San Antonio Housing Authority

Issue Date: October 4, 2019

Supplemental Reports

For the Month and Year-To-Date Ended September 30, 2019

(Unaudited and Subject to Review)

SAN ANTONIO HOUSING AUTHORITY

818 S. Flores St.
San Antonio, TX 78204

Phone:
(210) 477-6262
Fax:
(210) 477-6062

We're on the Web!
See us at:
www.saha.org

Ed Hinojosa
Chief Financial Officer

Diana K. Fiedler
Director of Finance and Accounting

Linda Le
Controller

Jennifer Mireles
Budget Manager

SAHA Combined

1. Property Management Reports
   a. Public Housing
   b. Beacon Communities
      i. SAHA Managed Properties
      ii. Third Party Managed Properties
2. Key Financial Indicators
   a. Public Housing
   b. Beacon Communities
      i. SAHA Managed Properties
      ii. Third Party Managed Properties
3. Revenue and Vacancy Loss Analysis
   a. Public Housing
   b. Beacon Communities
      i. SAHA Managed Properties
      ii. Third Party Managed Properties
4. Tenant Receivable
   a. Public Housing
   b. Beacon Communities

Partnerships

1. Property Management Reports
2. Key Financial Indicators

San Antonio Housing Authority
Property Management Monthly Report
Public Housing
For the Period Ending 9/30/2019

Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
9,529,562		263,698

Rental Income History

Current Year			Last Year				Two Years Ago			
August	July	June	September	August	July	June	September	August	July	June
922,985	920,006	1,206,692	771,846	897,199	790,191	937,907	866,905	872,326	806,290	478,203

Occupancy Information

Account Description	Total Units	Current Month Available Units	Current Month Occupied Units	Current Month Vacant Units	Current Month Mod Units	Current Month Offline/Fire Units	Current Month Agency Unit	Current Month Pct Occ	Last Month Available Units	Last Month Occupied Units	Last Month Pct Occ	Year-to-Date Available Units	Year-to-Date Occupied Units	Year-to-Date Pct Occ
Agency Units	15						15				0.00			
Efficiencies	549	533	518	15	16			97.19%	533	524	95.45%	1,599	1,567	98.00%
1 Bedroom	2,030	1,878	1,842	36	152			98.08%	1,878	1,841	90.69%	5,636	5,536	98.23%
2 Bedrooms	1,894	1,876	1,792	84	16	2		95.52%	1,876	1,785	94.24%	5,626	5,351	95.11%
3 Bedrooms	1,261	1,260	1,169	91	1			92.78%	1,263	1,181	93.43%	3,793	3,536	93.22%
4 Bedrooms	221	221	204	17				92.31%	221	207	93.67%	663	617	93.06%
5 Bedrooms	44	44	40	4				90.91%	44	41	93.18%	132	122	92.42%
Total Units	6,014	5,812	5,565	247	185	2	15	95.75%	5,815	5,579	92.72%	17,449	16,729	95.87%

San Antonio Housing Authority
Property Management Monthly Report
Alazan/Guadalupe
For the Period Ending 9/30/2019

Account Balances			Monthly		Rental Income History			Year-to-Date				
			Year-to-Date Actual Revenue (Lost)					Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,388,036		82,469			108,683	109,436	114,523	5	4	22	59	19.00

Occupancy Information

Account Description	Total Units	Current Month Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date Available Units	Occupied Units	Pct Occ
Agency Units	1						1		0.00					0.00
Efficiency	40	40	40						100.00%			120	117	97.50%
1 Bedroom	16	16	15	1				30	93.75%			48	46	95.83%
2 Bedrooms	495	495	465	30				913	93.94%			1,485	1,389	93.54%
3 Bedrooms	180	180	163	17				517	90.56%			540	490	90.74%
4 Bedrooms	9	9	8	1				30	88.89%			27	24	88.89%
Total	741	740	691	49			1	1,490	93.38%			2,220	2,066	93.06%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Blanco/San Pedro Arms
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
204,614		1,302			27,493	27,831	28,111	1	1	1	10	5.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	62	62	57	5				152	91.94%			186	179	96.24%
1 Bedroom	50	50	49	1				30	98.00%			150	145	96.67%
2 Bedrooms	4	4	4						100.00%			12	12	100.00
Total	116	116	110	6				183	94.83%			348	336	96.55%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Blueridge/VF/SF/Palm Lake
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
37,379		(591)					1,390	0	0	0	1	0.00

Occupancy Information

Account Description	Total Units	Current Month Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date Available Units	Occupied Units	Pct Occ
3 Bedrooms	16	16		16				487	0.00			48		0.00
4 Bedrooms	4	4		4				122	0.00			12		0.00
Total	20	20		20				608	0.00			60		0.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cassiano Homes
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,013,854		36,478			45,473	42,780	70,731	9	3	12	132	168.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	5						5		0.00					0.00
1 Bedroom	24	24	24						100.00%			72	71	98.61%
2 Bedrooms	176	176	171	5				152	97.16%			528	503	95.27%
3 Bedrooms	187	187	177	10				304	94.65%			561	531	94.65%
4 Bedrooms	81	81	78	3				91	96.30%			243	232	95.47%
5 Bedrooms	26	26	23	3				91	88.46%			78	70	89.74%
Total	499	494	473	21			5	639	95.75%			1,482	1,407	94.94%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cheryl West/TL Shaley
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
140,317		24,362			22,761	22,324	26,405	5	30	0	76	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1		0.00					0.00
1 Bedroom	14	14	13	1				30	92.86%			42	39	92.86%
2 Bedrooms	66	64	63	1		2		30	98.44%			192	188	97.92%
3 Bedrooms	58	58	53	5				152	91.38%			174	162	93.10%
4 Bedrooms	9	9	8	1				30	88.89%			27	23	85.19%
Total	148	145	137	8		2	1	243	94.48%			435	412	94.71%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cross Creek/Rutledge/Beldon
For the Period Ending 9/30/2019

Account Balances			Monthly: Year-to-Date Actual Revenue (Lost)		Rental Income History			Year-to-Date: Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
267,455		12,825			23,968	24,399	36,170	1	1	1	1	8.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	21	21	21						100.00%			63	62	98.41%
2 Bedrooms	74	74	74						100.00%			222	221	99.55%
3 Bedrooms	63	63	62	1				30	98.41%			189	179	94.71%
4 Bedrooms	9	9	9						100.00%			27	27	100.00
Total	167	167	166	1				30	99.40%			501	489	97.60%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
F Furey/C Andrews/Pin Oak II
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
172,090		33,315			22,319	22,577	30,765	1	1	3	350	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	12	2				61	85.71%			42	37	88.10%
2 Bedrooms	41	41	35	6				183	85.37%			123	110	89.43%
3 Bedrooms	79	79	79						100.00%			237	233	98.31%
4 Bedrooms	6	6	6						100.00%			18	18	100.00
Total	140	140	132	8				243	94.29%			420	398	94.76%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Fair Avenue/Matt Garcia
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
532,473		15,152			66,717	66,228	64,646	0	1	0	20	2.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	129	129	127	2				61	98.45%			387	381	98.45%
1 Bedroom	137	137	134	3				91	97.81%			411	403	98.05%
2 Bedrooms	4	4	4						100.00%			12	12	100.00
3 Bedrooms	1	1	1						100.00%			3	3	100.00
Total	271	271	266	5				152	98.15%			813	799	98.28%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Highview/W Sinkin
For the Period Ending 9/30/2019

Account Balances			Monthly: Year-to-Date Actual Revenue (Lost)		Rental Income History			Year-to-Date: Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
190,996		15,141			22,471	22,159	26,627	5	0	5	45	21.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	51						100.00%			153	152	99.35%
2 Bedrooms	35	35	33	2				61	94.29%			105	100	95.24%
3 Bedrooms	28	28	25	3				91	89.29%			84	77	91.67%
4 Bedrooms	4	4	4						100.00%			12	12	100.00
Total	118	118	113	5				152	95.76%			354	341	96.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Jewett Circle/G Cisneros
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
186,590		(219)			27,464	27,556	27,612	1	2	0	122	24.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	120	120	120						100.00%			360	360	100.00
2 Bedrooms	10	10	10						100.00%			30	30	100.00
Total	130	130	130						100.00%			390	390	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Kenwood/Glen Park/Park Square
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
197,668		9,318			29,655	26,385	28,703	0	0	0	5	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	49	2				61	96.08%			153	149	97.39%
2 Bedrooms	42	42	38	4				122	90.48%			126	117	92.86%
3 Bedrooms	19	19	18	1				30	94.74%			57	53	92.98%
4 Bedrooms	2	2	1	1				30	50.00%			6	3	50.00%
Total	114	114	106	8				243	92.98%			342	322	94.15%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lewis Chatham
For the Period Ending 9/30/2019

Account Balances			Monthly		Rental Income History			Year-to-Date	Leasing Summary			
			Year-to-Date Actual Revenue (Lost)									
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
206,209		(1,263)			28,756	28,710	29,481	0	68	68	108	0.00

Occupancy Information

Account Description	Total Units	Current Month Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date Available Units	Occupied Units	Pct Occ
Efficiency	72	72	72						100.00%			216	216	100.00
1 Bedroom	42	42	42						100.00%			126	124	98.41%
2 Bedrooms	4	4	4						100.00%			12	12	100.00
3 Bedrooms	1	1	1						100.00%			3	3	100.00
Total	119	119	119						100.00%			357	355	99.44%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lila Cockrell/South San
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
114,452		517			16,650	16,527	16,480	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	95	95	94	1				30	98.95%			285	282	98.95%
2 Bedrooms	5	5	5						100.00%			15	15	100.00
Total	100	100	99	1				30	99.00%			300	297	99.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lincoln Heights
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
575,593		15,304			46,248	47,683	56,052	13	126	9	22	9.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	8						8		0.00					0.00
1 Bedroom	91	91	87	4				122	95.60%			273	264	96.70%
2 Bedrooms	154	154	140	14				426	90.91%			462	418	90.48%
3 Bedrooms	81	81	74	7				213	91.36%			243	227	93.42%
4 Bedrooms	4	4	2	2				61	50.00%			12	8	66.67%
Total	338	330	303	27			8	821	91.82%			990	917	92.63%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Madonna/Sahara Ramsey
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
263,494		(825)			21,469	20,913	21,722	4	0	2	130	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	36	36	35	1				30	97.22%			108	106	98.15%
2 Bedrooms	40	40	40						100.00%			120	116	96.67%
Total	76	76	75	1				30	98.68%			228	222	97.37%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mirasol/CTK/Rangel
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
371,398		6,802			35,380	34,281	38,616	3	0	5	123	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	71	71	69	2				61	97.18%			213	210	98.59%
2 Bedrooms	66	66	64	2				61	96.97%			198	191	96.46%
3 Bedrooms	102	102	99	3				91	97.06%			306	301	98.37%
4 Bedrooms	6	6	6						100.00%			18	18	100.00
5 Bedrooms	3	3	3						100.00%			9	9	100.00
Total	248	248	241	7				213	97.18%			744	729	97.98%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mission Park
For the Period Ending 9/30/2019

Account Balances			Monthly: Actual Revenue (Lost)		Rental Income History			Year-to-Date: Actual Revenue (Lost)		Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
151,919		18,558			14,827	12,888	14,257			3	0	3	35	20.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	8	8	8						100.00%			24	24	100.00
2 Bedrooms	43	43	41	2				61	95.35%			129	124	96.12%
3 Bedrooms	33	33	32	1				30	96.97%			99	96	96.97%
4 Bedrooms	10	10	9	1				30	90.00%			30	29	96.67%
5 Bedrooms	6	6	6						100.00%			18	18	100.00
Total	100	100	96	4				122	96.00%			300	291	97.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Parkview/College Park
For the Period Ending 9/30/2019

Account Balances			Monthly: Actual Revenue (Lost)		Rental Income History			Year-to-Date: Actual Revenue (Lost)		Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
337,999		11,626			44,976	44,302	44,326			2	2	2	20	5.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
Efficiency	96	96	93	3				91	96.88%			288	281	97.57%
1 Bedroom	116	116	115	1				30	99.14%			348	344	98.85%
2 Bedrooms	18	18	18						100.00%			54	54	100.00
3 Bedrooms	1	1	1						100.00%			3	3	100.00
Total	231	231	227	4				122	98.27%			693	682	98.41%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pin Oak I
For the Period Ending 9/30/2019

Account Balances			Monthly		Rental Income History			Year-to-Date				
			Year-to-Date Actual Revenue (Lost)					Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
78,078		(10,267)			12,244	12,112	12,414	0	0	0	0	0.00

Occupancy Information

Account Description	Total Units	Current Month Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%			36	36	100.00
1 Bedroom	36	36	35	1				30	97.22%			108	106	98.15%
2 Bedrooms	2	2	2						100.00%			6	6	100.00
Total	50	50	49	1				30	98.00%			150	148	98.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Riverside/Midway/Linda Lou
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
132,591		42,606			15,376	16,824	25,644	2	0	2	25	20.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	30	30	29	1				30	96.67%			90	88	97.78%
2 Bedrooms	37	37	33	4				122	89.19%			111	99	89.19%
3 Bedrooms	37	37	34	3				91	91.89%			111	105	94.59%
Total	104	104	96	8				243	92.31%			312	292	93.59%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Scattered Sites
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
203,022		44,526			13,503	14,626	30,824	2	1	0	18	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	71	71	65	6				183	91.55%			225	215	95.56%
Total	71	71	65	6				183	91.55%			225	215	95.56%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Springview
For the Period Ending 9/30/2019

Account Balances			Monthly: Actual Revenue (Lost)		Rental Income History			Year-to-Date: Actual Revenue (Lost)		Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
346,165		9,981			30,650	32,113	39,445			0	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
Efficiency	21	21	19	2				61	90.48%			63	60	95.24%
1 Bedroom	42	42	42						100.00%			126	125	99.21%
2 Bedrooms	86	86	84	2				61	97.67%			258	250	96.90%
3 Bedrooms	29	29	22	7				213	75.86%			88	65	73.86%
4 Bedrooms	1	1		1				30	0.00			3		0.00
Total	179	179	167	12				365	93.30%			538	500	92.94%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Springview Convent
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(115,931)								2	2	1	20	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Total									0.00					0.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sun Park/Frank Hornsby
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
168,069		14,821			25,375	26,181	26,769	0	2	1	20	25.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	119	119	115	4				122	96.64%			357	347	97.20%
2 Bedrooms	5	5	5						100.00%			15	15	100.00
Total	124	124	120	4				122	96.77%			372	362	97.31%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sutton Homes/Le Chalet
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
46,948		1,386			7,897	8,370	11,168	0	1	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	22	2				61	91.67%			72	68	94.44%
2 Bedrooms	10	10	10						100.00%			30	29	96.67%
Total	34	34	32	2				61	94.12%			102	97	95.10%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Tarry Towne/Escondida/Wmsburg
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
191,197		1,568			37,394	36,966	36,551	0	1	0	16	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	103	103	102	1				30	99.03%			309	306	99.03%
2 Bedrooms	30	30	30						100.00%			90	90	100.00
Total	133	133	132	1				30	99.25%			399	396	99.25%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Victoria Plaza/Schnabel
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
161,951		501			13,362	13,189	13,465	4	3	0	391	83.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	16				16				0.00					0.00
1 Bedroom	218	66	65	1	152			30	98.48%			198	197	99.49%
2 Bedrooms	20	4	4		16				100.00%			12	12	100.00
3 Bedrooms	1				1				0.00					0.00
Total	255	70	69	1	185			30	98.57%			210	209	99.52%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Hermosa/M McGuire
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
166,381		1,964			31,579	32,311	32,665	0	2	2	67	5.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	60	60	58	2				61	96.67%			180	177	98.33%
1 Bedroom	58	58	58						100.00%			174	173	99.43%
2 Bedrooms	11	11	11						100.00%			33	32	96.97%
Total	129	129	127	2				61	98.45%			387	382	98.71%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Tranchese
For the Period Ending 9/30/2019

Account Balances			Monthly: Actual Revenue (Lost)		Rental Income History			Year-to-Date: Actual Revenue (Lost)		Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
389,579		3,604			51,570	51,470	51,725			5	3	8	130	38.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
Efficiency	41	41	40	1				30	97.56%			123	120	97.56%
1 Bedroom	139	139	137	2				61	98.56%			419	412	98.33%
2 Bedrooms	21	21	21						100.00%			61	60	98.36%
Total	201	201	198	3				91	98.51%			603	592	98.18%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Veramendi
For the Period Ending 9/30/2019

Account Balances			Monthly: Year-to-Date Actual Revenue (Lost)		Monthly: Rental Income History			Year-to-Date: Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
302,300		21,609			25,237	25,305	42,857	2	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	12	12	12						100.00%			36	36	100.00
2 Bedrooms	62	62	62						100.00%			186	183	98.39%
3 Bedrooms	54	54	53	1				30	98.15%			162	160	98.77%
4 Bedrooms	32	32	31	1				30	96.88%			96	95	98.96%
5 Bedrooms	6	6	5	1				30	83.33%			18	16	88.89%
Total	166	166	163	3				91	98.19%			498	490	98.39%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
WC White
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
223,016		2,473			13,713	13,596	14,302	3	0	4	67	81.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	69						100.00%			207	206	99.52%
2 Bedrooms	6	6	6						100.00%			18	18	100.00
Total	75	75	75						100.00%			225	224	99.56%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Westway/H Gonzalez
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
345,804		7,152			33,975	32,945	50,164	4	5	5	35	15.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	68	1				30	98.55%			207	202	97.58%
2 Bedrooms	46	46	45	1				30	97.83%			138	137	99.28%
3 Bedrooms	62	62	60	2				61	96.77%			186	181	97.31%
4 Bedrooms	26	26	25	1				30	96.15%			78	75	96.15%
Total	203	203	198	5				152	97.54%			609	595	97.70%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Wheatley/Olive Pk/Village East
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
183,353		(3,533)			5,801	7,020	11,279	0	0	1	279	15.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	25	25	24	1				30	96.00%			75	72	96.00%
3 Bedrooms	17	17	15	2				61	88.24%			51	48	94.12%
4 Bedrooms	5	5	5						100.00%			15	15	100.00
5 Bedrooms	3	3	3						100.00%			9	9	100.00
Total	50	50	47	3				91	94.00%			150	144	96.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,330)		31					26,884	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10						100.00%			30	30	100.00
2 Bedrooms	9	9	9						100.00%			27	26	96.30%
3 Bedrooms	6	6	5	1				30	83.33%			18	17	94.44%
Total	25	25	24	1				30	96.00%			75	73	97.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(2,107)		197					6,378	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	6	6	6						100.00%			18	18	100.00
2 Bedrooms	10	10	9	1				30	90.00%			30	29	96.67%
3 Bedrooms	5	5	4	1				30	80.00%			15	14	93.33%
Total	21	21	19	2				61	90.48%			63	61	96.83%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
East Meadows
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
46,373								0	0	0	0	0.00

Occupancy Information

Account Description	Total Units	Current Month Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			9	9	100.00
2 Bedrooms	25	25	24	1				30	96.00%			75	71	94.67%
3 Bedrooms	37	37	37						100.00%			111	109	98.20%
4 Bedrooms	6	6	6						100.00%			18	18	100.00
Total	71	71	70	1				30	98.59%			213	207	97.18%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Gardens at San Juan Square
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
184,313							3,471	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			9	9	100.00
2 Bedrooms	33	33	31	2				61	93.94%			99	95	95.96%
3 Bedrooms	24	24	23	1				30	95.83%			72	70	97.22%
4 Bedrooms	3	3	3						100.00%			9	9	100.00
Total	63	63	60	3				91	95.24%			189	183	96.83%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
23,153		(13)					12,137	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%			42	42	100.00
2 Bedrooms	26	26	26						100.00%			78	78	100.00
3 Bedrooms	9	9	8	1				30	88.89%			27	22	81.48%
Total	49	49	48	1				30	97.96%			147	142	96.60%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Midcrown Seniors Pavillion
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(5,004)								0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	20	20	20						100.00%			60	60	100.00
2 Bedrooms	19	19	18	1				30	94.74%			57	52	91.23%
Total	39	39	38	1				30	97.44%			117	112	95.73%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
The Park at Sutton Oaks
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(7,121)							12,386	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	5	5	5						100.00%			15	15	100.00
2 Bedrooms	35	35	31	4				122	88.57%			105	92	87.62%
3 Bedrooms	7	7	7						100.00%			21	21	100.00
4 Bedrooms	2	2	2						100.00%			6	6	100.00
Total	49	49	45	4				122	91.84%			147	134	91.16%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Refugio
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(219)		(50)					14,431	0	0	0	26	15.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	19	19	19						100.00%			57	57	100.00
2 Bedrooms	20	20	20						100.00%			60	60	100.00
3 Bedrooms	11	11	9	2				61	81.82%			33	29	87.88%
Total	50	50	48	2				61	96.00%			150	146	97.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(3,609)							8,658	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	13	13	12	1				30	92.31%			39	38	97.44%
2 Bedrooms	16	16	16						100.00%			48	48	100.00
3 Bedrooms	17	17	17						100.00%			51	47	92.16%
Total	46	46	45	1				30	97.83%			138	133	96.38%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square II
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
4,362		52					4,953	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			6	6	100.00
2 Bedrooms	24	24	23	1				30	95.83%			72	70	97.22%
3 Bedrooms	20	20	20						100.00%			60	60	100.00
4 Bedrooms	2	2	1	1				30	50.00%			6	5	83.33%
Total	48	48	46	2				61	95.83%			144	141	97.92%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sutton Oaks Phase I
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,011		230					36,153	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10						100.00%			30	30	100.00
2 Bedrooms	34	34	34						100.00%			102	100	98.04%
3 Bedrooms	5	5	5						100.00%			15	15	100.00
Total	49	49	49						100.00%			147	145	98.64%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
The Alhambra
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,844)								0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	9	9	8	1				30	88.89%			27	23	85.19%
2 Bedrooms	5	5	5						100.00%			15	15	100.00
Total	14	14	13	1				30	92.86%			42	38	90.48%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Wheatley Senior Living
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,866)								0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	40	40	38	2				61	95.00%			120	115	95.83%
Total	40	40	38	2				61	95.00%			120	115	95.83%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Beacon
For the Period Ending 9/30/2019

Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
14,335,857	2,619,047	770,071

Rental Income History

Current Year			Last Year				Two Years Ago			
August	July	June	September	August	July	June	September	August	July	June
1,680,475	1,690,271	1,723,951	1,725,443	1,652,277	1,633,556	1,682,946	1,557,916	1,601,508	1,596,187	1,328,904

Occupancy Information

Account Description	Total Units	Current Month Available Units	Current Month Occupied Units	Current Month Vacant Units	Current Month Mod Units	Current Month Offline/Fire Units	Current Month Agency Unit	Current Month Pct Occ	Last Month Available Units	Last Month Occupied Units	Last Month Pct Occ	Year-to-Date Available Units	Year-to-Date Occupied Units	Year-to-Date Pct Occ
Efficiencies	112	112	108	4				96.43%	112	107	95.54%	336	318	94.64%
1 Bedroom	1,614	1,614	1,510	104				93.56%	1,614	1,512	93.68%	4,842	4,523	93.41%
2 Bedrooms	1,027	1,027	626	401				60.95%	1,027	635	61.83%	3,081	1,887	61.25%
3 Bedrooms	159	159	193	(34)				121.38%	159	201	126.42%	477	591	123.90%
4 Bedrooms			260	(260)				0.00		247	0.00		759	0.00
Total Units	2,912	2,912	2,697	215				92.62%	2,912	2,702	92.79%	8,736	8,078	92.47%

San Antonio Housing Authority
Property Management Monthly Report
Beacon
SAHA Managed Properties
For the Period Ending 9/30/2019

Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
11,394,678	2,075,368	552,742

Rental Income History

Current Year			Last Year				Two Years Ago			
August	July	June	September	August	July	June	September	August	July	June
968,835	993,154	986,496	1,023,145	965,695	965,011	1,005,221	937,134	952,662	943,434	709,246

Occupancy Information

Account Description	Total Units	Current Month Available Units	Current Month Occupied Units	Current Month Vacant Units	Current Month Mod Units	Current Month Offline/Fire Units	Current Month Agency Unit	Current Month Pct Occ	Last Month Available Units	Last Month Occupied Units	Last Month Pct Occ	Year-to-Date Available Units	Year-to-Date Occupied Units	Year-to-Date Pct Occ
Efficiencies	111	111	107	4				96.40%	111	106	95.50%	333	315	94.59%
1 Bedroom	809	809	763	46				94.31%	809	770	95.18%	2,427	2,305	94.97%
2 Bedrooms	644	644	294	350				45.65%	644	304	47.20%	1,932	895	46.33%
3 Bedrooms	96	96	136	(40)				141.67%	96	141	146.88%	288	417	144.79%
4 Bedrooms			260	(260)				0.00		247	0.00		759	0.00
Total Units	1,660	1,660	1,560	100				93.98%	1,660	1,568	94.46%	4,980	4,691	94.20%

