Rent reduction initiatives at Flats at River North and Acero assisted income-eligible residents and maintained reserve balances of:

- $173,294 (Flats at River North)
- $144,622 (Acero)

Ready to Work SA

In partnership with the City, 16 apartment communities participated in workforce development programming. As of September 30, 2024:

- 387 applications received
- 71 residents in training
- 22 completed training
- 12 residents placed in employment

Universal Design

SAHT became the first public entity in Texas to implement comprehensive Universal Design Standards for multifamily housing, with projects closing financing in FY 2025.

Economic Outlook

San Antonio's housing market continues to face affordability pressures driven by:

- Elevated construction costs
- Supply fluctuations in the multifamily market
- Increasing demand for deeply affordable housing

Despite these conditions, SAHT PFC's public-private partnership model and bond-financing structure position the Corporation to preserve affordability while maintaining financial sustainability.

FY 2025 priorities include:

- Closing financing on supportive housing developments
- Implementing Universal Design Standards in new projects
- Expanding land banking efforts
- Continuing capitalization of tenant stability programs

Conclusion

The San Antonio Housing Trust Public Facility Corporation ended FY 2024 with continued financial strength, expanded housing production, strategic land acquisition, and enhanced tenant stability programming.

Through disciplined financial management and mission-driven partnerships, SAHT PFC remains committed to creating equitable, affordable, and sustainable housing opportunities for San Antonio residents.

Contacting SAHTF's Financial Management

This financial report is designed to provide our citizens, taxpayers and partners with a general overview of the SAHTPFC's finances and to demonstrate our commitment to public accountability for funds received. Any questions or requests for more information should be directed to the San Antonio Housing Trust Public Facility Corporation at 8200 IH-10 West Suite 501, San Antonio, TX 78230. The SAHTF's Executive Director, Pedro Alanis, may be reached by telephone at (210) 735-2772. Our website is www.sahousingtrust.org.

San Antonio Housing Trust Public Facility Corporation
(A Component Unit of the City of San Antonio, Texas)

Statement of Net Position

September 30, 2024

ASSETS	
Current Assets	
Cash and Cash Equivalents	$ 15,929,987
Cash and Cash Equivalents - Restricted (Note 2)	5,867,503
Accounts Receivable - Developer fees	775,853
Accounts Receivable - COSA (TIF)	91,304
Accounts Receivable - Other fees	138,275
Investments	2,421,101
Total Current Assets	25,224,023
Noncurrent Assets	
Investments - Construction Project Funds & Reserves	44,810,235
Capital Assets - Land (Note 4)	140,351,713
Construction in Progress (Note 4)	12,478,295
Interest Receivable	55,729
Note Receivables - Related Parties (Note 9)	3,476,347
Agency Funds/Due from SAHTF (Note 3)	110,805
Total Noncurrent Assets	201,283,124
Total Assets	226,507,147
LIABILITIES	
Current Liabilities	
Accrued Expenses	85,320
Unearned Revenue - Short Tem	19,083
Due to SAHTF (Note 3)	1,178,225
Total current liabilities	1,282,628
Long Term Liabilities	
Unearned Revenue - Long Term	17,000
Note Payables - Bank (Note 12)	2,999,294
Note Payable - CoSA Palladium SA (CDBG)	1,367,640
Bonds Payable - Construction Project, net of issue discount	58,213,838
Total Long Term Liabilities	62,597,772
Total Liabilities	63,880,400
DEFERRED INFLOWS OF RESOURCES	
Lease payments received at commencement of lease terms related to future periods	119,969,130
NET POSITION	
Net Investment in Capital Assets	(28,352,254)
Unrestricted	71,009,871
Total net position	$ 42,657,617

See accompanying notes to financial statements.

San Antonio Housing Trust Public Facility Corporation
(A Component Unit of the City of San Antonio, Texas)

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2024

Operating Revenues:		
Application fee income	$	41,000
Annual Issuer Fees		8,100
Bond issuer fee		1,770,860
Developer fee Income		2,128,012
Origination fee		400,000
Partnership fee income		282,165
Incentive management fee		454,666
Supervisory Management fees		18,780
Distribution per cash flow		275,378
Cash Flow Fees		192,133
Rental Income		1,513,535
Asset Management fee		278,333
Sales Tax Abatements		319,800
Program Income - TEAMS		108,750
Miscellaneous Income		12,002
Total Operating Revenues		7,803,514
Operating Expenses:		
Administrative fees		1,735,303
Professional fees		262,148
Rent Expense		122,099
Project Expense		17,000
Subscriptions		2,021
Income Tax Expense		52,826
Total Operating Expenses		2,191,397
Operating Income (Loss)		5,612,117

See accompanying notes to financial statements.

(A Component Unit of the City of San Antonio, Texas)

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2024

Nonoperating Revenues and (Expenses):	
Unrealized Gain on Investements	2,808
Interest Income - for Bank Deposit Interest	361,046
Interest on Loans	37,500
Investment Income	424,430
Gain on Sale of Land	289,961
Net Realized Gain (Loss)	(23)
Net Nonoperating Revenues and (Expenses):	1,115,722
Income (loss) before capital contributions	6,727,839
Capital Contributions -	
CoSA Grant - Four25 San Pedro Project	7,476,211
CoSA, ICIF, & TIRZ Grants - 811 W. Houston Project	2,535,000
CoSA TIRZ Grant - Midcrown Project	2,525,986
Total Capital Contributions	12,537,197
Increase (Decrease) In Net Position	19,265,036
Net Position at the Beginning of Year	23,392,581
Net Position at the End of Year	$ 42,657,617

See accompanying notes to financial statements.

San Antonio Housing Trust Public Facility Corporation
(A Component Unit of the City of San Antonio, Texas)

Statement of Cash Flows

For the Year Ended September 30, 2024

Cash Flows From Operating Activities:	
Receipts from -	
Application fees	$ 41,000
Annual Issuer fees	8,100
Bond issuer fees	1,770,860
Developer fees	2,128,012
Origination Fees	400,000
Partnership fees	282,165
Incentive management fees	454,666
Suversisory Management fees	18,780
Distribution per cash flow and cash flow fees	467,511
Asset management fee	278,333
Payments to suppliers	(16,482,530)
Sales Tax Abatements	319,800
Program Income - TEAMS	108,750
Miscellaneous Income	12,002
Net cash provided (used) by operating activities	(10,192,551)
Cash Flows From Capital and Related Financing Activities	
Proceeds from capital debt	4,366,934
Prepayments Received on Ground Leases	28,659,090
Net Purchase of Capital Assets	(28,848,430)
Capital Grants and Contributions Received	12,537,197
Net cash provided (used) by capital and related financing activities	16,714,791
Cash Flows From Investing Activities	
Interest income	398,546
Gain on Sale of Land	289,961
Investment Income	424,430
Decrease in Investments - Construction project funds and reserves	1,114,648
Purchases of Investments	(2,421,101)
Net cash provided (used) by investing activities	(193,516)
Net increase (decrease) in cash and cash equivalents	6,328,724
Cash and cash equivalents, October 1, 2023	15,468,766
Cash and cash equivalents, September 30, 2024	$ 21,797,490

See accompanying notes to financial statements.

San Antonio Housing Trust Public Facility Corporation
(A Component Unit of the City of San Antonio, Texas)

Statement of Cash Flows

For the Year Ended September 30, 2024

Reconciliation of Operating income (loss) to net cash used in operating activities:	
Operating income (loss)	$ 5,612,117
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Rental Income - Inflows of Resources from Prepaid leases	(11,891,966)
Net increase (decrease) in fair value of investments	2,785
Changes in operating assets and liabilities -	
Accounts Receivable	(449,791)
Note Receivable	(2,976,347)
Prepaid Expenses	15,000
Accounts Payable	(7,349)
Accrued Expenses	85,320
Unearned Revenue	36,083
Due to SAHTF	(618,403)
Net cash provided (used) by operating activities	$ (10,192,551)
Cash and Cash Equivalents at end of year consist of the following line items on the Statement of Net Position	
Cash and Cash Equivalents	$ 15,929,987
Cash and Cash Equivalents - Restricted	5,867,503
Total Cash and Cash Equivalents	$ 21,797,490

See accompanying notes to financial statements.

