San Antonio Housing Authority

Issue Date: January 10, 2020

Supplemental Reports

For the Month and Year-To-Date Ended December 31, 2019

(Unaudited and Subject to Review)

SAN ANTONIO HOUSING AUTHORITY

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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
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3. Revenue and Vacancy Loss Analysis
   a. Public Housing
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      i. SAHA Managed Properties
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4. Tenant Receivable
   a. Public Housing
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Partnerships

1. Property Management Reports
2. Key Financial Indicators

San Antonio Housing Authority
Property Management Monthly Report
Public Housing
For the Period Ending 12/31/2019

Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
7,521,719		289,747

Rental Income History

Current Year			Last Year				Two Years Ago			
Novembe	October	September	December	November	October	September	December	November	October	September
932,071	915,238	917,359	856,725	903,246	886,541	771,846	797,898	1,788,509	(147,781)	866,905

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	16						16				0.00			
Efficiencies	549	533	518	15	16			97.19%	533	518	94.35%	3,198	3,121	97.59%
1 Bedroom	2,031	1,879	1,843	36	152			98.08%	1,879	1,848	90.99%	11,272	11,065	98.16%
2 Bedrooms	1,894	1,876	1,789	87	16	2		95.36%	1,876	1,786	94.30%	11,254	10,714	95.20%
3 Bedrooms	1,261	1,259	1,188	71	1	1		94.36%	1,259	1,183	93.89%	7,570	7,078	93.50%
4 Bedrooms	221	221	203	18				91.86%	221	208	94.12%	1,326	1,236	93.21%
5 Bedrooms	44	44	41	3				93.18%	44	41	93.18%	264	245	92.80%
Total Units	6,016	5,812	5,582	230	185	3	16	96.04%	5,812	5,584	92.85%	34,884	33,459	95.92%

San Antonio Housing Authority
Property Management Monthly Report
Alazan/Guadalupe
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,272,724		89,365			109,203	108,537	111,069	5	4	22	59	19.00

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
Efficiency	40	40	37	3				91	92.50%			240	227	94.58%
1 Bedroom	16	16	16						100.00%			96	93	96.88%
2 Bedrooms	495	495	465	30				913	93.94%			2,970	2,789	93.91%
3 Bedrooms	180	180	165	15				456	91.67%			1,080	978	90.56%
4 Bedrooms	9	9	7	2				61	77.78%			54	48	88.89%
Total	741	740	690	50			1	1,521	93.24%			4,440	4,135	93.13%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Blanco/San Pedro Arms
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
168,328		1,173			28,116	27,426	26,916	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%			372	355	95.43%
1 Bedroom	50	50	50						100.00%			300	295	98.33%
2 Bedrooms	4	4	4						100.00%			24	24	100.00
Total	116	116	111	5				152	95.69%			696	674	96.84%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Blueridge/VF/SF/Palm Lake
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
91,519		(591)						0	0	0	1	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	16	16		16				487	0.00			96		0.00
4 Bedrooms	4	4		4				122	0.00			24		0.00
Total	20	20		20				608	0.00			120		0.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cassiano Homes
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
738,173		28,626			43,197	40,339	41,963	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%			144	142	98.61%
2 Bedrooms	176	176	170	6				183	96.59%			1,056	1,012	95.83%
3 Bedrooms	187	187	180	7				213	96.26%			1,122	1,067	95.10%
4 Bedrooms	81	81	79	2				61	97.53%			486	469	96.50%
5 Bedrooms	26	26	23	3				91	88.46%			156	141	90.38%
Total	499	494	476	18			5	548	96.36%			2,964	2,831	95.51%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cheryl West/TL Shaley
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
15,760		24,214			22,031	21,007	20,701	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	14						100.00%			84	81	96.43%
2 Bedrooms	66	64	63	1		2		30	98.44%			384	377	98.18%
3 Bedrooms	58	58	57	1				30	98.28%			348	331	95.11%
4 Bedrooms	9	9	6	3				91	66.67%			54	45	83.33%
Total	148	145	140	5		2	1	152	96.55%			870	834	95.86%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cross Creek/Rutledge/Beldon
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
163,928		26,704			27,947	28,207	25,993	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%			126	125	99.21%
2 Bedrooms	74	74	72	2				61	97.30%			444	434	97.75%
3 Bedrooms	63	63	62	1				30	98.41%			378	362	95.77%
4 Bedrooms	9	9	9						100.00%			54	54	100.00
Total	167	167	164	3				91	98.20%			1,002	975	97.31%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
F Furey/C Andrews/Pin Oak II
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
113,843		36,762			23,752	22,538	22,953	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	14						100.00%			84	79	94.05%
2 Bedrooms	41	41	41						100.00%			246	230	93.50%
3 Bedrooms	79	79	77	2				61	97.47%			474	468	98.73%
4 Bedrooms	6	6	6						100.00%			36	36	100.00
Total	140	140	138	2				61	98.57%			840	813	96.79%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Fair Avenue/Matt Garcia
For the Period Ending 12/31/2019

Account Balances			Monthly: 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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
484,991		3,070			66,348	65,835	65,945	0	1	0	20	2.00

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	129	129	126	3				91	97.67%			774	761	98.32%
1 Bedroom	137	137	133	4				122	97.08%			822	808	98.30%
2 Bedrooms	4	4	4						100.00%			24	24	100.00
3 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	271	271	264	7				213	97.42%			1,626	1,599	98.34%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Highview/W Sinkin
For the Period Ending 12/31/2019

Account Balances			Monthly: Actual Revenue (Lost)		Monthly: Rental Income History			Year-to-Date: Actual Revenue (Lost)		Year-to-Date: Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2019	10/31/2019	9/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
140,746		12,397			21,862	21,303	22,563			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	50	1				30	98.04%			306	300	98.04%
2 Bedrooms	35	35	32	3				91	91.43%			210	199	94.76%
3 Bedrooms	28	28	26	2				61	92.86%			168	154	91.67%
4 Bedrooms	4	4	4						100.00%			24	24	100.00
Total	118	118	112	6				183	94.92%			708	677	95.62%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Jewett Circle/G Cisneros
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
181,923		451			27,405	27,267	27,567	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	118	2				61	98.33%			720	713	99.03%
2 Bedrooms	10	10	10						100.00%			60	60	100.00
Total	130	130	128	2				61	98.46%			780	773	99.10%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Kenwood/Glen Park/Park Square
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
162,986		16,062			31,950	28,180	27,508	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	50	1				30	98.04%			306	298	97.39%
2 Bedrooms	42	42	37	5				152	88.10%			252	227	90.08%
3 Bedrooms	19	19	19						100.00%			114	109	95.61%
4 Bedrooms	2	2		2				61	0.00			12	4	33.33%
Total	114	114	106	8				243	92.98%			684	638	93.27%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lewis Chatham
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
205,274		1,540			29,200	29,395	29,159	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%			432	432	100.00
1 Bedroom	42	42	40	2				61	95.24%			252	245	97.22%
2 Bedrooms	4	4	4						100.00%			24	24	100.00
3 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	119	119	117	2				61	98.32%			714	707	99.02%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lila Cockrell/South San
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
112,547		1,487			16,747	16,567	16,580	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%			570	566	99.30%
2 Bedrooms	5	5	5						100.00%			30	29	96.67%
Total	100	100	99	1				30	99.00%			600	595	99.17%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lincoln Heights
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
485,347		32,952			43,362	43,850	43,581	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	84	7				213	92.31%			546	519	95.05%
2 Bedrooms	154	154	137	17				517	88.96%			924	832	90.04%
3 Bedrooms	81	81	74	7				213	91.36%			486	453	93.21%
4 Bedrooms	4	4	4						100.00%			24	18	75.00%
Total	338	330	299	31			8	943	90.61%			1,980	1,822	92.02%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Madonna/Sahara Ramsey
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
248,662		990			23,022	22,214	22,014	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%			216	212	98.15%
2 Bedrooms	40	40	40						100.00%			240	233	97.08%
Total	76	76	75	1				30	98.68%			456	445	97.59%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mirasol/CTK/Rangel
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
210,358		10,427			37,086	35,448	36,713	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	70	1				30	98.59%			426	420	98.59%
2 Bedrooms	66	66	63	3				91	95.45%			396	386	97.47%
3 Bedrooms	102	102	101	1				30	99.02%			612	600	98.04%
4 Bedrooms	6	6	6						100.00%			36	36	100.00
5 Bedrooms	3	3	3						100.00%			18	18	100.00
Total	248	248	243	5				152	97.98%			1,488	1,460	98.12%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mission Park
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
127,119		21,445			13,940	14,616	14,742	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%			48	48	100.00
2 Bedrooms	43	43	42	1				30	97.67%			258	248	96.12%
3 Bedrooms	33	33	33						100.00%			198	194	97.98%
4 Bedrooms	10	10	10						100.00%			60	58	96.67%
5 Bedrooms	6	6	6						100.00%			36	36	100.00
Total	100	100	99	1				30	99.00%			600	584	97.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Parkview/College Park
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
318,881		19,530			48,254	45,688	45,039	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	94	2				61	97.92%			576	559	97.05%
1 Bedroom	116	116	112	4				122	96.55%			696	686	98.56%
2 Bedrooms	18	18	18						100.00%			108	108	100.00
3 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	231	231	225	6				183	97.40%			1,386	1,359	98.05%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pin Oak I
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
62,543		(11,966)			12,726	12,437	12,028			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%			72	72	100.00
1 Bedroom	36	36	36						100.00%			216	213	98.61%
2 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	50	50	50						100.00%			300	297	99.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Riverside/Midway/Linda Lou
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
107,838		16,378			15,878	14,490	14,383	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	30						100.00%			180	178	98.89%
2 Bedrooms	37	37	37						100.00%			222	204	91.89%
3 Bedrooms	37	37	36	1				30	97.30%			222	210	94.59%
Total	104	104	103	1				30	99.04%			624	592	94.87%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Scattered Sites
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
244,839		36,060			10,920	10,948	11,128	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
Agency Units	1						1		0.00					0.00
3 Bedrooms	70	69	63	6		1		183	91.30%			433	405	93.53%
Total	71	69	63	6		1	1	183	91.30%			433	405	93.53%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Springview
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
214,043		8,905			31,344	31,932	32,251	0	0	1	125	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
Efficiency	21	21	21						100.00%			126	123	97.62%
1 Bedroom	42	42	40	2				61	95.24%			252	249	98.81%
2 Bedrooms	86	86	81	5				152	94.19%			516	498	96.51%
3 Bedrooms	30	30	24	6				183	80.00%			177	136	76.84%
4 Bedrooms	1	1		1				30	0.00			6		0.00
Total	180	180	166	14				426	92.22%			1,077	1,006	93.41%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sun Park/Frank Hornsby
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
142,420		14,486			25,954	25,577	26,309	0	2	1	20	25.00