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Bella Claire Apts.
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
6,740	38,018	19,104			41,955	41,368	38,262	2	0	1	38	13.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	26	1				30	96.30%			81	80	98.77%
2 Bedrooms	40	40		40				1,217	0.00			120		0.00
4 Bedrooms			40	(40)				(1,217)	0.00				116	0.00
Total	67	67	66	1				30	98.51%			201	196	97.51%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Burning Tree
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,264,484	32,398	35,808			67,463	68,883	68,239	0	0	4	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	84	84	75	9				274	89.29%			252	229	90.87%
2 Bedrooms	24	24	21	3				91	87.50%			72	67	93.06%
Total	108	108	96	12				365	88.89%			324	296	91.36%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Castlepoint
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
445,142	66,401	129,125			125,460	124,280	126,103	8	7	6	210	2.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	24	24	23	1				30	95.83%			72	69	95.83%
1 Bedroom	136	136	131	5				152	96.32%			408	395	96.81%
2 Bedrooms	60	60		60				1,825	0.00			180		0.00
3 Bedrooms			57	(57)				(1,734)	0.00				174	0.00
Total	220	220	211	9				274	95.91%			660	638	96.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Churchill Estates, LLC
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
594,786	58,092	46,593			33,680	33,600	34,395	0	0	0	56	1.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	40	40		40				1,217	0.00			120		0.00
4 Bedrooms			40	(40)				(1,217)	0.00				120	0.00
Total	40	40	40						100.00%			120	120	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I LLC
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
930,427	436,033	62,874			85,985	79,789	83,956	0	0	3	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	60	60	57	3				91	95.00%			180	169	93.89%
2 Bedrooms	48	48	46	2				61	95.83%			144	137	95.14%
3 Bedrooms	16	16	13	3				91	81.25%			48	43	89.58%
Total	124	124	116	8				243	93.55%			372	349	93.82%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II, LLC
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
9,026		36,901			72,303	69,249	79,278	0	0	4	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	48	48	45	3				91	93.75%			144	135	93.75%
2 Bedrooms	40	40	36	4				122	90.00%			120	114	95.00%
3 Bedrooms	16	16	15	1				30	93.75%			48	46	95.83%
Total	104	104	96	8				243	92.31%			312	295	94.55%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Dietrich Road
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
90,738		55,178			12,347	15,494	15,941	0	1	2	15	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	18	18		18				548	0.00			54		0.00
3 Bedrooms	12	12		12				365	0.00			36		0.00
4 Bedrooms			27	(27)				(821)	0.00				75	0.00
Total	30	30	27	3				91	90.00%			90	75	83.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Encanta Villas
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
847,035	16,799	38,762			41,940	40,010	39,683	2	0	1	26	185.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	56	56		56				1,703	0.00			168		0.00
4 Bedrooms			52	(52)				(1,582)	0.00				155	0.00
Total	56	56	52	4				122	92.86%			168	155	92.26%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Homestead
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
491,966		33,742			83,323	84,055	76,152	5	17	6	88	3.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17	17	17						100.00%			51	50	98.04%
1 Bedroom	70	70	68	2				61	97.14%			210	204	97.14%
2 Bedrooms	46	46	43	3				91	93.48%			138	134	97.10%
3 Bedrooms	24	24	23	1				30	95.83%			72	70	97.22%
Total	157	157	151	6				183	96.18%			471	458	97.24%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC La Providencia
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
174,654	27,586	44,021			45,968	44,480	45,398	5	11	3	90	14.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	34	34	34						100.00%			102	97	95.10%
1 Bedroom	32	32	32						100.00%			96	93	96.88%
2 Bedrooms	24	24		24				730	0.00			72		0.00
4 Bedrooms			22	(22)				(669)	0.00				63	0.00
Total	90	90	88	2				61	97.78%			270	253	93.70%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pecan Hill
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,050,588		10,434			25,511	25,202	28,500	1	0	0	23	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	16	2				61	88.89%			54	47	87.04%
1 Bedroom	78	78	71	7				213	91.03%			234	220	94.02%
2 Bedrooms	4	4		4				122	0.00			12		0.00
4 Bedrooms			4	(4)				(122)	0.00				12	0.00
Total	100	100	91	9				274	91.00%			300	279	93.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sendero I PFC (Crown Meadows)
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,130,868	118,295	148,621			163,135	189,091	170,638	8	0	11	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	70	70	65	5				152	92.86%			210	193	91.90%
2 Bedrooms	98	98	94	4				122	95.92%			294	281	95.58%
3 Bedrooms	24	24	24						100.00%			72	72	100.00
Total	192	192	183	9				274	95.31%			576	546	94.79%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sunshine Plaza
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,188,394		(293)			24,209	21,652	21,796	1	0	1	3	124.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	17	1				30	94.44%			54	52	96.30%
1 Bedroom	82	82	81	1				30	98.78%			246	242	98.37%
Total	100	100	98	2				61	98.00%			300	294	98.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Towering Oaks, LLC
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
926,001	201,377	23,742			96,718	97,570	99,852	0	5	8	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	64	64	57	7				213	89.06%			192	181	94.27%
2 Bedrooms	64	64	52	12				365	81.25%			192	156	81.25%
Total	128	128	109	19				578	85.16%			384	337	87.76%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Vera Cruz
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
188,533		15,316			16,029	14,775	14,848	0	1	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	26	1				30	96.30%			81	80	98.77%
2 Bedrooms	2	2	2						100.00%			6	6	100.00
Total	29	29	28	1				30	96.55%			87	86	98.85%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa De Valencia
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(9,584)	249,978	79,653			26,023	37,362	35,984	0	15	1	31	69.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1				30	95.83%			72	65	90.28%
2 Bedrooms	80	80		80				2,433	0.00			240		0.00
4 Bedrooms			75	(75)				(2,281)	0.00				218	0.00
Total	104	104	98	6				183	94.23%			312	283	90.71%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Warren House
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
3		(662)			3,454	3,416	3,666	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	7	7	6	1				30	85.71%			21	19	90.48%
Total	7	7	6	1				30	85.71%			21	19	90.48%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Claremont
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
36,803		(519)			3,334	2,879	3,804	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	4	4	4						100.00%			12	12	100.00
Total	4	4	4						100.00%			12	12	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Beacon
Third Party Managed Properties
For the Period Ending 9/30/2019

	Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
2,941,179	519,679	217,329

Rental Income History

Current Year			Last Year				Two Years Ago			
August	July	June	September	August	July	June	September	August	July	June
711,640	697,116	737,454	702,298	686,581	668,545	677,725	620,782	648,846	652,753	619,658

Occupancy Information

Account Description	Total Units	Current Month Available Units	Current Month Occupied Units	Current Month Vacant Units	Current Month Mod Units	Current Month Offline/Fire Units	Current Month Agency Unit	Current Month Pct Occ	Last Month Available Units	Last Month Occupied Units	Last Month Pct Occ	Year-to-Date Available Units	Year-to-Date Occupied Units	Year-to-Date Pct Occ
Efficiencies	1	1	1					100.00%	1	1	100.00%	3	3	100.00%
1 Bedroom	805	805	747	58				92.80%	805	742	92.17%	2,415	2,218	91.84%
2 Bedrooms	383	383	332	51				86.68%	383	331	86.42%	1,149	992	86.34%
3 Bedrooms	63	63	57	6				90.48%	63	60	95.24%	189	174	92.06%
Total Units	1,252	1,252	1,137	115				90.81%	1,252	1,134	90.58%	3,756	3,387	90.18%

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek I
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
55,840	178,538				105,641	98,805	104,467	0	1	13	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	188	188	176	12				365	93.62%			564	524	92.91%
2 Bedrooms	64	64	62	2				61	96.88%			192	177	92.19%
3 Bedrooms	1	1	1						100.00%			3	3	100.00
Total	253	253	239	14				426	94.47%			759	704	92.75%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek II
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
441,790	146,300				59,487	48,091	79,185	0	4	5	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			3	3	100.00
1 Bedroom	194	194	166	28				852	85.57%			582	495	85.05%
2 Bedrooms	1	1	1						100.00%			3	3	100.00
Total	196	196	168	28				852	85.71%			588	501	85.20%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Courtland Heights
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
6,200	16,800				44,281	44,045	44,752	0	1	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1				30	95.83%			72	67	93.06%
2 Bedrooms	24	24	21	3				91	87.50%			72	63	87.50%
3 Bedrooms	8	8	6	2				61	75.00%			24	22	91.67%
Total	56	56	50	6				183	89.29%			168	152	90.48%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Monterrey Park
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
95,050	61,304				133,323	134,767	134,340	0	5	7	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	112	112	111	1				30	99.11%			336	325	96.73%
2 Bedrooms	88	88	83	5				152	94.32%			264	252	95.45%
Total	200	200	194	6				183	97.00%			600	577	96.17%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Reagan West Apts.
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
8,742	100,625				3,795	1,911	502	0	0	0	2	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			9	9	100.00
2 Bedrooms	8	8	7	1				30	87.50%			24	21	87.50%
3 Bedrooms	4	4	4						100.00%			12	10	83.33%
Total	15	15	14	1				30	93.33%			45	40	88.89%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Woodhill Apts. PFC
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,333,557	353,912				365,113	369,498	374,209	6	20	9	33	14.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	284	284	268	16				487	94.37%			852	798	93.66%
2 Bedrooms	198	198	158	40				1,217	79.80%			594	476	80.13%
3 Bedrooms	50	50	46	4				122	92.00%			150	139	92.67%
Total	532	532	472	60				1,825	88.72%			1,596	1,413	88.53%

Maintenance Summary

KFI - FY Comparison for Public Housing Properties - 6,049 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	9,877,287	=	2.14
Curr Liab Exc Curr Prtn LTD	(4,612,463)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	4,871,706	=	1.49
Average Monthly Operating and Other Expenses	3,278,987		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.07 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	418,734	=	0.14
Total Tenant Revenue	3,044,929		IR < 1.50

Days Receivable Outstanding: 12.95

Accounts Payable (AP)

Accounts Payable	(2,111,029)	=	0.64
Total Operating Expenses	3,278,987		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.47%	95.75%	
Year-to-Date	8.05%	95.87%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.71	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.71	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,549,548

Average Dwelling Rent

Actual/UML	2,760,351	16,729	165.00
Budget/UMA	2,673,076	17,449	153.19
Increase (Decrease)	87,275	(720)	11.81

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.22	27.53 %
Supplies and Materials	38.74	6.96
Fleet Costs	2.39	0.43
Outside Services	139.57	25.08
Utilities	70.80	12.72
Protective Services	3.54	0.64
Insurance	21.19	12.84
Other Expenses	22.59	4.06
Total Average Expense	$ 452.03	90.25 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	7,124,215	=	2.32
Curr Liab Exc Curr Prtn LTD	(3,076,583)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	4,047,632	=	1.39
Average Monthly Operating and Other Expenses	2,918,976		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

6.51 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	474,314	=	0.17
Total Tenant Revenue	2,870,571		IR < 1.50

Days Receivable Outstanding: 15.58

Accounts Payable (AP)

Accounts Payable	(1,258,566)	=	0.43
Total Operating Expenses	2,918,976		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.20 %	94.96%	
Year-to-Date	7.90 %	95.27%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.57	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.57	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,063,666

Average Dwelling Rent

Actual/UML	2,459,236	16,955	145.04
Budget/UMA	2,602,631	17,797	146.24
Increase (Decrease)	(143,395)	(842)	(1.19)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 146.28	29.11%
Supplies and Materials	35.80	7.13
Fleet Costs	3.88	0.77
Outside Services	110.47	21.99
Utilities	72.49	14.63
Protective Services	3.88	0.77
Insurance	17.73	14.63
Other Expenses	24.75	4.93
Total Average Expense	$ 415.28	93.96%

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It Is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sun of all current liabiility accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*

    "... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordinngly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for Alazan/Guadalupe - 741 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,440,936	=	2.23
Curr Liab Exc Curr Prtn LTD	(645,430)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	687,886	=	1.55
Average Monthly Operating and Other Expenses	443,208		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.13

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	82,469	=	0.24
Total Tenant Revenue	350,428		IR < 1.50

Days Receivable Outstanding: 21.92

Accounts Payable (AP)

Accounts Payable	(275,791)	=	0.62
Total Operating Expenses	443,208		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.75%	93.38%	
Year-to-Date	7.06%	93.06%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	6.81	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	18.81	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

238,493

Average Dwelling Rent

Actual/UML	329,187	2,066	159.34
Budget/UMA	300,979	2,220	135.58
Increase (Decrease)	28,208	(154)	23.76

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 158.82	25.86 %
Supplies and Materials	50.16	8.17
Fleet Costs	3.74	0.61
Outside Services	189.97	30.93
Utilities	66.40	10.81
Protective Services	4.47	0.73
Insurance	19.97	10.81
Other Expenses	22.41	3.65
Total Average Expense	$ 515.95	91.57 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,163,741	=	3.16
Curr Liab Exc Curr Prtn LTD	(368,641)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	795,100	=	2.21
Average Monthly Operating and Other Expenses	359,541		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

42.27

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	74,691	=	0.21
Total Tenant Revenue	354,390		IR < 1.50

Days Receivable Outstanding: 19.98

Accounts Payable (AP)

Accounts Payable	(167,824)	=	0.47
Total Operating Expenses	359,541		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.23 %	91.89%	
Year-to-Date	6.66 %	93.47%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	7.78	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.78	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

427,793

Average Dwelling Rent

Actual/UML	303,615	2,075	146.32
Budget/UMA	255,986	2,220	115.31
Increase (Decrease)	47,629	(145)	31.01

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 166.58	27.92%
Supplies and Materials	40.80	6.84
Fleet Costs	5.65	0.95
Outside Services	94.44	15.83
Utilities	61.39	10.29
Protective Services	4.96	0.83
Insurance	17.27	10.29
Other Expenses	20.62	3.46
Total Average Expense	$ 411.70	76.41%

KFI - FY Comparison for Blanco/San Pedro Arms - 116 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	206,003	=	2.58
Curr Liab Exc Curr Prtn LTD	(79,807)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	126,197	=	2.34
Average Monthly Operating and Other Expenses	53,992		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,302	=	0.01
Total Tenant Revenue	89,726		IR < 1.50

Days Receivable Outstanding: 1.43

Accounts Payable (AP)

Accounts Payable	(30,764)	=	0.57
Total Operating Expenses	53,992		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.17%	94.83%	
Year-to-Date	3.45%	96.55%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.96	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.96	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

71,879

Average Dwelling Rent

Actual/UML	82,240	336	244.76
Budget/UMA	85,784	348	246.50
Increase (Decrease)	(3,544)	(12)	(1.74)

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	81.88	16.01 %
Supplies and Materials		22.54	4.41
Fleet Costs		0.00	0.00
Outside Services		150.61	29.44
Utilities		114.61	22.41
Protective Services		0.00	0.00
Insurance		11.35	22.41
Other Expenses		17.70	3.46
Total Average Expense	$	398.68	98.13 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	130,466	=	2.06
Curr Liab Exc Curr Prtn LTD	(63,282)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	67,184	=	1.37
Average Monthly Operating and Other Expenses	48,952		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	6,673	=	0.08
Total Tenant Revenue	81,674		IR < 1.50

Days Receivable Outstanding: 7.52

Accounts Payable (AP)

Accounts Payable	(28,862)	=	0.59
Total Operating Expenses	48,952		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.03 %	93.97%	
Year-to-Date	4.89 %	95.11%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.55	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.55	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

17,386

Average Dwelling Rent

Actual/UML	81,228	331	245.40
Budget/UMA	87,259	348	250.74
Increase (Decrease)	(6,031)	(17)	(5.34)

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	78.55	17.62%
Supplies and Materials		19.52	4.38
Fleet Costs		0.20	0.04
Outside Services		98.80	22.16
Utilities		134.74	30.22
Protective Services		0.00	0.00
Insurance		10.47	30.22
Other Expenses		21.77	4.88
Total Average Expense	$	364.03	109.54%

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 20 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	37,579	=	5.74
Curr Liab Exc Curr Prtn LTD	(6,547)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	31,031	=	5.73
Average Monthly Operating and Other Expenses	5,416		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(591)	=	-4.93
Total Tenant Revenue	120		IR < 1.50

Days Receivable Outstanding: -453.10

Accounts Payable (AP)

Accounts Payable	(2,188)	=	0.40
Total Operating Expenses	5,416		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	0.00%	
Year-to-Date	0.00%	0.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

25,609

Average Dwelling Rent

Actual/UML	0	0	0.00
Budget/UMA	0	60	0.00
Increase (Decrease)	0	(60)	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	9.25 %
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	96.84
Utilities		0.00	3.33
Protective Services		0.00	0.00
Insurance		0.00	3.33
Other Expenses		0.00	4.79
Total Average Expense	$	0.00	117.54 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,739,613	=	81.83
Curr Liab Exc Curr Prtn LTD	(21,260)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,718,352	=	238.53
Average Monthly Operating and Other Expenses	7,204		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	(591)	=	-3.28
Total Tenant Revenue	180		IR < 1.50

Days Receivable Outstanding: -302.07

Accounts Payable (AP)

Accounts Payable	(1,950)	=	0.27
Total Operating Expenses	7,204		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	0.00%	
Year-to-Date	0.00 %	0.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,711,110

Average Dwelling Rent

Actual/UML	(1,390)	0	0.00
Budget/UMA	0	144	0.00
Increase (Decrease)	(1,390)	(144)	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	7.07%
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	62.37
Utilities		0.00	7.09
Protective Services		0.00	0.00
Insurance		0.00	7.09
Other Expenses		0.00	1.61
Total Average Expense	$	0.00	85.23%

KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,058,275	=	2.49
Curr Liab Exc Curr Prtn LTD	(425,846)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	577,843	=	1.78
Average Monthly Operating and Other Expenses	323,755		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-5.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	36,478	=	0.23
Total Tenant Revenue	157,405		IR < 1.50

Days Receivable Outstanding: 21.69

Accounts Payable (AP)

Accounts Payable	(185,588)	=	0.57
Total Operating Expenses	323,755		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.21%	95.75%	
Year-to-Date	6.01%	94.94%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	7.15	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	19.15	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

249,189

Average Dwelling Rent

Actual/UML	130,217	1,407	92.55
Budget/UMA	141,763	1,482	95.66
Increase (Decrease)	(11,546)	(75)	(3.11)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 164.05	25.79%
Supplies and Materials	71.37	11.22
Fleet Costs	3.80	0.60
Outside Services	226.94	35.68
Utilities	85.75	13.48
Protective Services	8.74	1.37
Insurance	30.52	13.48
Other Expenses	20.27	3.19
Total Average Expense	$ 611.43	104.81%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	692,310	=	2.55
Curr Liab Exc Curr Prtn LTD	(271,855)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	420,455	=	1.30
Average Monthly Operating and Other Expenses	324,210		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-47.50

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	42,988	=	0.29
Total Tenant Revenue	147,993		IR < 1.50

Days Receivable Outstanding: 28.89

Accounts Payable (AP)

Accounts Payable	(96,190)	=	0.30
Total Operating Expenses	324,210		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.01 %	95.95%	
Year-to-Date	5.34 %	95.61%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	6.44	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	18.44	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

90,247

Average Dwelling Rent

Actual/UML	122,519	1,417	86.46
Budget/UMA	144,739	1,482	97.66
Increase (Decrease)	(22,220)	(65)	(11.20)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.53	25.82%
Supplies and Materials	54.43	9.16
Fleet Costs	6.54	1.10
Outside Services	218.27	36.71
Utilities	81.92	13.78
Protective Services	12.18	2.05
Insurance	26.34	13.78
Other Expenses	20.23	3.40
Total Average Expense	$ 573.44	105.80%

KFI - FY Comparison for Cheryl West/TL Shaley - 148 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	184,178	=	1.27
Curr Liab Exc Curr Prtn LTD	(145,293)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	38,885	=	0.43
Average Monthly Operating and Other Expenses	89,697		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	24,362	=	0.29
Total Tenant Revenue	82,871		IR < 1.50

Days Receivable Outstanding: 28.87

Accounts Payable (AP)

Accounts Payable	(76,956)	=	0.86
Total Operating Expenses	89,697		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.43%	94.48%	
Year-to-Date	7.21%	94.71%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.48	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	10.48	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

(51,693)

Average Dwelling Rent

Actual/UML	65,786	412	159.67
Budget/UMA	70,032	435	160.99
Increase (Decrease)	(4,246)	(23)	(1.32)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 211.62	35.63%
Supplies and Materials	66.59	11.21
Fleet Costs	0.59	0.10
Outside Services	194.96	32.82
Utilities	59.72	10.05
Protective Services	4.99	0.84
Insurance	31.51	10.16
Other Expenses	21.56	3.63
Total Average Expense	$ 591.52	104.45%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	167,371	=	2.60
Curr Liab Exc Curr Prtn LTD	(64,488)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	102,883	=	1.35
Average Monthly Operating and Other Expenses	76,490		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	22,360	=	0.25
Total Tenant Revenue	87,907		IR < 1.50

Days Receivable Outstanding: 24.88

Accounts Payable (AP)

Accounts Payable	(28,789)	=	0.38
Total Operating Expenses	76,490		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.14 %	91.72%	
Year-to-Date	8.33 %	93.56%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	6.51	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	20.51	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

25,148

Average Dwelling Rent

Actual/UML	72,066	407	177.07
Budget/UMA	66,250	435	152.30
Increase (Decrease)	5,816	(28)	24.77

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 208.17	34.34%
Supplies and Materials	34.05	5.62
Fleet Costs	0.46	0.08
Outside Services	131.55	21.70
Utilities	53.32	8.80
Protective Services	0.69	0.11
Insurance	27.46	8.80
Other Expenses	21.01	3.47
Total Average Expense	$ 476.72	82.91%

KFI - FY Comparison for Cross Creek/Rutledge/Beldon - 167 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	283,230	=	1.96
Curr Liab Exc Curr Prtn LTD	(144,844)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	138,386	=	1.35
Average Monthly Operating and Other Expenses	102,329		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	12,825	=	0.16
Total Tenant Revenue	78,837		IR < 1.50

Days Receivable Outstanding: 15.14

Accounts Payable (AP)

Accounts Payable	(51,707)	=	0.51
Total Operating Expenses	102,329		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.60%	99.40%	
Year-to-Date	2.40%	97.60%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.79	12	Accts Recvble	2.00	5
MENAR	6.52	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.30	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

34,549

Average Dwelling Rent

Actual/UML	74,360	489	152.06
Budget/UMA	72,998	501	145.70
Increase (Decrease)	1,362	(12)	6.36

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 236.74	44.05 %
Supplies and Materials	39.73	7.39
Fleet Costs	2.12	0.39
Outside Services	120.31	22.38
Utilities	77.00	14.33
Protective Services	0.00	0.00
Insurance	25.03	14.40
Other Expenses	21.43	3.99
Total Average Expense	$ 522.37	106.93 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	161,103	=	1.81
Curr Liab Exc Curr Prtn LTD	(89,104)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	71,999	=	0.70
Average Monthly Operating and Other Expenses	103,515		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	17,215	=	0.25
Total Tenant Revenue	68,775		IR < 1.50

Days Receivable Outstanding: 23.09

Accounts Payable (AP)

Accounts Payable	(44,546)	=	0.43
Total Operating Expenses	103,515		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.99 %	94.01%	
Year-to-Date	5.79 %	94.21%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.08	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	13.08	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

(33,324)

Average Dwelling Rent

Actual/UML	67,527	472	143.07
Budget/UMA	73,750	501	147.21
Increase (Decrease)	(6,223)	(29)	(4.14)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 201.64	37.74%
Supplies and Materials	48.58	9.09
Fleet Costs	3.64	0.68
Outside Services	159.46	29.84
Utilities	100.75	18.86
Protective Services	0.06	0.01
Insurance	22.26	18.86
Other Expenses	33.35	6.24
Total Average Expense	$ 569.73	121.32%

KFI - FY Comparison for Fair Avenue/Matt Garcia - 271 Units

Period Ending September 30, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
10/4/2019 7:33:03PM

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	546,044	=	2.89
Curr Liab Exc Curr Prtn LTD	(188,644)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	232,290	=	2.12
Average Monthly Operating and Other Expenses	109,626		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.40

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,152	=	0.07
Total Tenant Revenue	226,713		IR < 1.50

Days Receivable Outstanding: 6.40

Accounts Payable (AP)

Accounts Payable	(84,519)	=	0.77
Total Operating Expenses	109,626		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.85%	98.15%	
Year-to-Date	1.72%	98.28%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.64	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.64	25	Total Points	23.00	25

Capital Fund Occupancy

5.00

Excess Cash

120,525

Average Dwelling Rent

Actual/UML	198,890	799	248.92
Budget/UMA	193,500	813	238.01
Increase (Decrease)	5,390	(14)	10.92

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 157.36	31.14 %
Supplies and Materials	22.56	4.47
Fleet Costs	6.94	1.37
Outside Services	41.43	8.20
Utilities	68.11	13.48
Protective Services	2.50	0.49
Insurance	12.64	13.48
Other Expenses	19.76	3.91
Total Average Expense	$ 331.30	76.54 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(94,209)	=	-0.77
Curr Liab Exc Curr Prtn LTD	(122,821)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(217,030)	=	-1.77
Average Monthly Operating and Other Expenses	122,440		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.30

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	32,200	=	0.16
Total Tenant Revenue	202,753		IR < 1.50

Days Receivable Outstanding: 14.93

Accounts Payable (AP)

Accounts Payable	(57,022)	=	0.47
Total Operating Expenses	122,440		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.11 %	98.89%	
Year-to-Date	1.48 %	98.52%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	2.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(342,402)

Average Dwelling Rent

Actual/UML	194,161	801	242.40
Budget/UMA	193,500	813	238.01
Increase (Decrease)	661	(12)	4.39

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 147.67	31.95%
Supplies and Materials	37.10	8.03
Fleet Costs	1.54	0.33
Outside Services	81.75	17.69
Utilities	78.74	17.04
Protective Services	3.58	0.77
Insurance	10.59	17.04
Other Expenses	22.69	4.91
Total Average Expense	$ 383.65	97.75%

KFI - FY Comparison for F Furey/C Andrews/Pin Oak II - 140 Units

Period Ending September 30, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	239,421	=	1.75
Curr Liab Exc Curr Prtn LTD	(137,115)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	102,306	=	1.14
Average Monthly Operating and Other Expenses	89,774		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	202,177	=	2.57
Curr Liab Exc Curr Prtn LTD	(78,632)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	123,545	=	1.57
Average Monthly Operating and Other Expenses	78,497		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	33,315	=	0.39
Total Tenant Revenue	85,702		IR < 1.50

Days Receivable Outstanding: 39.32

Accounts Payable (AP)

Accounts Payable	(62,673)	=	0.70
Total Operating Expenses	89,774		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.71%	94.29%	
Year-to-Date	5.24%	94.76%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.78	12	Accts Recvble	0.00	5
MENAR	6.20	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	18.99	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	13,432	=	0.23
Total Tenant Revenue	58,572		IR < 1.50

Days Receivable Outstanding: 21.63

Accounts Payable (AP)

Accounts Payable	(47,700)	=	0.61
Total Operating Expenses	78,497		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.57 %	96.43%	
Year-to-Date	3.10 %	96.90%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	6.84	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.84	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

11,744

Average Dwelling Rent

Actual/UML	67,849	398	170.47
Budget/UMA	55,125	420	131.25
Increase (Decrease)	12,724	(22)	39.22

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 187.19	29.82 %
Supplies and Materials	29.08	4.63
Fleet Costs	0.14	0.02
Outside Services	197.45	31.45
Utilities	112.09	17.86
Protective Services	3.19	0.51
Insurance	27.72	17.86
Other Expenses	19.48	3.10
Total Average Expense	$ 576.34	105.25 %

Excess Cash

43,774

Average Dwelling Rent

Actual/UML	50,117	407	123.14
Budget/UMA	56,250	420	133.93
Increase (Decrease)	(6,133)	(13)	(10.79)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 163.63	31.03%
Supplies and Materials	41.08	7.79
Fleet Costs	2.16	0.41
Outside Services	172.22	32.66
Utilities	65.54	13.28
Protective Services	0.00	0.00
Insurance	23.59	13.28
Other Expenses	34.52	6.55
Total Average Expense	$ 502.75	105.00%

KFI - FY Comparison for Highview/W Sinkin - 118 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	203,576	=	1.26
Curr Liab Exc Curr Prtn LTD	(161,941)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	41,635	=	0.46
Average Monthly Operating and Other Expenses	91,070		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,141	=	0.21
Total Tenant Revenue	73,500		IR < 1.50

Days Receivable Outstanding: 19.26

Accounts Payable (AP)

Accounts Payable	(107,205)	=	1.18
Total Operating Expenses	91,070		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.24%	95.76%	
Year-to-Date	3.67%	96.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.43	12	Accts Recvble	2.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	10.43	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(50,388)