San Antonio Housing Trust Public Facility Corporation
(A Component Unit of the City of San Antonio, Texas)

Notes to the Financial Statements

SEPTEMBER 30, 2024

Note 1 – Summary of Significant Accounting Policies

A. Organization

San Antonio Housing Trust Public Facility Corporation ("SAHTPFC") is a Texas nonprofit public facility corporation and component unit of the City of San Antonio, incorporated on December 28, 2009 under the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended ("the Act"). The organization's primary purpose is to provide for financing, acquisition, and construction of public facilities.

SAHTPFC is managed by a five-member Board of Directors that serve without compensation. The Board members are residents of the City of San Antonio and appointed by written ordinance of the City Council of the City of San Antonio. The internal affairs of the Organization are governed by the Organization's bylaws, which are approved by the governing body of the City of San Antonio. Upon dissolution of the Organization, any interest in any funds or property of any kind, real, personal, or mixed, such funds or property or rights thereto shall be transferred .and delivered to the City of San Antonio after satisfaction or provision for satisfaction of debts and claims have been made.

Although the SAHTPFC is a nonprofit organization, it has prepared its financial statements in accordance with the governmental accounting and reporting provisions of the GASB, based upon this relationship with the City of San Antonio. Such relationship requires that SAHTPFC's separately issued financial statements be based upon GAAP as promulgated by GASB Statements and Pronouncements. Under the provisions of GASB Statement 34, the SAHTPFC has prepared its financial statements as a special purpose local government involved in business-type (enterprise/proprietary fund) activities. Under the business-type activity reporting model of the GASB, a governing body decides that periodic determination of revenues earned, expenses incurred, and /or net income earned is most appropriate for capital maintenance, public policy, management control and accountability.

Additionally, SAHTPFC follows GASB accounting pronouncements that provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's governing body as the basic criterion for including a possible component organization in the primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

SAHTPFC has formed limited liability companies (LLCs) to be involved in partnerships that develop and operate multi-family housing in San Antonio, that are described below. SAHTPFC is the sole member and owner of each of these LLCs, and has made no or minimal capital contributions to these limited partnerships; as of September 30, 2024, most of these housing projects are in service. Projects involving LLCs formed in FYs 2023 and 2024 were still under construction. Management has evaluated these LLCs under GASB pronouncements as described in the preceding paragraph and determined that they would be included in the SAHTPFC reporting entity as blended component units.

Note 1 – Summary of Significant Accounting Policies (continued)

A. Organization (continued)

During 2016 through 2021, SAHTPFC formed SAHT Longhorn Quarry LP, LLC, SAHT Majestic Living GP, LLC, SAHT Foster Road LP, LLC, SAHT Pedcor, GP, LLC, SAHT San Pedro GP, LLC, SAHT Friedrich LP, LLC, and SAHT City Base GP, LLC all Texas limited liability companies, to be used in possible real estate development partnerships to be determined. SAHTPFC is the sole member and owner of these LLC entities.

During 2011, SAHTPFC formed Masters Living GP, LLC, a Texas limited liability company, to serve as the General Partner of Masters SA Apartments, LP a Texas limited partnership formed to develop and operate a 252-unit mixed income housing development project in San Antonio.

During 2015, SAHTPFC formed Palo Alto Apartments GP, LLC, a Texas limited liability company, to serve as the General Partner of Palo Alto Apartments Ltd, a Texas limited partnership formed to develop and operate a 322-unit affordable multi-family complex in San Antonio.

During 2015, SAHTPFC formed Ellison Hills Living GP, LLC, a Texas limited liability company, to serve as the General Partner of Freedom SA Apartments, LP, a Texas limited partnership formed to develop and operate a 252-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT Lookout LP, LLC, a Texas limited liability company, to be involved in the real estate development project with SA Creekside at Lookout MF, LP, a Texas limited partnership formed to develop and operate a 293-unit affordable multi-family complex in San Antonio.

During 2016, SAHTPFC formed SAHT Crockett Street LP, LLC, a Texas limited liability company, to be involved in the real estate development project with Crockett Street Lofts, LTD, a Texas limited partnership formed to develop and operate a 271 unit affordable multifamily complex and 503 parking spaces in San Antonio.

During 2016, SAHTPFC formed SAHT 222 Mitchell GP, LLC, a Texas limited liability company, to serve as the General Partner of 222 Mitchell Redevelopment, LP, a Texas limited partnership formed to develop and operate a 228-unit affordable multi-family complex in San Antonio. SAHTPFC leased the land from the Archbishop of San Antonio for 75 years and then subleased the land for 75 years to 222 Mitchell Redevelopment, LP.

During 2016, SAHTPFC formed SAHT Lord Road GP, LLC, a Texas limited liability company, to serve as the General Partner of Lord Road Apartments ltd, a Texas limited partnership formed to develop and operate a 324-unit affordable multi-family complex in San Antonio.

During 2017, SAHTPFC formed SAHT Brookwood GP, LLC, a Texas limited liability company, to serve as the General Partner of Westover Senior P3, LP a Texas limited partnership formed to develop and operate a 197-unit affordable multi-family complex in San Antonio.

Note 1 – Summary of Significant Accounting Policies (continued)

A. Organization (continued)

During 2017, SAHTPFC formed SAHT Copper Pointe LP, LLC, a Texas limited liability company, to be involved in the real estate development project with LOG Copper Pointe, LP, a Delaware limited partnership formed to develop and operate a 252-unit affordable multi-family complex in San Antonio.

During 2018, SAHTPFC formed SAHT Leon Creek GP, LLC, a Texas limited liability company, to serve as the General Partner of PEDCOR lnvestments-2016-CLVI, LP a Texas limited partnership formed to develop and operate a 296-unit affordable multi-family complex in San Antonio.

During 2018, SAHTPFC formed SAHT Red Berry LP, LLC, a Texas limited liability company, to serve as the General Partner of Red Berry GL, LP a Texas limited partnership formed to develop and operate a 330-unit mixed income housing development project in San Antonio.

During 2018, SAHTPFC formed SAHT Broadway Jones LP, LLC, a Texas limited liability company, to be involved in the real estate development project with Broadway Jones Apartments, LP, a Delaware limited partnership formed to develop and operate a 283-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT Alsbury GP, LLC, a Texas limited liability company, to serve as the General Partner of VDC SA-Alsbury, LP a Texas limited partnership formed to develop and operate a 240-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT Culebra Creek GP, LLC, a Texas limited liability company, to serve as the General Partner of PEDCOR lnvestments-2018-CLXIX, LP a Texas limited partnership formed to develop and operate a 312-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT Pan American GP, LLC, a Texas limited liability company, to serve as the General Partner of Steele Pan American, LP a Texas limited partnership formed to develop and operate a 100-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT West Cevallos LP, LLC, a Texas limited liability company, to be involved in the real estate development project with West Cevallos GL, LP, a Delaware limited partnership formed to develop and operate a 323-unit affordable multi-family complex in San Antonio.

During 2019, SAHTPFC formed SAHT Mesa West GP, LLC, a Texas limited liability company, to serve as the General Partner of PEDCOR lnvestments-2018-CLXX, LP a Texas limited partnership formed to develop and operate a 280-unit affordable multi-family complex in San Antonio.