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	119	119	117	2				61	98.32%			714	690	96.64%
2 Bedrooms	5	5	5						100.00%			30	30	100.00
Total	124	124	122	2				61	98.39%			744	720	96.77%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sutton Homes/Le Chalet
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
34,165		1,271			8,840	8,253	7,913	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	24						100.00%			144	139	96.53%
2 Bedrooms	10	10	10						100.00%			60	59	98.33%
Total	34	34	34						100.00%			204	198	97.06%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Tarry Towne/Escondida/Wmsburg
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
153,191		2,764			36,817	36,661	36,829	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	100	3				91	97.09%			618	611	98.87%
2 Bedrooms	30	30	28	2				61	93.33%			180	176	97.78%
Total	133	133	128	5				152	96.24%			798	787	98.62%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Victoria Plaza/Schnabel
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(374,192)		775			13,469	12,945	13,165	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	66		152				100.00%			396	394	99.49%
2 Bedrooms	20	4	4		16				100.00%			24	24	100.00
3 Bedrooms	1				1				0.00					0.00
Total	255	70	70		185				100.00%			420	418	99.52%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Hermosa/M McGuire
For the Period Ending 12/31/2019

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
			Monthly					Year-to-Date				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
174,114		1,908			31,020	31,029	31,866	0	2	2	67	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	60	60	58	2				61	96.67%			360	352	97.78%
1 Bedroom	58	58	58						100.00%			348	343	98.56%
2 Bedrooms	11	11	11						100.00%			66	63	95.45%
Total	129	129	127	2				61	98.45%			774	758	97.93%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Tranchese
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
371,482		3,149			52,308	52,759	51,494			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	41						100.00%			246	240	97.56%
1 Bedroom	139	139	139						100.00%			836	824	98.56%
2 Bedrooms	21	21	21						100.00%			124	123	99.19%
Total	201	201	201						100.00%			1,206	1,187	98.42%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Veramendi
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
218,750		35,056			25,190	25,353	24,493	2	0	1	125	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	12	12	12						100.00%			72	72	100.00
2 Bedrooms	62	62	61	1				30	98.39%			372	368	98.92%
3 Bedrooms	54	54	54						100.00%			324	322	99.38%
4 Bedrooms	32	32	32						100.00%			192	191	99.48%
5 Bedrooms	6	6	6						100.00%			36	32	88.89%
Total	166	166	165	1				30	99.40%			996	985	98.90%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
WC White
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
217,532		3,608			14,256	14,001	14,030	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%			414	413	99.76%
2 Bedrooms	6	6	6						100.00%			36	36	100.00
Total	75	75	75						100.00%			450	449	99.78%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Westway/H Gonzalez
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Due to Rate	Due to Occupancy	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
326,261		9,526			34,902	35,137	34,968			4	5	5	35	15.00

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	69	69	68	1				30	98.55%			414	406	98.07%
2 Bedrooms	46	46	45	1				30	97.83%			276	272	98.55%
3 Bedrooms	62	62	61	1				30	98.39%			372	360	96.77%
4 Bedrooms	26	26	22	4				122	84.62%			156	147	94.23%
Total	203	203	196	7				213	96.55%			1,218	1,185	97.29%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Wheatley/Olive Pk/Village East
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
168,931		(4,333)			5,026	5,286	5,509	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	23	2				61	92.00%			150	140	93.33%
3 Bedrooms	17	17	17						100.00%			102	98	96.08%
4 Bedrooms	5	5	5						100.00%			30	30	100.00
5 Bedrooms	3	3	3						100.00%			18	18	100.00
Total	50	50	48	2				61	96.00%			300	286	95.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
6,946								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	10	10	9	1				30	90.00%			60	59	98.33%
2 Bedrooms	9	9	9						100.00%			54	51	94.44%
3 Bedrooms	6	6	6						100.00%			36	33	91.67%
Total	25	25	24	1				30	96.00%			150	143	95.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(5,503)								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%			36	36	100.00
2 Bedrooms	10	10	10						100.00%			60	58	96.67%
3 Bedrooms	5	5	5						100.00%			30	29	96.67%
Total	21	21	21						100.00%			126	123	97.62%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
East Meadows
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
39,781								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%			18	18	100.00
2 Bedrooms	25	25	24	1				30	96.00%			150	141	94.00%
3 Bedrooms	37	37	37						100.00%			222	220	99.10%
4 Bedrooms	6	6	6						100.00%			36	36	100.00
Total	71	71	70	1				30	98.59%			426	415	97.42%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Gardens at San Juan Square
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
193,494								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%			18	18	100.00
2 Bedrooms	33	33	31	2				61	93.94%			198	188	94.95%
3 Bedrooms	24	24	23	1				30	95.83%			144	140	97.22%
4 Bedrooms	3	3	3						100.00%			18	18	100.00
Total	63	63	60	3				91	95.24%			378	364	96.30%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
20,166						13	(13)	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	14	14	14						100.00%			84	84	100.00
2 Bedrooms	26	26	26						100.00%			156	156	100.00
3 Bedrooms	9	9	9						100.00%			54	49	90.74%
Total	49	49	49						100.00%			294	289	98.30%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Midcrown Seniors Pavillion
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(10,585)								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%			120	120	100.00
2 Bedrooms	19	19	19						100.00%			114	109	95.61%
Total	39	39	39						100.00%			234	229	97.86%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
The Park at Sutton Oaks
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(3,315)		33						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%			30	30	100.00
2 Bedrooms	35	35	35						100.00%			210	195	92.86%
3 Bedrooms	7	7	6	1				30	85.71%			42	39	92.86%
4 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	49	49	48	1				30	97.96%			294	276	93.88%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Refugio
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(3,730)		(50)						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%			114	114	100.00
2 Bedrooms	20	20	20						100.00%			120	120	100.00
3 Bedrooms	11	11	11						100.00%			66	61	92.42%
Total	50	50	50						100.00%			300	295	98.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square
For the Period Ending 11/30/2019

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	10/31/2019	9/30/2019	8/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(5,448)								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%			65	62	95.38%
2 Bedrooms	16	16	14	2				61	87.50%			80	77	96.25%
3 Bedrooms	17	17	16	1				30	94.12%			85	79	92.94%
Total	46	46	42	4				122	91.30%			230	218	94.78%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square II
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,000		(280)						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	2	2	2						100.00%			12	12	100.00
2 Bedrooms	24	24	21	3				91	87.50%			144	135	93.75%
3 Bedrooms	20	20	18	2				61	90.00%			120	117	97.50%
4 Bedrooms	2	2	2						100.00%			12	10	83.33%
Total	48	48	43	5				152	89.58%			288	274	95.14%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sutton Oaks Phase I
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(3,896)		113						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%			60	60	100.00
2 Bedrooms	34	34	34						100.00%			204	199	97.55%
3 Bedrooms	5	5	5						100.00%			30	30	100.00
Total	49	49	49						100.00%			294	289	98.30%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
The Alhambra
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(3,259)								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	9	9	8	1				30	88.89%			54	47	87.04%
2 Bedrooms	5	5	5						100.00%			30	30	100.00
Total	14	14	13	1				30	92.86%			84	77	91.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Wheatley Senior Living
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(9,194)								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	41	41	40	1				30	97.56%			242	231	95.45%
Total	41	41	40	1				30	97.56%			242	231	95.45%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Beacon
For the Period Ending 12/31/2019