Average Dwelling Rent

Actual/UML	67,193	341	197.05
Budget/UMA	76,500	354	216.10
Increase (Decrease)	(9,307)	(13)	(19.05)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.92	26.67 %
Supplies and Materials	59.65	10.34
Fleet Costs	4.02	0.70
Outside Services	296.66	51.41
Utilities	110.26	19.11
Protective Services	4.30	0.75
Insurance	25.43	21.21
Other Expenses	21.55	3.73
Total Average Expense	$ 675.80	133.92 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	163,575	=	3.00
Curr Liab Exc Curr Prtn LTD	(54,438)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	109,136	=	1.99
Average Monthly Operating and Other Expenses	54,795		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	24,589	=	0.29
Total Tenant Revenue	85,502		IR < 1.50

Days Receivable Outstanding: 26.46

Accounts Payable (AP)

Accounts Payable	(28,124)	=	0.51
Total Operating Expenses	54,795		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.69 %	98.31%	
Year-to-Date	1.13 %	98.87%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	7.45	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.45	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

53,188

Average Dwelling Rent

Actual/UML	70,825	350	202.36
Budget/UMA	74,750	354	211.16
Increase (Decrease)	(3,925)	(4)	(8.80)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 123.57	21.86%
Supplies and Materials	35.60	6.30
Fleet Costs	12.23	2.16
Outside Services	87.70	15.51
Utilities	105.99	20.88
Protective Services	0.77	0.14
Insurance	21.62	20.88
Other Expenses	24.75	4.38
Total Average Expense	$ 412.23	92.09%

KFI - FY Comparison for Jewett Circle/G Cisneros - 130 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	189,871	=	2.60
Curr Liab Exc Curr Prtn LTD	(72,917)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	116,953	=	2.36
Average Monthly Operating and Other Expenses	49,456		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(219)	=	0.00
Total Tenant Revenue	83,301		IR < 1.50

Days Receivable Outstanding: -0.24

Accounts Payable (AP)

Accounts Payable	(32,779)	=	0.66
Total Operating Expenses	49,456		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.00%	100.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

66,041

Average Dwelling Rent

Actual/UML	82,587	390	211.76
Budget/UMA	79,964	390	205.04
Increase (Decrease)	2,623	0	6.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 170.54	38.46 %
Supplies and Materials	0.00	0.00
Fleet Costs	2.96	0.67
Outside Services	41.19	9.29
Utilities	65.39	14.75
Protective Services	0.00	0.00
Insurance	20.15	14.75
Other Expenses	15.88	3.58
Total Average Expense	$ 316.09	81.50 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	123,586	=	2.16
Curr Liab Exc Curr Prtn LTD	(57,218)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	66,368	=	1.09
Average Monthly Operating and Other Expenses	60,862		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	13,030	=	0.17
Total Tenant Revenue	78,856		IR < 1.50

Days Receivable Outstanding: 15.20

Accounts Payable (AP)

Accounts Payable	(30,498)	=	0.50
Total Operating Expenses	60,862		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.33 %	97.67%	
Year-to-Date	2.57 %	97.43%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.13	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.13	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

3,701

Average Dwelling Rent

Actual/UML	78,762	379	207.82
Budget/UMA	80,276	389	206.36
Increase (Decrease)	(1,514)	(10)	1.45

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 170.29	38.58%
Supplies and Materials	20.07	4.55
Fleet Costs	1.81	0.41
Outside Services	86.67	19.64
Utilities	84.22	19.08
Protective Services	0.00	0.00
Insurance	17.45	19.08
Other Expenses	28.65	6.49
Total Average Expense	$ 409.17	107.83%

KFI - FY Comparison for Kenwood/Glen/Park Square - 114 Units

Period Ending September 30, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	211,476	=	2.94
Curr Liab Exc Curr Prtn LTD	(71,949)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	139,528	=	3.43
Average Monthly Operating and Other Expenses	40,722		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	145,188	=	2.63
Curr Liab Exc Curr Prtn LTD	(55,203)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	89,985	=	1.75
Average Monthly Operating and Other Expenses	51,296		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	9,318	=	0.10
Total Tenant Revenue	92,647		IR < 1.50

Days Receivable Outstanding: 9.44

Accounts Payable (AP)

Accounts Payable	(25,418)	=	0.62
Total Operating Expenses	40,722		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.02%	92.98%	
Year-to-Date	5.85%	94.15%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.56	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	23.56	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	7,453	=	0.08
Total Tenant Revenue	88,858		IR < 1.50

Days Receivable Outstanding: 8.05

Accounts Payable (AP)

Accounts Payable	(26,386)	=	0.51
Total Operating Expenses	51,296		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.63 %	97.37%	
Year-to-Date	1.75 %	98.25%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.11	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.11	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

98,084

Average Dwelling Rent

Actual/UML	83,548	322	259.47
Budget/UMA	75,954	342	222.09
Increase (Decrease)	7,594	(20)	37.38

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 144.18	24.70 %
Supplies and Materials	7.73	1.32
Fleet Costs	3.06	0.52
Outside Services	8.72	1.49
Utilities	74.55	12.77
Protective Services	2.61	0.45
Insurance	25.98	14.70
Other Expenses	19.94	3.42
Total Average Expense	$ 286.77	59.37 %

Excess Cash

37,705

Average Dwelling Rent

Actual/UML	75,870	336	225.80
Budget/UMA	72,000	342	210.53
Increase (Decrease)	3,870	(6)	15.28

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 145.43	28.98%
Supplies and Materials	18.79	3.74
Fleet Costs	0.56	0.11
Outside Services	80.42	16.03
Utilities	88.49	20.22
Protective Services	0.00	0.00
Insurance	21.24	20.22
Other Expenses	20.94	4.17
Total Average Expense	$ 375.87	93.48%

KFI - FY Comparison for Lewis Chatham - 119 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	208,550	=	2.76
Curr Liab Exc Curr Prtn LTD	(75,432)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	133,118	=	2.79
Average Monthly Operating and Other Expenses	47,787		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(1,263)	=	-0.01
Total Tenant Revenue	86,130		IR < 1.50

Days Receivable Outstanding: -1.36

Accounts Payable (AP)

Accounts Payable	(29,016)	=	0.61
Total Operating Expenses	47,787		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.56%	99.44%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.62	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.62	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

84,609

Average Dwelling Rent

Actual/UML	86,625	355	244.01
Budget/UMA	86,176	357	241.39
Increase (Decrease)	449	(2)	2.62

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 117.58	25.23 %
Supplies and Materials	25.20	5.41
Fleet Costs	4.21	0.90
Outside Services	44.02	9.45
Utilities	99.84	21.42
Protective Services	2.00	0.43
Insurance	5.76	21.42
Other Expenses	22.68	4.87
Total Average Expense	$ 321.29	89.12 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	122,452	=	2.13
Curr Liab Exc Curr Prtn LTD	(57,443)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	65,009	=	1.18
Average Monthly Operating and Other Expenses	54,996		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	6,435	=	0.08
Total Tenant Revenue	84,499		IR < 1.50

Days Receivable Outstanding: 7.02

Accounts Payable (AP)

Accounts Payable	(27,323)	=	0.50
Total Operating Expenses	54,996		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.68 %	98.32%	
Year-to-Date	1.68 %	98.32%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.27	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.27	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

8,919

Average Dwelling Rent

Actual/UML	83,968	351	239.23
Budget/UMA	82,500	357	231.09
Increase (Decrease)	1,468	(6)	8.13

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.98	33.60%
Supplies and Materials	31.76	7.16
Fleet Costs	0.39	0.09
Outside Services	40.52	9.14
Utilities	129.74	29.26
Protective Services	14.07	3.17
Insurance	4.27	29.26
Other Expenses	21.08	4.75
Total Average Expense	$ 390.81	116.45%

KFI - FY Comparison for Lila Cockrell/South San - 100 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	119,560	=	1.79
Curr Liab Exc Curr Prtn LTD	(66,833)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	52,727	=	1.18
Average Monthly Operating and Other Expenses	44,565		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	517	=	0.01
Total Tenant Revenue	50,946		IR < 1.50

Days Receivable Outstanding: 0.94

Accounts Payable (AP)

Accounts Payable	(31,624)	=	0.71
Total Operating Expenses	44,565		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.00%	99.00%	
Year-to-Date	1.00%	99.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.99	12	Accts Recvble	5.00	5
MENAR	6.27	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	19.26	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

7,554

Average Dwelling Rent

Actual/UML	49,757	297	167.53
Budget/UMA	51,731	300	172.44
Increase (Decrease)	(1,974)	(3)	(4.90)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 123.45	30.60 %
Supplies and Materials	26.09	6.47
Fleet Costs	0.66	0.16
Outside Services	132.70	32.89
Utilities	34.65	8.59
Protective Services	0.00	0.00
Insurance	27.22	8.59
Other Expenses	30.30	7.51
Total Average Expense	$ 375.07	94.82 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	92,321	=	2.25
Curr Liab Exc Curr Prtn LTD	(40,962)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	51,360	=	1.54
Average Monthly Operating and Other Expenses	33,331		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	11,002	=	0.21
Total Tenant Revenue	53,581		IR < 1.50

Days Receivable Outstanding: 19.05

Accounts Payable (AP)

Accounts Payable	(20,384)	=	0.61
Total Operating Expenses	33,331		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.00 %	99.00%	
Year-to-Date	1.00 %	99.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.79	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.79	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

17,403

Average Dwelling Rent

Actual/UML	50,168	297	168.92
Budget/UMA	50,300	300	167.67
Increase (Decrease)	(132)	(3)	1.25

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 87.33	24.36%
Supplies and Materials	22.09	6.16
Fleet Costs	2.12	0.59
Outside Services	49.97	13.94
Utilities	50.80	14.17
Protective Services	6.84	1.91
Insurance	23.97	14.17
Other Expenses	30.98	8.64
Total Average Expense	$ 274.11	83.93%

KFI - FY Comparison for Lincoln Heights - 338 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	573,158	=	2.04
Curr Liab Exc Curr Prtn LTD	(280,591)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	260,485	=	1.36
Average Monthly Operating and Other Expenses	190,877		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-2.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,304	=	0.10
Total Tenant Revenue	148,186		IR < 1.50

Days Receivable Outstanding: 9.68

Accounts Payable (AP)

Accounts Payable	(113,228)	=	0.59
Total Operating Expenses	190,877		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.36%	91.82%	
Year-to-Date	9.57%	92.63%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.53	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	18.53	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

66,502

Average Dwelling Rent

Actual/UML	137,512	917	149.96
Budget/UMA	130,083	990	131.40
Increase (Decrease)	7,429	(73)	18.56

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 195.23	34.53%
Supplies and Materials	63.64	11.26
Fleet Costs	2.00	0.35
Outside Services	140.29	24.81
Utilities	48.56	8.59
Protective Services	14.47	2.56
Insurance	22.31	8.59
Other Expenses	21.82	3.86
Total Average Expense	$ 508.32	94.55%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(863,519)	=	-4.60
Curr Liab Exc Curr Prtn LTD	(187,747)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,051,267)	=	-6.38
Average Monthly Operating and Other Expenses	164,741		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

50.72

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	38,606	=	0.25
Total Tenant Revenue	157,031		IR < 1.50

Days Receivable Outstanding: 23.94

Accounts Payable (AP)

Accounts Payable	(94,286)	=	0.57
Total Operating Expenses	164,741		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.69 %	94.55%	
Year-to-Date	8.68 %	93.54%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,219,791)

Average Dwelling Rent

Actual/UML	134,544	926	145.30
Budget/UMA	132,500	990	133.84
Increase (Decrease)	2,044	(64)	11.46

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 159.82	27.84%
Supplies and Materials	47.02	8.19
Fleet Costs	1.19	0.21
Outside Services	74.83	13.03
Utilities	64.30	11.27
Protective Services	7.21	1.26
Insurance	18.76	11.27
Other Expenses	34.40	5.99
Total Average Expense	$ 407.53	79.06%

KFI - FY Comparison for Madonna/Sahara Ramsey - 76 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	263,019	=	4.67
Curr Liab Exc Curr Prtn LTD	(56,351)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	206,668	=	4.30
Average Monthly Operating and Other Expenses	48,068		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(825)	=	-0.01
Total Tenant Revenue	67,156		IR < 1.50

Days Receivable Outstanding: -1.13

Accounts Payable (AP)

Accounts Payable	(19,497)	=	0.41
Total Operating Expenses	48,068		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.32%	98.68%	
Year-to-Date	2.63%	97.37%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

157,953

Average Dwelling Rent

Actual/UML	64,396	222	290.07
Budget/UMA	64,925	228	284.76
Increase (Decrease)	(529)	(6)	5.31

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 229.72	42.13%
Supplies and Materials	34.00	6.24
Fleet Costs	0.73	0.13
Outside Services	178.04	32.65
Utilities	78.81	14.45
Protective Services	0.00	0.00
Insurance	15.97	16.01
Other Expenses	15.98	2.93
Total Average Expense	$ 553.24	114.55%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	71,687	=	2.53
Curr Liab Exc Curr Prtn LTD	(28,373)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	43,314	=	0.96
Average Monthly Operating and Other Expenses	45,184		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	10,177	=	0.15
Total Tenant Revenue	67,555		IR < 1.50

Days Receivable Outstanding: 13.87

Accounts Payable (AP)

Accounts Payable	(10,099)	=	0.22
Total Operating Expenses	45,184		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.32 %	98.68%	
Year-to-Date	1.32 %	98.68%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	14.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(2,730)

Average Dwelling Rent

Actual/UML	63,105	225	280.47
Budget/UMA	63,750	228	279.61
Increase (Decrease)	(645)	(3)	0.86

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 233.13	42.46%
Supplies and Materials	36.04	6.56
Fleet Costs	0.99	0.18
Outside Services	123.54	22.50
Utilities	70.67	15.22
Protective Services	0.00	0.00
Insurance	12.83	15.22
Other Expenses	30.51	5.56
Total Average Expense	$ 507.71	107.70%

KFI - FY Comparison for Mirasol/CTK/Rangel - 248 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	388,462	=	1.34
Curr Liab Exc Curr Prtn LTD	(289,148)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	99,314	=	0.58
Average Monthly Operating and Other Expenses	172,026		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	6,802	=	0.05
Total Tenant Revenue	127,822		IR < 1.50

Days Receivable Outstanding: 4.91

Accounts Payable (AP)

Accounts Payable	(175,229)	=	1.02
Total Operating Expenses	172,026		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.82%	97.18%	
Year-to-Date	2.02%	97.98%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.85	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	10.85	25	Total Points	19.00	25

Capital Fund Occupancy

5.00

Excess Cash

(75,268)

Average Dwelling Rent

Actual/UML	106,374	729	145.92
Budget/UMA	92,125	744	123.82
Increase (Decrease)	14,249	(15)	22.09

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 167.70	31.14 %
Supplies and Materials	63.99	11.88
Fleet Costs	2.75	0.51
Outside Services	275.55	51.17
Utilities	42.73	7.93
Protective Services	1.28	0.24
Insurance	27.48	7.95
Other Expenses	16.79	3.12
Total Average Expense	$ 598.26	113.94 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	214,136	=	1.71
Curr Liab Exc Curr Prtn LTD	(124,969)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	89,167	=	0.65
Average Monthly Operating and Other Expenses	137,573		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	21,177	=	0.19
Total Tenant Revenue	113,062		IR < 1.50

Days Receivable Outstanding: 17.23

Accounts Payable (AP)

Accounts Payable	(61,255)	=	0.45
Total Operating Expenses	137,573		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.82 %	97.18%	
Year-to-Date	2.28 %	97.72%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.62	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	12.62	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(51,250)

Average Dwelling Rent

Actual/UML	92,639	727	127.43
Budget/UMA	86,998	744	116.93
Increase (Decrease)	5,640	(17)	10.49

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 140.89	31.25%
Supplies and Materials	54.23	12.03
Fleet Costs	17.84	3.96
Outside Services	151.28	33.55
Utilities	48.21	10.70
Protective Services	4.44	0.98
Insurance	24.59	10.70
Other Expenses	25.05	5.56
Total Average Expense	$ 466.53	108.72%

KFI - FY Comparison for Mission Park - 100 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	168,357	=	1.63
Curr Liab Exc Curr Prtn LTD	(103,486)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	64,871	=	0.85
Average Monthly Operating and Other Expenses	76,527		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	18,558	=	0.38
Total Tenant Revenue	49,481		IR < 1.50

Days Receivable Outstanding: 34.81

Accounts Payable (AP)

Accounts Payable	(48,108)	=	0.63
Total Operating Expenses	76,527		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.00%	96.00%	
Year-to-Date	3.00%	97.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.21	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	12.21	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(12,096)

Average Dwelling Rent

Actual/UML	42,457	291	145.90
Budget/UMA	34,140	300	113.80
Increase (Decrease)	8,317	(9)	32.10

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.88	22.19 %
Supplies and Materials	55.25	8.23
Fleet Costs	0.00	0.00
Outside Services	266.03	39.65
Utilities	97.68	14.56
Protective Services	4.78	0.71
Insurance	65.37	14.56
Other Expenses	22.99	3.43
Total Average Expense	$ 660.97	103.33 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	56,629	=	1.04
Curr Liab Exc Curr Prtn LTD	(54,678)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,950	=	0.03
Average Monthly Operating and Other Expenses	74,048		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	8,422	=	0.22
Total Tenant Revenue	38,449		IR < 1.50

Days Receivable Outstanding: 20.48

Accounts Payable (AP)

Accounts Payable	(28,583)	=	0.39
Total Operating Expenses	74,048		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.00 %	97.00%	
Year-to-Date	2.67 %	97.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.37	12	Accts Recvble	2.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	9.37	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

(81,049)

Average Dwelling Rent

Actual/UML	28,551	292	97.78
Budget/UMA	35,000	300	116.67
Increase (Decrease)	(6,449)	(8)	(18.89)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 186.74	36.98%
Supplies and Materials	73.57	14.57
Fleet Costs	2.43	0.48
Outside Services	235.87	46.71
Utilities	61.07	12.97
Protective Services	2.86	0.57
Insurance	27.18	12.97
Other Expenses	19.34	3.83
Total Average Expense	$ 609.05	129.08%

KFI - FY Comparison for Parkview/College Park - 231 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	342,766	=	2.47
Curr Liab Exc Curr Prtn LTD	(139,019)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	203,747	=	2.46
Average Monthly Operating and Other Expenses	82,898		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	11,626	=	0.09
Total Tenant Revenue	136,526		IR < 1.50

Days Receivable Outstanding: 7.86

Accounts Payable (AP)

Accounts Payable	(45,520)	=	0.55
Total Operating Expenses	82,898		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.73%	98.27%	
Year-to-Date	1.59%	98.41%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.14	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.14	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

119,693

Average Dwelling Rent

Actual/UML	134,317	682	196.95
Budget/UMA	132,038	693	190.53
Increase (Decrease)	2,279	(11)	6.41

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 164.83	36.60 %
Supplies and Materials	41.02	9.11
Fleet Costs	0.11	0.02
Outside Services	4.22	0.94
Utilities	44.37	9.85
Protective Services	5.39	1.20
Insurance	13.25	9.85
Other Expenses	19.60	4.35
Total Average Expense	$ 292.79	71.92 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	166,188	=	1.76
Curr Liab Exc Curr Prtn LTD	(94,352)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	71,836	=	0.63
Average Monthly Operating and Other Expenses	113,721		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	22,813	=	0.18
Total Tenant Revenue	129,778		IR < 1.50

Days Receivable Outstanding: 16.17

Accounts Payable (AP)

Accounts Payable	(35,384)	=	0.31
Total Operating Expenses	113,721		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.49 %	93.51%	
Year-to-Date	5.34 %	94.66%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.85	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	12.85	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(44,511)

Average Dwelling Rent

Actual/UML	124,898	656	190.39
Budget/UMA	130,000	693	187.59
Increase (Decrease)	(5,102)	(37)	2.80

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 221.25	52.90 %
Supplies and Materials	46.23	11.05
Fleet Costs	0.34	0.08
Outside Services	90.89	21.73
Utilities	47.79	11.43
Protective Services	10.22	2.44
Insurance	11.73	11.43
Other Expenses	26.55	6.35
Total Average Expense	$ 454.99	117.41 %

KFI - FY Comparison for Pin Oak I - 50 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	67,790	=	1.70
Curr Liab Exc Curr Prtn LTD	(39,801)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	27,989	=	1.02
Average Monthly Operating and Other Expenses	27,550		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(10,267)	=	-0.28
Total Tenant Revenue	37,235		IR < 1.50

Days Receivable Outstanding: -25.87

Accounts Payable (AP)

Accounts Payable	(12,761)	=	0.46
Total Operating Expenses	27,550		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00%	98.00%	
Year-to-Date	1.33%	98.67%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.58	12	Accts Recvble	5.00	5
MENAR	6.02	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	18.60	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

225

Average Dwelling Rent

Actual/UML	36,384	148	245.84
Budget/UMA	37,000	150	246.67
Increase (Decrease)	(616)	(2)	(0.83)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 196.16	41.44 %
Supplies and Materials	47.06	9.94
Fleet Costs	0.00	0.00
Outside Services	101.05	21.35
Utilities	111.50	23.56
Protective Services	0.00	0.00
Insurance	18.84	23.56
Other Expenses	20.50	4.33
Total Average Expense	$ 495.12	124.17 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	34,887	=	1.59
Curr Liab Exc Curr Prtn LTD	(21,946)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	12,941	=	0.48
Average Monthly Operating and Other Expenses	26,935		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	3,011	=	0.08
Total Tenant Revenue	37,415		IR < 1.50

Days Receivable Outstanding: 7.40

Accounts Payable (AP)

Accounts Payable	(11,251)	=	0.42
Total Operating Expenses	26,935		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.00 %	94.00%	
Year-to-Date	4.67 %	95.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.03	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	12.03	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(14,287)

Average Dwelling Rent

Actual/UML	37,131	143	259.66
Budget/UMA	36,500	150	243.33
Increase (Decrease)	631	(7)	16.32

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 107.36	24.13%
Supplies and Materials	69.72	15.67
Fleet Costs	0.00	0.00
Outside Services	87.59	19.69
Utilities	177.18	39.82
Protective Services	0.00	0.00
Insurance	16.07	39.82
Other Expenses	29.65	6.66
Total Average Expense	$ 487.58	145.79%

KFI - FY Comparison for Riverside/Midway/Linda Lou - 104 Units

Period Ending September 30, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	166,249	=	1.78
Curr Liab Exc Curr Prtn LTD	(93,549)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	72,700	=	0.94
Average Monthly Operating and Other Expenses	77,102		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	64,300	=	1.58
Curr Liab Exc Curr Prtn LTD	(40,698)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	23,601	=	0.34
Average Monthly Operating and Other Expenses	69,811		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	42,606	=	0.75
Total Tenant Revenue	57,008		IR < 1.50

Days Receivable Outstanding: 71.67

Accounts Payable (AP)

Accounts Payable	(52,239)	=	0.68
Total Operating Expenses	77,102		IR < 0.75

Occupancy	Loss	Occ %
Current Month	7.69%	92.31%
Year-to-Date	6.41%	93.59%

IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.93	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	12.93	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	12,118	=	0.26
Total Tenant Revenue	45,970		IR < 1.50

Days Receivable Outstanding: 24.34

Accounts Payable (AP)

Accounts Payable	(15,674)	=	0.22
Total Operating Expenses	69,811		IR < 0.75

Occupancy	Loss	Occ %
Current Month	3.85 %	96.15%
Year-to-Date	3.85 %	96.15%

IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.98	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	11.98	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(5,075)

Average Dwelling Rent

Actual/UML	46,583	292	159.53
Budget/UMA	41,750	312	133.81
Increase (Decrease)	4,833	(20)	25.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 127.91	20.49 %
Supplies and Materials	87.90	14.08
Fleet Costs	0.99	0.16
Outside Services	288.83	46.27
Utilities	102.37	16.40
Protective Services	5.63	0.90
Insurance	28.17	16.40
Other Expenses	26.46	4.24
Total Average Expense	$ 668.25	118.93 %

Excess Cash

(47,165)

Average Dwelling Rent

Actual/UML	40,576	300	135.25
Budget/UMA	41,243	312	132.19
Increase (Decrease)	(667)	(12)	3.06

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 190.05	36.28%
Supplies and Materials	57.61	11.00
Fleet Costs	0.00	0.00
Outside Services	184.21	35.16
Utilities	79.18	15.61
Protective Services	0.10	0.02
Insurance	23.72	15.61
Other Expenses	25.55	4.88
Total Average Expense	$ 560.41	118.56%

KFI - FY Comparison for Scattered Sites - 105 Units

Period Ending September 30, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	239,145	=	2.46
Curr Liab Exc Curr Prtn LTD	(97,341)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	141,804	=	2.31
Average Monthly Operating and Other Expenses	61,356		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	246,799	=	2.52
Curr Liab Exc Curr Prtn LTD	(97,944)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	148,854	=	2.77
Average Monthly Operating and Other Expenses	53,653		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	44,526	=	1.21
Total Tenant Revenue	36,867		IR < 1.50

Days Receivable Outstanding: 113.10

Accounts Payable (AP)

Accounts Payable	(36,036)	=	0.59
Total Operating Expenses	61,356		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.45%	91.55%	
Year-to-Date	40.61%	95.56%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	7.92	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	21.92	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	38,911	=	0.41
Total Tenant Revenue	95,417		IR < 1.50

Days Receivable Outstanding: 42.93

Accounts Payable (AP)

Accounts Payable	(48,871)	=	0.91
Total Operating Expenses	53,653		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.45 %	97.55%	
Year-to-Date	2.66 %	97.34%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	8.60	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	22.60	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

79,014

Average Dwelling Rent

Actual/UML	39,257	215	182.59
Budget/UMA	50,000	225	222.22
Increase (Decrease)	(10,743)	(10)	(39.63)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 227.69	22.91 %
Supplies and Materials	10.71	1.08
Fleet Costs	11.59	1.17
Outside Services	245.20	24.67
Utilities	53.30	5.36
Protective Services	0.00	0.00
Insurance	59.89	5.37
Other Expenses	57.81	5.82
Total Average Expense	$ 666.19	66.37 %

Excess Cash

93,224

Average Dwelling Rent

Actual/UML	70,491	476	148.09
Budget/UMA	67,500	489	138.04
Increase (Decrease)	2,991	(13)	10.05

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 66.22	13.20%
Supplies and Materials	11.13	2.22
Fleet Costs	3.41	0.68
Outside Services	178.01	35.48
Utilities	4.18	0.83
Protective Services	0.00	0.00
Insurance	26.07	0.83
Other Expenses	11.67	2.33
Total Average Expense	$ 300.70	55.56%

KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(115,876)	=	-4.16
Curr Liab Exc Curr Prtn LTD	(27,863)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(143,739)	=	-13.17
Average Monthly Operating and Other Expenses	10,911		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	9,724		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(9,523)	=	0.87
Total Operating Expenses	10,911		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	0.00%	
Year-to-Date	0.00%	0.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	7.00	25

Capital Fund Occupancy

5.00

Excess Cash

(154,705)

Average Dwelling Rent

Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	80.73 %
Supplies and Materials		0.00	24.66
Fleet Costs		0.00	0.00
Outside Services		0.00	96.18
Utilities		0.00	126.62
Protective Services		0.00	0.00
Insurance		0.00	126.62
Other Expenses		0.00	7.38
Total Average Expense	$	0.00	462.19 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(34,109)	=	-2.48
Curr Liab Exc Curr Prtn LTD	(13,765)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(47,874)	=	-4.90
Average Monthly Operating and Other Expenses	9,779		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	8,665		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(5,835)	=	0.60
Total Operating Expenses	9,779		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	0.00%	
Year-to-Date	0.00 %	0.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

(57,743)

Average Dwelling Rent

Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	78.14 %
Supplies and Materials		0.00	11.14
Fleet Costs		0.00	0.00
Outside Services		0.00	50.31
Utilities		0.00	187.02
Protective Services		0.00	0.00
Insurance		0.00	187.02
Other Expenses		0.00	11.59
Total Average Expense	$	0.00	525.23 %

KFI - FY Comparison for Springview - 180 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	354,399	=	2.08
Curr Liab Exc Curr Prtn LTD	(170,403)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	183,996	=	1.44
Average Monthly Operating and Other Expenses	127,909		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	9,981	=	0.09
Total Tenant Revenue	108,532		IR < 1.50

Days Receivable Outstanding: 8.46

Accounts Payable (AP)

Accounts Payable	(60,986)	=	0.48
Total Operating Expenses	127,909		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.70%	93.30%	
Year-to-Date	7.41%	92.94%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.64	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	20.64	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

53,567

Average Dwelling Rent

Actual/UML	95,014	500	190.03
Budget/UMA	94,500	538	175.65
Increase (Decrease)	514	(38)	14.38

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 194.08	35.82%
Supplies and Materials	52.26	9.65
Fleet Costs	2.90	0.53
Outside Services	259.35	47.86
Utilities	97.39	17.97
Protective Services	4.28	0.79
Insurance	35.40	17.97
Other Expenses	21.73	4.01
Total Average Expense	$ 667.39	134.61%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	9,238	=	0.12
Curr Liab Exc Curr Prtn LTD	(76,557)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(67,318)	=	-0.63
Average Monthly Operating and Other Expenses	106,461		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	7,688	=	0.07
Total Tenant Revenue	107,703		IR < 1.50

Days Receivable Outstanding: 6.59

Accounts Payable (AP)

Accounts Payable	(30,620)	=	0.29
Total Operating Expenses	106,461		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.04 %	93.96%	
Year-to-Date	6.41 %	93.59%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

(176,337)

Average Dwelling Rent

Actual/UML	91,394	511	178.85
Budget/UMA	96,250	546	176.28
Increase (Decrease)	(4,856)	(35)	2.57

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 186.20	37.25%
Supplies and Materials	34.40	6.88
Fleet Costs	3.50	0.70
Outside Services	161.39	32.29
Utilities	106.36	21.28
Protective Services	0.00	0.00
Insurance	29.15	21.28
Other Expenses	30.76	6.15
Total Average Expense	$ 551.77	125.83%

KFI - FY Comparison for Sun Park/Hornsby - 124 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	178,810	=	2.04
Curr Liab Exc Curr Prtn LTD	(87,772)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	91,038	=	1.64
Average Monthly Operating and Other Expenses	55,617		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	14,821	=	0.18
Total Tenant Revenue	84,358		IR < 1.50

Days Receivable Outstanding: 16.26

Accounts Payable (AP)

Accounts Payable	(37,938)	=	0.68
Total Operating Expenses	55,617		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.23%	96.77%	
Year-to-Date	2.69%	97.31%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	6.93	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.93	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

34,618

Average Dwelling Rent

Actual/UML	77,865	362	215.10
Budget/UMA	75,565	372	203.13
Increase (Decrease)	2,300	(10)	11.97

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 170.99	36.92%
Supplies and Materials	20.88	4.51
Fleet Costs	0.32	0.07
Outside Services	96.26	20.78
Utilities	56.12	12.12
Protective Services	0.00	0.00
Insurance	20.23	12.71
Other Expenses	21.39	4.62
Total Average Expense	$ 386.19	91.72%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	107,108	=	1.93
Curr Liab Exc Curr Prtn LTD	(55,402)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	51,705	=	0.89
Average Monthly Operating and Other Expenses	58,218		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	4,903	=	0.06
Total Tenant Revenue	79,689		IR < 1.50

Days Receivable Outstanding: 5.66

Accounts Payable (AP)

Accounts Payable	(22,246)	=	0.38
Total Operating Expenses	58,218		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.87 %	91.13%	
Year-to-Date	6.72 %	93.28%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.68	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	13.68	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

(7,589)

Average Dwelling Rent

Actual/UML	74,296	347	214.11
Budget/UMA	73,750	372	198.25
Increase (Decrease)	546	(25)	15.86

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 183.18	41.96%
Supplies and Materials	34.60	7.92
Fleet Costs	0.66	0.15
Outside Services	84.51	19.36
Utilities	71.11	17.20
Protective Services	5.89	1.35
Insurance	17.80	17.20
Other Expenses	28.80	6.60
Total Average Expense	$ 426.54	111.73%

KFI - FY Comparison for Sutton/Le Chalet - 34 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	49,408	=	1.79
Curr Liab Exc Curr Prtn LTD	(27,535)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	21,873	=	1.21
Average Monthly Operating and Other Expenses	18,031		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,386	=	0.06
Total Tenant Revenue	25,003		IR < 1.50

Days Receivable Outstanding: 5.10

Accounts Payable (AP)

Accounts Payable	(7,113)	=	0.39
Total Operating Expenses	18,031		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.88%	94.12%	
Year-to-Date	4.90%	95.10%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.01	12	Accts Recvble	5.00	5
MENAR	6.31	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	19.33	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

3,694

Average Dwelling Rent

Actual/UML	24,180	97	249.28
Budget/UMA	24,962	102	244.73
Increase (Decrease)	(782)	(5)	4.55

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 181.84	34.33 %
Supplies and Materials	34.69	6.55
Fleet Costs	0.00	0.00
Outside Services	107.66	20.32
Utilities	112.14	21.17
Protective Services	0.00	0.00
Insurance	3.06	21.17
Other Expenses	28.85	5.45
Total Average Expense	$ 468.23	108.99 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	115,237	=	9.02
Curr Liab Exc Curr Prtn LTD	(12,776)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	102,461	=	6.64
Average Monthly Operating and Other Expenses	15,428		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	980	=	0.04
Total Tenant Revenue	26,933		IR < 1.50

Days Receivable Outstanding: 3.35

Accounts Payable (AP)

Accounts Payable	(5,524)	=	0.36
Total Operating Expenses	15,428		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	0.00 %	100.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

86,795

Average Dwelling Rent

Actual/UML	25,706	102	252.02
Budget/UMA	24,657	102	241.74
Increase (Decrease)	1,049	0	10.28

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 184.65	35.28%
Supplies and Materials	2.85	0.54
Fleet Costs	0.00	0.00
Outside Services	49.61	9.48
Utilities	133.59	25.52
Protective Services	0.00	0.00
Insurance	1.17	25.52
Other Expenses	20.30	3.88
Total Average Expense	$ 392.18	100.22%

KFI - FY Comparison for Tarry Towne/Escondida/Wmburg - 133 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	210,040	=	2.03
Curr Liab Exc Curr Prtn LTD	(103,500)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	106,540	=	1.58
Average Monthly Operating and Other Expenses	67,521		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,568	=	0.01
Total Tenant Revenue	112,565		IR < 1.50

Days Receivable Outstanding: 1.28

Accounts Payable (AP)

Accounts Payable	(43,855)	=	0.65
Total Operating Expenses	67,521		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.75%	99.25%	
Year-to-Date	0.75%	99.25%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.85	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.85	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

37,830

Average Dwelling Rent

Actual/UML	111,189	396	280.78
Budget/UMA	108,625	399	272.24
Increase (Decrease)	2,564	(3)	8.54

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 180.09	35.90 %
Supplies and Materials	20.06	4.00
Fleet Costs	2.01	0.40
Outside Services	90.18	17.98
Utilities	112.68	22.46
Protective Services	0.00	0.00
Insurance	18.88	22.46
Other Expenses	19.22	3.83
Total Average Expense	$ 443.12	107.04 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(312,616)	=	-3.57
Curr Liab Exc Curr Prtn LTD	(87,464)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(400,080)	=	-5.36
Average Monthly Operating and Other Expenses	74,621		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	9,469	=	0.09
Total Tenant Revenue	106,514		IR < 1.50

Days Receivable Outstanding: 8.18

Accounts Payable (AP)

Accounts Payable	(56,738)	=	0.76
Total Operating Expenses	74,621		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.01 %	96.99%	
Year-to-Date	2.01 %	97.99%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	19.00	25

Capital Fund Occupancy

5.00

Excess Cash

(476,163)

Average Dwelling Rent

Actual/UML	105,672	391	270.26
Budget/UMA	107,000	399	268.17
Increase (Decrease)	(1,328)	(8)	2.09

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 161.33	33.57 %
Supplies and Materials	30.93	6.44
Fleet Costs	21.73	4.52
Outside Services	131.77	27.42
Utilities	115.47	24.03
Protective Services	0.00	0.00
Insurance	15.86	24.03
Other Expenses	21.66	4.51
Total Average Expense	$ 498.76	124.50 %

KFI - FY Comparison for Victoria Plaza/Schnabel - 255 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	157,463	=	0.99
Curr Liab Exc Curr Prtn LTD	(159,260)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,797)	=	-0.03
Average Monthly Operating and Other Expenses	52,042		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

3,327,346.(

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	501	=	0.01
Total Tenant Revenue	42,715		IR < 1.50

Days Receivable Outstanding: 1.08

Accounts Payable (AP)

Accounts Payable	(91,772)	=	1.76
Total Operating Expenses	52,042		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	72.94%	98.57%	
Year-to-Date	72.68%	99.52%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	2.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(54,712)

Average Dwelling Rent

Actual/UML	39,716	209	190.03
Budget/UMA	50,921	210	242.48
Increase (Decrease)	(11,205)	(1)	(52.45)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 243.41	21.05%
Supplies and Materials	14.84	1.28
Fleet Costs	0.58	0.05
Outside Services	48.08	4.16
Utilities	83.42	7.21
Protective Services	0.00	0.00
Insurance	34.93	7.21
Other Expenses	52.66	4.55
Total Average Expense	$ 477.92	45.52%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	806,298	=	10.62
Curr Liab Exc Curr Prtn LTD	(75,951)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	730,347	=	10.49
Average Monthly Operating and Other Expenses	69,593		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

18.67

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	3,449	=	0.10
Total Tenant Revenue	33,228		IR < 1.50

Days Receivable Outstanding: 9.55

Accounts Payable (AP)

Accounts Payable	(33,552)	=	0.48
Total Operating Expenses	69,593		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	72.55 %	100.00%	
Year-to-Date	72.94 %	98.57%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

659,705

Average Dwelling Rent

Actual/UML	35,192	207	170.01
Budget/UMA	35,000	210	166.67
Increase (Decrease)	192	(3)	3.34

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 228.71	21.46%
Supplies and Materials	36.06	3.38
Fleet Costs	1.44	0.14
Outside Services	137.42	12.89
Utilities	108.26	10.16
Protective Services	12.22	1.15
Insurance	44.98	10.16
Other Expenses	122.81	11.52
Total Average Expense	$ 691.91	70.85%

KFI - FY Comparison for Villa Hermosa/McGuire - 129 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	168,132	=	2.05
Curr Liab Exc Curr Prtn LTD	(81,944)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	86,188	=	1.40
Average Monthly Operating and Other Expenses	61,769		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,964	=	0.02
Total Tenant Revenue	98,421		IR < 1.50

Days Receivable Outstanding: 1.84

Accounts Payable (AP)

Accounts Payable	(26,753)	=	0.43
Total Operating Expenses	61,769		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.55%	98.45%	
Year-to-Date	1.29%	98.71%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.58	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.58	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

23,706

Average Dwelling Rent

Actual/UML	95,756	382	250.67
Budget/UMA	92,892	387	240.03
Increase (Decrease)	2,864	(5)	10.64

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 141.34	28.23 %
Supplies and Materials	20.23	4.04
Fleet Costs	0.35	0.07
Outside Services	111.08	22.19
Utilities	101.32	20.24
Protective Services	3.30	0.66
Insurance	15.73	20.24
Other Expenses	21.27	4.25
Total Average Expense	$ 414.61	99.92 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	141,848	=	2.52
Curr Liab Exc Curr Prtn LTD	(56,385)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	85,463	=	1.44
Average Monthly Operating and Other Expenses	59,195		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	(1,250)	=	-0.01
Total Tenant Revenue	95,077		IR < 1.50

Days Receivable Outstanding: -1.21

Accounts Payable (AP)

Accounts Payable	(27,541)	=	0.47
Total Operating Expenses	59,195		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.88 %	96.12%	
Year-to-Date	3.62 %	96.38%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.65	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.65	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

25,331

Average Dwelling Rent

Actual/UML	92,449	373	247.85
Budget/UMA	93,624	387	241.92
Increase (Decrease)	(1,175)	(14)	5.93

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 142.72	29.15%
Supplies and Materials	26.62	5.44
Fleet Costs	0.37	0.07
Outside Services	61.77	12.61
Utilities	129.15	26.38
Protective Services	1.54	0.31
Insurance	13.64	26.38
Other Expenses	29.45	6.02
Total Average Expense	$ 405.26	106.36%

KFI - FY Comparison for Villa Tranchese - 201 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	392,254	=	3.08
Curr Liab Exc Curr Prtn LTD	(127,276)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	191,259	=	2.20
Average Monthly Operating and Other Expenses	86,772		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	3,604	=	0.02
Total Tenant Revenue	165,734		IR < 1.50

Days Receivable Outstanding: 2.10

Accounts Payable (AP)

Accounts Payable	(47,863)	=	0.55
Total Operating Expenses	86,772		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.49%	98.51%	
Year-to-Date	1.82%	98.18%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.77	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.77	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

103,127

Average Dwelling Rent

Actual/UML	154,534	592	261.04
Budget/UMA	150,500	603	249.59
Increase (Decrease)	4,034	(11)	11.45

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 164.96	30.78 %
Supplies and Materials	17.12	3.19
Fleet Costs	1.58	0.29
Outside Services	43.61	8.14
Utilities	89.43	16.69
Protective Services	1.12	0.21
Insurance	17.39	16.69
Other Expenses	23.73	4.43
Total Average Expense	$ 358.93	80.42 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	321,577	=	4.18
Curr Liab Exc Curr Prtn LTD	(76,957)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	244,619	=	2.95
Average Monthly Operating and Other Expenses	83,015		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

16.56

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	14,722	=	0.09
Total Tenant Revenue	157,016		IR < 1.50

Days Receivable Outstanding: 8.82

Accounts Payable (AP)

Accounts Payable	(31,388)	=	0.38
Total Operating Expenses	83,015		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.99 %	97.01%	
Year-to-Date	2.65 %	97.35%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.86	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	22.86	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

159,649

Average Dwelling Rent

Actual/UML	151,100	587	257.41
Budget/UMA	146,050	603	242.21
Increase (Decrease)	5,050	(16)	15.20

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 169.21	33.30%
Supplies and Materials	15.48	3.05
Fleet Costs	1.72	0.34
Outside Services	31.65	6.23
Utilities	83.25	16.38
Protective Services	1.69	0.33
Insurance	14.77	16.38
Other Expenses	25.92	5.10
Total Average Expense	$ 343.69	81.12%

KFI - FY Comparison for Villa Veramendi - 166 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	331,855	=	1.78
Curr Liab Exc Curr Prtn LTD	(185,940)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	145,915	=	1.27
Average Monthly Operating and Other Expenses	115,238		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	21,609	=	0.24
Total Tenant Revenue	89,579		IR < 1.50

Days Receivable Outstanding: 22.35

Accounts Payable (AP)

Accounts Payable	(122,608)	=	1.06
Total Operating Expenses	115,238		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.81%	98.19%	
Year-to-Date	1.61%	98.39%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.97	12	Accts Recvble	2.00	5
MENAR	6.39	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	19.36	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

29,123

Average Dwelling Rent

Actual/UML	75,035	490	153.13
Budget/UMA	66,250	498	133.03
Increase (Decrease)	8,785	(8)	20.10

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 165.84	24.98 %
Supplies and Materials	45.88	6.91
Fleet Costs	5.94	0.89
Outside Services	253.21	38.14
Utilities	93.01	14.01
Protective Services	1.93	0.29
Insurance	19.79	14.01
Other Expenses	18.18	2.74
Total Average Expense	$ 603.77	101.97 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	187,723	=	1.85
Curr Liab Exc Curr Prtn LTD	(101,635)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	86,089	=	0.81
Average Monthly Operating and Other Expenses	106,158		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	18,800	=	0.29
Total Tenant Revenue	63,888		IR < 1.50

Days Receivable Outstanding: 27.82

Accounts Payable (AP)

Accounts Payable	(56,467)	=	0.53
Total Operating Expenses	106,158		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.41 %	97.59%	
Year-to-Date	3.41 %	96.59%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.27	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	13.27	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(21,928)

Average Dwelling Rent

Actual/UML	60,349	481	125.47
Budget/UMA	68,750	498	138.05
Increase (Decrease)	(8,401)	(17)	(12.59)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 144.37	26.67 %
Supplies and Materials	66.04	12.20
Fleet Costs	10.32	1.91
Outside Services	187.13	34.57
Utilities	93.73	17.32
Protective Services	6.04	1.12
Insurance	16.91	17.32
Other Expenses	21.00	3.88
Total Average Expense	$ 545.56	114.97 %

KFI - FY Comparison for WC White - 75 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	228,064	=	3.81
Curr Liab Exc Curr Prtn LTD	(59,822)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	168,242	=	4.92
Average Monthly Operating and Other Expenses	34,176		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	2,473	=	0.06
Total Tenant Revenue	43,509		IR < 1.50

Days Receivable Outstanding: 5.27

Accounts Payable (AP)

Accounts Payable	(30,019)	=	0.88
Total Operating Expenses	34,176		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.44%	99.56%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	23.00	25

Capital Fund Occupancy

5.00

Excess Cash

133,533

Average Dwelling Rent

Actual/UML	41,339	224	184.55
Budget/UMA	42,000	225	186.67
Increase (Decrease)	(661)	(1)	(2.12)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 141.86	32.07 %
Supplies and Materials	36.02	8.14
Fleet Costs	2.73	0.62
Outside Services	118.81	26.86
Utilities	57.58	13.02
Protective Services	2.77	0.63
Insurance	10.37	13.02
Other Expenses	24.99	5.65
Total Average Expense	$ 395.13	100.00 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	168,066	=	6.31
Curr Liab Exc Curr Prtn LTD	(26,633)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	141,433	=	4.76
Average Monthly Operating and Other Expenses	29,713		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	5,263	=	0.12
Total Tenant Revenue	43,189		IR < 1.50

Days Receivable Outstanding: 11.33

Accounts Payable (AP)

Accounts Payable	(8,679)	=	0.29
Total Operating Expenses	29,713		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.33 %	98.67%	
Year-to-Date	1.33 %	98.67%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

111,095

Average Dwelling Rent

Actual/UML	41,608	222	187.42
Budget/UMA	42,500	225	188.89
Increase (Decrease)	(892)	(3)	(1.47)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 131.51	32.92%
Supplies and Materials	28.04	7.02
Fleet Costs	1.07	0.27
Outside Services	60.72	15.20
Utilities	66.46	16.64
Protective Services	0.61	0.15
Insurance	12.34	16.64
Other Expenses	33.25	8.32
Total Average Expense	$ 333.99	97.15%

KFI - FY Comparison for Westway/H Gonzalez - 203 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	360,758	=	2.32
Curr Liab Exc Curr Prtn LTD	(155,499)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	205,259	=	1.94
Average Monthly Operating and Other Expenses	105,917		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	7,152	=	0.06
Total Tenant Revenue	112,199		IR < 1.50

Days Receivable Outstanding: 6.12

Accounts Payable (AP)

Accounts Payable	(73,637)	=	0.70
Total Operating Expenses	105,917		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.46%	97.54%	
Year-to-Date	2.30%	97.70%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.38	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.38	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

97,695

Average Dwelling Rent

Actual/UML	101,888	595	171.24
Budget/UMA	72,545	609	119.12
Increase (Decrease)	29,343	(14)	52.12

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 181.29	30.62%
Supplies and Materials	31.28	5.28
Fleet Costs	1.57	0.27
Outside Services	98.45	16.63
Utilities	98.08	16.56
Protective Services	1.25	0.21
Insurance	21.36	16.56
Other Expenses	19.56	3.30
Total Average Expense	$ 452.84	89.43%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	194,041	=	1.87
Curr Liab Exc Curr Prtn LTD	(103,512)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	90,528	=	0.86
Average Monthly Operating and Other Expenses	104,714		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	7,529	=	0.10
Total Tenant Revenue	76,930		IR < 1.50

Days Receivable Outstanding: 9.50

Accounts Payable (AP)

Accounts Payable	(42,418)	=	0.41
Total Operating Expenses	104,714		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.94 %	95.00%	
Year-to-Date	5.26 %	95.68%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.40	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	13.40	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(16,428)

Average Dwelling Rent

Actual/UML	67,449	576	117.10
Budget/UMA	61,250	602	101.74
Increase (Decrease)	6,199	(26)	15.35

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 168.77	34.15%
Supplies and Materials	46.11	9.33
Fleet Costs	1.47	0.30
Outside Services	119.35	24.15
Utilities	93.83	18.99
Protective Services	0.00	0.00
Insurance	19.05	18.99
Other Expenses	28.53	5.77
Total Average Expense	$ 477.11	111.67%

KFI - FY Comparison for Wheatley/Olive Pk/Village East - 50 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	174,817	=	3.37
Curr Liab Exc Curr Prtn LTD	(51,932)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	122,885	=	3.38
Average Monthly Operating and Other Expenses	36,325		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(3,533)	=	-0.17
Total Tenant Revenue	20,402		IR < 1.50

Days Receivable Outstanding: -15.93

Accounts Payable (AP)

Accounts Payable	(23,755)	=	0.65
Total Operating Expenses	36,325		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.00%	94.00%	
Year-to-Date	4.00%	96.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.50	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	23.50	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

86,308

Average Dwelling Rent

Actual/UML	18,330	144	127.29
Budget/UMA	21,750	150	145.00
Increase (Decrease)	(3,420)	(6)	(17.71)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 130.94	18.96 %
Supplies and Materials	79.36	11.49
Fleet Costs	0.00	0.00
Outside Services	191.62	27.74
Utilities	144.84	20.97
Protective Services	14.42	2.09
Insurance	30.88	20.97
Other Expenses	11.63	1.68
Total Average Expense	$ 603.68	103.90 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	420,591	=	1.32
Curr Liab Exc Curr Prtn LTD	(318,979)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	101,613	=	2.93
Average Monthly Operating and Other Expenses	34,635		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(5,646)	=	-0.24
Total Tenant Revenue	23,268		IR < 1.50

Days Receivable Outstanding: -22.47

Accounts Payable (AP)

Accounts Payable	(14,534)	=	0.42
Total Operating Expenses	34,635		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00 %	98.00%	
Year-to-Date	4.00 %	96.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.73	12	Accts Recvble	5.00	5
MENAR	8.84	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	19.57	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

66,469

Average Dwelling Rent

Actual/UML	19,651	144	136.47
Budget/UMA	22,750	150	151.67
Increase (Decrease)	(3,099)	(6)	(15.20)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 201.90	28.74%
Supplies and Materials	14.12	2.01
Fleet Costs	0.00	0.00
Outside Services	218.87	31.15
Utilities	159.81	22.75
Protective Services	0.00	0.00
Insurance	26.65	22.75
Other Expenses	12.45	1.77
Total Average Expense	$ 633.81	109.17%

KFI - FY Comparison for Beacon - 2,912 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	20,962,703	=	3.73
Curr Liab Exc Curr Prtn LTD	(5,620,884)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	13,632,908	=	8.39
Average Monthly Operating and Other Expenses	1,625,482		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	778,400	=	0.15
Total Tenant Revenue	5,348,874		IR < 1.50

Days Receivable Outstanding: 13.50

Accounts Payable (AP)

Accounts Payable	(1,099,946)	=	0.68
Total Operating Expenses	1,625,482		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.38%	92.62%	
Year-to-Date	7.53%	92.47%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

11,212,494

Average Dwelling Rent

Actual/UML	5,077,009	8,078	628.50
Budget/UMA	5,195,615	8,736	594.74
Increase (Decrease)	(118,606)	(658)	33.76

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.72	20.71 %
Supplies and Materials	35.58	4.79
Fleet Costs	0.90	0.12
Outside Services	93.39	12.58
Utilities	42.19	5.68
Protective Services	5.86	0.79
Insurance	32.82	8.40
Other Expenses	29.83	4.02
Total Average Expense	$ 394.28	57.11 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	21,955,180	=	3.69
Curr Liab Exc Curr Prtn LTD	(5,952,542)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	14,511,929	=	9.83
Average Monthly Operating and Other Expenses	1,477,010		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	291,161	=	0.06
Total Tenant Revenue	4,926,438		IR < 1.50

Days Receivable Outstanding: 5.22

Accounts Payable (AP)

Accounts Payable	(909,210)	=	0.62
Total Operating Expenses	1,477,010		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.90 %	93.10%	
Year-to-Date	6.67 %	93.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

12,142,233

Average Dwelling Rent

Actual/UML	5,019,886	8,158	615.33
Budget/UMA	5,200,613	8,741	594.97
Increase (Decrease)	(180,728)	(583)	20.37

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 139.90	19.70%
Supplies and Materials	27.80	3.91
Fleet Costs	0.47	0.07
Outside Services	77.04	10.85
Utilities	50.86	8.33
Protective Services	5.48	0.77
Insurance	30.28	8.33
Other Expenses	36.94	5.20
Total Average Expense	$ 368.78	57.15%

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It Is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sun of all current liabiility accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*

    "... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordinngly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for Beacon, SAHA Owned and Managed - 1,660 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	12,727,391	=	4.11
Curr Liab Exc Curr Prtn LTD	(3,096,331)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	8,512,171	=	9.53
Average Monthly Operating and Other Expenses	893,459		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.88 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	778,400	=	0.25
Total Tenant Revenue	3,126,680		IR < 1.50

Days Receivable Outstanding: 23.02

Accounts Payable (AP)