During 2020, SAHTPFC formed Luna Flats GP, LLC, a Texas limited liability company, to serve as the General Partner of Luna Flats Ltd, a Texas limited partnership formed to develop and operate a 69-unit affordable multi-family complex in San Antonio.

Note 1 – Summary of Significant Accounting Policies (continued)

A. Organization (continued)

During 2020, SAHTPFC formed SAHT Parkdale GP, LLC, a Texas limited liability company, to serve as the General Partner of ARDC Parkdale Ltd, a Texas limited partnership formed to develop and operate a 196-unit affordable multi-family complex in San Antonio.

During 2020, SAHTPFC formed SAHT South Flores LP, LLC, a Texas limited liability company, to be involved in the real estate development project with SF Cevallos MF, LP, a Texas limited partnership formed to develop and operate a 292-unit affordable multi-family complex in San Antonio.

During 2021, SAHTPFC formed SAHT Echo East Manager, LLC, a Texas limited liability company, to be involved in the real estate development project with Villas at Echo East, LP, a Texas limited partnership formed to develop and operate a 192-unit affordable multi-family complex in San Antonio.

During 2021, SAHTPFC formed SAHT Port SA GP, LLC, a Texas limited liability company, to be involved in the real estate development project with Port SA Redevelopment, LP, a Texas limited partnership formed to develop and operate a 384-unit affordable multi-family complex in San Antonio.

During 2021, SAHTPFC formed SAHT Canyon Pass GP, LLC, a Texas limited liability company, to be involved in a real estate development project with Pedcor Investments -2019-CLXXV, LP, which was formed to develop and operate a 264-unit affordable multi-family complex in San Antonio.

During 2021, SAHTPFC formed SAHT Hamilton Wolfe Lofts, GP, LLC, a Texas limited liability company, to be involved in the real estate development project with Hamilton Wolfe Lofts, Ltd., a Texas limited partnership formed to develop and operate a 74-unit affordable multi-family complex in San Antonio.

During 2020, SAHTPFC formed SAHT Northview GP, LLC, a Texas limited liability company, to be involved in the real estate development project with VCCPHC-San Antonio I, LP, a Texas limited partnership, formed to develop and operate a 156 -unit affordable multi-family complex in San Antonio.

During 2020, SAHTPFC formed SAHT West End on Frio, LLC, a Texas limited liability company, to be involved in the real estate development project comprised of a 24-unit affordable multi-family complex in San Antonio.

During 2022, SAHTPFC formed SAHT Arbors at West Avenue GP, LLC, a Texas limited liability company, to be involved in the real estate development project comprised of a 234-unit affordable multi-family complex in San Antonio.

During 2022, SAHTPFC formed SAHT Crosswinds GP, LLC, an Indiana limited liability company, to be involved in the real estate development project comprised of a 312-unit affordable multi-family complex in San Antonio.

Note 1 – Summary of Significant Accounting Policies (continued)

A. Organization (Continued)

During 2022, SAHTPFC formed SAHT Loma Vista GP, LLC, a Texas limited liability company, to be involved in the real estate development project comprised of a 212-unit multifamily housing facility.

During 2022, SAHTPFC formed, SAHT Creekview Lofts, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed Viento Apartments GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed SAHT Palladium Crestway GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed SAHT Palladium Military GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed Culebra Road Apartments GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed SAHT Ellison GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2023, SAHTPFC formed SAHT Southton, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed SAHT Creek Bend GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed SAHT Hausman PFC, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed SAHT Midcrown, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed SAHT 811 W. Houston, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed SAHT San Pedro GP, LLC. SAHTPFC has 60% membership.

During 2024, SAHTPFC formed Brooks Family GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

Note 1 – Summary of Significant Accounting Policies (continued)

A. Organization (Continued)

During 2024, SAHTPFC formed SAHT Legacy GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed Brooks Senior GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

During 2024, SAHTPFC formed Pearsall Park, GP, LLC, a Texas limited liability company, to be involved in the real estate development project.

B. Basic Financial Statements

As a special purpose government involved primarily in business-type activities, SAHTPFC's basic financial statements consist of the following:

- Management's Discussion and Analysis
- Statement of Net Position
- Statement of Revenues, Expenses and Changes in Net Position
- Statement of Cash Flows
- Notes to Financial Statements

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

SAHTPFC meets the definition of a governmental entity, as set forth in the American Institute of Certified Public Accountants' Audit and Accounting Guide, State and Local Governments. The financial statements of SAHTPFC are prepared using the accrual basis of accounting with the economic resources measurement focus as prescribed by GASB. As SAHTPFC operates as a business-type activity, applying applicable GASB pronouncements, under this approach all assets, deferred outflows of resources, liabilities and deferred inflows of resources of are reported on the statement of net position; revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of SAHTPFC is revenue from developer, origination and other fees associated with the construction of public facilities. SAHTPFC also recognizes deferred inflows of resources for prepaid ground leases as rental income over the term of the ground leases. Operating expenses for enterprise funds include administrative and professional fees, revenue sharing, and grant/project expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Note 1 – Summary of Significant Accounting Policies (continued)

D. Tax Exempt Status

SAHTPFC is exempt from federal income taxes under Section 115(a) of the Internal Revenue Code. Management is not aware of any tax positions that would have a significant impact on its financial position.

E. Cash and Cash Equivalents

SAHTPFC considers all cash, demand deposits and highly liquid investments with an original maturity of three months or less when purchased to be cash and cash equivalents.

F. Receivables

All receivables are reported net of any estimated allowance for uncollectible accounts; SAHTPFC considers all accounts receivable as of September 30, 2024 collectible and no allowance for uncollectible accounts has been established.

G. Estimates

The preparation of financial statements in conformity with United States generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual amounts could differ from these estimates.

H. Property and Equipment

Property and Equipment reported on the accompanying financial statements are currently comprised only of land and construction in progress, which is not depreciated. Expenditures for property and equipment in excess of $500 are capitalized. Purchases of such assets are recorded at cost and any donated assets would be recorded at fair market value as of the date of donation. Depreciation is calculated on a straight-line basis over the estimated useful lives of depreciable assets which range from 5 to 40 years. There were no depreciable assets as of September 30, 2024.

I. Leases – Deferred inflows of Resources

SAHTPFC has purchased land in transactions with multiple limited partnerships which are generally involved in real estate development and which usually will develop and build apartment buildings on the land and rent those apartments to low to moderate income families in the San Antonio area to qualify for certain low-income housing tax credits. The general partners in these limited partnerships are LLCs of which the SAHTPFC is the sole member.

The partnerships sell the land to SAHTPFC and then in return pay to lease the land back from SAHTPFC for long terms ranging from 55 to 99 years in a ground lease. The partnerships will prepay the entire long-term ground lease for the same amounts as the land was sold to SAHTPFC. These funds received from the partnerships are recorded as deferred inflows of resources on the accompanying Statement of Net Position.

Note 1 – Summary of Significant Accounting Policies (continued)

I. Leases – Deferred inflows of Resources (continued)

Subsequently, the deferred inflows of resources are amortized using the straight-line method over the term of the lease and recognized as rental income each year as it is earned under the terms of the lease. See Note 3 for related party transactions disclosure and Notes 4 and 5 for further details regarding land and ground leases, respectively.

J. Net position

Net position represents the difference between assets less liabilities, and is divided into three components as follows:

- Invested in capital assets, net of related debt – consist of historical cost of capital assets less accumulated depreciation, if any, and any remaining debt used to finance those. SAHTPFC is reporting land less deferred inflows of resources as net investment in capital assets on the Statement of Net Position.
- Restricted net position – net position restricted by the creditors, by State enabling legislation, by grantors (both Federal and State), and by other contributors.
- Unrestricted – all other net position is reported in this category.