Monthly			Year-to-Date										
Account Balances			**Rental Income History**										
			Current Year			**Last Year**				**Two Years Ago**			
Operating Account	**Replacement Reserves**	**Tenant Receivable**	**Novembe**	**October**	**September**	**December**	**November**	**October**	**September**	**December**	**November**	**October**	**September**
14,883,487	2,651,822	1,042,495	1,779,364	1,690,131	1,706,263	745,745	2,680,615	1,541,576	1,725,443	1,594,093	1,606,204	1,581,569	1,557,916

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**
Efficiencies	112	112	106	6				94.64%	112	104	92.86%	672	632	94.05%
1 Bedroom	1,614	1,614	1,510	104				93.56%	1,614	1,495	92.63%	9,684	9,023	93.17%
2 Bedrooms	1,027	1,027	940	87				91.53%	1,027	931	90.65%	6,162	4,692	76.14%
3 Bedrooms	159	159	149	10				93.71%	159	147	92.45%	954	1,034	108.39%
4 Bedrooms								0.00			0.00		759	0.00
Total Units	2,912	2,912	2,705	207				92.89%	2,912	2,677	91.93%	17,472	16,140	92.38%

San Antonio Housing Authority
Property Management Monthly Report
Beacon
SAHA Managed Properties
For the Period Ending 12/31/2019

	Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
11,424,938	2,106,451	741,557

Rental Income History

Current Year			Last Year			Two Years Ago		
Novembe	October	September	December	November	October	September	December	November	October	September
1,065,025	936,525	974,291	35,750	1,999,782	838,464	1,023,145	953,446	962,763	943,037	937,134

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	105	6				94.59%	111	103	92.79%	666	626	93.99%
1 Bedroom	809	809	768	41				94.93%	809	768	94.93%	4,854	4,598	94.73%
2 Bedrooms	644	644	609	35				94.57%	644	606	94.10%	3,864	2,709	70.11%
3 Bedrooms	96	96	89	7				92.71%	96	88	91.67%	576	682	118.40%
4 Bedrooms								0.00			0.00		759	0.00
Total Units	1,660	1,660	1,571	89				94.64%	1,660	1,565	94.28%	9,960	9,374	94.12%

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Bella Claire Apts.
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,121	43,635	30,827			39,406	38,966	38,744	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	27						100.00%			162	159	98.15%
2 Bedrooms	40	40	40						100.00%			240	119	49.58%
4 Bedrooms									0.00				116	0.00
Total	67	67	67						100.00%			402	394	98.01%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Burning Tree
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,285,257	32,398	69,879			68,690	67,960	68,407	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%			504	450	89.29%
2 Bedrooms	24	24	23	1				30	95.83%			144	132	91.67%
Total	108	108	98	10				304	90.74%			648	582	89.81%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Castlepoint
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
467,135	66,410	165,773			122,232	123,976	125,749	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%			144	138	95.83%
1 Bedroom	136	136	134	2				61	98.53%			816	793	97.18%
2 Bedrooms	60	60	57	3				91	95.00%			360	173	48.06%
3 Bedrooms									0.00				174	0.00
Total	220	220	214	6				183	97.27%			1,320	1,278	96.82%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Churchill Estates, LLC
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
602,622	62,004	64,402			32,681	33,760	33,740	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						100.00%			240	119	49.58%
4 Bedrooms									0.00				120	0.00
Total	40	40	40						100.00%			240	239	99.58%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Claremont
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
35,315		4,324			3,334	3,334	3,334	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%			24	24	100.00
Total	4	4	4						100.00%			24	24	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I LLC
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
925,782	446,946	57,152			81,928	83,081	82,601	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	58	2				61	96.67%			360	343	95.28%
2 Bedrooms	48	48	45	3				91	93.75%			288	268	93.06%
3 Bedrooms	16	16	16						100.00%			96	86	89.58%
Total	124	124	119	5				152	95.97%			744	697	93.68%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II, LLC
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
5,285		43,312			73,737	71,020	70,042	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	42	6				183	87.50%			288	266	92.36%
2 Bedrooms	40	40	37	3				91	92.50%			240	227	94.58%
3 Bedrooms	16	16	16						100.00%			96	93	96.88%
Total	104	104	95	9				274	91.35%			624	586	93.91%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Dietrich Road
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
92,949		60,738			14,677	17,136	17,350	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	17	1				30	94.44%			108	49	45.37%
3 Bedrooms	12	12	9	3				91	75.00%			72	29	40.28%
4 Bedrooms									0.00				75	0.00
Total	30	30	26	4				122	86.67%			180	153	85.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Encanta Villas
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
846,928	16,799	41,247			36,494	39,414	39,567	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	54	2				61	96.43%			336	155	46.13%
4 Bedrooms									0.00				155	0.00
Total	56	56	54	2				61	96.43%			336	310	92.26%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Homestead
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
528,423		52,495			85,250	85,680	88,000	5	17	6	88	3.00

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	17	17	15	2				61	88.24%			102	96	94.12%
1 Bedroom	70	70	68	2				61	97.14%			420	405	96.43%
2 Bedrooms	46	46	44	2				61	95.65%			276	265	96.01%
3 Bedrooms	24	24	21	3				91	87.50%			144	133	92.36%
Total	157	157	148	9				274	94.27%			942	899	95.44%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC La Providencia
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
145,008	27,586	41,245			57,375	41,180	45,981	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	33	1				30	97.06%			204	193	94.61%
1 Bedroom	32	32	32						100.00%			192	189	98.44%
2 Bedrooms	24	24	23	1				30	95.83%			144	69	47.92%
4 Bedrooms									0.00				63	0.00
Total	90	90	88	2				61	97.78%			540	514	95.19%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pecan Hill
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,110,503		12,387			26,020	21,068	25,231	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%			108	95	87.96%
1 Bedroom	78	78	73	5				152	93.59%			468	436	93.16%
2 Bedrooms	4	4	4						100.00%			24	12	50.00%
4 Bedrooms									0.00				12	0.00
Total	100	100	93	7				213	93.00%			600	555	92.50%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sendero I PFC (Crown Meadows)
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,029,829	130,824	212,566			240,622	130,767	158,043	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	58	12				365	82.86%			420	376	89.52%
2 Bedrooms	98	98	92	6				183	93.88%			588	564	95.92%
3 Bedrooms	24	24	23	1				30	95.83%			144	143	99.31%
Total	192	192	173	19				578	90.10%			1,152	1,083	94.01%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sunshine Plaza
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,236,146		13,313			26,131	22,586	32,688	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	18						100.00%			108	104	96.30%
1 Bedroom	82	82	82						100.00%			492	488	99.19%
Total	100	100	100						100.00%			600	592	98.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Towering Oaks, LLC
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
893,548	211,560	24,128			98,914	98,396	87,780	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	62	2				61	96.88%			384	361	94.01%
2 Bedrooms	64	64	56	8				243	87.50%			384	320	83.33%
Total	128	128	118	10				304	92.19%			768	681	88.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Vera Cruz
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
182,811		15,472			14,782	15,443	14,494	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	27						100.00%			162	160	98.77%
2 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	29	29	29						100.00%			174	172	98.85%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa De Valencia
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(11,595)	250,428	74,788			39,737	39,745	39,526	0	15	1	31	69.00

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	24	24	24						100.00%			144	135	93.75%
2 Bedrooms	80	80	75	5				152	93.75%			480	225	46.88%
4 Bedrooms									0.00				218	0.00
Total	104	104	99	5				152	95.19%			624	578	92.63%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Warren House
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
661		1,144			3,014	3,014	3,014	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%			42	37	88.10%
Total	7	7	6	1				30	85.71%			42	37	88.10%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Beacon
Third Party Managed Properties
For the Period Ending 12/31/2019

	Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
3,458,549	521,371	300,938

Rental Income History

Current Year			Last Year			Two Years Ago		
Novembe	October	September	December	November	October	September	December	November	October	September
714,339	753,606	731,972	709,995	680,833	703,112	702,298	640,647	643,441	638,532	620,782

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%	6	6	100.00%
1 Bedroom	805	805	742	63				92.17%	805	727	90.31%	4,830	4,425	91.61%
2 Bedrooms	383	383	331	52				86.42%	383	325	84.86%	2,298	1,983	86.29%
3 Bedrooms	63	63	60	3				95.24%	63	59	93.65%	378	352	93.12%
Total Units	1,252	1,252	1,134	118				90.58%	1,252	1,112	88.82%	7,512	6,766	90.07%