Accounts Payable	(665,169)	=	0.74
Total Operating Expenses	893,459		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.02%	93.98%	
Year-to-Date	5.80%	94.20%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

6,998,479

Average Dwelling Rent

Actual/UML	2,936,280	4,691	625.94
Budget/UMA	2,925,562	4,980	587.46
Increase (Decrease)	10,718	(289)	38.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 143.97	19.45%
Supplies and Materials	41.93	5.66
Fleet Costs	1.33	0.18
Outside Services	69.30	9.36
Utilities	49.02	6.62
Protective Services	2.47	0.33
Insurance	33.15	8.86
Other Expenses	16.37	2.21
Total Average Expense	$ 357.53	52.68%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	11,895,507	=	5.01
Curr Liab Exc Curr Prtn LTD	(2,372,801)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	8,604,090	=	10.97
Average Monthly Operating and Other Expenses	784,074		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.82 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	291,161	=	0.10
Total Tenant Revenue	2,984,769		IR < 1.50

Days Receivable Outstanding: 8.65

Accounts Payable (AP)

Accounts Payable	(305,071)	=	0.39
Total Operating Expenses	784,074		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.40 %	94.60%	
Year-to-Date	4.68 %	95.32%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

7,193,547

Average Dwelling Rent

Actual/UML	2,962,673	4,397	673.79
Budget/UMA	2,748,292	4,613	595.77
Increase (Decrease)	214,381	(216)	78.02

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 143.89	18.43%
Supplies and Materials	33.23	4.26
Fleet Costs	0.81	0.10
Outside Services	69.40	8.89
Utilities	53.65	8.62
Protective Services	1.43	0.18
Insurance	31.47	8.62
Other Expenses	27.01	3.46
Total Average Expense	$ 360.89	52.57%

KFI - FY Comparison for SAHDC Bella Claire Apts. - 67 Units

Period Ending September 30, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
10/4/2019 7:39:20PM

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	113,403	=	1.05
Curr Liab Exc Curr Prtn LTD	(107,969)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(25,468)	=	-0.65
Average Monthly Operating and Other Expenses	39,241		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.97

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	19,104	=	0.15
Total Tenant Revenue	124,747		IR < 1.50

Days Receivable Outstanding: 14.12

Accounts Payable (AP)

Accounts Payable	(36,999)	=	0.94
Total Operating Expenses	39,241		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.49%	98.51%	
Year-to-Date	2.49%	97.51%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.44	12	Accts Recvble	2.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	12.00	16
Total Points	7.44	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(156,472)

Average Dwelling Rent

Actual/UML	122,067	196	622.79
Budget/UMA	121,698	201	605.46
Increase (Decrease)	369	(5)	17.33

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 195.32	30.69%
Supplies and Materials	39.93	6.27
Fleet Costs	0.00	0.00
Outside Services	58.39	9.17
Utilities	60.28	9.47
Protective Services	0.00	0.00
Insurance	36.48	9.47
Other Expenses	19.45	3.06
Total Average Expense	$ 409.83	68.13%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	131,046	=	1.61
Curr Liab Exc Curr Prtn LTD	(81,641)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	20,287	=	0.58
Average Monthly Operating and Other Expenses	34,780		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.01

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	6,492	=	0.06
Total Tenant Revenue	111,532		IR < 1.50

Days Receivable Outstanding: 5.36

Accounts Payable (AP)

Accounts Payable	(26,919)	=	0.77
Total Operating Expenses	34,780		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.99 %	97.01%	
Year-to-Date	2.99 %	97.01%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.10	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	1.00	2	Occupancy	12.00	16
Total Points	11.10	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

(64,390)

Average Dwelling Rent

Actual/UML	105,280	195	539.90
Budget/UMA	113,034	201	562.36
Increase (Decrease)	(7,754)	(6)	(22.46)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 125.12	21.88%
Supplies and Materials	65.63	11.48
Fleet Costs	0.00	0.00
Outside Services	137.10	23.97
Utilities	62.03	10.85
Protective Services	0.00	0.00
Insurance	14.97	10.85
Other Expenses	33.73	5.90
Total Average Expense	$ 438.57	84.91%

KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,320,017	=	22.68
Curr Liab Exc Curr Prtn LTD	(102,278)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,109,138	=	39.36
Average Monthly Operating and Other Expenses	53,591		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.46

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	35,808	=	0.18
Total Tenant Revenue	203,517		IR < 1.50

Days Receivable Outstanding: 16.21

Accounts Payable (AP)

Accounts Payable	(31,617)	=	0.59
Total Operating Expenses	53,591		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.11%	88.89%	
Year-to-Date	8.64%	91.36%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	25.00	25	Total Points	7.00	25

Capital Fund Occupancy

5.00

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,167,431	=	36.65
Curr Liab Exc Curr Prtn LTD	(59,146)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,108,285	=	48.57
Average Monthly Operating and Other Expenses	43,408		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,034	=	0.07
Total Tenant Revenue	207,941		IR < 1.50

Days Receivable Outstanding: 6.66

Accounts Payable (AP)

Accounts Payable	(24,899)	=	0.57
Total Operating Expenses	43,408		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.33 %	91.67%	
Year-to-Date	7.10 %	92.90%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,030,352

Average Dwelling Rent

Actual/UML	204,754	296	691.74
Budget/UMA	205,065	324	632.92
Increase (Decrease)	(311)	(28)	58.82

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 125.01	18.18 %
Supplies and Materials	46.69	6.79
Fleet Costs	0.41	0.06
Outside Services	40.31	5.86
Utilities	15.28	2.22
Protective Services	0.00	0.00
Insurance	30.20	2.22
Other Expenses	19.64	2.86
Total Average Expense	$ 277.54	38.20 %

Excess Cash

2,038,714

Average Dwelling Rent

Actual/UML	201,705	301	670.12
Budget/UMA	212,924	324	657.17
Increase (Decrease)	(11,219)	(23)	12.94

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 137.11	19.85%
Supplies and Materials	27.41	3.97
Fleet Costs	0.00	0.00
Outside Services	66.98	9.70
Utilities	38.42	5.56
Protective Services	0.00	0.00
Insurance	27.68	5.56
Other Expenses	18.81	2.72
Total Average Expense	$ 316.41	47.36%

KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	610,920	=	3.04
Curr Liab Exc Curr Prtn LTD	(200,838)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	295,298	=	2.81
Average Monthly Operating and Other Expenses	104,971		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.01

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	129,125	=	0.33
Total Tenant Revenue	387,948		IR < 1.50

Days Receivable Outstanding: 30.68

Accounts Payable (AP)

Accounts Payable	(54,431)	=	0.52
Total Operating Expenses	104,971		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.09%	95.91%	
Year-to-Date	3.33%	96.67%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	8.66	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	22.66	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

136,774

Average Dwelling Rent

Actual/UML	375,489	638	588.54
Budget/UMA	372,945	660	565.07
Increase (Decrease)	2,544	(22)	23.47

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 143.92	23.67 %
Supplies and Materials	33.87	5.57
Fleet Costs	3.87	0.64
Outside Services	56.97	9.37
Utilities	56.22	9.25
Protective Services	0.00	0.00
Insurance	29.48	9.25
Other Expenses	11.81	1.94
Total Average Expense	$ 336.13	59.68 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	583,112	=	7.18
Curr Liab Exc Curr Prtn LTD	(81,189)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	390,431	=	3.07
Average Monthly Operating and Other Expenses	127,062		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.80

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	(17,374)	=	-0.05
Total Tenant Revenue	385,698		IR < 1.50

Days Receivable Outstanding: -4.15

Accounts Payable (AP)

Accounts Payable	(31,518)	=	0.25
Total Operating Expenses	127,062		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.27 %	97.73%	
Year-to-Date	1.52 %	98.48%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	9.04	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	21.04	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

207,626

Average Dwelling Rent

Actual/UML	373,021	650	573.88
Budget/UMA	363,566	660	550.86
Increase (Decrease)	9,455	(10)	23.02

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 204.51	34.46%
Supplies and Materials	42.14	7.10
Fleet Costs	3.47	0.58
Outside Services	97.25	16.39
Utilities	59.49	10.03
Protective Services	0.00	0.00
Insurance	28.03	10.03
Other Expenses	21.20	3.57
Total Average Expense	$ 456.08	82.16%

KFI - FY Comparison for SAHFC Churchill Est, LLC - 40 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	694,830	=	13.67
Curr Liab Exc Curr Prtn LTD	(50,815)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	603,492	=	30.71
Average Monthly Operating and Other Expenses	19,651		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.54

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	46,593	=	0.45
Total Tenant Revenue	103,070		IR < 1.50

Days Receivable Outstanding: 41.59

Accounts Payable (AP)

Accounts Payable	(11,770)	=	0.60
Total Operating Expenses	19,651		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.00%	100.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

519,303

Average Dwelling Rent

Actual/UML	101,020	120	841.83
Budget/UMA	92,772	120	773.10
Increase (Decrease)	8,248	0	68.73

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 83.72	9.75 %
Supplies and Materials	10.16	1.18
Fleet Costs	0.00	0.00
Outside Services	93.07	10.84
Utilities	8.72	1.02
Protective Services	0.00	0.00
Insurance	48.22	1.02
Other Expenses	4.67	0.54
Total Average Expense	$ 248.57	24.34 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	568,660	=	24.88
Curr Liab Exc Curr Prtn LTD	(22,856)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	507,621	=	22.66
Average Monthly Operating and Other Expenses	22,403		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.99

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	6,150	=	0.06
Total Tenant Revenue	102,201		IR < 1.50

Days Receivable Outstanding: 5.54

Accounts Payable (AP)

Accounts Payable	(9,966)	=	0.44
Total Operating Expenses	22,403		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.50 %	92.50%	
Year-to-Date	5.00 %	95.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

432,418

Average Dwelling Rent

Actual/UML	93,996	114	824.53
Budget/UMA	95,646	120	797.05
Increase (Decrease)	(1,650)	(6)	27.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 136.75	15.25%
Supplies and Materials	53.52	5.97
Fleet Costs	0.00	0.00
Outside Services	116.93	13.04
Utilities	6.31	0.70
Protective Services	0.00	0.00
Insurance	47.47	0.70
Other Expenses	12.99	1.45
Total Average Expense	$ 373.97	37.12%

KFI - FY Comparison for Claremont - 4 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	37,935	=	10.20
Curr Liab Exc Curr Prtn LTD	(3,720)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	27,842	=	16.28
Average Monthly Operating and Other Expenses	1,710		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(519)	=	-0.05
Total Tenant Revenue	9,547		IR < 1.50

Days Receivable Outstanding: -5.00

Accounts Payable (AP)

Accounts Payable	(1,732)	=	1.01
Total Operating Expenses	1,710		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.00%	100.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	23.00	25

Capital Fund Occupancy

5.00

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	0	=	0.00
Curr Liab Exc Curr Prtn LTD	0		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	0	=	0.00
Average Monthly Operating and Other Expenses	0		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	0		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	0	=	0.00
Total Operating Expenses	0		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	0.00%	
Year-to-Date	0.00 %	0.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

24,480

Average Dwelling Rent

Actual/UML	9,547	12	795.58
Budget/UMA	8,826	12	735.48
Increase (Decrease)	721	0	60.10

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	175.48	22.06 %
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		77.55	9.75
Utilities		48.45	6.09
Protective Services		0.00	0.00
Insurance		47.31	6.09
Other Expenses		6.01	0.76
Total Average Expense	$	354.80	44.74 %

Excess Cash

0

Average Dwelling Rent

Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	0.00%
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	0.00
Utilities		0.00	0.00
Protective Services		0.00	0.00
Insurance		0.00	0.00
Other Expenses		0.00	0.00
Total Average Expense	$	0.00	0.00%

KFI - FY Comparison for Converse Ranch I LLC - 124 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,116,797	=	10.65
Curr Liab Exc Curr Prtn LTD	(104,912)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	894,133	=	14.38
Average Monthly Operating and Other Expenses	62,171		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.74

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	62,874	=	0.25
Total Tenant Revenue	255,821		IR < 1.50

Days Receivable Outstanding: 22.74

Accounts Payable (AP)

Accounts Payable	(28,776)	=	0.46
Total Operating Expenses	62,171		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.45%	93.55%	
Year-to-Date	6.18%	93.82%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

710,492

Average Dwelling Rent

Actual/UML	248,374	349	711.67
Budget/UMA	247,479	372	665.27
Increase (Decrease)	895	(23)	46.41

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 125.45	16.17 %
Supplies and Materials	41.07	5.29
Fleet Costs	0.00	0.00
Outside Services	54.73	7.06
Utilities	14.95	1.93
Protective Services	5.37	0.69
Insurance	57.82	1.93
Other Expenses	0.85	0.11
Total Average Expense	$ 300.25	33.18 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,047,328	=	8.94
Curr Liab Exc Curr Prtn LTD	(117,088)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	815,940	=	10.79
Average Monthly Operating and Other Expenses	75,641		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.15

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	7,532	=	0.03
Total Tenant Revenue	250,091		IR < 1.50

Days Receivable Outstanding: 2.79

Accounts Payable (AP)

Accounts Payable	(21,220)	=	0.28
Total Operating Expenses	75,641		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.23 %	96.77%	
Year-to-Date	3.76 %	96.24%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	12.00	16
Total Points	24.00	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

653,549

Average Dwelling Rent

Actual/UML	245,463	358	685.65
Budget/UMA	300,784	372	808.56
Increase (Decrease)	(55,320)	(14)	(122.91)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 134.52	18.34 %
Supplies and Materials	34.36	4.68
Fleet Costs	0.00	0.00
Outside Services	68.64	9.36
Utilities	13.19	1.80
Protective Services	0.00	0.00
Insurance	55.53	1.80
Other Expenses	99.08	13.51
Total Average Expense	$ 405.32	49.48 %

KFI - FY Comparison for Converse Ranch II - 104 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	63,854	=	0.12
Curr Liab Exc Curr Prtn LTD	(513,801)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(616,578)	=	-13.23
Average Monthly Operating and Other Expenses	46,590		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.49 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	36,901	=	0.17
Total Tenant Revenue	217,180		IR < 1.50

Days Receivable Outstanding: 15.73

Accounts Payable (AP)

Accounts Payable	(29,446)	=	0.63
Total Operating Expenses	46,590		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.69%	92.31%	
Year-to-Date	5.45%	94.55%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	2.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	2.00	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

(692,293)

Average Dwelling Rent

Actual/UML	211,593	295	717.27
Budget/UMA	205,870	312	659.84
Increase (Decrease)	5,724	(17)	57.43

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 129.30	16.69%
Supplies and Materials	5.78	0.75
Fleet Costs	0.00	0.00
Outside Services	35.66	4.60
Utilities	9.90	1.28
Protective Services	8.90	1.15
Insurance	34.46	1.28
Other Expenses	40.64	5.25
Total Average Expense	$ 264.64	30.99%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	215,089	=	0.38
Curr Liab Exc Curr Prtn LTD	(559,388)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(505,584)	=	-14.90
Average Monthly Operating and Other Expenses	33,937		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.81 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	6,170	=	0.03
Total Tenant Revenue	200,818		IR < 1.50

Days Receivable Outstanding: 2.84

Accounts Payable (AP)

Accounts Payable	(11,095)	=	0.33
Total Operating Expenses	33,937		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.88 %	97.12%	
Year-to-Date	2.56 %	97.44%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(568,658)

Average Dwelling Rent

Actual/UML	198,890	304	654.24
Budget/UMA	251,597	312	806.40
Increase (Decrease)	(52,707)	(8)	(152.16)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 108.43	16.20%
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	24.07	3.60
Utilities	3.97	0.59
Protective Services	0.00	0.00
Insurance	30.70	0.59
Other Expenses	7.32	1.09
Total Average Expense	$ 174.50	22.07%

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,257,444	=	9.92
Curr Liab Exc Curr Prtn LTD	(227,478)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,744,451	=	15.41
Average Monthly Operating and Other Expenses	113,206		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.88 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	148,621	=	0.26
Total Tenant Revenue	565,400		IR < 1.50

Days Receivable Outstanding: 24.39

Accounts Payable (AP)

Accounts Payable	(54,972)	=	0.49
Total Operating Expenses	113,206		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.69%	95.31%	
Year-to-Date	5.21%	94.79%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,623,532

Average Dwelling Rent

Actual/UML	510,269	546	934.56
Budget/UMA	478,854	576	831.34
Increase (Decrease)	31,415	(30)	103.22

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 132.77	12.82%
Supplies and Materials	62.06	5.99
Fleet Costs	0.00	0.00
Outside Services	46.87	4.53
Utilities	43.19	4.17
Protective Services	0.00	0.00
Insurance	27.65	6.70
Other Expenses	24.72	2.39
Total Average Expense	$ 337.26	36.60%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,074,158	=	12.01
Curr Liab Exc Curr Prtn LTD	(172,680)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,627,155	=	16.01
Average Monthly Operating and Other Expenses	101,630		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.32 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	165,470	=	0.27
Total Tenant Revenue	603,720		IR < 1.50

Days Receivable Outstanding: 25.46

Accounts Payable (AP)

Accounts Payable	(50,714)	=	0.50
Total Operating Expenses	101,630		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.69 %	95.31%	
Year-to-Date	4.69 %	95.31%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,482,801

Average Dwelling Rent

Actual/UML	586,838	549	1,068.92
Budget/UMA	524,275	576	910.20
Increase (Decrease)	62,563	(27)	158.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 86.30	7.85%
Supplies and Materials	51.35	4.67
Fleet Costs	0.00	0.00
Outside Services	60.54	5.51
Utilities	37.53	3.43
Protective Services	0.00	0.00
Insurance	25.04	3.43
Other Expenses	28.47	2.59
Total Average Expense	$ 289.23	27.46%

KFI - FY Comparison for SAHDC Dietrich Road Apts. - 30 Units

Period Ending September 30, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
10/4/2019 7:40:28PM

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	135,409	=	5.25
Curr Liab Exc Curr Prtn LTD	(25,798)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	109,611	=	5.16
Average Monthly Operating and Other Expenses	21,247		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	55,178	=	1.15
Total Tenant Revenue	47,808		IR < 1.50

Days Receivable Outstanding: 106.54

Accounts Payable (AP)

Accounts Payable	(17,689)	=	0.83
Total Operating Expenses	21,247		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.00%	90.00%	
Year-to-Date	16.67%	83.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	2.00	25

Capital Fund Occupancy

5.00

Excess Cash

73,864

Average Dwelling Rent

Actual/UML	45,191	75	602.54
Budget/UMA	56,350	90	626.11
Increase (Decrease)	(11,159)	(15)	(23.57)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 105.55	16.56 %
Supplies and Materials	63.64	9.98
Fleet Costs	0.00	0.00
Outside Services	326.92	51.29
Utilities	58.24	9.14
Protective Services	34.08	5.35
Insurance	67.34	12.02
Other Expenses	13.03	2.04
Total Average Expense	$ 668.79	106.38 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	205,495	=	12.97
Curr Liab Exc Curr Prtn LTD	(15,842)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	189,653	=	10.52
Average Monthly Operating and Other Expenses	18,029		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	28,620	=	0.53
Total Tenant Revenue	53,934		IR < 1.50

Days Receivable Outstanding: 48.84

Accounts Payable (AP)

Accounts Payable	(7,822)	=	0.43
Total Operating Expenses	18,029		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	20.00 %	80.00%	
Year-to-Date	17.78 %	82.22%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	4.00	25

Capital Fund Occupancy

5.00

Excess Cash

146,441

Average Dwelling Rent

Actual/UML	46,542	74	628.94
Budget/UMA	51,335	90	570.39
Increase (Decrease)	(4,793)	(16)	58.55

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 194.58	26.70%
Supplies and Materials	0.50	0.07
Fleet Costs	0.00	0.00
Outside Services	113.40	15.56
Utilities	52.43	13.68
Protective Services	0.00	0.00
Insurance	113.09	13.68
Other Expenses	66.17	9.08
Total Average Expense	$ 540.17	78.75%

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	888,308	=	15.10
Curr Liab Exc Curr Prtn LTD	(58,834)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	773,528	=	19.08
Average Monthly Operating and Other Expenses	40,534		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.90 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	38,762	=	0.31
Total Tenant Revenue	125,989		IR < 1.50

Days Receivable Outstanding: 28.37

Accounts Payable (AP)

Accounts Payable	(33,532)	=	0.83
Total Operating Expenses	40,534		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.14%	92.86%	
Year-to-Date	7.74%	92.26%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	23.00	25	Total Points	6.00	25

Capital Fund Occupancy

5.00

Excess Cash

716,401

Average Dwelling Rent

Actual/UML	121,516	155	783.98
Budget/UMA	122,580	168	729.64
Increase (Decrease)	(1,064)	(13)	54.33

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 108.73	13.38%
Supplies and Materials	74.82	9.20
Fleet Costs	0.00	0.00
Outside Services	156.91	19.30
Utilities	95.61	11.76
Protective Services	0.00	0.00
Insurance	37.41	11.76
Other Expenses	10.87	1.34
Total Average Expense	$ 484.36	66.75%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	918,762	=	43.64
Curr Liab Exc Curr Prtn LTD	(21,051)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	897,710	=	38.84
Average Monthly Operating and Other Expenses	23,115		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	22,023	=	0.20
Total Tenant Revenue	107,608		IR < 1.50

Days Receivable Outstanding: 18.83

Accounts Payable (AP)

Accounts Payable	(5,056)	=	0.22
Total Operating Expenses	23,115		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	12.50 %	87.50%	
Year-to-Date	10.71 %	89.29%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	6.00	25

Capital Fund Occupancy

5.00

Excess Cash

857,748

Average Dwelling Rent

Actual/UML	109,749	150	731.66
Budget/UMA	115,618	168	688.20
Increase (Decrease)	(5,869)	(18)	43.46

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 149.61	20.86%
Supplies and Materials	11.96	1.67
Fleet Costs	0.00	0.00
Outside Services	22.40	3.12
Utilities	84.74	11.81
Protective Services	0.00	0.00
Insurance	36.12	11.81
Other Expenses	33.52	4.67
Total Average Expense	$ 338.36	53.94%

KFI - FY Comparison for Homestead - 157 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	592,864	=	2.21
Curr Liab Exc Curr Prtn LTD	(268,056)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	303,839	=	3.04
Average Monthly Operating and Other Expenses	99,882		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

9.86 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	33,742	=	0.11
Total Tenant Revenue	305,980		IR < 1.50

Days Receivable Outstanding: 10.17

Accounts Payable (AP)

Accounts Payable	(85,618)	=	0.86
Total Operating Expenses	99,882		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.82%	96.18%	
Year-to-Date	2.76%	97.24%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.99	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	22.99	25	Total Points	19.00	25

Capital Fund Occupancy

5.00

Excess Cash

155,312

Average Dwelling Rent

Actual/UML	255,377	458	557.59
Budget/UMA	263,973	471	560.45
Increase (Decrease)	(8,596)	(13)	(2.86)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 127.62	19.10 %
Supplies and Materials	30.26	4.53
Fleet Costs	3.91	0.59
Outside Services	48.97	7.33
Utilities	89.55	13.40
Protective Services	5.61	0.84
Insurance	26.50	27.35
Other Expenses	16.03	2.40
Total Average Expense	$ 348.45	75.54 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	427,708	=	1.85
Curr Liab Exc Curr Prtn LTD	(231,534)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	175,818	=	1.77
Average Monthly Operating and Other Expenses	99,412		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

11.90 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	12,329	=	0.04
Total Tenant Revenue	315,235		IR < 1.50

Days Receivable Outstanding: 3.60

Accounts Payable (AP)

Accounts Payable	(47,656)	=	0.48
Total Operating Expenses	99,412		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.46 %	95.54%	
Year-to-Date	3.82 %	96.18%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.27	12	Accts Recvble	5.00	5
MENAR	7.13	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.39	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

25,219

Average Dwelling Rent

Actual/UML	260,366	453	574.76
Budget/UMA	254,138	471	539.57
Increase (Decrease)	6,228	(18)	35.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 130.70	18.78%
Supplies and Materials	24.76	3.56
Fleet Costs	1.83	0.26
Outside Services	45.48	6.54
Utilities	78.58	26.96
Protective Services	8.64	1.24
Insurance	25.38	26.96
Other Expenses	23.65	3.40
Total Average Expense	$ 339.02	87.70%

KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	224,926	=	3.45
Curr Liab Exc Curr Prtn LTD	(65,229)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	101,619	=	1.79
Average Monthly Operating and Other Expenses	56,862		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.19

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	44,021	=	0.32
Total Tenant Revenue	138,480		IR < 1.50

Days Receivable Outstanding: 29.46

Accounts Payable (AP)

Accounts Payable	(35,648)	=	0.63
Total Operating Expenses	56,862		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.22%	97.78%	
Year-to-Date	6.30%	93.70%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	7.15	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	19.15	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

25,644

Average Dwelling Rent

Actual/UML	136,429	253	539.24
Budget/UMA	139,559	270	516.89
Increase (Decrease)	(3,131)	(17)	22.36

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 139.05	25.40 %
Supplies and Materials	45.25	8.27
Fleet Costs	0.00	0.00
Outside Services	95.37	17.42
Utilities	66.78	12.20
Protective Services	6.02	1.10
Insurance	27.03	12.20
Other Expenses	14.53	2.65
Total Average Expense	$ 394.03	79.25 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	411,247	=	11.42
Curr Liab Exc Curr Prtn LTD	(35,996)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	318,912	=	7.85
Average Monthly Operating and Other Expenses	40,602		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.29

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	(2,201)	=	-0.02
Total Tenant Revenue	139,613		IR < 1.50

Days Receivable Outstanding: -1.45

Accounts Payable (AP)

Accounts Payable	(18,049)	=	0.44
Total Operating Expenses	40,602		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.33 %	96.67%	
Year-to-Date	3.70 %	96.30%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

258,341

Average Dwelling Rent

Actual/UML	138,358	260	532.15
Budget/UMA	136,208	270	504.47
Increase (Decrease)	2,150	(10)	27.67

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 145.86	27.16%
Supplies and Materials	19.50	3.63
Fleet Costs	0.00	0.00
Outside Services	31.20	5.81
Utilities	55.93	10.44
Protective Services	9.15	1.70
Insurance	23.88	10.44
Other Expenses	24.89	4.64
Total Average Expense	$ 310.40	63.83%

KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,080,478	=	19.80
Curr Liab Exc Curr Prtn LTD	(54,565)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,025,913	=	23.80
Average Monthly Operating and Other Expenses	43,111		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	10,434	=	0.12
Total Tenant Revenue	83,886		IR < 1.50

Days Receivable Outstanding: 11.44

Accounts Payable (AP)

Accounts Payable	(23,187)	=	0.54
Total Operating Expenses	43,111		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.00%	91.00%	
Year-to-Date	7.00%	93.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