SAHTPFC applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

K. Public – Private Partnerships – Summary of Accounting Policies

SAHTPFC enters into public-private and public-public partnership (PPP) arrangements in which it conveys to an operator (generally partnerships) the right to operate or use certain nonfinancial assets (underlying PPP assets) to provide public services in exchange for consideration in an exchange or exchange like transaction through ground leases. SAHTPFC accounts for these arrangements as transferor PPPs in accordance with GASB Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements. In Fy 2023, SAHTPFC implemented GASB 94 for all ground leases entered into as public-private partnerships. See Note 5 for further details.

L. Investments

SAHTPFC's Investments in equity and debt securities, and other assets are measured and recorded at fair value in accordance with US GAAP. This includes money market mutual funds and marketable securities whose fair values are readily determinable through sales of similar securities prices, sales prices or bid-and-asked quotations that are currently available from regulated securities exchanges or over-the counter markets that are publicly reported. As indicated within the below Fair Value measurements disclosure note (See Note 11), values derived from regulated securities markets or over-the-counter public quotations are a level 1 type of fair value measurement.

Note 1 – Summary of Significant Accounting Policies (continued)

L. Investments (continued)

SAHTPFC's investment policy is governed by the Texas Public Funds Investment Act which authorizes local governments to invest in a prescribed set of investment instruments that can be utilized to promote the goals of safety of principal, liquidity and diversification, and maximum yield. Investments shall be made in compliance with the Texas Public Funds Investment Act as adopted by SAHTPFC's investment policy (in whole or in part) and any other applicable laws. SAHTPFC may elect not to participate in all the instruments allowed by the Act.

SAHTPFC's Investments for Construction Project Funds & Reserves are reported as noncurrent assets since they are for construction of capital assets. All other investments are reported as current.

Note 2 – Deposits with Financial Institutions

SAHTPFC's cash balance in financial institutions in excess of the federally insured limits as of September 30, 2024 is collateralized by pledged securities.

$5,867,503 in funds is being reported as restricted cash for the balance of funds received by the City of San Antonio for the ARDC San Pedro, Ltd project that have not been advanced to ARDC San Pedro, Ltd. (San Pedro Partnership) as of September 30, 2024, in accordance with the Loan Agreement between the SAHTPFC and the San Pedro Partnership.

Note 3 – Related Party Transactions

SAHTPFC and the San Antonio Housing Trust Foundation, Inc. ("SAHTF") shared the same Board of Directors and Executive Director during the year ended September 30, 2024. SAHTPFC pays SAHTF 25% of developer revenues to administer their programs. SAHTPFC accrued administrative fees in the amount of $1,735,303 to SAHTF for the year ending September 30, 2024, and part of these are reported as Due to SAHTF on the accompanying Statement of Net Position as a current liability.

Additionally, an amount of $110,805 was held in agency accounts for SAHTPFC by SAHTF as of September 30, 2024, which is reported as Due from SAHTF on the accompanying Statement of Net Position as a noncurrent asset.

SAHTPFC has formed LLCs to be involved in limited partnerships, and SAHTPFC is the sole member and owner of each of these LLCs. During the fiscal year, one partnership sold land to SAHTPFC totaling $27,617,147 and then paid the same amount to SAHTPFC to lease the land back from SAHTPFC through ground leases. Accordingly, $27,671,148 was added each to the balance of land and deferred inflows of resources as of September 30, 2024. In regards to similar ground lease transactions from prior years, $1,394,216 was recognized as rental income based on the amortization of deferred inflows of resources.

Note 3 – Related Party Transactions (continued)

Note Receivables – Related Parties

- On April 5, 2024, San Antonio Housing Trust Public Facility Corporation (SAHTPFC) entered into a promissory note with 222 Mitchell Redevelopment, LP (the "Maker") in the principal amount of $500,000. SAHTPFC is a member of SAHT 222 Mitchell GP, LLC, the general partner of 222 Mitchell Redevelopment, LP; therefore, the note is with a related party. See Note 9 for further details.

- SAHTPFC entered into a loan agreement dated July 11, 2024 with ARDC San Pedro, Ltd., a related party to the SAHTPFC, in connection with the development of Four25 San Pedro, an 80-unit multifamily low-income affordable housing project. SAHTPFC is the sole member and owner of SAHT San Pedro GP, LLC, the general partner of ARDC San Pedro, LTD. Under the agreement, SAHTPFC, as lender, agreed to make an advancing, non-revolving loan to the partnership in a maximum principal amount of up to $7,476,210.78, funded from bond proceeds granted to the SAHTPFC by the City of San Antonio. At September 30, 2024, the SAHTPFC advanced $1,608,707 under the loan agreement, which is included in the balance of Note Receivables – Related Parties on the Statement of Net Position. Also, see Note 9.

- SAHTPFC entered into a promissory note on July 26, 2024, with Palladium San Antonio, LTD, a related party of the SAHTPFC related to CDBG funds for project development. SAHTPFC is the sole member of the SAHT Palladium Military, GP, LLC , a general partner of Palladium San Antonio, LTD. As of September 30, 2024, the note receivable balance is $1,367,640. Also see Note 9.

Note 4 – Property and Equipment - A summary of SAHTPFC's property and equipment as of September 30, 2024, which solely consists of land and construction in progress that is non-depreciable, by development project, is as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Land - Woodlawn Ranch	$ 3,400,400	$ -	$ -	$ 3,400,400
Land - Cevallos Lofts	2,462,735	-	-	2,462,735
Land - ACME Road	810,000	-	-	810,000
Land - Oak Valley	925,000	-	-	925,000
Land - Montabella Pointe	800,000	-	-	800,000
Land - Lord Road	1,425,000	-	-	1,425,000
Land - Copper Pointe	1,870,000	-	-	1,870,000
Land - Brookwood Apts	1,350,000	-	-	1,350,000
Land - Trails at Leon Creek	4,025,000	-	-	4,025,000
Land - Alsbury Park	2,000,000	-	-	2,000,000
Land - Broadway Jones	5,167,664	-	-	5,167,664
Land - West Cevallos	11,981,813	-	-	11,981,813
Land - Culebra Creek	2,854,375	-	-	2,854,375
Land - Mesa West	3,165,364	-	-	3,165,364
Land - Park At 38Thirty	30,000	-	-	30,000
Land - Pan American Apts	500,000	-	-	500,000
Land - Greenline North Apts	485,000	-	-	485,000
Land - Luna Flats Apts	3,820,000	-	-	3,820,000
Land - South Flores Lofts	7,400,000	-	-	7,400,000
Land - Red Berry Lake and Trail	149,821	-	-	149,821
Land - Friedrich Lofts	6,419,558	-	-	6,419,558
Land - Baldwin Crocket St	3,888,826	-	-	3,888,826
Land - Brio at Lookout	2,900,000	-	-	2,900,000
Land - Freedom Hills	1,143,000	-	-	1,143,000
Land - Palo Alto	880,000	-	-	880,000
Land - Master Ranch	1,245,000	-	-	1,245,000
Land - Upton at Longhorn Quarry	2,193,357	-	-	2,193,357
Land - Salado at Red Berry	144,896	-	-	144,896
Land- Canyon Pass Apartments	3,267,000	-	-	3,267,000
Land- Hamilton Wolfe Lofts Apartments	3,600,000	-	-	3,600,000
Land- Northview Apartments	2,900,000	-	-	2,900,000
Land- Villas at Echo East	278,000	-	(278,000)	-
Land - West End on Frio Apartments	233,000	-	-	233,000
Land - Caroline at Longhorn Quarry	3,855,780	-	-	3,855,780
Land - Crosswinds	5,011,956	-	-	5,011,956
Land - Caroline at Rogers Ranch	5,354,831	-	-	5,354,831
Land - Arbors at West Avenue	2,077,512	-	-	2,077,512
Land - Loma Vista Apartments	1,400,000	-	-	1,400,000
Land - Viento Apartments	2,887,701	-	-	2,887,701
Land - Flats at Leon Creek	2,250,000	-	-	2,250,000
Land - Palladium Crestway	2,375,000	-	-	2,375,000
Land - Pavillion at Culebra	1,240,000	-	-	1,240,000
Land - Southton Apartments	1,525,034	-	-	1,525,034
Land- Vida	-	3,415,070	-	3,415,070
Land - Four25 San Pedro	-	500,000	-	500,000