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek I
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
169,997	179,844				99,336	132,032	101,094	0	1	13	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	188	188	173	15				456	92.02%			1,128	1,046	92.73%
2 Bedrooms	64	64	57	7				213	89.06%			384	353	91.93%
3 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	253	253	231	22				669	91.30%			1,518	1,405	92.56%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek II
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
494,454	146,300				61,357	63,608	68,119	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%			6	6	100.00
1 Bedroom	194	194	163	31				943	84.02%			1,164	982	84.36%
2 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	196	196	165	31				943	84.18%			1,176	994	84.52%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Courtland Heights
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,891	16,800				44,609	42,665	43,957	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	24						100.00%			144	138	95.83%
2 Bedrooms	24	24	20	4				122	83.33%			144	125	86.81%
3 Bedrooms	8	8	8						100.00%			48	44	91.67%
Total	56	56	52	4				122	92.86%			336	307	91.37%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Monterrey Park
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
126,962	61,304				136,240	136,558	132,895	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	110	2				61	98.21%			672	652	97.02%
2 Bedrooms	88	88	84	4				122	95.45%			528	506	95.83%
Total	200	200	194	6				183	97.00%			1,200	1,158	96.50%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Reagan West Apts.
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
6,528	101,009				2,919	1,550	3,467	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%			18	18	100.00
2 Bedrooms	8	8	7	1				30	87.50%			48	44	91.67%
3 Bedrooms	4	4	3	1				30	75.00%			24	21	87.50%
Total	15	15	13	2				61	86.67%			90	83	92.22%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Woodhill Apts. PFC
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,657,718	388,744				369,878	377,194	382,440	6	20	9	33	14.00

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	284	284	269	15				456	94.72%			1,704	1,589	93.25%
2 Bedrooms	198	198	162	36				1,095	81.82%			1,188	949	79.88%
3 Bedrooms	50	50	48	2				61	96.00%			300	281	93.67%
Total	532	532	479	53				1,612	90.04%			3,192	2,819	88.31%

Maintenance Summary

KFI - FY Comparison for Public Housing Properties - 6,047 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	7,824,543	=	2.21
Curr Liab Exc Curr Prtn LTD	(3,545,539)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	3,885,886	=	1.21
Average Monthly Operating and Other Expenses	3,216,091		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

3.54 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	443,638	=	0.08
Total Tenant Revenue	5,874,264		IR < 1.50

Days Receivable Outstanding: 14.14

Accounts Payable (AP)

Accounts Payable	(1,828,798)	=	0.57
Total Operating Expenses	3,216,091		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.21%	96.04%	
Year-to-Date	7.92%	95.92%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	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	20.31	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

641,825

Average Dwelling Rent

Actual/UML	5,532,495	33,459	165.35
Budget/UMA	5,346,152	34,884	153.26
Increase (Decrease)	186,343	(1,425)	12.10

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 152.68	27.53%
Supplies and Materials	36.17	6.52
Fleet Costs	2.15	0.39
Outside Services	126.01	22.72
Utilities	70.81	12.77
Protective Services	4.72	0.85
Insurance	27.90	12.86
Other Expenses	22.95	4.14
Total Average Expense	$ 443.39	87.78%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	5,140,816	=	1.22
Curr Liab Exc Curr Prtn LTD	(4,220,358)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	920,458	=	0.30
Average Monthly Operating and Other Expenses	3,055,802		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

7.46 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	379,069	=	0.07
Total Tenant Revenue	5,733,713		IR < 1.50

Days Receivable Outstanding: 12.51

Accounts Payable (AP)

Accounts Payable	(1,749,568)	=	0.57
Total Operating Expenses	3,055,802		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.15 %	94.97%	
Year-to-Date	8.03 %	95.15%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.25	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	10.25	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(2,171,555)

Average Dwelling Rent

Actual/UML	5,105,748	33,865	150.77
Budget/UMA	5,205,261	35,590	146.26
Increase (Decrease)	(99,513)	(1,725)	4.51

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.05	28.41%
Supplies and Materials	36.83	7.07
Fleet Costs	3.14	0.60
Outside Services	119.77	22.99
Utilities	70.81	13.71
Protective Services	3.45	0.66
Insurance	19.08	13.71
Other Expenses	28.81	5.53
Total Average Expense	$ 429.93	92.69%

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 December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,331,965	=	2.81
Curr Liab Exc Curr Prtn LTD	(473,305)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	751,040	=	1.79
Average Monthly Operating and Other Expenses	419,024		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.08

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	89,365	=	0.13
Total Tenant Revenue	678,199		IR < 1.50

Days Receivable Outstanding: 24.54

Accounts Payable (AP)

Accounts Payable	(226,358)	=	0.54
Total Operating Expenses	419,024		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.88%	93.24%	
Year-to-Date	7.00%	93.13%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.16	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.16	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

327,897

Average Dwelling Rent

Actual/UML	654,729	4,135	158.34
Budget/UMA	601,958	4,440	135.58
Increase (Decrease)	52,771	(305)	22.76

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 162.41	26.40 %
Supplies and Materials	44.65	7.26
Fleet Costs	3.11	0.51
Outside Services	156.46	25.43
Utilities	65.60	10.66
Protective Services	6.96	1.13
Insurance	26.86	10.66
Other Expenses	22.16	3.60
Total Average Expense	$ 488.22	85.66 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,337,312	=	2.73
Curr Liab Exc Curr Prtn LTD	(489,733)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	847,579	=	2.19
Average Monthly Operating and Other Expenses	386,683		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

31.90

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	76,112	=	0.11
Total Tenant Revenue	694,694		IR < 1.50

Days Receivable Outstanding: 20.56

Accounts Payable (AP)

Accounts Payable	(239,952)	=	0.62
Total Operating Expenses	386,683		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.75 %	93.38%	
Year-to-Date	6.61 %	93.51%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.75	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.75	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

456,482

Average Dwelling Rent

Actual/UML	625,416	4,152	150.63
Budget/UMA	511,971	4,440	115.31
Increase (Decrease)	113,445	(288)	35.32

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 168.77	27.93%
Supplies and Materials	41.61	6.89
Fleet Costs	4.85	0.80
Outside Services	115.17	19.06
Utilities	61.34	10.15
Protective Services	4.01	0.66
Insurance	18.73	10.15
Other Expenses	22.91	3.79
Total Average Expense	$ 437.38	79.42%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	169,470	=	3.08
Curr Liab Exc Curr Prtn LTD	(55,077)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	114,392	=	1.95
Average Monthly Operating and Other Expenses	58,594		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,173	=	0.01
Total Tenant Revenue	179,618		IR < 1.50

Days Receivable Outstanding: 1.28

Accounts Payable (AP)

Accounts Payable	(21,175)	=	0.36
Total Operating Expenses	58,594		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.31%	95.69%	
Year-to-Date	3.16%	96.84%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.40	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.40	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

55,581

Average Dwelling Rent

Actual/UML	164,907	674	244.67
Budget/UMA	171,567	696	246.50
Increase (Decrease)	(6,660)	(22)	(1.84)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 92.89	18.14 %
Supplies and Materials	22.60	4.41
Fleet Costs	0.00	0.00
Outside Services	157.47	30.75
Utilities	133.40	26.05
Protective Services	0.00	0.00
Insurance	14.71	26.05
Other Expenses	18.35	3.58
Total Average Expense	$ 439.41	108.97 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	114,943	=	1.74
Curr Liab Exc Curr Prtn LTD	(66,227)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	48,717	=	0.89
Average Monthly Operating and Other Expenses	54,728		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	1,219	=	0.01
Total Tenant Revenue	171,156		IR < 1.50

Days Receivable Outstanding: 1.36

Accounts Payable (AP)

Accounts Payable	(33,628)	=	0.61
Total Operating Expenses	54,728		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.59 %	97.41%	
Year-to-Date	3.88 %	96.12%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.73	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	12.73	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(6,476)

Average Dwelling Rent

Actual/UML	163,529	669	244.44
Budget/UMA	174,517	696	250.74
Increase (Decrease)	(10,988)	(27)	(6.31)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 85.55	18.66%
Supplies and Materials	18.77	4.10
Fleet Costs	1.02	0.22
Outside Services	132.72	28.95
Utilities	139.64	30.46
Protective Services	0.00	0.00
Insurance	11.33	30.46
Other Expenses	24.20	5.28
Total Average Expense	$ 413.24	118.14%

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

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	91,717	=	27.99
Curr Liab Exc Curr Prtn LTD	(3,277)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	88,440	=	11.63
Average Monthly Operating and Other Expenses	7,607		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	5,963	=	0.92
Curr Liab Exc Curr Prtn LTD	(6,462)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(500)	=	-0.06
Average Monthly Operating and Other Expenses	8,641		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	(591)	=	-0.06
Total Tenant Revenue	9,240		IR < 1.50

Days Receivable Outstanding: -453.10

Accounts Payable (AP)

Accounts Payable	(364)	=	0.05
Total Operating Expenses	7,607		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

Last Year

Tenant Receivable (TR)

Tenant Receivable	(591)	=	-1.64
Total Tenant Revenue	360		IR < 1.50

Days Receivable Outstanding: -302.07

Accounts Payable (AP)

Accounts Payable	(2,293)	=	0.27
Total Operating Expenses	8,641		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

80,828

Average Dwelling Rent

Actual/UML	0	0	0.00
Budget/UMA	0	120	0.00
Increase (Decrease)	0	(120)	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	1.94 %
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	34.96
Utilities		0.00	0.36
Protective Services		0.00	0.00
Insurance		0.00	0.36
Other Expenses		0.00	0.89
Total Average Expense	$	0.00	38.50 %