976,244

Average Dwelling Rent

Actual/UML	75,944	279	272.20
Budget/UMA	57,217	300	190.72
Increase (Decrease)	18,727	(21)	81.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 163.50	20.36 %
Supplies and Materials	26.50	3.30
Fleet Costs	0.00	0.00
Outside Services	52.98	6.60
Utilities	56.86	7.08
Protective Services	0.00	0.00
Insurance	28.38	10.40
Other Expenses	21.49	2.68
Total Average Expense	$ 349.72	50.42 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	795,334	=	17.93
Curr Liab Exc Curr Prtn LTD	(44,357)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	750,977	=	17.06
Average Monthly Operating and Other Expenses	44,022		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(499)	=	-0.01
Total Tenant Revenue	77,715		IR < 1.50

Days Receivable Outstanding: -0.59

Accounts Payable (AP)

Accounts Payable	(14,942)	=	0.34
Total Operating Expenses	44,022		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.00 %	94.00%	
Year-to-Date	5.33 %	94.67%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

697,868

Average Dwelling Rent

Actual/UML	71,131	284	250.46
Budget/UMA	75,520	300	251.73
Increase (Decrease)	(4,389)	(16)	(1.27)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 156.81	20.89%
Supplies and Materials	31.75	4.23
Fleet Costs	0.00	0.00
Outside Services	50.90	6.78
Utilities	48.75	8.97
Protective Services	0.00	0.00
Insurance	25.61	8.97
Other Expenses	32.82	4.37
Total Average Expense	$ 346.65	54.21%

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,206,749	=	20.57
Curr Liab Exc Curr Prtn LTD	(58,666)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,148,082	=	29.38
Average Monthly Operating and Other Expenses	39,075		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(293)	=	0.00
Total Tenant Revenue	79,077		IR < 1.50

Days Receivable Outstanding: -0.34

Accounts Payable (AP)

Accounts Payable	(16,243)	=	0.42
Total Operating Expenses	39,075		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00%	98.00%	
Year-to-Date	2.00%	98.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,101,825

Average Dwelling Rent

Actual/UML	78,549	294	267.17
Budget/UMA	67,509	300	225.03
Increase (Decrease)	11,040	(6)	42.14

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 184.41	29.14 %
Supplies and Materials	27.17	4.29
Fleet Costs	5.96	0.94
Outside Services	29.14	4.60
Utilities	44.74	7.07
Protective Services	0.00	0.00
Insurance	28.80	7.07
Other Expenses	19.54	3.09
Total Average Expense	$ 339.75	56.20 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,081,408	=	27.02
Curr Liab Exc Curr Prtn LTD	(40,029)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,041,379	=	27.59
Average Monthly Operating and Other Expenses	37,749		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	10,898	=	0.15
Total Tenant Revenue	72,758		IR < 1.50

Days Receivable Outstanding: 13.78

Accounts Payable (AP)

Accounts Payable	(7,217)	=	0.19
Total Operating Expenses	37,749		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.00 %	95.00%	
Year-to-Date	3.00 %	97.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

993,801

Average Dwelling Rent

Actual/UML	68,459	291	235.25
Budget/UMA	70,337	300	234.46
Increase (Decrease)	(1,878)	(9)	0.80

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 173.36	27.06%
Supplies and Materials	22.40	3.50
Fleet Costs	0.46	0.07
Outside Services	42.29	6.60
Utilities	44.95	7.02
Protective Services	0.00	0.00
Insurance	28.12	7.02
Other Expenses	28.86	4.51
Total Average Expense	$ 340.44	55.77%

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	210,648	=	7.32
Curr Liab Exc Curr Prtn LTD	(28,780)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	177,795	=	12.49
Average Monthly Operating and Other Expenses	14,239		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.76 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,316	=	0.34
Total Tenant Revenue	45,603		IR < 1.50

Days Receivable Outstanding: 30.90

Accounts Payable (AP)

Accounts Payable	(6,568)	=	0.46
Total Operating Expenses	14,239		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.45%	96.55%	
Year-to-Date	1.15%	98.85%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

157,322

Average Dwelling Rent

Actual/UML	45,298	86	526.72
Budget/UMA	46,340	87	532.64
Increase (Decrease)	(1,042)	(1)	(5.93)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 165.09	31.13 %
Supplies and Materials	30.72	5.79
Fleet Costs	0.00	0.00
Outside Services	54.18	10.22
Utilities	50.56	9.54
Protective Services	4.94	0.93
Insurance	46.41	9.54
Other Expenses	41.68	7.86
Total Average Expense	$ 393.60	75.01 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	196,343	=	4.82
Curr Liab Exc Curr Prtn LTD	(40,744)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	151,724	=	10.73
Average Monthly Operating and Other Expenses	14,143		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.69 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	9,435	=	0.22
Total Tenant Revenue	43,076		IR < 1.50

Days Receivable Outstanding: 20.16

Accounts Payable (AP)

Accounts Payable	(4,664)	=	0.33
Total Operating Expenses	14,143		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.45 %	96.55%	
Year-to-Date	3.45 %	96.55%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

130,651

Average Dwelling Rent

Actual/UML	43,002	84	511.93
Budget/UMA	45,549	87	523.55
Increase (Decrease)	(2,547)	(3)	(11.63)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 185.66	36.20%
Supplies and Materials	9.64	1.88
Fleet Costs	0.00	0.00
Outside Services	69.55	13.56
Utilities	36.08	7.04
Protective Services	0.00	0.00
Insurance	31.27	7.04
Other Expenses	71.94	14.03
Total Average Expense	$ 404.15	79.75%

KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	61,395	=	0.06
Curr Liab Exc Curr Prtn LTD	(1,109,670)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,048,275)	=	-15.00
Average Monthly Operating and Other Expenses	69,877		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	79,653	=	0.76
Total Tenant Revenue	105,263		IR < 1.50

Days Receivable Outstanding: 69.70

Accounts Payable (AP)

Accounts Payable	(122,776)	=	1.76
Total Operating Expenses	69,877		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.77%	94.23%	
Year-to-Date	9.29%	90.71%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	2.00	25	Total Points	1.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,118,724)

Average Dwelling Rent

Actual/UML	102,911	283	363.64
Budget/UMA	118,559	312	380.00
Increase (Decrease)	(15,648)	(29)	(16.35)

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	242.42	37.81 %
Supplies and Materials		77.23	12.05
Fleet Costs		0.36	0.06
Outside Services		174.26	27.18
Utilities		95.66	14.92
Protective Services		0.00	0.00
Insurance		17.84	14.73
Other Expenses		23.47	3.66
Total Average Expense	$	631.24	110.41 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	78,861	=	0.10
Curr Liab Exc Curr Prtn LTD	(804,441)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(725,581)	=	-16.94
Average Monthly Operating and Other Expenses	42,844		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	17,992	=	0.15
Total Tenant Revenue	122,569		IR < 1.50

Days Receivable Outstanding: 13.52

Accounts Payable (AP)

Accounts Payable	(15,177)	=	0.35
Total Operating Expenses	42,844		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.43 %	90.57%	
Year-to-Date	8.83 %	91.17%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	2.00	25	Total Points	5.00	25

Capital Fund Occupancy

5.00

Excess Cash

(771,585)

Average Dwelling Rent

Actual/UML	113,742	289	393.57
Budget/UMA	118,559	317	374.00
Increase (Decrease)	(4,817)	(28)	19.57

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	154.15	22.80%
Supplies and Materials		18.88	2.79
Fleet Costs		1.26	0.19
Outside Services		38.72	5.73
Utilities		130.35	19.28
Protective Services		0.00	0.00
Insurance		16.23	19.28
Other Expenses		30.06	4.45
Total Average Expense	$	389.65	74.52%

KFI - FY Comparison for Warren House - 7 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,995	=	0.41
Curr Liab Exc Curr Prtn LTD	(4,903)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(11,658)	=	-4.53
Average Monthly Operating and Other Expenses	2,571		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.08

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(662)	=	-0.07
Total Tenant Revenue	10,074		IR < 1.50

Days Receivable Outstanding: -6.16

Accounts Payable (AP)

Accounts Payable	(2,623)	=	1.02
Total Operating Expenses	2,571		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	14.29%	85.71%	
Year-to-Date	9.52%	90.48%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	1.00	2	Occupancy	1.00	16
Total Points	1.00	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

(17,184)

Average Dwelling Rent

Actual/UML	9,884	19	520.21
Budget/UMA	8,311	21	395.75
Increase (Decrease)	1,573	(2)	124.46

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 110.51	20.84 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	76.06	14.35
Utilities	87.22	16.45
Protective Services	0.00	0.00
Insurance	53.46	16.45
Other Expenses	4.90	0.92
Total Average Expense	$ 332.16	69.01 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	27,195	=	6.10
Curr Liab Exc Curr Prtn LTD	(4,460)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	7,612	=	2.98
Average Monthly Operating and Other Expenses	2,558		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.65

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	3,089	=	0.18
Total Tenant Revenue	17,630		IR < 1.50

Days Receivable Outstanding: 16.14

Accounts Payable (AP)

Accounts Payable	(3,156)	=	1.23
Total Operating Expenses	2,558		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.09 %	90.91%	
Year-to-Date	6.06 %	93.94%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.90	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	22.90	25	Total Points	11.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,063

Average Dwelling Rent

Actual/UML	17,305	31	558.23
Budget/UMA	17,469	33	529.36
Increase (Decrease)	(164)	(2)	28.87

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 57.23	10.06%
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	15.08	2.65
Utilities	63.02	11.08
Protective Services	0.00	0.00
Insurance	40.47	11.08
Other Expenses	7.56	1.33
Total Average Expense	$ 183.36	36.21%

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,252 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	4,021,500	=	5.79
Curr Liab Exc Curr Prtn LTD	(694,632)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,736,846	=	4.12
Average Monthly Operating and Other Expenses	663,486		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	2,207,739		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(184,879)	=	0.28
Total Operating Expenses	663,486		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.19%	90.81%	
Year-to-Date	9.82%	90.18%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	25.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,899,564

Average Dwelling Rent

Actual/UML	2,140,729	3,387	632.04
Budget/UMA	2,270,052	3,756	604.38
Increase (Decrease)	(129,323)	(369)	27.66

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	115.82	15.64 %
Supplies and Materials		26.79	3.62
Fleet Costs		0.00	0.00
Outside Services		124.57	16.83
Utilities		32.72	4.42
Protective Services		10.57	1.43
Insurance		32.07	7.80
Other Expenses		44.12	5.96
Total Average Expense	$	386.66	55.70 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	5,312,114	=	3.45
Curr Liab Exc Curr Prtn LTD	(1,539,234)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	3,200,788	=	5.32
Average Monthly Operating and Other Expenses	601,997		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,934,458		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(472,876)	=	0.79
Total Operating Expenses	601,997		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.11 %	90.89%	
Year-to-Date	9.40 %	90.60%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	1.00	16
Total Points	23.00	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,333,313

Average Dwelling Rent

Actual/UML	2,057,424	3,403	604.59
Budget/UMA	2,151,538	3,756	572.83
Increase (Decrease)	(94,113)	(353)	31.76

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	115.67	16.80%
Supplies and Materials		23.74	3.45
Fleet Costs		0.00	0.00
Outside Services		94.36	13.71
Utilities		52.61	7.96
Protective Services		11.29	1.64
Insurance		25.88	7.96
Other Expenses		39.29	5.71
Total Average Expense	$	362.85	57.23%

KFI - FY Comparison for Cottage Creek I - 253 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(560,132)	=	-2.76
Curr Liab Exc Curr Prtn LTD	(202,893)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(836,132)	=	-5.75
Average Monthly Operating and Other Expenses	145,367		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	299,077		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(22,464)	=	0.15
Total Operating Expenses	145,367		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.53%	94.47%	
Year-to-Date	7.25%	92.75%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,041,703)

Average Dwelling Rent

Actual/UML	305,540	704	434.00
Budget/UMA	287,876	759	379.28
Increase (Decrease)	17,664	(55)	54.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 129.66	19.98 %
Supplies and Materials	50.20	7.74
Fleet Costs	0.00	0.00
Outside Services	165.45	25.50
Utilities	45.95	7.08
Protective Services	19.09	2.94
Insurance	28.40	7.08
Other Expenses	43.71	6.74
Total Average Expense	$ 482.47	77.06 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(39,933)	=	-0.07
Curr Liab Exc Curr Prtn LTD	(603,496)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(714,439)	=	-6.76
Average Monthly Operating and Other Expenses	105,741		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	259,266		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(4,701)	=	0.04
Total Operating Expenses	105,741		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.86 %	88.14%	
Year-to-Date	10.94 %	89.06%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

(862,600)

Average Dwelling Rent

Actual/UML	265,268	676	392.41
Budget/UMA	265,915	759	350.35
Increase (Decrease)	(647)	(83)	42.06

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 144.00	23.69%
Supplies and Materials	27.83	4.58
Fleet Costs	0.00	0.00
Outside Services	78.32	12.88
Utilities	43.80	7.20
Protective Services	13.25	2.18
Insurance	19.89	7.20
Other Expenses	29.83	4.91
Total Average Expense	$ 356.93	62.65%

KFI - FY Comparison for Cottage Creek II - 196 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	751,544	=	11.42
Curr Liab Exc Curr Prtn LTD	(65,838)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	635,845	=	7.94
Average Monthly Operating and Other Expenses	80,081		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	177,796		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(8,746)	=	0.11
Total Operating Expenses	80,081		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	14.29%	85.71%	
Year-to-Date	14.80%	85.20%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

527,921

Average Dwelling Rent

Actual/UML	175,697	501	350.69
Budget/UMA	192,699	588	327.72
Increase (Decrease)	(17,003)	(87)	22.97

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 115.59	18.60%
Supplies and Materials	41.29	6.64
Fleet Costs	0.00	0.00
Outside Services	107.23	17.25
Utilities	41.00	6.60
Protective Services	21.08	3.39
Insurance	17.46	6.60
Other Expenses	22.67	3.65
Total Average Expense	$ 366.33	62.72%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	485,395	=	4.01
Curr Liab Exc Curr Prtn LTD	(121,010)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	315,953	=	3.98
Average Monthly Operating and Other Expenses	79,362		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	159,619		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(6,167)	=	0.08
Total Operating Expenses	79,362		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.69 %	90.31%	
Year-to-Date	11.22 %	88.78%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	10.37	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	24.37	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

203,038

Average Dwelling Rent

Actual/UML	172,894	522	331.22
Budget/UMA	181,559	588	308.77
Increase (Decrease)	(8,665)	(66)	22.44

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 110.47	19.52%
Supplies and Materials	25.08	4.43
Fleet Costs	0.00	0.00
Outside Services	89.02	15.73
Utilities	37.34	6.60
Protective Services	13.49	2.38
Insurance	20.96	6.60
Other Expenses	36.30	6.41
Total Average Expense	$ 332.66	61.68%

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	599,239	=	18.55
Curr Liab Exc Curr Prtn LTD	(32,304)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	517,728	=	12.13
Average Monthly Operating and Other Expenses	42,667		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	137,120		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(10,337)	=	0.24
Total Operating Expenses	42,667		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.71%	89.29%	
Year-to-Date	9.52%	90.48%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	25.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

455,510

Average Dwelling Rent

Actual/UML	132,283	152	870.28
Budget/UMA	137,356	168	817.59
Increase (Decrease)	(5,073)	(16)	52.69

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 177.94	19.72%
Supplies and Materials	26.54	2.94
Fleet Costs	0.00	0.00
Outside Services	186.89	20.72
Utilities	37.14	4.12
Protective Services	0.00	0.00
Insurance	41.98	7.53
Other Expenses	104.14	11.54
Total Average Expense	$ 574.63	66.57%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	628,259	=	7.02
Curr Liab Exc Curr Prtn LTD	(89,490)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	490,973	=	15.20
Average Monthly Operating and Other Expenses	32,294		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	129,439		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(175)	=	0.01
Total Operating Expenses	32,294		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.36 %	94.64%	
Year-to-Date	5.95 %	94.05%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

434,528

Average Dwelling Rent

Actual/UML	126,834	158	802.74
Budget/UMA	134,743	168	802.04
Increase (Decrease)	(7,909)	(10)	0.70

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 145.06	17.71%
Supplies and Materials	16.81	2.05
Fleet Costs	0.00	0.00
Outside Services	119.20	14.55
Utilities	44.30	5.41
Protective Services	0.00	0.00
Insurance	51.20	5.41
Other Expenses	57.98	7.08
Total Average Expense	$ 434.54	52.20%

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	333,282	=	3.35
Curr Liab Exc Curr Prtn LTD	(99,497)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	107,059	=	1.05
Average Monthly Operating and Other Expenses	102,228		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.88

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	438,809		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(19,781)	=	0.19
Total Operating Expenses	102,228		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.00%	97.00%	
Year-to-Date	3.83%	96.17%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.07	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.07	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(49,679)

Average Dwelling Rent

Actual/UML	400,985	577	694.95
Budget/UMA	402,636	600	671.06
Increase (Decrease)	(1,651)	(23)	23.89

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 128.67	16.92 %
Supplies and Materials	10.60	1.39
Fleet Costs	0.00	0.00
Outside Services	71.15	9.36
Utilities	-1.74	-0.23
Protective Services	4.16	0.55
Insurance	30.64	6.87
Other Expenses	34.79	4.57
Total Average Expense	$ 278.25	39.43 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	430,686	=	6.91
Curr Liab Exc Curr Prtn LTD	(62,369)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	245,385	=	2.34
Average Monthly Operating and Other Expenses	104,908		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.70

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	416,518		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(5,987)	=	0.06
Total Operating Expenses	104,908		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.50 %	97.50%	
Year-to-Date	2.50 %	97.50%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.96	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.96	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

123,581

Average Dwelling Rent

Actual/UML	391,583	585	669.37
Budget/UMA	384,220	600	640.37
Increase (Decrease)	7,363	(15)	29.01

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 126.42	17.76%
Supplies and Materials	35.63	5.00
Fleet Costs	0.00	0.00
Outside Services	99.76	14.01
Utilities	25.61	5.34
Protective Services	4.10	0.58
Insurance	9.50	5.34
Other Expenses	43.44	6.10
Total Average Expense	$ 344.47	54.12%

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	19,755	=	0.42
Curr Liab Exc Curr Prtn LTD	(47,494)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(27,739)	=	-1.75
Average Monthly Operating and Other Expenses	15,879		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	9,894		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(41,960)	=	2.64
Total Operating Expenses	15,879		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.67%	93.33%	
Year-to-Date	11.11%	88.89%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	5.00	25

Capital Fund Occupancy

5.00

Excess Cash

(43,863)

Average Dwelling Rent

Actual/UML	9,173	40	229.33
Budget/UMA	8,382	45	186.28
Increase (Decrease)	791	(5)	43.05

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 49.22	10.83%
Supplies and Materials	88.56	19.48
Fleet Costs	0.00	0.00
Outside Services	805.27	177.13
Utilities	41.95	9.23
Protective Services	0.00	0.00
Insurance	10.92	9.23
Other Expenses	67.29	14.80
Total Average Expense	$ 1,063.20	240.69%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	21,014	=	2.57
Curr Liab Exc Curr Prtn LTD	(8,180)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	12,834	=	2.70
Average Monthly Operating and Other Expenses	4,761		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	10,179		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(496)	=	0.10
Total Operating Expenses	4,761		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	0.00 %	100.00%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.49	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.49	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

7,832

Average Dwelling Rent

Actual/UML	9,659	45	214.64
Budget/UMA	8,288	45	184.18
Increase (Decrease)	1,371	0	30.46

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 19.79	4.26%
Supplies and Materials	12.76	2.75
Fleet Costs	0.00	0.00
Outside Services	74.81	16.12
Utilities	39.46	8.50
Protective Services	0.00	0.00
Insurance	9.02	8.50
Other Expenses	37.79	8.14
Total Average Expense	$ 193.63	48.29%

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,257,444	=	9.92
Curr Liab Exc Curr Prtn LTD	(227,478)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,744,451	=	15.41
Average Monthly Operating and Other Expenses	113,206		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.88 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	148,621	=	0.26
Total Tenant Revenue	565,400		IR < 1.50

Days Receivable Outstanding: 24.39

Accounts Payable (AP)

Accounts Payable	(54,972)	=	0.49
Total Operating Expenses	113,206		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.69%	95.31%	
Year-to-Date	5.21%	94.79%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,623,532

Average Dwelling Rent

Actual/UML	510,269	546	934.56
Budget/UMA	478,854	576	831.34
Increase (Decrease)	31,415	(30)	103.22

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 132.77	12.82%
Supplies and Materials	62.06	5.99
Fleet Costs	0.00	0.00
Outside Services	46.87	4.53
Utilities	43.19	4.17
Protective Services	0.00	0.00
Insurance	27.65	6.70
Other Expenses	24.72	2.39
Total Average Expense	$ 337.26	36.60%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,074,158	=	12.01
Curr Liab Exc Curr Prtn LTD	(172,680)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,627,155	=	16.01
Average Monthly Operating and Other Expenses	101,630		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.32 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	165,470	=	0.27
Total Tenant Revenue	603,720		IR < 1.50

Days Receivable Outstanding: 25.46

Accounts Payable (AP)

Accounts Payable	(50,714)	=	0.50
Total Operating Expenses	101,630		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.69 %	95.31%	
Year-to-Date	4.69 %	95.31%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,482,801

Average Dwelling Rent

Actual/UML	586,838	549	1,068.92
Budget/UMA	524,275	576	910.20
Increase (Decrease)	62,563	(27)	158.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 86.30	7.85%
Supplies and Materials	51.35	4.67
Fleet Costs	0.00	0.00
Outside Services	60.54	5.51
Utilities	37.53	3.43
Protective Services	0.00	0.00
Insurance	25.04	3.43
Other Expenses	28.47	2.59
Total Average Expense	$ 289.23	27.46%

KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units

Period Ending September 30, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,078,605	=	9.93
Curr Liab Exc Curr Prtn LTD	(108,605)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	870,005	=	14.94
Average Monthly Operating and Other Expenses	58,236		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.93 — IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	945,731	=	23.78
Curr Liab Exc Curr Prtn LTD	(39,768)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	811,741	=	10.88
Average Monthly Operating and Other Expenses	74,608		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.09 — IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	23,742	=	0.08
Total Tenant Revenue	313,725		IR < 1.50

Days Receivable Outstanding: 6.97

Accounts Payable (AP)

Accounts Payable	(70,357)	=	1.21
Total Operating Expenses	58,236		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	14.84%	85.16%	
Year-to-Date	12.24%	87.76%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	7.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	295,385		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(4,594)	=	0.06
Total Operating Expenses	74,608		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.69 %	95.31%	
Year-to-Date	4.17 %	95.83%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

708,911

Average Dwelling Rent

Actual/UML	282,069	337	837.00
Budget/UMA	311,657	384	811.61
Increase (Decrease)	(29,588)	(47)	25.39

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 106.86	11.48 %
Supplies and Materials	61.50	6.61
Fleet Costs	0.00	0.00
Outside Services	66.76	7.17
Utilities	12.21	1.31
Protective Services	0.00	0.00
Insurance	37.19	5.27
Other Expenses	7.42	0.80
Total Average Expense	$ 291.94	32.64 %

Excess Cash

600,081

Average Dwelling Rent

Actual/UML	288,615	368	784.28
Budget/UMA	302,516	384	787.80
Increase (Decrease)	(13,901)	(16)	(3.52)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 120.67	15.03%
Supplies and Materials	30.01	3.74
Fleet Costs	0.00	0.00
Outside Services	86.22	10.74
Utilities	22.97	3.47
Protective Services	0.00	0.00
Insurance	67.57	3.47
Other Expenses	35.16	4.38
Total Average Expense	$ 362.60	40.83%

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,877,811	=	11.67
Curr Liab Exc Curr Prtn LTD	(246,607)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,340,084	=	8.53
Average Monthly Operating and Other Expenses	274,438		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.15 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,145,043		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(81,591)	=	0.30
Total Operating Expenses	274,438		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.28%	88.72%	
Year-to-Date	11.47%	88.53%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,054,204

Average Dwelling Rent

Actual/UML	1,117,052	1,413	790.55
Budget/UMA	1,241,102	1,596	777.63
Increase (Decrease)	(124,050)	(183)	12.92

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 98.96	12.21 %
Supplies and Materials	14.87	1.84
Fleet Costs	0.00	0.00
Outside Services	106.20	13.11
Utilities	36.53	4.51
Protective Services	6.65	0.82
Insurance	39.21	8.78
Other Expenses	48.62	6.00
Total Average Expense	$ 351.04	47.26 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	3,786,693	=	5.78
Curr Liab Exc Curr Prtn LTD	(654,689)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,850,082	=	10.47
Average Monthly Operating and Other Expenses	272,103		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.86 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,069,203		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(455,350)	=	1.67
Total Operating Expenses	272,103		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.71 %	89.29%	
Year-to-Date	11.22 %	88.78%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	5.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,429,760

Average Dwelling Rent

Actual/UML	1,091,186	1,417	770.07
Budget/UMA	1,176,813	1,596	737.35
Increase (Decrease)	(85,626)	(179)	32.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 99.41	13.17%
Supplies and Materials	17.50	2.32
Fleet Costs	0.00	0.00
Outside Services	99.61	13.20
Utilities	74.94	9.95
Protective Services	14.12	1.87
Insurance	35.01	9.95
Other Expenses	41.16	5.46
Total Average Expense	$ 381.76	55.92%

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
532	Refugio	50	47	141			94.00%		96.00%	96.00%				146	97.33%			
533	Scattered Sites	163	159	476	102	16,232	97.39%	48,697	39.88%	91.55%	39,257	183	28,017	215	43.97%	26,713	17,273	43,986
537	San Juan Square	46	45	134			97.28%		97.83%	97.83%				133	96.38%			
538	The Alhambra	14	13	38			91.07%		92.86%	92.86%				38	90.48%			
541	HemisView Village	49	48	145			98.47%		97.96%	97.96%	13-			142	96.60%		13-	13-
549	Converse Ranch I	25	24	72			96.00%		96.00%	96.00%				73	97.33%			
550	Midcrown Seniors Pavillion	39	39	116			98.72%		97.44%	97.44%				112	95.73%			
551	Converse Ranch II	21	21	63			100.00		90.48%	90.48%				61	96.83%			
552	San Juan Square II	48	45	136			94.27%		95.83%	95.83%				141	97.92%			
553	Sutton Oaks Phase I	49	48	143			97.45%		100.00	100.00				145	98.64%			
554	Pin Oak I	50	48	143	247	11,778	95.50%	35,335	98.00%	98.00%	36,384	246	493	148	98.67%	1,172-	123-	1,295-
555	Gardens at San Juan Square	63	61	182			96.43%		95.24%	95.24%				183	96.83%			
556	The Park at Sutton Oaks	49	49	146			99.49%		91.84%	91.84%				134	91.16%			
558	East Meadows	71	70	210			98.59%		98.59%	98.59%				207	97.18%			
559	Wheatley Senior Living	40	39	117			97.50%		95.00%	95.00%				115	95.83%			
6010	Alazan-Apache Courts	685	639	1,917	136	86,708	93.28%	260,125	92.99%	93.13%	297,746	156	20,626	1,903	92.60%	1,888	39,509	41,396
6050	Lincoln Heights	338	316	948			93.49%		89.64%	91.82%	137,512	150		917	90.43%		137,512	137,512
6060	Cassiano Homes	499	477	1,431	95	45,171	95.59%	135,513	94.79%	95.75%	130,217	93	8,523	1,407	93.99%	2,270	3,026-	756-
6108	Dr. Charles Andrews Apts.	52	51	152	136	6,913	97.60%	20,739	100.00	100.00	25,913	168	272	154	98.72%	238-	4,935	4,696
6120	Villa Veramendi Apts.	166	161	482	133	21,385	96.84%	64,154	98.19%	98.19%	75,035	153	1,064	490	98.39%	1,031-	9,850	8,819
6124	Frank Hornsby	59	55	165			93.22%		96.61%	96.61%	30,569	175		175	98.87%		30,569	30,569
6126	Glen Park Apts.	26	26	78	112	2,917	100.00	8,750	88.46%	88.46%	12,152	169	673	72	92.31%	673	4,075	4,748
6127	Guadalupe Homes	56	54	162			96.43%		96.43%	96.43%	31,441	193		163	97.02%		31,441	31,441
6129	Raymundo Rangel Apts	26	26	77	154	3,962	99.04%	11,885	100.00	100.00	12,355	158		78	100.00	115-	355	239