Note 4 – Property and Equipment (continued)

	Beginning Balance	Additions	Deletions	Ending Balance
Land - Palladium SA Apartments	-	2,437,500	-	2,437,500
Land - Legacy Senior Apartments	-	2,032,612	-	2,032,612
Land - Sageland Flats	-	5,980,000	-	5,980,000
Land - Cedar Ridge Terrace	-	2,876,409	-	2,876,409
Land - S. Houseman	-	4,600,000	-	4,600,000
Component Units - Blended				
Land - 811 W. Houston	-	3,333,193	-	3,333,193
Land - Midcrown	-	2,496,364	-	2,496,364
Land - Lofts at Creekview	1,265,941	-	-	1,265,941
Total Land	$ 112,958,564	$ 27,671,148	$ (278,000)	$ 140,351,712
Componet Units - Blended				
Lofts at Creekview	10,538,510	1,599,152	-	12,137,662
SAHT Midcrown, LLC	-	34,830	-	34,830
SAHT 811 W. Houston, LLC	-	55,697	-	55,697
Total Construction In Progress	$ 10,538,510	$ 1,939,785	$ -	$ 12,478,295

Note 5 - Ground Leases / Public -Private Partnerships (PPPs): Summary of Arrangements

As the owner of various land assets, as of September 30, 2024, SAHTPFC has PPPs related primarily to ground leases in which this land is leased to partnerships for them to construct, improve and operate upon the land, rental projects. These PPPs generally have terms ranging from 55-99 years.

Assets and deferred inflows related to PPPs

At September 30, 2024, land and deferred inflows of resources related to PPPs were as follows:

- Underlying PPP assets – Land: $139,085,772
- Deferred inflows of resources related to PPPs: $119,969,130

Rights retained, guarantees, and commitments

Under the PPP agreements, the SAHTPFC generally retains legal title to the underlying assets and related rights. The partnership operators are typically granted the right to collect rents and operate and maintain the facilities. The government has not identified any impairments of underlying PPP assets or significant contract modifications during the year ended September 30, 2024.

Rental Income

The ground lease amount is for the purchase price of the land which is prepaid in full by the tenant at the time of the ground lease agreement. This prepaid amount is amortized over the term of the lease in order to recognize rental income. During FY 2024, $1,391,437 was recognized as rental income for these ground leases in the accompanying Statement of Revenues, Expenses and Changes in Net Position. A schedule of these prepaid leases, by development project property, as of September 30, 2024, follows:

Note 5 - Ground Leases / Public -Private Partnerships (PPPs): Summary of Arrangements – (continued)

Property	Date	Lease Period	Prepaid Lease Amount	Prepaid Rent Beginning Balance	Additions	Deletions	Amortized Rent	Prepaid Rent Ending Balance
Woodlawn Ranch	10/12/2011	2011 - 2087	3,400,400	$ 2,857,826	$ -	$ -	$ 45,339	$ 2,812,487
Masters Ranch	3/24/2015	2015 - 2090	1,245,000	1,103,900	-	-	16,600	1,087,300
Palo Alto	7/3/2015	2015 - 2090	880,000	783,200	-	-	11,734	771,466
Freedom Hills	6/1/2016	2016 - 2091	1,143,000	1,031,240	-	-	15,240	1,016,000
Brio at Lookout	9/25/2019	2019 - 2095	2,900,000	2,745,333	-	-	38,667	2,706,666
Baldwin Crockett St	5/9/2016	2016 - 2091	3,888,826	3,506,425	-	-	51,851	3,454,574
Friedrich Lofts	8/7/2020	2020- 2095	6,419,558	6,148,510	-	-	85,594	6,062,916
Upton at Longhorn Quarry	2/26/2016	2016 - 2091	2,193,357	1,964,270	-	-	29,246	1,935,024
Salado at Red Berry	10/22/2018	2018 - 2094	144,896	135,396	-	-	1,932	133,464
Cevallos Lofts	4/6/2010	2010-2065	2,462,735	1,858,920	-	-	44,777	1,814,143
ACME Road	11/1/2016	2016 - 2116	810,000	753,409	-	-	8,182	745,227
Oak Valley	6/1/2017	2017 -2116	925,000	865,826	-	-	9,343	856,483
Montabella Pointe	8/31/2017	2017 - 2092	800,000	735,110	-	-	10,666	724,444
Lord Road	8/24/2018	2018-2093	1,425,000	1,328,021	-	-	19,000	1,309,021
Copper Pointe	7/17/2018	2018-2093	1,870,000	1,740,140	-	-	24,933	1,715,207
Brookwood	5/25/2018	2018-2093	1,350,000	1,253,655	-	-	18,000	1,235,655
Trails at Leon Creek	8/1/2018	2018-2117	4,025,000	3,814,940	-	-	40,657	3,774,283
Alsbury Park	7/1/2019	2019-2094	2,000,000	1,886,666	-	-	26,666	1,860,000
Broadway Jones	12/27/2018	2019-2094	5,167,664	4,840,379	-	-	68,902	4,771,477
West Cevallos	6/14/2019	2019-2094	11,981,813	11,296,186	-	-	159,758	11,136,428
Culebra Creek	7/1/2019	2019-2118	2,854,375	2,731,839	-	-	28,832	2,703,007
Mesa West	9/1/2019	2019-2118	3,165,364	3,034,807	-	-	31,973	3,002,834
Part At 38Thirty	6/1/2020	2020 - 2095	30,000	28,667	-	-	400	28,267
Pan American	6/17/2020	2020-2095	500,000	478,055	-	-	6,667	471,388
Greenline North	8/1/2020	2020-2095	485,000	464,522	-	-	6,467	458,055
Luna Flats	6/29/2020	2020- 2095	3,820,000	3,654,467	-	-	50,933	3,603,534
South Flores	9/3/2020	2020 - 2095	7,400,000	7,095,777	-	-	98,667	6,997,110
Canyon Pass	12/1/2020	2020 - 2119	3,267,000	3,174,875	-	-	33,000	3,141,875
Hamilton Wolfe Lofts	5/17/2021	2021 - 2096	3,600,000	3,486,000	-	-	48,000	3,438,000
Northview	10/1/2020	2020 - 2119	2,900,000	2,812,121	-	-	29,293	2,782,828
Villas at Echo East	4/13/2021	2021 - 2096	278,000	268,887	-	(267,960)	927	-
West End on Frio	11/12/2020	2020 - 2095	233,000	224,080	-	-	3,107	220,973
Caroline at Longhorn Quarry	8/5/2021	2021-2120	3,855,780	3,771,391	-	-	38,947	3,732,444
Crosswinds	1/1/2022	2022-2121	5,011,956	4,923,361	-	-	50,626	4,872,735
Caroline at Rogers Ranch	1/20/2022	2022-2121	5,354,831	5,264,683	-	-	54,089	5,210,594
Arbors at West Avenue	2/1/2022	2022-2097	2,077,512	2,031,345	-	-	27,700	2,003,645
Loma Vista Apartments	2/1/2022	2022-2097	1,400,000	1,368,889	-	-	18,667	1,350,222
Viento Apartments	12/1/2022	2022-2097	390,000	385,666	-	-	5,200	380,466
Flats at Leon Creek	7/1/2023	2023-2098	2,250,000	2,242,500	-	-	30,000	2,212,500
Palladium Crestway	7/1/2023	2023-2098	2,375,000	2,367,083	-	-	31,667	2,335,416
Pavillion at Culebra	8/1/2023	203-2098	1,240,000	1,237,244	-	-	16,533	1,220,711
Southton Apartments	11/1/2022	2022-2097	1,525,034	1,506,395	-	-	20,334	1,486,061
Palladium SA Apartments	7/1/2024	2024-2099	2,437,500		2,437,500	-	8,125	2,429,375
Legacy Senior Residences	8/1/2024	2024-2099	2,032,612		2,032,612	-	4,516	2,028,096
Sageland Flats	8/1/2024	2024-2099	5,980,000		5,980,000	-	13,288	5,966,712
Cedar Ridge Terrace	8/7/2024	2024-2099	2,876,409		2,876,409	-	6,392	2,870,017
S. Houseman Apartments	9/24/2024	2024-2099	4,600,000		4,600,000	-	-	4,600,000
Four25 San Pedro	7/11/2024	2024-2099	500,000		500,000	-	-	500,000
Total			127,471,622	$ 103,202,006	$ 18,426,521	$ (267,960)	$ 1,391,437	$ 119,969,130