Excess Cash

(9,159)

Average Dwelling Rent

Actual/UML	(1,390)	0	0.00
Budget/UMA	0	288	0.00
Increase (Decrease)	(1,390)	(288)	0.00

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	0.00	36.17%
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	360.41
Utilities		0.00	29.02
Protective Services		0.00	2.31
Insurance		0.00	29.02
Other Expenses		0.00	19.50
Total Average Expense	$	0.00	476.43%

KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	750,094	=	2.41
Curr Liab Exc Curr Prtn LTD	(311,335)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	384,173	=	1.12
Average Monthly Operating and Other Expenses	342,919		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-8.63

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	28,626	=	0.11
Total Tenant Revenue	259,147		IR < 1.50

Days Receivable Outstanding: 20.62

Accounts Payable (AP)

Accounts Payable	(122,042)	=	0.36
Total Operating Expenses	342,919		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.61%	96.36%	
Year-to-Date	5.44%	95.51%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.18	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	18.18	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

38,008

Average Dwelling Rent

Actual/UML	255,328	2,831	90.19
Budget/UMA	283,525	2,964	95.66
Increase (Decrease)	(28,197)	(133)	(5.47)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 161.68	26.70 %
Supplies and Materials	62.10	10.26
Fleet Costs	3.55	0.59
Outside Services	198.74	32.82
Utilities	90.54	14.95
Protective Services	10.02	1.65
Insurance	42.70	14.95
Other Expenses	20.99	3.47
Total Average Expense	$ 590.32	105.39 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	864,426	=	1.94
Curr Liab Exc Curr Prtn LTD	(445,559)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	418,866	=	1.34
Average Monthly Operating and Other Expenses	312,943		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-19.47

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	26,684	=	0.08
Total Tenant Revenue	315,012		IR < 1.50

Days Receivable Outstanding: 17.10

Accounts Payable (AP)

Accounts Payable	(302,145)	=	0.97
Total Operating Expenses	312,943		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.41 %	94.53%	
Year-to-Date	5.51 %	95.45%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.71	12	Accts Recvble	5.00	5
MENAR	6.50	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	18.21	25	Total Points	15.00	25

Capital Fund Occupancy

5.00

Excess Cash

102,453

Average Dwelling Rent

Actual/UML	253,583	2,829	89.64
Budget/UMA	289,478	2,964	97.66
Increase (Decrease)	(35,894)	(135)	(8.03)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 151.70	24.75%
Supplies and Materials	54.29	8.86
Fleet Costs	4.68	0.76
Outside Services	202.93	33.11
Utilities	78.52	12.81
Protective Services	9.92	1.62
Insurance	27.81	12.81
Other Expenses	22.69	3.70
Total Average Expense	$ 552.54	98.42%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	59,512	=	0.69
Curr Liab Exc Curr Prtn LTD	(86,032)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(26,520)	=	-0.28
Average Monthly Operating and Other Expenses	95,966		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	24,214	=	0.16
Total Tenant Revenue	147,358		IR < 1.50

Days Receivable Outstanding: 31.40

Accounts Payable (AP)

Accounts Payable	(31,802)	=	0.33
Total Operating Expenses	95,966		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.41%	96.55%	
Year-to-Date	6.08%	95.86%	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

(123,062)

Average Dwelling Rent

Actual/UML	131,963	834	158.23
Budget/UMA	140,064	870	160.99
Increase (Decrease)	(8,101)	(36)	(2.76)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 202.47	35.54 %
Supplies and Materials	67.70	11.88
Fleet Costs	0.72	0.13
Outside Services	200.81	35.25
Utilities	55.82	9.80
Protective Services	5.47	0.96
Insurance	43.54	9.85
Other Expenses	24.33	4.27
Total Average Expense	$ 600.86	107.67 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	140,520	=	1.47
Curr Liab Exc Curr Prtn LTD	(95,675)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	44,845	=	0.50
Average Monthly Operating and Other Expenses	90,227		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	14,507	=	0.09
Total Tenant Revenue	159,988		IR < 1.50

Days Receivable Outstanding: 17.28

Accounts Payable (AP)

Accounts Payable	(44,207)	=	0.49
Total Operating Expenses	90,227		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.08 %	95.86%	
Year-to-Date	7.88 %	94.02%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.45	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	11.45	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

(46,032)

Average Dwelling Rent

Actual/UML	146,908	818	179.59
Budget/UMA	132,500	870	152.30
Increase (Decrease)	14,408	(52)	27.30

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 214.06	35.98%
Supplies and Materials	52.39	8.81
Fleet Costs	0.92	0.16
Outside Services	178.39	29.98
Utilities	53.94	9.07
Protective Services	5.74	0.97
Insurance	29.11	9.07
Other Expenses	26.77	4.50
Total Average Expense	$ 561.32	98.52%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	193,130	=	2.08
Curr Liab Exc Curr Prtn LTD	(92,820)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	100,310	=	1.03
Average Monthly Operating and Other Expenses	97,375		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	26,704	=	0.16
Total Tenant Revenue	168,202		IR < 1.50

Days Receivable Outstanding: 29.41

Accounts Payable (AP)

Accounts Payable	(30,245)	=	0.31
Total Operating Expenses	97,375		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.80%	98.20%	
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	6.04	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.04	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,929

Average Dwelling Rent

Actual/UML	158,006	975	162.06
Budget/UMA	145,996	1,002	145.70
Increase (Decrease)	12,011	(27)	16.35

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 235.73	42.38%
Supplies and Materials	39.46	7.10
Fleet Costs	2.47	0.44
Outside Services	107.50	19.33
Utilities	69.09	12.42
Protective Services	1.40	0.25
Insurance	34.70	12.42
Other Expenses	21.73	3.91
Total Average Expense	$ 512.09	98.25%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	246,444	=	1.77
Curr Liab Exc Curr Prtn LTD	(139,241)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	107,203	=	1.16
Average Monthly Operating and Other Expenses	92,721		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	17,797	=	0.12
Total Tenant Revenue	153,266		IR < 1.50

Days Receivable Outstanding: 22.59

Accounts Payable (AP)

Accounts Payable	(83,675)	=	0.90
Total Operating Expenses	92,721		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.99 %	97.01%	
Year-to-Date	4.49 %	95.51%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.90	12	Accts Recvble	0.00	5
MENAR	6.23	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	19.12	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

13,371

Average Dwelling Rent

Actual/UML	139,266	957	145.52
Budget/UMA	147,500	1,002	147.21
Increase (Decrease)	(8,234)	(45)	(1.68)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 181.11	33.05%
Supplies and Materials	42.15	7.69
Fleet Costs	4.92	0.90
Outside Services	111.60	20.36
Utilities	89.12	16.26
Protective Services	0.03	0.01
Insurance	23.33	16.26
Other Expenses	39.08	7.13
Total Average Expense	$ 491.35	101.66%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	485,670	=	3.14
Curr Liab Exc Curr Prtn LTD	(154,677)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	205,882	=	1.72
Average Monthly Operating and Other Expenses	119,436		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.25

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	3,070	=	0.01
Total Tenant Revenue	412,509		IR < 1.50

Days Receivable Outstanding: 1.41

Accounts Payable (AP)

Accounts Payable	(74,990)	=	0.63
Total Operating Expenses	119,436		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.58%	97.42%	
Year-to-Date	1.66%	98.34%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.06	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.06	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

85,021

Average Dwelling Rent

Actual/UML	397,543	1,599	248.62
Budget/UMA	387,000	1,626	238.01
Increase (Decrease)	10,543	(27)	10.61

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 157.85	32.64 %
Supplies and Materials	20.55	4.25
Fleet Costs	4.43	0.92
Outside Services	56.61	11.70
Utilities	78.23	16.17
Protective Services	3.00	0.62
Insurance	16.33	16.17
Other Expenses	23.74	4.91
Total Average Expense	$ 360.74	87.39 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(130,989)	=	-0.76
Curr Liab Exc Curr Prtn LTD	(172,854)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(303,843)	=	-2.21
Average Monthly Operating and Other Expenses	137,419		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-5.76

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	13,191	=	0.03
Total Tenant Revenue	402,832		IR < 1.50

Days Receivable Outstanding: 6.16

Accounts Payable (AP)

Accounts Payable	(94,173)	=	0.69
Total Operating Expenses	137,419		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.58 %	97.42%	
Year-to-Date	2.21 %	97.79%	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	12.00	16
Total Points	0.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(442,934)

Average Dwelling Rent

Actual/UML	385,048	1,590	242.17
Budget/UMA	387,000	1,626	238.01
Increase (Decrease)	(1,952)	(36)	4.16

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 151.59	32.25%
Supplies and Materials	33.99	7.23
Fleet Costs	2.91	0.62
Outside Services	131.61	28.00
Utilities	73.60	15.66
Protective Services	3.47	0.74
Insurance	12.13	15.66
Other Expenses	26.61	5.66
Total Average Expense	$ 435.91	105.82%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	184,002	=	2.20
Curr Liab Exc Curr Prtn LTD	(83,668)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	100,335	=	1.16
Average Monthly Operating and Other Expenses	86,380		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	36,762	=	0.23
Total Tenant Revenue	160,291		IR < 1.50