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
6130	South San Apts	30	29	87			96.67%		100.00	100.00	15,562	173		90	100.00		15,562	15,562
6135	Mirasol Homes Target Site	174	169	506	113	18,965	96.84%	56,894	97.13%	97.13%	70,638	139	1,351	510	97.70%	506-	13,237	12,731
6136	Springview	182	170	511	173	29,465	93.54%	88,395	91.76%	93.30%	95,014	190	7,962	500	91.58%	1,855	8,474	10,330
6143	Christ The King	48	48	143	148	7,051	98.96%	21,153	95.83%	95.83%	23,381	166	445	141	97.92%	223	2,451	2,674
6180	Victoria Plaza Apts.	185	185	555			100.00		0.00	0.00					0.00			
6190	Villa Tranchese Apts.	201	195	586	250	48,792	97.26%	146,377	98.51%	98.51%	154,534	261	2,745	592	98.18%	1,380-	6,777	5,396
6220	Villa Hermosa Apts.	66	65	194	234	15,125	98.11%	45,375	98.48%	98.48%	47,131	240	467	196	98.99%	409-	1,347	939
6230	Sun Park Lane Apts.	65	61	182	244	14,798	93.46%	44,394	96.92%	96.92%	47,296	253	1,949	187	95.90%	1,157-	1,745	588
6240	Mission Park Apts.	100	97	292			97.25%		96.00%	96.00%	42,457	146		291	97.00%		42,457	42,457
6260	Tarry Towne Apts.	98	96	287	287	27,438	97.70%	82,314	98.98%	98.98%	85,272	292	573	292	99.32%	1,361-	1,596	235
6270	Parkview Apts.	153	144	433	196	28,332	94.44%	84,995	98.04%	98.04%	90,442	200	1,373	452	98.47%	3,633-	1,814	1,820-
6280	Fair Avenue Apts.	216	212	635	251	53,098	98.03%	159,294	98.15%	98.15%	168,297	265	3,260	635	97.99%	55	9,058	9,113
6290	Blanco Apts.	100	97	290			96.50%		94.00%	94.00%	71,586	247		290	96.67%		71,586	71,586
6300	Lewis Chatham Apts.	119	116	347			97.27%		100.00	100.00	86,625	244		355	99.44%		86,625	86,625
6310	Riverside Apts.	74	71	212	98	6,907	95.27%	20,721	90.54%	90.54%	27,131	133	1,763	204	91.89%	735	7,145	7,880
6320	Madonna Apts.	60	59	178	265	15,718	98.75%	47,154	98.33%	98.33%	47,501	267	531	178	98.89%	66-	281	215
6322	Sahara-Ramsey Apts.	16	16	48	358	5,725	100.00	17,175	100.00	100.00	16,895	384	1,431	44	91.67%	1,431	1,151	2,582
6330	Linda Lou A & B Apts.	10	10	29	208	2,031	97.50%	6,094	100.00	100.00	5,748	192		30	100.00	156-	502-	658-
6331	Escondida Apts.	20	20	60	250	5,000	100.00	15,000	100.00	100.00	16,374	273		60	100.00		1,374	1,374
6333	Williamsburg Apts.	15	15	45	208	3,125	100.00	9,375	100.00	100.00	9,543	217	208	44	97.78%	208	376	585
6340	Cheryl West Apts.	82	79	236			95.73%		96.34%	96.34%	48,314	205		236	95.93%		48,314	48,314
6350	Village East Apts.	24	23	69	146	3,354	95.83%	10,062	95.83%	95.83%	7,002	101	437	69	95.83%		3,060-	3,060-
6352	Olive Park Apts.	26	25	75	144	3,606	96.15%	10,817	92.31%	92.31%	11,328	151	433	75	96.15%		511	511
6360	College Park Additions	78	76	227			96.79%		98.72%	98.72%	43,875	191		230	98.29%		43,875	43,875

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
6380	Jewett Circle Apts.	75	73	218	235	17,117	97.00%	51,352	100.00	100.00	54,952	244		225	100.00	1,588-	2,012	424
6390	Kenwood North Apts.	53	52	156			98.11%		113.21	96.77%	51,974	286		182	114.47		51,974	51,974
6400	Midway Apts.	20	20	60	229	4,583	100.00	13,750	95.00%	95.00%	13,704	236	458	58	96.67%	458	412	870
6410	San Pedro Arms Apts.	16	15	45			93.75%		100.00	100.00	10,654	232		46	95.83%		10,654	10,654
6420	W. C. White Apts.	75	74	223	187	13,860	99.00%	41,581	100.00	100.00	41,339	185	187	224	99.56%	233-	475-	708-
6430	Highview Apts.	68	66	199	230	15,263	97.43%	45,790	92.65%	92.65%	38,064	198	2,765	192	94.12%	1,555	6,171-	4,616-
6440	Cross Creek Apts.	66	63	188			94.70%		98.48%	98.48%	21,939	115		191	96.46%		21,939	21,939
6450	Park Square Apts.	26	25	74	215	5,315	95.19%	15,944	88.46%	88.46%	15,570	229	2,147	68	87.18%	1,342	968	2,310
6460	Kenwood Manor Apts.	9	9	27	99	894	100.00	2,683	0.00	0.00	3,852		2,683		0.00	2,683		2,683
6470	Westway Apts.	152	145	434	96	13,944	95.07%	41,831	96.71%	96.71%	71,844	162	1,254	443	97.15%	914-	29,099	28,185
6480	Marie McGuire Apts.	63	59	178			94.05%		98.41%	98.41%	48,625	261		186	98.41%		48,625	48,625
6490	M. C. Beldon Apts.	35	33	98	190	6,191	92.86%	18,572	100.00	100.00	20,257	197	381	103	98.10%	1,048-	638	410-
6500	F. J. Furey Apts.	66	63	188	109	6,854	95.08%	20,561	90.91%	90.91%	30,618	166	1,420	185	93.43%	355	10,412	10,767
6510	H. B. Gonzalez Apts.	51	49	146	187	9,049	95.10%	27,146	100.00	100.00	30,044	198	187	152	99.35%	1,213-	1,685	473
6520	W. R. Sinkin Apts.	50	50	149	197	9,784	99.50%	29,353	100.00	100.00	29,129	195	197	149	99.33%	49	175-	126-
6530	Pin Oak II Apts.	22	22	66	186	4,083	100.00	12,250	90.91%	90.91%	11,318	192	1,299	59	89.39%	1,299	367	1,666
6540	George Cisneros Apts.	55	54	161	164	8,763	97.27%	26,288	100.00	100.00	27,635	167		165	100.00	737-	610	127-
6550	Matt Garcia Apts.	55	54	161	188	10,099	97.73%	30,296	98.18%	98.18%	30,593	187	188	164	99.39%	517-	219-	736-
6560	L. C. Rutledge Apts.	66	63	190			95.83%		100.00	100.00	32,164	165		195	98.48%		32,164	32,164
6570	T. L. Shaley Apts.	66	60	181	121	7,303	91.29%	21,909	87.88%	92.06%	17,472	99	2,667	176	88.89%	576	3,861-	3,285-
6580	Lila Cockrell Apts.	70	69	208	173	11,954	98.93%	35,862	98.57%	98.57%	34,195	165	518	207	98.57%	129	1,537-	1,408-
6590	O. P. Schnabel Apts.	70	69	208	169	11,707	98.93%	35,120	98.57%	98.57%	39,716	190	169	209	99.52%	211-	4,385	4,173
	Total	6,055	5,819	17,456	110	640,358	96.10%	1,921,074	91.38%	95.43%	2,736,171	167	101,116	16,632	91.56%	26,811	838,056	864,867

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Beacon
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
111	SAHFC Monterrey Park	200	194	582	704	136,539	97.00%	409,617	97.00%	97.00%	416,342	722	16,188	577	96.17%	3,519	10,244	13,763
112	SAHFC Burning Tree	108	100	300			92.59%		88.89%	88.89%	204,754	692		296	91.36%		204,754	204,754
113	SAHFC Castlepoint	220	216	649	583	126,101	98.30%	378,304	95.91%	95.91%	375,489	589	12,828	638	96.67%	6,286	3,472	9,757
114	SAHFC Encanta Villas	56	49	147	760	37,240	87.50%	111,720	92.86%	92.86%	121,516	784	9,880	155	92.26%	6,080-	3,716	2,364-
121	Converse Ranch II, LLC	83	80	240			96.39%		115.66	92.31%	211,593	717		295	118.47		211,593	211,593
140	SAHFC Vera Cruz	29	28	85	544	15,372	97.41%	46,116	96.55%	96.55%	45,298	527	544	86	98.85%	680-	1,498-	2,179-
141	Homestead	157	151	452	584	87,845	95.86%	263,536	96.18%	96.18%	255,377	558	7,588	458	97.24%	3,794-	11,953-	15,747-
151	Claremont	4	4	12			100.00		100.00	100.00	9,547	796		12	100.00		9,547	9,547
214	Converse Ranch I LLC	99	95	284			95.45%		117.17	93.55%	248,374	712		349	117.51		248,374	248,374
315440	Villa De Valencia	104	96	287	401	38,361	92.07%	115,084	94.23%	94.23%	179,076	633	11,619	283	90.71%	1,703	65,695	67,397
465450	Reagan West Apts.	15	15	45			100.00		93.33%	93.33%	21,227	531		40	88.89%		21,227	21,227
1065120	Sunshine Plaza	100	95	284			94.50%		98.00%	98.00%	185,547	631		294	98.00%		185,547	185,547
1075130	Pecan Hill	100	95	284			94.50%		91.00%	91.00%	216,104	775		279	93.00%		216,104	216,104
1205340	SAHDC Dietrich Road	30	24	73	640	15,520	80.83%	46,560	90.00%	90.00%	45,191	603	9,600	75	83.33%	1,440-	2,809-	4,249-
1335211	SAHFC La Providencia	90	86	257	551	47,286	95.28%	141,858	97.78%	97.78%	136,429	539	9,374	253	93.70%	2,344	3,085-	742-
1355290	SAHFC Towering Oaks Apts.	128	122	367	848	103,634	95.51%	310,901	85.16%	85.16%	282,069	837	39,843	337	87.76%	25,220	3,613-	21,607
1375280	SAHFC Churchill Estate Apts	40	39	116	816	31,418	96.25%	94,254	100.00	100.00	101,020	842		120	100.00	3,672-	3,094	578-
1425475	SAHDC Bella Claire Apts.	67	65	195	605	39,355	97.01%	118,065	98.51%	98.51%	122,067	623	3,027	196	97.51%	605-	3,397	2,791
1505462	Warren House	7	6	19			89.29%		85.71%	85.71%	9,884	520		19	90.48%		9,884	9,884
2095265	Sendero I PFC (Crown Meadows)	192	182	547	897	163,480	94.92%	490,440	95.31%	95.31%	510,269	935	26,910	546	94.79%	673	20,502	21,174
2375630	SH/CH PFC Cottage Creek	253	224	673	422	94,683	88.64%	284,048	94.47%	94.47%	508,060	722	23,221	704	92.75%	13,181-	210,831	197,650
2385640	SH/CH PFC Cottage Creek II	196	174	521	362	62,875	88.65%	188,625	85.71%	85.71%	366,776	732	31,483	501	85.20%	7,328	185,479	192,806
2395485	SH/CH PFC Courtland Heights	56	53	159	871	46,138	94.64%	138,413	89.29%	89.29%	145,597	958	13,928	152	90.48%	6,094	13,278	19,372
2495650	Woodhill Apts. PFC	532	473	1,420	840	397,656	88.96%	1,192,967	88.72%	88.72%	1,283,220	908	153,762	1,413	88.53%	5,722	95,975	101,697

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Beacon
Revenue and Vacancy Loss Analysis
As of 9/30/2019

		Budgeted						Actual							Rent Variance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
								Current Month									
Total	2,866	2,665	7,994	542	1,443,502	92.98%	4,330,507	94.10%	101.61	6,000,824	900	369,796	8,078	93.95%	29,434	1,699,752	1,729,186

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Beacon
SAHA Managed
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
112	SAHFC Burning Tree	108	100	300			92.59%		88.89%	88.89%	204,754	692		296	91.36%		204,754	204,754
113	SAHFC Castlepoint	220	216	649	583	126,101	98.30%	378,304	95.91%	95.91%	375,489	589	12,828	638	96.67%	6,286	3,472	9,757
114	SAHFC Encanta Villas	56	49	147	760	37,240	87.50%	111,720	92.86%	92.86%	121,516	784	9,880	155	92.26%	6,080-	3,716	2,364-
121	Converse Ranch II, LLC	83	80	240			96.39%		115.66	92.31%	211,593	717		295	118.47		211,593	211,593
140	SAHFC Vera Cruz	29	28	85	544	15,372	97.41%	46,116	96.55%	96.55%	45,298	527	544	86	98.85%	680-	1,498-	2,179-
141	Homestead	157	151	452	584	87,845	95.86%	263,536	96.18%	96.18%	255,377	558	7,588	458	97.24%	3,794-	11,953-	15,747-
151	Claremont	4	4	12			100.00		100.00	100.00	9,547	796		12	100.00		9,547	9,547
214	Converse Ranch I LLC	99	95	284			95.45%		117.17	93.55%	248,374	712		349	117.51		248,374	248,374
315440	Villa De Valencia	104	96	287	401	38,361	92.07%	115,084	94.23%	94.23%	179,076	633	11,619	283	90.71%	1,703	65,695	67,397
1065120	Sunshine Plaza	100	95	284			94.50%		98.00%	98.00%	185,547	631		294	98.00%		185,547	185,547
1075130	Pecan Hill	100	95	284			94.50%		91.00%	91.00%	216,104	775		279	93.00%		216,104	216,104
1205340	SAHDC Dietrich Road	30	24	73	640	15,520	80.83%	46,560	90.00%	90.00%	45,191	603	9,600	75	83.33%	1,440-	2,809-	4,249-
1335211	SAHFC La Providencia	90	86	257	551	47,286	95.28%	141,858	97.78%	97.78%	136,429	539	9,374	253	93.70%	2,344	3,085-	742-
1355290	SAHFC Towering Oaks Apts.	128	122	367	848	103,634	95.51%	310,901	85.16%	85.16%	282,069	837	39,843	337	87.76%	25,220	3,613-	21,607
1375280	SAHFC Churchill Estate Apts	40	39	116	816	31,418	96.25%	94,254	100.00	100.00	101,020	842		120	100.00	3,672-	3,094	578-
1425475	SAHDC Bella Claire Apts.	67	65	195	605	39,355	97.01%	118,065	98.51%	98.51%	122,067	623	3,027	196	97.51%	605-	3,397	2,791
1505462	Warren House	7	6	19			89.29%		85.71%	85.71%	9,884	520		19	90.48%		9,884	9,884
2095265	Sendero I PFC (Crown Meadows)	192	182	547	897	163,480	94.92%	490,440	95.31%	95.31%	510,269	935	26,910	546	94.79%	673	20,502	21,174
	Total	1,614	1,532	4,595	461	705,612	94.89%	2,116,837	96.65%	102.85	3,259,603	695	131,214	4,691	96.88%	19,953	1,162,719	1,182,671

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority
Beacon
Outside Managed Properties
Revenue and Vacancy Loss Analysis
As of 9/30/2019

			Budgeted						Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
									Current Month									
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
111	SAHFC Monterrey Park	200	194	582	704	136,539	97.00%	409,617	97.00%	97.00%	416,342	722	16,188	577	96.17%	3,519	10,244	13,763
465450	Reagan West Apts.	15	15	45			100.00		93.33%	93.33%	21,227	531		40	88.89%		21,227	21,227
2375630	SH/CH PFC Cottage Creek	253	224	673	422	94,683	88.64%	284,048	94.47%	94.47%	508,060	722	23,221	704	92.75%	13,181-	210,831	197,650
2385640	SH/CH PFC Cottage Creek II	196	174	521	362	62,875	88.65%	188,625	85.71%	85.71%	366,776	732	31,483	501	85.20%	7,328	185,479	192,806
2395485	SH/CH PFC Courtland Heights	56	53	159	871	46,138	94.64%	138,413	89.29%	89.29%	145,597	958	13,928	152	90.48%	6,094	13,278	19,372
2495650	Woodhill Apts. PFC	532	473	1,420	840	397,656	88.96%	1,192,967	88.72%	88.72%	1,283,220	908	153,762	1,413	88.53%	5,722	95,975	101,697
	Total	1,252	1,133	3,400	651	737,890	90.52%	2,213,670	90.81%	100.00	2,741,221	1,389	238,582	3,387	90.18%	9,481	537,033	546,514

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business: C1 - Public Housing
Select Property Type: (All)
Select Fiscal Year: 19

Return to Menu

TENANT ACCOUNTS RECEIVABLE TREND BY QUARTER

A/R by Business Unit	Account Balance	3rd Qtr	2nd Qtr	1st Qtr
A/R Tenant Dwelling Rents	**418,734**	**418,734**	**418,734**	**418,734**
Alazan-Apache Courts	79,888	79,888	79,888	79,888
Blanco Apts.	920	920	920	920
Cassiano Homes	36,478	36,478	36,478	36,478
Cheryl West Apts.	17,024	17,024	17,024	17,024
Christ The King	(531)	(531)	(531)	(531)
College Park Additions	689	689	689	689
Converse Ranch I	31	31	31	31
Converse Ranch II	197	197	197	197
Cross Creek Apts.	5,877	5,877	5,877	5,877
Dr. Charles Andrews Apts.	17,894	17,894	17,894	17,894
Escondida Apts.	(357)	(357)	(357)	(357)
F. J. Furey Apts.	16,231	16,231	16,231	16,231
Fair Avenue Apts.	15,783	15,783	15,783	15,783
Frank Hornsby	5,815	5,815	5,815	5,815
George Cisneros Apts.	53	53	53	53
Glen Park Apts.	(125)	(125)	(125)	(125)
Guadalupe Homes	2,581	2,581	2,581	2,581
H. B. Gonzalez Apts.	239	239	239	239
HemisView Village	(13)	(13)	(13)	(13)
Highview Apts.	10,626	10,626	10,626	10,626
Jewett Circle Apts.	(272)	(272)	(272)	(272)
Kenwood Manor Apts.	(433)	(433)	(433)	(433)
Kenwood North Apts.	6,454	6,454	6,454	6,454
L. C. Rutledge Apts.	6,534	6,534	6,534	6,534
Le Chalet Apts.	1,410	1,410	1,410	1,410
Lewis Chatham Apts.	(1,263)	(1,263)	(1,263)	(1,263)
Lila Cockrell Apts.	(45)	(45)	(45)	(45)
Lincoln Heights	15,304	15,304	15,304	15,304
Linda Lou A & B Apts.	981	981	981	981
M. C. Beldon Apts.	413	413	413	413
Madonna Apts.	(1,001)	(1,001)	(1,001)	(1,001)
Marie McGuire Apts.	(556)	(556)	(556)	(556)
Matt Garcia Apts.	(631)	(631)	(631)	(631)
Midway Apts.	142	142	142	142
Mirasol Homes Target Site	6,817	6,817	6,817	6,817
Mission Park Apts.	18,558	18,558	18,558	18,558
O. P. Schnabel Apts.	632	632	632	632
Olive Park Apts.	3,326	3,326	3,326	3,326
Park Square Apts.	3,422	3,422	3,422	3,422
Parkview Apts.	10,937	10,937	10,937	10,937
Pin Oak I	(10,267)	(10,267)	(10,267)	(10,267)
Pin Oak II Apts.	(810)	(810)	(810)	(810)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18	17
A/R Tenant Dwelling Rents	**418,734**	**393,424**	**238,946**
Alazan-Apache Courts	79,888	70,728	26,417
Blanco Apts.	920	50	215
Cassiano Homes	36,478	24,264	26,663
Cheryl West Apts.	17,024	13,802	4,243
Christ The King	(531)	0	0
College Park Additions	689	1,341	0
Converse Ranch I	31	0	0
Converse Ranch II	197	0	59
Cross Creek Apts.	5,877	4,373	5,741
Dr. Charles Andrews Apts.	17,894	13,191	1,678
Escondida Apts.	(357)	4	0
F. J. Furey Apts.	16,231	14,622	2,395
Fair Avenue Apts.	15,783	1,764	5,987
Frank Hornsby	5,815	8,021	2,707
George Cisneros Apts.	53	622	988
Glen Park Apts.	(125)	837	2,348
Guadalupe Homes	2,581	1,642	5,382
H. B. Gonzalez Apts.	239	0	0
HemisView Village	(13)	0	719
Highview Apts.	10,626	13,803	9,964
Jewett Circle Apts.	(272)	10	350
Kenwood Manor Apts.	(433)	0	0
Kenwood North Apts.	6,454	2,731	1,083
L. C. Rutledge Apts.	6,534	7,863	4,377
Le Chalet Apts.	1,410	1,257	0
Lewis Chatham Apts.	(1,263)	1,766	(0)
Lila Cockrell Apts.	(45)	2,352	(258)
Lincoln Heights	15,304	21,853	12,695
Linda Lou A & B Apts.	981	6,752	893
M. C. Beldon Apts.	413	2,100	1,082
Madonna Apts.	(1,001)	430	0
Marie McGuire Apts.	(556)	2,048	217
Matt Garcia Apts.	(631)	0	850
Midway Apts.	142	293	0
Mirasol Homes Target Site	6,817	6,436	8,689
Mission Park Apts.	18,558	14,066	5,627
O. P. Schnabel Apts.	632	0	5,037
Olive Park Apts.	3,326	2,924	0
Park Square Apts.	3,422	1,440	3,230
Parkview Apts.	10,937	11,410	10,330
Pin Oak I	(10,267)	112	0
Pin Oak II Apts.	(810)	158	0

Raymundo Rangel Apts	516	516	516	516
Refugio	(50)	(50)	(50)	(50)
Riverside Apts.	41,483	41,483	41,483	41,483
S. J. Sutton Homes	(25)	(25)	(25)	(25)
Sahara-Ramsey Apts.	177	177	177	177
San Juan Homes	(376)	(376)	(376)	(376)
San Juan Square II	52	52	52	52
San Pedro Arms Apts.	382	382	382	382
Scattered Sites	44,526	44,526	44,526	44,526
South San Apts	562	562	562	562
Springview	9,981	9,981	9,981	9,981
Sun Park Lane Apts.	9,006	9,006	9,006	9,006
Sutton Oaks Phase I	230	230	230	230
T. L. Shaley Apts.	7,338	7,338	7,338	7,338
Tarry Towne Apts.	2,319	2,319	2,319	2,319
Victoria Plaza Apts.	(131)	(131)	(131)	(131)
Villa Hermosa Apts.	2,520	2,520	2,520	2,520
Villa Tranchese Apts.	3,604	3,604	3,604	3,604
Villa Veramendi Apts.	21,609	21,609	21,609	21,609
Village East Apts.	181	181	181	181
Villas de Fortuna 46 SF Homes	(591)	(591)	(591)	(591)
W. C. White Apts.	2,473	2,473	2,473	2,473
W. R. Sinkin Apts.	4,515	4,515	4,515	4,515
Westway Apts.	6,912	6,912	6,912	6,912
Wheatley Courts	(7,040)	(7,040)	(7,040)	(7,040)
Williamsburg Apts.	(394)	(394)	(394)	(394)
Gardens at San Juan Square	(0)	(0)	(0)	(0)
A/R-Tenant Sec Deposits	**4,907**	**4,907**	**4,907**	**4,907**
Alazan-Apache Courts	1,420	1,420	1,420	1,420
Cassiano Homes	1,417	1,417	1,417	1,417
Cheryl West Apts.	123	123	123	123
Christ The King	150	150	150	150
College Park Additions	251	251	251	251
Dr. Charles Andrews Apts.	151	151	151	151
F. J. Furey Apts.	(50)	(50)	(50)	(50)
Fair Avenue Apts.	50	50	50	50
Frank Hornsby	150	150	150	150
George Cisneros Apts.	(0)	(0)	(0)	(0)
Guadalupe Homes	23	23	23	23
Highview Apts.	150	150	150	150
Jewett Circle Apts.	80	80	80	80
Kenwood Manor Apts.	400	400	400	400
L. C. Rutledge Apts.	(350)	(350)	(350)	(350)
Le Chalet Apts.	145	145	145	145
Lewis Chatham Apts.	(4)	(4)	(4)	(4)
Lila Cockrell Apts.	2	2	2	2
Lincoln Heights	404	404	404	404
M. C. Beldon Apts.	27	27	27	27
Marie McGuire Apts.	150	150	150	150
Parkview Apts.	120	120	120	120
Pin Oak II Apts.	83	83	83	83
Riverside Apts.	404	404	404	404
San Pedro Arms Apts.	150	150	150	150
Scattered Sites	(135)	(135)	(135)	(135)