Note 6 – Conduit Debt

The Organization is authorized by the City of San Antonio to issue single family and multi-family mortgage revenue bonds used to provide affordable housing to the City of San Antonio. These bonds do not constitute an obligation of the Organization, but are payable solely out of the revenues and receipts derived from any residential development or home mortgage financed by the bonds. For the year ended September 30, 2024, the Organization's conduit debt was as follows:

Balance, October 1, 2023	$ 118,939,000
Additions	218,185,000
Deletions	-
Balance, September 30, 2024	$ 337,124,000

Note 7 – Bonds Payable

During Fy 2022, the SAHTPFC issued senior and subordinate bonds to provide financial assistance to the SAHT Creekview Lofts, LLC, a blended component unit, for the acquisition and construction of low-income housing facilities. The bonds are obligations of the SAHTPFC, payable solely from the revenues of the Lofts at Creekview Project; and are being reported as long-term liabilities in the amount of $58,213,838, in the accompanying financial statements. The detail of these bonds is as follows:

A. San Antonio Housing Trust Public Facility Corporation Senior Bonds (Lofts at Creekview) Series 2022-A, interest rate of 5.25% and maturity date of January 1, 2060. These bonds, with a principal amount of $44,650,000, were issued at a discount of $1,786,000; the balance of these bonds payable, net of the discount as of the beginning and end of year is $42,864,000.

B. San Antonio Housing Trust Public Facility Corporation Subordinate Bonds (Lofts at Creekview) Series 2022-B, interest rate of 7.5% and maturity date of January 1, 2062. These bonds had a principal amount of $15,349,837.92 and the balance of these bonds as of the beginning and end of year is $15,349,837.92. There is no payment required on these bonds until maturity, however, interest is compounded and accrued monthly. If no monthly payment of the accrued interest on these bonds is made, then the amount due on January 1, 2062 will be the accreted value at maturity which is $272,112,000.

Note 7 – Bonds Payable (continued)

Annual principal and interest requirements to maturity for the bonds are as follows:

Bond Series 2022-A

For the Year Ended September 30,	Principal	Interest	Total
2025	-	2,344,125	2,344,125
2026	-	2,344,125	2,344,125
2027	-	2,344,125	2,344,125
2028	-	2,344,125	2,344,125
2029	-	2,344,125	2,344,125
2030-2034	-	11,720,625	11,720,625
2035-2039	-	11,720,625	11,720,625
2040-2044	-	11,720,625	11,720,625
2045-2049	-	11,720,625	11,720,625
2050-2054	-	11,720,625	11,720,625
2055-2059	-	11,720,625	11,720,625
2060	42,864,000	2,344,125	45,208,125
	$ 42,864,000	$ 86,732,625	$ 129,596,625

Note 7 – Bonds Payable (continued)

Bond Series 2022-B

For the Year Ended September 30,	Accreted Value	Principal	Interest for the year	Interest accreded to Date
2025	20,139,091	15,349,838	1,406,981	4,789,253
2026	21,649,205	15,349,838	1,510,114	6,299,367
2027	23,271,219	15,349,838	1,622,014	7,921,381
2028	25,017,978	15,349,838	1,746,759	9,668,140
2029	26,892,830	15,349,838	1,874,852	11,542,992
2030-2034	38,614,205	15,349,838	11,721,375	23,264,367
2035-2039	55,431,936	15,349,838	16,817,731	40,082,098
2040-2044	79,579,145	15,349,838	24,147,209	64,229,307
2045-2049	114,246,234	15,349,838	34,667,089	98,896,396
2050-2054	164,015,508	15,349,838	49,769,274	148,665,670
2055-2059	235,466,677	15,349,838	71,451,169	220,116,839
2060-2062	272,112,000	15,349,838	36,645,323	256,762,162
	$ 1,112,594,191	$ 214,897,732	$ 255,902,288	$ 897,696,459

Rollforward of Changes Bonds Payable – See Note 12

Note 8 – Condensed Financial Information – Blended Component Units

The following presents condensed financial statement information for the SAHTPFC's blended component units: Note – In FY2024, all blended component units had no significant financial activity except, for the following limited liability companies presented below:

(a) Condensed Statement of Net Position

	SAHT Creekview Lofts, LLC	SAHT Midcrown, LLC	SAHT 811. W. Houston, LLC	Total
Assets				
Due from PFC	$ -	$ -		$ -
Land	1,265,941	2,496,364	3,333,193	7,095,498
Construction in progress	12,137,662	34,830	55,697	12,228,189
Total Assets	13,403,603	2,531,194	3,388,890	19,323,687
Liabilities				
Accrued Expenses	-	29,619	55,698	85,317
Due to PFC	-	2,501,460	3,333,192	5,834,652
Long Term Debt - Note Payable to PFC	13,403,603	-	-	13,403,603
Total Liabilities	13,403,603	2,531,079	3,388,890	19,323,572
Net Position				
Unrestricted	-	115	-	115
Total Net Position	$ -	$ 115	$ -	$ 115

Note 8 – Condensed Financial Information – Blended Component Units (continued)

(b) Condensed Statement of Revenues, Expenses and Changes in Net Position

	SAHT Creekview Lofts, LLC	SAHT Midcrown, LLC	SAHT 811 W. Houston, LLC	Total
Operating Revenues	$ -	$ -	$ -	$ -
Total Operating Revenues	-	-	-	-
Operating Expenses				
Operating Expenses	-	-	-	-
Total Operating Expenses	-	-	-	-
Operating Income(Loss)	-	-	-	-
Nonoperating Revenues (Expenses)				
Investment Income	-	115	-	115
Total Nonoperating Revenues (Expenses)	-	115	-	115
				-
Changes in Net Position	-	115	-	115
Net Position, Beg. Of Year	-	-	-	-
Net Position, End of Year	$ -	$ 115	$ -	$ 115

(c) Condensed Statement of Cash Flows

				0
				0
Cash Flows from Operating Activities:				0
Net cash provided (used) by operating activities	$ -	$ -	$ -	$ -
				0
Cash and Cash equivalents, September 30, 2024	$ -	$ -	$ -	$ -

Reconciliation of Operating income (loss) to net cash used in operating activities:

Operating income (loss)	$ -	$ -	$ -	$ -
Changes in operating assets and liabilities -	(13,603,218)	(96,512)	(853,974)	(14,553,704)
Increase in Accounts Payable	13,603,218	96,397	853,974	14,553,589
Investing	-	115	-	115
Net cash provided (used) by operating activities	$ -	$ -	$ -	$ -

Note 9 – Notes Receivable – Related Parties

A. Promissory Note – 222 Mitchel Redevelopment, LP

On April 5, 2023, SAHTPFC (lender) entered in to a promissory note with 222 Mitchel Redevelopment, LP (maker), in the principal amount of $500,000 together with interest from the date thereof on the principal amount from time to time remaining unpaid hereunder the Interest Rate (defined in that certain loan agreement of even date therewith (the "Loan Agreement") by and between the maker as borrower and Payee as Lender) applicable to the Advance outstanding hereunder, with interest payable on the Interest Payment Dates as provided in the Loan Agreement in the Interest Rate until its Maturity Date on November 1, 2038. Payments of principal and interest are to be made solely from Net Cash From Operating and Net Cash from Sales or Refinancings, not to exceed 75% of such net cash after deductions for operating expenses, reserve fund contributions, and senior debt service. Payments are applied first to accrued unpaid interest, then to principal. All outstanding principal and interest are due at maturity. The note is not a revolving note; amounts repaid may not be reborrowed. The note receivable balance as of September 30, 2024 is $555,729.

B. Community Development Block Grant Note Receivable – Palladium San Antonio

On July 26, 2024, Palladium San Antonio, LTD, (Maker) and the SAHTPFC (Lender) entered into a promissory note in the amount of $1,367,640, at the interest rate defined in related loan agreement of 1% simple annual interest, applicable to each advance outstanding, with interest payable on the interest payment dates as provided in the loan agreement, July 26, 2024, at the interest rate until its maturity on September 1, 2066. Payments of principal and interest under this note shall be payable from net cash flow as defined in the related partnership agreement.

C. Note Receivable - ARDC San Pedro, LP

On July 11, 2024, the San Antonio Housing Trust Public Facility Corporation (SAHTPFC) entered into a loan agreement (the Four25 San Pedro Loan) with ARDC San Pedro, Ltd. (the Borrower) to provide financing for the Four25 San Pedro multifamily housing project.

Under the terms of the agreement, the SAHTPFC agreed to lend an amount not to exceed $7,476,210.78 to the Borrower, to be funded from bond proceeds, for the purpose of financing a portion of the costs of acquiring, constructing, and equipping the Four25 San Pedro project.

The loan bears interest at a simple rate of 1.00 percent per annum, calculated on a 30/360-day basis. Interest and principal are generally payable from available cash flows of the Borrower as and when distributions are made under the partnership agreement in amounts sufficient to make the required payments under the loan. The loan matures on July 11, 2064, at which time all unpaid principal and accrued interest are due and payable.

The loan is secured by a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases (the Mortgage) on the Borrower's leasehold interest in the land and improvements comprising the Four25 San Pedro project, together with an assignment of rents and leases related to the project. The loan is subject to certain affirmative and negative covenants, including requirements to maintain the project in good condition, maintain required insurance, comply with applicable laws and regulations, provide financial and other reporting to the SAHTPFC, and restrictions on additional liens, transfers, and certain other actions without the SAHTPFC's consent.

Note 9 – Notes Receivable – Related Parties (continued)

C. Note Receivable - ARDC San Pedro, LP (continued)

The loan may be prepaid in whole or in part as provided in the related note, subject to the terms of a subordination agreement and any required consents of senior lenders.

At September 30, 2024, the outstanding balance of the Four25 San Pedro loan based on advances was $1,608,707. Also see Note 3 – Related Parties.

Note 10 – Commitment/Contingency

- Federal funds received are subject to a compliance examination audit. As of the date of this report a program-specific audit is in the process of being completed any related adjustments as a result of the examination are not known as of the date of this report.

- In relation to the Lofts at Creekview Project, during FY 2022, SAHT Creekview Lofts, LLC entered into a construction contract in the amount of $39,200,000. As of September 30, 2024, approximately $9,249,141 was paid towards the construction contract.

- On March 30, 2022, SAHTPFC, and SAHT Creekview Lofts, LLC (owner), a single-purpose entity wholly owned by SAHTPFC entered into a development agreement with a developer to develop a 301-unit multi-family apartment complex known as Lofts at Creekview Apartments. SAHT Creekview Lofts, LLC acquired the land for $1.7M to be financed through the issuance of Series 2022 tax-exempt bonds, with a total project budget of $39,200,000. As a result of this agreement SAHTPFC will receive a structuring fee of $250,000 at closing. The Developer will receive $2,707,452 to be paid under schedule:25% at closing; 15% in equal installments as construction progresses, monthly; balance or 15% at completion and 10% at occupancy; and 50% deferred at testing date.

Note 11 – Fair Value Measurements

SAHTPFC categorized its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

As of September 30, 2024, SAHTPFC had investments in US Treasury Securities, government mutual money market mutual funds and U.S. Treasury Notes that had the following recurring and nonrecurring fair value measurements:

Asset Type	Fair Value	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Valuation Technique
U.S. Treasury Securities	$2,421,101	X			Quoted market prices
Government Money Market Mutual Funds	$41,972,708	X			Quoted market prices
U.S. Treasury Notes	$2,837,528	X			Quoted market prices

Valuation Techniques:

- U.S. Treasury securities are valued using quoted market prices (Level 1)
- Government Money Market Mutual Funds are valued using quoted market prices (Level 1)
- U.S. Treasury Notes are valued using quoted market prices (Level 1)

There were no changes in valuation techniques during the period.

Note 12 – Long Term Debt

Notes Payable - Bank

VIDA

On December 21, 2023, SAHTPFC entered into a term loan agreement with Frost Bank (the "Lender") in the original principal amount of $2,201,018. The proceeds of the loan were used for the purchase of real property. The loan is secured by a first priority lien on the acquired property and other collateral as defined in the agreement. As set forth in the promissory note the interest and maturity date is to be specified. The loan balance as of September 30, 2024 is $2,201,018.

811. W. Houston

On September 26, 2024, SAHTPFC entered into a term loan agreement with Frost Bank to finance the acquisition of real property located at 811 W. Houston, San Antonio, Texas in the principal amount of $798,276.24. The Loan is secured by a deed of trust and security agreement covering the real property at 811 W. Houston and all related property and rights, as described in the loan documents. The loan balance as of September 30, 2024 is $798,276.

Note 12 – Long Term Debt (continued)

Notes Payable – Bank (continued)

Annual principal and interest requirements to maturity for the loans are as follows:

	Loans	
Year end	Principal	Interest
2025	$ -	$ 228,882
2026	-	177,787
2027	299,929	173,154
2028	299,929	156,889
2029	2,399,436	38,034
	$ 2,999,294	$ 774,746

Notes Payable – City of San Antonio

On July 26, 2024, the City entered into a Community Development Block Grant (CDBG) loan agreement with San Antonio Housing Trust Public Facility Corporation (the Borrower) in connection with the Palladium San Antonio multifamily housing project located at 4770 W. Military Drive, San Antonio, Texas 78242. The loan is funded under the CDBG program (Federal Assistance Listing No. 14.218).

The City issued a CDBG Real Estate Lien Note in the original principal amount of $1,367,640. The note bears simple interest at 1.00% per annum on unpaid principal and matures on September 1, 2066. During the construction period, through September 30, 2026, all payments are deferred; interest accrues but is not payable during this period. Beginning December 1, 2026, the Borrower is required to make up to 40 annual installments of $42,489.51 each, subject to available project surplus cash, through the maturity date.