Days Receivable Outstanding: 44.35

Accounts Payable (AP)

Accounts Payable	(43,532)	=	0.50
Total Operating Expenses	86,380		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.43%	98.57%	
Year-to-Date	3.21%	96.79%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	6.24	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.24	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

13,429

Average Dwelling Rent

Actual/UML	136,497	813	167.89
Budget/UMA	110,250	840	131.25
Increase (Decrease)	26,247	(27)	36.64

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 176.92	29.12%
Supplies and Materials	25.67	4.22
Fleet Costs	0.33	0.05
Outside Services	185.15	30.48
Utilities	99.10	16.31
Protective Services	3.76	0.62
Insurance	37.89	16.31
Other Expenses	21.91	3.61
Total Average Expense	$ 550.73	100.72%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	93,390	=	1.08
Curr Liab Exc Curr Prtn LTD	(86,530)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	6,860	=	0.08
Average Monthly Operating and Other Expenses	81,081		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	14,926	=	0.14
Total Tenant Revenue	110,475		IR < 1.50

Days Receivable Outstanding: 25.28

Accounts Payable (AP)

Accounts Payable	(41,870)	=	0.52
Total Operating Expenses	81,081		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.86 %	97.14%	
Year-to-Date	3.10 %	96.90%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.58	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	9.58	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

(74,775)

Average Dwelling Rent

Actual/UML	99,562	814	122.31
Budget/UMA	112,500	840	133.93
Increase (Decrease)	(12,938)	(26)	(11.62)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 169.75	32.03%
Supplies and Materials	34.71	6.55
Fleet Costs	2.26	0.43
Outside Services	175.94	33.20
Utilities	72.83	14.16
Protective Services	0.00	0.00
Insurance	24.82	14.16
Other Expenses	40.89	7.71
Total Average Expense	$ 521.21	108.25%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	150,519	=	1.39
Curr Liab Exc Curr Prtn LTD	(108,156)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	42,363	=	0.54
Average Monthly Operating and Other Expenses	78,025		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	12,397	=	0.09
Total Tenant Revenue	139,522		IR < 1.50

Days Receivable Outstanding: 16.49

Accounts Payable (AP)

Accounts Payable	(76,696)	=	0.98
Total Operating Expenses	78,025		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.08%	94.92%	
Year-to-Date	4.38%	95.62%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.08	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	11.08	25	Total Points	15.00	25

Capital Fund Occupancy

5.00

Excess Cash

(36,297)

Average Dwelling Rent

Actual/UML	132,242	677	195.33
Budget/UMA	153,000	708	216.10
Increase (Decrease)	(20,758)	(31)	(20.77)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 137.95	23.96 %
Supplies and Materials	44.03	7.65
Fleet Costs	4.61	0.80
Outside Services	226.14	39.28
Utilities	106.21	18.45
Protective Services	4.75	0.83
Insurance	35.48	20.10
Other Expenses	22.37	3.89
Total Average Expense	$ 581.53	114.95 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	188,202	=	2.80
Curr Liab Exc Curr Prtn LTD	(67,310)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	120,892	=	2.04
Average Monthly Operating and Other Expenses	59,159		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	22,048	=	0.14
Total Tenant Revenue	160,955		IR < 1.50

Days Receivable Outstanding: 25.22

Accounts Payable (AP)

Accounts Payable	(31,046)	=	0.52
Total Operating Expenses	59,159		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.39 %	96.61%	
Year-to-Date	2.40 %	97.60%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.53	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.53	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

60,992

Average Dwelling Rent

Actual/UML	139,927	691	202.50
Budget/UMA	149,500	708	211.16
Increase (Decrease)	(9,573)	(17)	(8.66)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 131.30	23.14%
Supplies and Materials	32.91	5.80
Fleet Costs	6.81	1.20
Outside Services	103.17	18.18
Utilities	101.58	19.46
Protective Services	5.41	0.95
Insurance	23.17	19.46
Other Expenses	31.90	5.62
Total Average Expense	$ 436.25	93.81%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	185,089	=	2.68
Curr Liab Exc Curr Prtn LTD	(69,080)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	116,008	=	2.12
Average Monthly Operating and Other Expenses	54,837		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	451	=	0.00
Total Tenant Revenue	165,564		IR < 1.50

Days Receivable Outstanding: 0.50

Accounts Payable (AP)

Accounts Payable	(30,793)	=	0.56
Total Operating Expenses	54,837		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.54%	98.46%	
Year-to-Date	0.90%	99.10%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.64	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.64	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

60,201

Average Dwelling Rent

Actual/UML	164,951	773	213.39
Budget/UMA	159,929	780	205.04
Increase (Decrease)	5,022	(7)	8.35

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 185.17	41.13%
Supplies and Materials	2.40	0.53
Fleet Costs	2.39	0.53
Outside Services	55.84	12.40
Utilities	64.59	14.35
Protective Services	0.00	0.00
Insurance	27.62	14.35
Other Expenses	18.90	4.20
Total Average Expense	$ 356.91	87.50%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	110,073	=	1.71
Curr Liab Exc Curr Prtn LTD	(64,331)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	45,742	=	0.73
Average Monthly Operating and Other Expenses	62,791		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	338	=	0.00
Total Tenant Revenue	156,882		IR < 1.50

Days Receivable Outstanding: 0.40

Accounts Payable (AP)

Accounts Payable	(24,440)	=	0.39
Total Operating Expenses	62,791		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	2.18 %	97.82%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.61	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	12.61	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(18,240)

Average Dwelling Rent

Actual/UML	157,083	762	206.15
Budget/UMA	160,551	779	206.10
Increase (Decrease)	(3,468)	(17)	0.05

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 180.61	40.63%
Supplies and Materials	13.83	3.11
Fleet Costs	1.90	0.43
Outside Services	94.63	21.29
Utilities	80.89	18.20
Protective Services	0.00	0.00
Insurance	19.41	18.20
Other Expenses	33.29	7.49
Total Average Expense	$ 424.57	109.35%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	183,186	=	2.96
Curr Liab Exc Curr Prtn LTD	(61,915)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	121,271	=	2.17
Average Monthly Operating and Other Expenses	55,940		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	16,062	=	0.09
Total Tenant Revenue	186,340		IR < 1.50

Days Receivable Outstanding: 16.02

Accounts Payable (AP)

Accounts Payable	(22,342)	=	0.40
Total Operating Expenses	55,940		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.02%	92.98%	
Year-to-Date	6.73%	93.27%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.71	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.71	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

64,849

Average Dwelling Rent

Actual/UML	171,941	638	269.50
Budget/UMA	151,908	684	222.09
Increase (Decrease)	20,033	(46)	47.41

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 192.09	32.24 %
Supplies and Materials	34.26	5.75
Fleet Costs	2.18	0.37
Outside Services	47.56	7.98
Utilities	84.80	14.23
Protective Services	3.22	0.54
Insurance	36.75	15.73
Other Expenses	20.24	3.40
Total Average Expense	$ 421.10	80.24 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	139,093	=	2.35
Curr Liab Exc Curr Prtn LTD	(59,173)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	79,921	=	1.46
Average Monthly Operating and Other Expenses	54,892		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	12,578	=	0.07
Total Tenant Revenue	167,928		IR < 1.50

Days Receivable Outstanding: 14.10

Accounts Payable (AP)

Accounts Payable	(22,667)	=	0.41
Total Operating Expenses	54,892		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.51 %	96.49%	
Year-to-Date	2.34 %	97.66%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.67	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.67	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

24,660

Average Dwelling Rent

Actual/UML	149,980	668	224.52
Budget/UMA	144,000	684	210.53
Increase (Decrease)	5,980	(16)	13.99

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 136.89	27.55%
Supplies and Materials	13.92	2.80
Fleet Costs	0.70	0.14
Outside Services	121.95	24.54
Utilities	93.97	20.76
Protective Services	0.30	0.06
Insurance	22.78	20.76
Other Expenses	23.67	4.76
Total Average Expense	$ 414.17	101.37%

KFI - FY Comparison for Lewis Chatham - 119 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	210,130	=	3.52
Curr Liab Exc Curr Prtn LTD	(59,644)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	150,486	=	2.98
Average Monthly Operating and Other Expenses	50,576		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,540	=	0.01
Total Tenant Revenue	177,243		IR < 1.50

Days Receivable Outstanding: 1.60

Accounts Payable (AP)

Accounts Payable	(25,359)	=	0.50
Total Operating Expenses	50,576		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.68%	98.32%	
Year-to-Date	0.98%	99.02%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.90	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.90	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

99,428

Average Dwelling Rent

Actual/UML	175,104	707	247.67
Budget/UMA	172,353	714	241.39
Increase (Decrease)	2,751	(7)	6.28