Raymundo Rangel Apts	516	334	0
Refugio	(50)	0	6,312
Riverside Apts.	41,483	31,203	7,690
S. J. Sutton Homes	(25)	0	0
Sahara-Ramsey Apts.	177	126	1,725
San Juan Homes	(376)	85	0
San Juan Square	0	0	930
San Juan Square II	52	52	0
San Pedro Arms Apts.	382	378	227
Scattered Sites	44,526	45,493	33,387
South San Apts	562	100	0
Springview	9,981	16,055	4,704
Sun Park Lane Apts.	9,006	5,869	2,430
Sutton Oaks Phase I	230	82	1,463
T. L. Shaley Apts.	7,338	7,511	3,762
Tarry Towne Apts.	2,319	2,421	0
Victoria Plaza Apts.	(131)	0	1,693
Villa Hermosa Apts.	2,520	817	132
Villa Tranchese Apts.	3,604	1,844	211
Villa Veramendi Apts.	21,609	13,908	9,787
Village East Apts.	181	1,428	111
Villas de Fortuna 46 SF Homes	(591)	0	0
W. C. White Apts.	2,473	2,471	0
W. R. Sinkin Apts.	4,515	1,136	1,488
Westway Apts.	6,912	7,047	10,586
Wheatley Courts	(7,040)	0	0
Williamsburg Apts.	(394)	0	143
The Park at Sutton Oaks	0	0	125
Gardens at San Juan Square	(0)	0	1,730
East Meadows	0	0	607
A/R-Tenant Sec Deposits	**4,907**	**4,188**	**4,721**
Alazan-Apache Courts	1,420	538	937
Cassiano Homes	1,417	767	51
Cheryl West Apts.	123	123	123
Christ The King	150	0	0
College Park Additions	251	251	251
Cross Creek Apts.	0	135	0
Dr. Charles Andrews Apts.	151	100	0
F. J. Furey Apts.	(50)	50	3
Fair Avenue Apts.	50	350	50
Frank Hornsby	150	175	150
George Cisneros Apts.	(0)	(0)	0
Glen Park Apts.	0	50	241
Guadalupe Homes	23	93	200
H. B. Gonzalez Apts.	0	0	50
Highview Apts.	150	150	150
Jewett Circle Apts.	80	(70)	0
Kenwood Manor Apts.	400	400	400
L. C. Rutledge Apts.	(350)	(150)	0
Le Chalet Apts.	145	147	249
Lewis Chatham Apts.	(4)	(5)	0
Lila Cockrell Apts.	2	100	150
Lincoln Heights	404	87	280
M. C. Beldon Apts.	27	91	5

Springview	(207)	(207)	(207)	(207)
T. L. Shaley Apts.	50	50	50	50
Tarry Towne Apts.	(150)	(150)	(150)	(150)
Victoria Plaza Apts.	(234)	(234)	(234)	(234)
Villa Hermosa Apts.	(50)	(50)	(50)	(50)
Villa Tranchese Apts.	(150)	(150)	(150)	(150)
Villas de Fortuna 46 SF Homes	400	400	400	400
W. C. White Apts.	(300)	(300)	(300)	(300)
Westway Apts.	114	114	114	114
Wheatley Courts	123	123	123	123
Grand Total	**423,641**	**423,641**	**423,641**	**423,641**

Marie McGuire Apts.	150	0	0
Midcrown Seniors Pavillion	0	0	25
Parkview Apts.	120	0	0
Pin Oak II Apts.	83	213	0
Riverside Apts.	404	450	150
San Pedro Arms Apts.	150	0	0
Scattered Sites	(135)	(135)	19
Springview	(207)	(125)	210
T. L. Shaley Apts.	50	0	150
Tarry Towne Apts.	(150)	(150)	0
Victoria Plaza Apts.	(234)	(84)	0
Villa Hermosa Apts.	(50)	(50)	0
Villa Tranchese Apts.	(150)	0	200
Village East Apts.	0	200	100
Villas de Fortuna 46 SF Homes	400	400	400
W. C. White Apts.	(300)	(150)	0
Westway Apts.	114	114	150
Wheatley Courts	123	123	27
Grand Total	**423,641**	**397,612**	**243,666**

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business: C3 - Non-Profit
Select Property Type: (All)
Select Fiscal Year: 19

Return to Menu

TENANT ACCOUNTS RECEIVABLE TREND BY QUARTER

A/R by Business Unit	Account Balance	3rd Qtr	2nd Qtr	1st Qtr
A/R - Tenant Bad Debt	**3**	**3**	**3**	**3**
Woodhill Apts. PFC	3	3	3	3
A/R Tenant Dwelling Rents	**835,040**	**835,040**	**835,040**	**778,400**
Converse Ranch II, LLC	36,901	36,901	36,901	36,901
Homestead	33,742	33,742	33,742	33,742
Pecan Hill	10,434	10,434	10,434	10,434
SAHDC Bella Claire Apts.	19,104	19,104	19,104	19,104
SAHDC Dietrich Road	55,178	55,178	55,178	55,178
SAHFC Burning Tree	35,808	35,808	35,808	35,808
SAHFC Castlepoint	129,125	129,125	129,125	129,125
SAHFC Churchill Estates, LLC	46,593	46,593	46,593	46,593
SAHFC Encanta Villas	38,762	38,762	38,762	38,762
SAHFC La Providencia	44,021	44,021	44,021	44,021
SAHFC Towering Oaks, LLC	23,742	23,742	23,742	23,742
SAHFC Vera Cruz	15,316	15,316	15,316	15,316
Sunshine Plaza	(293)	(293)	(293)	(293)
Villa De Valencia	79,653	79,653	79,653	79,653
Converse Ranch I LLC	62,874	62,874	62,874	62,874
Sendero I PFC (Crown Meadows)	205,261	205,261	205,261	148,621
Warren House	(662)	(662)	(662)	(662)
Claremont	(519)	(519)	(519)	(519)
A/R-Tenant Bad Debt	**278**	**278**	**278**	**278**
SAHFC Encanta Villas	278	278	278	278
A/R-Tenant Sec Deposits	**247,658**	**247,658**	**247,658**	**247,658**
Converse Ranch II, LLC	282	282	282	282
Homestead	(102)	(102)	(102)	(102)
Pecan Hill	237	237	237	237
Reagan West Apts.	4,046	4,046	4,046	4,046
SAHDC Bella Claire Apts.	(100)	(100)	(100)	(100)
SAHFC Burning Tree	(200)	(200)	(200)	(200)
SAHFC Castlepoint	(975)	(975)	(975)	(975)
SAHFC Churchill Estates, LLC	200	200	200	200
SAHFC Encanta Villas	(78)	(78)	(78)	(78)
SAHFC La Providencia	1,390	1,390	1,390	1,390
SAHFC Monterrey Park	50,511	50,511	50,511	50,511
SAHFC Towering Oaks, LLC	(300)	(300)	(300)	(300)
SAHFC Vera Cruz	100	100	100	100
SH/CH PFC Courtland Heights	9,613	9,613	9,613	9,613
Sunshine Plaza	(1,150)	(1,150)	(1,150)	(1,150)
Villa De Valencia	(499)	(499)	(499)	(499)
Woodhill Apts. PFC	97,800	97,800	97,800	97,800
Converse Ranch I LLC	(888)	(888)	(888)	(888)
Sendero I PFC (Crown Meadows)	(225)	(225)	(225)	(225)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18	17
A/R - Tenant Bad Debt	**3**	**3**	**3**
Woodhill Apts. PFC	3	3	3
A/R Tenant Dwelling Rents	**835,040**	**497,758**	**111,955**
Converse Ranch II, LLC	36,901	38,369	
Homestead	33,742	15,741	0
Pecan Hill	10,434	24,951	2,660
SAHDC Bella Claire Apts.	19,104	8,511	14,546
SAHDC Dietrich Road	55,178	51,851	21,799
SAHFC Burning Tree	35,808	11,506	14,031
SAHFC Castlepoint	129,125	31,787	10,273
SAHFC Churchill Estate Apts	0	0	9,143
SAHFC Churchill Estates, LLC	46,593	23,439	0
SAHFC Encanta Villas	38,762	29,613	7,509
SAHFC La Providencia	44,021	37,606	0
SAHFC Towering Oaks, LLC	23,742		
SAHFC Vera Cruz	15,316	0	0
Sunshine Plaza	(293)	21,659	8,395
Villa De Valencia	79,653	61,807	22,848
Converse Ranch I LLC	62,874	74,023	
Sendero I PFC (Crown Meadows)	205,261	66,897	
Warren House	(662)	0	750
Claremont	(519)	0	
A/R-Tenant Bad Debt	**278**	**0**	**0**
SAHFC Encanta Villas	278	0	0
A/R-Tenant Sec Deposits	**247,658**	**272,854**	**400,333**
Converse Ranch II, LLC	282	(368)	27,569
Homestead	(102)	648	0
Pecan Hill	237	746	1,354
Reagan West Apts.	4,046	3,404	3,996
SAHDC Bella Claire Apts.	(100)	(100)	0
SAHDC Dietrich Road	0	(285)	0
SAHFC Burning Tree	(200)	(200)	0
SAHFC Castlepoint	(975)	(385)	175
SAHFC Churchill Estate Apts	0	0	200
SAHFC Churchill Estates, LLC	200	200	
SAHFC Encanta Villas	(78)	(400)	395
SAHFC La Providencia	1,390	975	925
SAHFC Monterrey Park	50,511	52,415	49,568
SAHFC Towering Oaks, LLC	(300)	23,279	26,330
SAHFC Vera Cruz	100	100	4,721
SH/CH PFC Courtland Heights	9,613	10,263	11,188
Sunshine Plaza	(1,150)	(391)	0
Villa De Valencia	(499)	109	400

Warren House	(300)	(300)	(300)	(300)
SH/CH PFC Cottage Creek I	52,465	52,465	52,465	52,465
SH/CH PFC Cottage Creek II	35,831	35,831	35,831	35,831
Grand Total	**1,082,979**	**1,082,979**	**1,082,979**	**1,026,339**

Woodhill Apts. PFC	97,800	98,105	101,628
Converse Ranch I LLC	(888)	0	34,861
Sendero I PFC (Crown Meadows)	(225)	(1,902)	54,120
Warren House	(300)	(300)	
SH/CH PFC Cottage Creek I	52,465	51,622	
SH/CH PFC Cottage Creek	0	0	46,941
SH/CH PFC Cottage Creek II	35,831	35,320	35,964
Grand Total	**1,082,979**	**770,615**	**512,291**

San Antonio Housing Authority
Property Management Monthly Report
Partnership
For the Period Ending 9/30/2019

Monthly			Year-to-Date										
Account Balances			**Rental Income History**										
			Current Year			**Last Year**				**Two Years Ago**			
Operating Account	**Replacement Reserves**	**Tenant Receivable**	**August**	**July**	**June**	**September**	**July**	**July**	**June**	**September**	**July**	**July**	**June**
988,741	2,397,150	68,481	646,603	635,823	640,966	624,569	630,613	629,860	622,770	613,993	622,071	622,893	624,161

Occupancy Information

		Current Month							Last Month			Year-to-Date		
Account Description	**Total Units**	**Available Units**	**Occupied Units**	**Vacant Units**	**Mod Units**	**Offline/Fire Units**	**Agency Unit**	**Pct Occ**	**Available Units**	**Occupied Units**	**Pct Occ**	**Available Units**	**Occupied Units**	**Pct Occ**
1 Bedroom	554	554	539	15				97.29%	554	547	98.74%	4,986	4,834	96.95%
2 Bedrooms	327	327	305	22				93.27%	327	308	94.19%	2,943	2,768	94.05%
3 Bedrooms	40	40	36	4				90.00%	40	33	82.50%	360	324	90.00%
Total Units	921	921	880	41				95.55%	921	888	96.42%	8,289	7,926	95.62%

San Antonio Housing Authority
Property Management Monthly Report
HemisView Market Units
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
20,468	386,116				199,847	200,892	194,231	15	0	21	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	91	91	84	7				213	92.31%			819	748	91.33%
2 Bedrooms	93	93	79	14				426	84.95%			837	746	89.13%
Total	184	184	163	21				639	88.59%			1,656	1,494	90.22%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 9/30/2019

Account Balances			Monthly: Actual Revenue (Lost)		Rental Income History			Year-to-Date: Actual Revenue (Lost)		Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
120,718	126,474				13,128	(412)	12,927			0	0	0	0	0.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	20	20	20						100.00%			180	177	98.33%
2 Bedrooms	32	32	32						100.00%			288	280	97.22%
3 Bedrooms	9	9	8	1				30	88.89%			81	70	86.42%
Total	61	61	60	1				30	98.36%			549	527	95.99%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Midcrowne Seniors Pavillion LP
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
25	225,485	18,385			112,825	115,652	115,475	0	0	0	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	100	100	99	1				30	99.00%			900	880	97.78%
2 Bedrooms	96	96	89	7				213	92.71%			864	814	94.21%
Total	196	196	188	8				243	95.92%			1,764	1,694	96.03%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
O'Connor Road, LP
For the Period Ending 9/30/2019

Account Balances			Monthly: Year-to-Date Actual Revenue (Lost)		Rental Income History			Year-to-Date: Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
89,134	326,862				96,529	95,497	95,421	0	0	5	0	0.00

Occupancy Information

Account Description	Total Units	Current Month: Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Year-to-Date: Available Units	Occupied Units	Pct Occ
1 Bedroom	140	140	137	3				91	97.86%			1,260	1,240	98.41%
2 Bedrooms	10	10	10						100.00%			90	89	98.89%
Total	150	150	147	3				91	98.00%			1,350	1,329	98.44%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Refugio Street, LP
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
722,382	476,337				147,645	146,410	145,636	1	0	2	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	93	93	90	3				91	96.77%			837	810	96.77%
2 Bedrooms	86	86	85	1				30	98.84%			774	752	97.16%
3 Bedrooms	31	31	28	3				91	90.32%			279	254	91.04%
Total	210	210	203	7				213	96.67%			1,890	1,816	96.08%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Science Park II, LP
For the Period Ending 9/30/2019

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	8/31/2019	7/31/2019	6/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
36,015	331,441				76,629	77,783	77,277	0	0	1	0	0.00

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	110	110	109	1				30	99.09%			990	979	98.89%
2 Bedrooms	10	10	10						100.00%			90	87	96.67%
Total	120	120	119	1				30	99.17%			1,080	1,066	98.70%

Maintenance Summary

KFI - FY Comparison for Partnerships - 921 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,851,300	=	0.14
Curr Liab Exc Curr Prtn LTD	(13,470,511)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(12,062,599)	=	-17.35
Average Monthly Operating and Other Expenses	695,379		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.96 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	18,385	=	0.00
Total Tenant Revenue	5,998,140		IR < 1.50

Days Receivable Outstanding: 0.84

Accounts Payable (AP)

Accounts Payable	(53,211)	=	0.08
Total Operating Expenses	695,379		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.45%	95.55%	
Year-to-Date	4.38%	95.62%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	0.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(13,032,734)

Average Dwelling Rent

Actual/UML	5,717,772	7,926	721.39
Budget/UMA	5,801,709	8,289	699.93
Increase (Decrease)	(83,937)	(363)	21.47

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 138.21	17.33 %
Supplies and Materials	15.66	1.96
Fleet Costs	0.05	0.01
Outside Services	110.03	13.80
Utilities	46.69	5.86
Protective Services	12.05	1.51
Insurance	28.94	7.07
Other Expenses	42.27	5.30
Total Average Expense	$ 393.90	52.85 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,518,337	=	0.19
Curr Liab Exc Curr Prtn LTD	(13,166,758)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(11,063,314)	=	-17.44
Average Monthly Operating and Other Expenses	634,191		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.03 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	9,698	=	0.00
Total Tenant Revenue	5,883,382		IR < 1.50

Days Receivable Outstanding: 0.45

Accounts Payable (AP)

Accounts Payable	(29,438)	=	0.05
Total Operating Expenses	634,191		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.23 %	95.77%	
Year-to-Date	4.73 %	95.27%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	8.00	16
Total Points	1.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(12,005,180)

Average Dwelling Rent

Actual/UML	5,597,825	7,897	708.85
Budget/UMA	5,739,131	8,289	692.38
Increase (Decrease)	(141,306)	(392)	16.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 138.89	17.85%
Supplies and Materials	14.96	1.92
Fleet Costs	0.02	0.00
Outside Services	60.48	7.77
Utilities	46.76	7.30
Protective Services	11.98	1.54
Insurance	28.13	7.30
Other Expenses	39.33	5.06
Total Average Expense	$ 340.54	48.75%

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It Is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sun of all current liabiility accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*

    "... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordinngly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	769,017	=	0.32
Curr Liab Exc Curr Prtn LTD	(2,386,745)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,617,728)	=	-8.51
Average Monthly Operating and Other Expenses	190,083		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,846,433		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(8,621)	=	0.05
Total Operating Expenses	190,083		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.41%	88.59%	
Year-to-Date	9.78%	90.22%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	1.00	16
Total Points	1.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,870,329)

Average Dwelling Rent

Actual/UML	1,734,604	1,494	1,161.05
Budget/UMA	1,866,735	1,656	1,127.26
Increase (Decrease)	(132,131)	(162)	33.79

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 140.10	11.34 %
Supplies and Materials	15.95	1.29
Fleet Costs	0.00	0.00
Outside Services	146.70	11.87
Utilities	39.47	3.19
Protective Services	17.97	1.45
Insurance	34.89	5.90
Other Expenses	53.08	4.30
Total Average Expense	$ 448.16	39.34 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,364,858	=	0.45
Curr Liab Exc Curr Prtn LTD	(3,042,527)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,677,669)	=	-9.62
Average Monthly Operating and Other Expenses	174,359		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.20

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,900,818		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(8,606)	=	0.05
Total Operating Expenses	174,359		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	12.50 %	87.50%	
Year-to-Date	9.54 %	90.46%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	1.00	16
Total Points	1.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,893,777)

Average Dwelling Rent

Actual/UML	1,773,050	1,498	1,183.61
Budget/UMA	1,877,962	1,656	1,134.04
Increase (Decrease)	(104,912)	(158)	49.58

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 149.89	11.81%
Supplies and Materials	21.11	1.66
Fleet Costs	0.00	0.00
Outside Services	76.18	6.00
Utilities	37.03	5.56
Protective Services	7.59	0.60
Insurance	35.64	5.56
Other Expenses	51.54	4.06
Total Average Expense	$ 378.99	35.26%

KFI - FY Comparison for HemisView Village - 61 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(356,434)	=	-0.09
Curr Liab Exc Curr Prtn LTD	(3,802,828)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(4,159,262)	=	-84.97
Average Monthly Operating and Other Expenses	48,951		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.32

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	128,903		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(191)	=	0.00
Total Operating Expenses	48,951		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.64%	98.36%	
Year-to-Date	4.01%	95.99%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	0.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(4,212,267)

Average Dwelling Rent

Actual/UML	105,914	527	200.98
Budget/UMA	113,777	549	207.24
Increase (Decrease)	(7,863)	(22)	(6.27)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 125.46	25.94 %
Supplies and Materials	12.51	2.59
Fleet Costs	0.00	0.00
Outside Services	61.69	12.75
Utilities	55.79	11.53
Protective Services	15.25	3.15
Insurance	22.36	11.53
Other Expenses	35.68	7.38
Total Average Expense	$ 328.74	74.87 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(193,618)	=	-0.06
Curr Liab Exc Curr Prtn LTD	(3,309,610)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,503,228)	=	-75.17
Average Monthly Operating and Other Expenses	46,603		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.33

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	134,651		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(191)	=	0.00
Total Operating Expenses	46,603		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	0.73 %	99.27%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(3,565,477)

Average Dwelling Rent

Actual/UML	119,882	545	219.97
Budget/UMA	118,949	549	216.67
Increase (Decrease)	933	(4)	3.30

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 118.45	26.36%
Supplies and Materials	18.54	4.13
Fleet Costs	0.00	0.00
Outside Services	48.54	10.80
Utilities	54.85	12.21
Protective Services	6.73	1.50
Insurance	29.48	12.21
Other Expenses	27.22	6.06
Total Average Expense	$ 303.81	73.26%

KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	225,785	=	1.77
Curr Liab Exc Curr Prtn LTD	(127,875)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(8,772)	=	-0.07
Average Monthly Operating and Other Expenses	119,485		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.91

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	18,385	=	0.02
Total Tenant Revenue	1,037,859		IR < 1.50

Days Receivable Outstanding: 4.84

Accounts Payable (AP)

Accounts Payable	(21,838)	=	0.18
Total Operating Expenses	119,485		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.08%	95.92%	
Year-to-Date	3.97%	96.03%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.88	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	12.00	16
Total Points	10.88	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(267,623)

Average Dwelling Rent

Actual/UML	1,019,146	1,694	601.62
Budget/UMA	1,005,122	1,764	569.80
Increase (Decrease)	14,024	(70)	31.82

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 96.32	15.07%
Supplies and Materials	19.90	3.11
Fleet Costs	0.00	0.00
Outside Services	128.77	20.14
Utilities	53.10	8.31
Protective Services	14.28	2.23
Insurance	38.53	8.31
Other Expenses	51.51	8.06
Total Average Expense	$ 402.42	65.22%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	267,661	=	2.35
Curr Liab Exc Curr Prtn LTD	(113,717)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	52,201	=	0.53
Average Monthly Operating and Other Expenses	98,139		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.37

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	9,698	=	0.01
Total Tenant Revenue	1,014,024		IR < 1.50

Days Receivable Outstanding: 2.64

Accounts Payable (AP)

Accounts Payable	(10,752)	=	0.11
Total Operating Expenses	98,139		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.02 %	98.98%	
Year-to-Date	3.46 %	96.54%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	14.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(171,130)

Average Dwelling Rent

Actual/UML	988,387	1,703	580.38
Budget/UMA	990,760	1,764	561.66
Increase (Decrease)	(2,373)	(61)	18.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 108.35	17.57%
Supplies and Materials	15.41	2.50
Fleet Costs	0.00	0.00
Outside Services	32.12	5.21
Utilities	63.44	10.29
Protective Services	16.50	2.67
Insurance	31.72	10.29
Other Expenses	38.42	6.23
Total Average Expense	$ 305.96	54.76%

KFI - FY Comparison for O'Connor Ltd. Partnership - 150 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	209,048	=	0.14
Curr Liab Exc Curr Prtn LTD	(1,471,697)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,375,967)	=	-13.97
Average Monthly Operating and Other Expenses	98,490		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	856,715		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(1,104)	=	0.01
Total Operating Expenses	98,490		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00%	98.00%	
Year-to-Date	1.56%	98.44%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,520,408)

Average Dwelling Rent

Actual/UML	849,503	1,329	639.20
Budget/UMA	838,890	1,350	621.40
Increase (Decrease)	10,613	(21)	17.80

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 143.28	22.23%
Supplies and Materials	21.07	3.27
Fleet Costs	0.00	0.00
Outside Services	84.22	13.07
Utilities	47.09	7.30
Protective Services	0.00	0.00
Insurance	22.88	7.30
Other Expenses	30.41	4.72
Total Average Expense	$ 348.96	57.89%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	188,714	=	0.14
Curr Liab Exc Curr Prtn LTD	(1,349,843)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,266,153)	=	-14.20
Average Monthly Operating and Other Expenses	89,185		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	812,109		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(1,193)	=	0.01
Total Operating Expenses	89,185		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.33 %	98.67%	
Year-to-Date	1.56 %	98.44%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,400,307)

Average Dwelling Rent

Actual/UML	805,795	1,329	606.32
Budget/UMA	799,279	1,350	592.06
Increase (Decrease)	6,516	(21)	14.26

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 137.82	22.55%
Supplies and Materials	15.56	2.55
Fleet Costs	0.00	0.00
Outside Services	66.19	10.83
Utilities	37.56	6.15
Protective Services	0.00	0.00
Insurance	22.70	6.15
Other Expenses	28.08	4.60
Total Average Expense	$ 307.91	52.82%

KFI - FY Comparison for Refugio Street, LP - 210 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	907,729	=	0.20
Curr Liab Exc Curr Prtn LTD	(4,485,927)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,708,053)	=	-23.25
Average Monthly Operating and Other Expenses	159,494		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.23

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,432,780		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(2,570)	=	0.02
Total Operating Expenses	159,494		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.33%	96.67%	
Year-to-Date	3.92%	96.08%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	12.00	16
Total Points	1.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(3,852,861)

Average Dwelling Rent

Actual/UML	1,316,981	1,816	725.21
Budget/UMA	1,293,628	1,890	684.46
Increase (Decrease)	23,352	(74)	40.75

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 157.81	18.10 %
Supplies and Materials	11.71	1.34
Fleet Costs	0.00	0.00
Outside Services	104.50	11.99
Utilities	46.82	5.37
Protective Services	20.05	2.30
Insurance	24.44	7.07
Other Expenses	40.03	4.59
Total Average Expense	$ 405.36	50.77 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	841,428	=	0.20
Curr Liab Exc Curr Prtn LTD	(4,295,006)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,575,017)	=	-23.63
Average Monthly Operating and Other Expenses	151,284		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.99

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,355,605		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(1,770)	=	0.01
Total Operating Expenses	151,284		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.24 %	94.76%	
Year-to-Date	6.93 %	93.07%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	0.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

(3,769,612)

Average Dwelling Rent

Actual/UML	1,249,989	1,759	710.63
Budget/UMA	1,295,026	1,890	685.20
Increase (Decrease)	(45,037)	(131)	25.43

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 154.90	18.54%
Supplies and Materials	10.54	1.26
Fleet Costs	0.00	0.00
Outside Services	73.04	8.74
Utilities	46.42	7.52
Protective Services	29.24	3.50
Insurance	24.92	7.52
Other Expenses	43.42	5.20
Total Average Expense	$ 382.48	52.29%

KFI - FY Comparison for Science Park II, LP - 120 Units

Period Ending September 30, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	96,156	=	0.08
Curr Liab Exc Curr Prtn LTD	(1,195,439)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,192,816)	=	-15.12
Average Monthly Operating and Other Expenses	78,875		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.87

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	695,449		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(18,887)	=	0.24
Total Operating Expenses	78,875		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.83%	99.17%	
Year-to-Date	1.30%	98.70%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,309,245)

Average Dwelling Rent

Actual/UML	691,625	1,066	648.80
Budget/UMA	683,557	1,080	632.92
Increase (Decrease)	8,068	(14)	15.88

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 168.74	25.87 %
Supplies and Materials	10.04	1.54
Fleet Costs	0.35	0.05
Outside Services	94.37	14.46
Utilities	41.40	6.35
Protective Services	0.00	0.00
Insurance	23.87	6.36
Other Expenses	34.26	5.25
Total Average Expense	$ 373.04	59.88 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	49,294	=	0.05
Curr Liab Exc Curr Prtn LTD	(1,056,055)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,093,448)	=	-14.65
Average Monthly Operating and Other Expenses	74,622		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.89

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	666,175		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(6,926)	=	0.09
Total Operating Expenses	74,622		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.83 %	99.17%	
Year-to-Date	1.57 %	98.43%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,204,878)

Average Dwelling Rent

Actual/UML	660,721	1,063	621.56
Budget/UMA	657,154	1,080	608.48
Increase (Decrease)	3,567	(17)	13.09

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 157.59	25.15%
Supplies and Materials	10.28	1.64
Fleet Costs	0.13	0.02
Outside Services	61.97	9.89
Utilities	41.66	6.66
Protective Services	0.00	0.00
Insurance	23.22	6.66
Other Expenses	37.10	5.92
Total Average Expense	$ 331.95	55.93%