Payment of the note is secured by a Leasehold Deed of Trust and Assignment of Leases and Rentals encumbering the Borrower's leasehold interest in the project site. The note is subordinate to a senior mortgage loan insured or held in connection with a U.S. Department of Housing and Urban Development (HUD) transaction and is subject to certain HUD-required subordination and surplus cash provisions.

At September 30, 2024, the outstanding principal balance of the note was $1,367,640. Because repayment is limited to available surplus cash and is subordinate to the senior HUD-insured loan, collectability of the full amount of the note is dependent on the project's future operating results and continued compliance with CDBG and HUD requirements.

Note 12 – Long Term Debt (continued)

Changes in Long-Term Liabilities

	September 30, 2023		FY 2024		September 30, 2024	
	Current Portion	Long-Term Portion	Increases	Decreases	Current Portion	Long-Term Portion
Bonds Payable						
Series 2022-A	$ -	$ 42,864,000	$ -	$ -	$ -	$ 42,864,000
Series 2022-B	-	15,349,838	-	-	-	15,349,838
Other - Unearned Revenue	-	-	17,000	-	-	17,000
Loans						
Vida	-	-	2,201,018	-	-	2,201,018
811 W. Houston	-	-	798,276	-	-	798,276
CoSA Palladium SA (CDBG)	-	-	1,367,640	-	-	1,367,640
	$ -	$ 58,213,838	$ 4,383,934	$ -	$ -	$ 62,597,772

Note 13 – Subsequent Events

Management has evaluated subsequent events through February 18, 2026, which is the date the financial statements were available to be issued and noted the following.

- On October 18, 2024, Joint FY 2025 Notice of Funding Announcement (NOFA) for both the SAHT PFC and the SAHT Trust Fund for a total of $1,200,000.

- On November 25, 2024, the Board approved the following:
  - Authorization regarding the Commons at Acequia Trails Apartments transaction, including execution of all documentation, purchase and lease of land, acquisition of membership interest, financing, and serving as general contractor.
  - Amendment of the FY 2025 PFC capital budget to expend up to $105,000 in reimbursable Inner City TIRZ funds for community engagement, site concept design services, and environmental site clearing activities at the Midcrown Property.
  - Authorized to negotiate and execute the following purchase sale agreements:
    - The purchase of 4.6 acres of land at Medina St between W. Martin and W. Commerce St.
    - The purchase of 1.3 acres of land at the corner of North Frio and W. Houston Streets.
    - The purchase of approximately 0.54 acres at 1600 & 1610 Buena Vista St.
    - The purchase of approximately 0.91 acres of land at 217 Warren St.

Note 13 – Subsequent Events (continued)

- On February 21, 2025, the Board approved the following:
  - Approval to award $728,500 in available funds, allocated as follows: $150,000 to Culturingua to create a new community land trust; $213,000 to Merced Housing Texas for rehabilitation of the Kings Court; $250,000 to Opportunity Home of San Antonio for rehabilitation to Dietrich; $25,500 to Bethel AME for Swiss Street Affordable Housing Project.

- On March 21, 2025, the Board approved the following:
  - Approved resolution authorizing the SAHTPFC to obtain an extension of its credit facility with Frost Bank.
  - Approved a budget amendment to fund and transfer the final purchase price plus all necessary closing costs to the San Antonio Housing Trust Foundation for the acquisition of the Robert E. Lee Apartments, a 72-unit multifamily property at 111 W. Travis Street.
  - Approved the acquisition of 4.9 acres of real property located at 421 N. Medina St; authorizing the drawdown purchase funds form the PFC Frost bank credit facility; authorizing the creation of a Single-Asset LLC to hold title to the property; authorizing the assistant secretary to execute all closing documents; and addressing related matters

  - Approved the acquisition of approximately 0.54 acres of real property located at 1600 and 1610 Buena Vista St; authorizing the creation of a Single-asset, LLC to hold title to the property; authorizing the assistant secretary to execute all closing documents; and addressing related matters.

  - Approved the acquisition of approximately 0.907 acres of real property located at 217 Warren St; authorizing the drawdown of purchase fund form the PFC Frost Bank credit facility; authorizing the creation of a Single-Asset LLC to hold title to the property; the assistant secretary to execute all closing documents; and addressing related matters.

- On May 16, 2025, the Board approved the following:
  - Approval of a resolution authorizing the closure of the transaction to acquire approximately 1.3 acres of real property located at 900 W Houston St., 907 W Commerce St., and 118 N Medina St.; acceptance of Community Development Block Grant funds; authorization for creation of a single-asset LLC to hold title to the property; delegation of authority to the Assistant Secretary to execute all closing documents; and addressing related matters
  - Approval of a resolution authorizing an amendment to the Fiscal Year 2025 Public Facility Corporation operating budget and authorizing the establishment of the FY 2025-2030 multi-year SAHT PFC consolidated capital budget for the following projects: VIDA Master Plan; Judy at VIDA Phase I; Project DC Master Plan; 421 Medina St; 811 W. Houston; 900/911 W. Houston; 1600 Buena Vista; Midcrown; and 217 Warren St.

Note 13 – Subsequent Events (continued)

- On June 13, 2025 the Board approved the following:
  - Authorization to execute an option agreement with Versa Terra Development, LLC, to acquire approximately 30 acres of vacant land in the Rosillo Creek TIRZ #41.
  - Authorization of the Homestead Transaction, including land purchase, lease, and partnership with NXSTEP, and for the Corporation to serve as general contractor.

- On August 15, 2025, the board authorized a loan from SAHTPFC to SAHTF in the amount of $5.3M for the acquisition, improvements, and predevelopment cost associated with the 111 W. Travis Building (Robert E. Lee Apartments).

- On September 15, 2025, the SAHTPFC and San Antonio Housing Trust (SAHT) entered into a loan agreement with San Antonio Housing Development Corporation to loan $650,000, WITH $400,000 from SAHT and $250,000 from SAHTPFC. The loan is structured as a forgivable loan with no interest accrual with 10 years from the disbursement date. Funds must be used exclusively for capital repairs at the Dietrich Road Apartments.

- On September 19, 2025, the Board approved the following:
  - Approved resolution for up to $45,000,000 in financing for The Jane at VIDA.
  - Approved multiple Lofts at Creekview actions: authorization of multifamily housing revenue bonds (Series 2025A-1, 2025A-2, 2025A-3), transaction structure (lease, acquisition of membership interest, financing), and up to $10,000,000 in financing.
  - Approved inducement resolution for the Maya Apartments in partnership with American Agape Foundation, including authorization to negotiate and execute a term sheet.
  - Approved Orion Apartment Homes actions: authorization of multifamily housing revenue bonds (Series 2025A and 2025B) and authorization of the overall transaction (land purchase, lease, acquisition of membership interest, financing, joint venture).

- On October 17, 2025, the board approved a resolution authorizing the Maya Apartments transaction. Authorization to close deal on acquisition of the rehab building.

- On December 1, 2025, the Board approved the following:
  - Approved resolution for the GoodHomes 425 Bonham (The Whitney Apartments) transaction, including land purchase, lease, and serving as general contractor.
  - Approved resolution authorizing multifamily housing revenue bonds for the Stones Crossing Apartment Homes Project (Series 2026A & 2026B).
  - Approved resolution for the Stones Crossing Apartment Homes transaction (land purchase, lease, acquisition of membership interest, financing, joint venture).

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners
San Antonio Housing Trust Public Facility Corporation
San Antonio, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, of the San Antonio Housing Trust Public Facility Corporation (SAHTPFC), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the SAHTPFC's basic financial statements, and have issued our report thereon dated February 18, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the SAHTPFC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the SAHTPFC's internal control. Accordingly, we do not express an opinion on the effectiveness of the SAHTPFC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the SAHTPFC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to the management of the SAHTPFC's in a separate letter dated February 18, 2026.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

San Antonio, Texas
February 18, 2026