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 117.13	24.49 %
Supplies and Materials	28.56	5.97
Fleet Costs	2.11	0.44
Outside Services	60.92	12.74
Utilities	106.05	22.17
Protective Services	4.26	0.89
Insurance	7.43	22.17
Other Expenses	22.77	4.76
Total Average Expense	$ 349.24	93.64 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	126,173	=	1.97
Curr Liab Exc Curr Prtn LTD	(64,082)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	62,090	=	1.11
Average Monthly Operating and Other Expenses	55,934		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	4,611	=	0.03
Total Tenant Revenue	169,418		IR < 1.50

Days Receivable Outstanding: 5.02

Accounts Payable (AP)

Accounts Payable	(31,222)	=	0.56
Total Operating Expenses	55,934		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.84 %	99.16%	
Year-to-Date	2.52 %	97.48%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.85	12	Accts Recvble	5.00	5
MENAR	6.16	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.01	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

5,567

Average Dwelling Rent

Actual/UML	167,602	696	240.81
Budget/UMA	165,000	714	231.09
Increase (Decrease)	2,602	(18)	9.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.33	32.52%
Supplies and Materials	32.94	7.22
Fleet Costs	0.33	0.07
Outside Services	56.27	12.34
Utilities	122.46	26.85
Protective Services	7.39	1.62
Insurance	6.49	26.85
Other Expenses	25.05	5.49
Total Average Expense	$ 399.26	112.96%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	118,435	=	2.69
Curr Liab Exc Curr Prtn LTD	(44,006)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	74,429	=	1.88
Average Monthly Operating and Other Expenses	39,660		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,487	=	0.01
Total Tenant Revenue	102,036		IR < 1.50

Days Receivable Outstanding: 2.69

Accounts Payable (AP)

Accounts Payable	(17,494)	=	0.44
Total Operating Expenses	39,660		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.00%	99.00%	
Year-to-Date	0.83%	99.17%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.29	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.29	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

34,363

Average Dwelling Rent

Actual/UML	99,826	595	167.77
Budget/UMA	103,461	600	172.44
Increase (Decrease)	(3,635)	(5)	(4.66)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 123.36	30.30 %
Supplies and Materials	21.65	5.32
Fleet Costs	0.72	0.18
Outside Services	85.42	20.98
Utilities	36.38	8.93
Protective Services	0.00	0.00
Insurance	36.16	8.93
Other Expenses	24.46	6.01
Total Average Expense	$ 328.15	80.65 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	72,407	=	1.50
Curr Liab Exc Curr Prtn LTD	(48,392)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	24,015	=	0.61
Average Monthly Operating and Other Expenses	39,101		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	4,813	=	0.05
Total Tenant Revenue	103,943		IR < 1.50

Days Receivable Outstanding: 8.58

Accounts Payable (AP)

Accounts Payable	(20,564)	=	0.53
Total Operating Expenses	39,101		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.00 %	95.00%	
Year-to-Date	2.50 %	97.50%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.58	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	11.58	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(15,357)

Average Dwelling Rent

Actual/UML	98,784	585	168.86
Budget/UMA	100,600	600	167.67
Increase (Decrease)	(1,816)	(15)	1.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 89.03	24.48%
Supplies and Materials	26.67	7.33
Fleet Costs	1.20	0.33
Outside Services	97.07	26.69
Utilities	49.33	13.56
Protective Services	5.55	1.53
Insurance	25.06	13.56
Other Expenses	38.21	10.51
Total Average Expense	$ 332.13	97.98%

KFI - FY Comparison for Lincoln Heights - 338 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	499,309	=	3.25
Curr Liab Exc Curr Prtn LTD	(153,419)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	313,807	=	1.81
Average Monthly Operating and Other Expenses	173,309		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.93

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	32,952	=	0.11
Total Tenant Revenue	302,689		IR < 1.50

Days Receivable Outstanding: 20.30

Accounts Payable (AP)

Accounts Payable	(44,515)	=	0.26
Total Operating Expenses	173,309		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.54%	90.61%	
Year-to-Date	10.16%	92.02%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.19	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.19	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

138,461

Average Dwelling Rent

Actual/UML	268,278	1,822	147.24
Budget/UMA	260,166	1,980	131.40
Increase (Decrease)	8,112	(158)	15.85

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 170.82	29.48 %
Supplies and Materials	56.20	9.70
Fleet Costs	3.33	0.58
Outside Services	124.74	21.53
Utilities	43.81	7.56
Protective Services	14.86	2.57
Insurance	25.21	7.61
Other Expenses	22.15	3.82
Total Average Expense	$ 461.12	82.84 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(516,038)	=	-1.77
Curr Liab Exc Curr Prtn LTD	(291,665)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(807,703)	=	-4.28
Average Monthly Operating and Other Expenses	188,592		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.54

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	18,010	=	0.06
Total Tenant Revenue	285,701		IR < 1.50

Days Receivable Outstanding: 12.22

Accounts Payable (AP)

Accounts Payable	(179,118)	=	0.95
Total Operating Expenses	188,592		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	13.02 %	89.09%	
Year-to-Date	10.01 %	92.17%	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	4.00	16
Total Points	2.00	25	Total Points	11.00	25

Capital Fund Occupancy

5.00

Excess Cash

(998,398)

Average Dwelling Rent

Actual/UML	268,526	1,825	147.14
Budget/UMA	265,000	1,980	133.84
Increase (Decrease)	3,526	(155)	13.30

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 169.46	29.17%
Supplies and Materials	82.96	14.28
Fleet Costs	1.57	0.27
Outside Services	114.56	19.72
Utilities	59.26	10.24
Protective Services	6.78	1.17
Insurance	18.80	10.24
Other Expenses	32.68	5.63
Total Average Expense	$ 486.07	90.71%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	255,354	=	6.23
Curr Liab Exc Curr Prtn LTD	(41,008)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	214,346	=	4.75
Average Monthly Operating and Other Expenses	45,108		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	990	=	0.01
Total Tenant Revenue	138,007		IR < 1.50

Days Receivable Outstanding: 1.32

Accounts Payable (AP)

Accounts Payable	(16,996)	=	0.38
Total Operating Expenses	45,108		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.32%	98.68%	
Year-to-Date	2.41%	97.59%	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

168,806

Average Dwelling Rent

Actual/UML	132,543	445	297.85
Budget/UMA	129,850	456	284.76
Increase (Decrease)	2,693	(11)	13.09

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 224.72	39.63%
Supplies and Materials	29.85	5.26
Fleet Costs	0.76	0.13
Outside Services	130.26	22.97
Utilities	87.97	15.51
Protective Services	0.20	0.04
Insurance	21.08	17.01
Other Expenses	16.92	2.98
Total Average Expense	$ 511.75	103.53%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	63,189	=	2.16
Curr Liab Exc Curr Prtn LTD	(29,261)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	33,928	=	0.77
Average Monthly Operating and Other Expenses	44,099		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	1,542	=	0.01
Total Tenant Revenue	131,409		IR < 1.50

Days Receivable Outstanding: 2.16

Accounts Payable (AP)

Accounts Payable	(5,784)	=	0.13
Total Operating Expenses	44,099		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	0.66 %	99.34%	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

(10,642)

Average Dwelling Rent

Actual/UML	126,436	453	279.11
Budget/UMA	127,500	456	279.61
Increase (Decrease)	(1,064)	(3)	(0.50)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 230.19	42.16%
Supplies and Materials	31.45	5.76
Fleet Costs	1.22	0.22
Outside Services	103.86	19.02
Utilities	80.91	16.19
Protective Services	0.00	0.00
Insurance	14.77	16.19
Other Expenses	29.52	5.41
Total Average Expense	$ 491.93	104.96%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	233,333	=	1.14
Curr Liab Exc Curr Prtn LTD	(204,244)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	29,090	=	0.17
Average Monthly Operating and Other Expenses	167,257		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	10,427	=	0.04
Total Tenant Revenue	254,065		IR < 1.50

Days Receivable Outstanding: 7.58

Accounts Payable (AP)

Accounts Payable	(128,074)	=	0.77
Total Operating Expenses	167,257		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.02%	97.98%	
Year-to-Date	1.88%	98.12%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.88	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	9.88	25	Total Points	23.00	25

Capital Fund Occupancy

5.00

Excess Cash

(139,871)

Average Dwelling Rent

Actual/UML	216,353	1,460	148.19
Budget/UMA	184,250	1,488	123.82
Increase (Decrease)	32,103	(28)	24.36

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 156.79	28.74 %
Supplies and Materials	51.54	9.45
Fleet Costs	2.68	0.49
Outside Services	260.90	47.83
Utilities	45.52	8.34
Protective Services	1.98	0.36
Insurance	37.96	8.35
Other Expenses	17.90	3.28
Total Average Expense	$ 575.27	106.85 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	177,783	=	1.00
Curr Liab Exc Curr Prtn LTD	(177,973)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(190)	=	0.00
Average Monthly Operating and Other Expenses	143,980		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	8,870	=	0.04
Total Tenant Revenue	223,015		IR < 1.50

Days Receivable Outstanding: 7.32

Accounts Payable (AP)

Accounts Payable	(95,832)	=	0.67
Total Operating Expenses	143,980		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.63 %	96.37%	
Year-to-Date	2.89 %	97.11%	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	12.00	16
Total Points	2.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(146,251)

Average Dwelling Rent

Actual/UML	181,982	1,445	125.94
Budget/UMA	173,997	1,488	116.93
Increase (Decrease)	7,986	(43)	9.01

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 147.76	31.88%
Supplies and Materials	46.76	10.09
Fleet Costs	10.92	2.36
Outside Services	185.80	40.08
Utilities	49.37	10.66
Protective Services	4.88	1.05
Insurance	26.00	10.66
Other Expenses	28.74	6.20
Total Average Expense	$ 500.22	112.98%

KFI - FY Comparison for Mission Park - 100 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	147,831	=	2.36
Curr Liab Exc Curr Prtn LTD	(62,521)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	85,310	=	1.27
Average Monthly Operating and Other Expenses	67,334		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	21,445	=	0.22
Total Tenant Revenue	95,947		IR < 1.50

Days Receivable Outstanding: 41.32

Accounts Payable (AP)

Accounts Payable	(36,225)	=	0.54
Total Operating Expenses	67,334		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.00%	99.00%	
Year-to-Date	2.67%	97.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	6.39	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.39	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

17,683

Average Dwelling Rent

Actual/UML	85,054	584	145.64
Budget/UMA	68,280	600	113.80
Increase (Decrease)	16,774	(16)	31.84

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 150.33	22.84 %
Supplies and Materials	50.05	7.61
Fleet Costs	0.00	0.00
Outside Services	186.89	28.40
Utilities	100.11	15.21
Protective Services	8.53	1.30
Insurance	58.39	15.21
Other Expenses	24.03	3.65
Total Average Expense	$ 578.33	94.22 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	18,425	=	0.34
Curr Liab Exc Curr Prtn LTD	(54,735)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(36,309)	=	-0.53
Average Monthly Operating and Other Expenses	67,916		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	9,678	=	0.14
Total Tenant Revenue	69,974		IR < 1.50

Days Receivable Outstanding: 25.84

Accounts Payable (AP)

Accounts Payable	(23,270)	=	0.34
Total Operating Expenses	67,916		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.00 %	95.00%	
Year-to-Date	3.50 %	96.50%	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

(109,456)

Average Dwelling Rent

Actual/UML	58,607	579	101.22
Budget/UMA	70,000	600	116.67
Increase (Decrease)	(11,393)	(21)	(15.45)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 181.66	35.33%
Supplies and Materials	68.41	13.30
Fleet Costs	1.51	0.29
Outside Services	195.37	38.00
Utilities	74.17	14.86
Protective Services	2.69	0.52
Insurance	33.33	14.86
Other Expenses	24.91	4.85
Total Average Expense	$ 582.05	122.01%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	331,092	=	2.60
Curr Liab Exc Curr Prtn LTD	(127,373)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	203,720	=	2.13
Average Monthly Operating and Other Expenses	95,463		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	19,530	=	0.07
Total Tenant Revenue	278,025		IR < 1.50

Days Receivable Outstanding: 12.95

Accounts Payable (AP)

Accounts Payable	(53,645)	=	0.56
Total Operating Expenses	95,463		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.60%	97.40%	
Year-to-Date	1.95%	98.05%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.66	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.66	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

107,487

Average Dwelling Rent

Actual/UML	273,663	1,359	201.37
Budget/UMA	264,077	1,386	190.53
Increase (Decrease)	9,587	(27)	10.84

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 176.51	38.39%
Supplies and Materials	42.62	9.27
Fleet Costs	0.08	0.02
Outside Services	26.82	5.83
Utilities	49.09	10.68
Protective Services	8.55	1.86
Insurance	17.65	10.68
Other Expenses	20.59	4.48
Total Average Expense	$ 341.91	81.20%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	144,765	=	1.50
Curr Liab Exc Curr Prtn LTD	(96,573)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	48,193	=	0.45
Average Monthly Operating and Other Expenses	108,044		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	12,091	=	0.05
Total Tenant Revenue	258,756		IR < 1.50

Days Receivable Outstanding: 8.61

Accounts Payable (AP)

Accounts Payable	(30,253)	=	0.28
Total Operating Expenses	108,044		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.30 %	98.70%	
Year-to-Date	3.82 %	96.18%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.60	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	11.60	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(61,364)

Average Dwelling Rent

Actual/UML	251,512	1,333	188.68
Budget/UMA	260,000	1,386	187.59
Increase (Decrease)	(8,488)	(53)	1.09

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 205.82	49.33%
Supplies and Materials	46.56	11.16
Fleet Costs	0.39	0.09
Outside Services	71.85	17.22
Utilities	47.17	11.31
Protective Services	7.51	1.80
Insurance	12.88	11.31
Other Expenses	28.11	6.74
Total Average Expense	$ 420.29	108.96%

KFI - FY Comparison for Pin Oak I - 50 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	50,635	=	2.31
Curr Liab Exc Curr Prtn LTD	(21,928)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	28,707	=	1.08
Average Monthly Operating and Other Expenses	26,572		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(11,966)	=	-0.16
Total Tenant Revenue	74,990		IR < 1.50

Days Receivable Outstanding: -29.66

Accounts Payable (AP)

Accounts Payable	(8,600)	=	0.32
Total Operating Expenses	26,572		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
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	6.12	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.12	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,993

Average Dwelling Rent

Actual/UML	74,491	297	250.81
Budget/UMA	74,000	300	246.67
Increase (Decrease)	491	(3)	4.14

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 177.97	37.29 %
Supplies and Materials	39.23	8.22
Fleet Costs	0.00	0.00
Outside Services	89.89	18.83
Utilities	101.24	21.21
Protective Services	0.00	0.00
Insurance	23.44	21.21
Other Expenses	22.12	4.63
Total Average Expense	$ 453.87	111.40 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	21,662	=	0.90
Curr Liab Exc Curr Prtn LTD	(24,167)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(2,505)	=	-0.09
Average Monthly Operating and Other Expenses	26,904		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	755	=	0.01
Total Tenant Revenue	74,384		IR < 1.50

Days Receivable Outstanding: 1.87

Accounts Payable (AP)

Accounts Payable	(10,704)	=	0.40
Total Operating Expenses	26,904		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	0.00	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	2.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(29,556)

Average Dwelling Rent

Actual/UML	73,841	288	256.39
Budget/UMA	73,000	300	243.33
Increase (Decrease)	841	(12)	13.06

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 110.56	24.82%
Supplies and Materials	46.11	10.35
Fleet Costs	0.00	0.00
Outside Services	105.56	23.69
Utilities	168.17	37.75
Protective Services	0.00	0.00
Insurance	17.17	37.75
Other Expenses	37.44	8.40
Total Average Expense	$ 485.01	142.76%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	115,367	=	1.76
Curr Liab Exc Curr Prtn LTD	(65,406)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	49,961	=	0.68
Average Monthly Operating and Other Expenses	73,377		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	16,378	=	0.21
Total Tenant Revenue	79,604		IR < 1.50

Days Receivable Outstanding: 39.21

Accounts Payable (AP)

Accounts Payable	(39,702)	=	0.54
Total Operating Expenses	73,377		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.96%	99.04%	
Year-to-Date	5.13%	94.87%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.87	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	12.87	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

(23,865)

Average Dwelling Rent

Actual/UML	94,363	592	159.40
Budget/UMA	83,500	624	133.81
Increase (Decrease)	10,863	(32)	25.58

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 130.20	23.02 %
Supplies and Materials	75.68	13.38
Fleet Costs	2.36	0.42
Outside Services	214.12	37.85
Utilities	88.15	15.58
Protective Services	10.42	1.84
Insurance	38.76	15.58
Other Expenses	22.99	4.06
Total Average Expense	$ 582.70	111.74 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	70,116	=	1.31
Curr Liab Exc Curr Prtn LTD	(53,601)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	16,515	=	0.26
Average Monthly Operating and Other Expenses	63,326		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	20,800	=	0.23
Total Tenant Revenue	90,384		IR < 1.50

Days Receivable Outstanding: 42.55

Accounts Payable (AP)

Accounts Payable	(19,989)	=	0.32
Total Operating Expenses	63,326		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.81 %	95.19%	
Year-to-Date	3.53 %	96.47%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.68	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	10.68	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

(47,329)

Average Dwelling Rent

Actual/UML	81,384	602	135.19
Budget/UMA	82,486	624	132.19
Increase (Decrease)	(1,102)	(22)	3.00

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 183.09	34.55%
Supplies and Materials	42.25	7.97
Fleet Costs	1.86	0.35
Outside Services	157.86	29.78
Utilities	85.84	16.44
Protective Services	2.67	0.50
Insurance	25.22	16.44
Other Expenses	28.55	5.39
Total Average Expense	$ 527.34	111.43%

KFI - FY Comparison for Scattered Sites - 102 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	272,147	=	4.74
Curr Liab Exc Curr Prtn LTD	(57,395)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	214,752	=	3.85
Average Monthly Operating and Other Expenses	55,851		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	36,060	=	0.60
Total Tenant Revenue	60,059		IR < 1.50

Days Receivable Outstanding: 112.09

Accounts Payable (AP)

Accounts Payable	(20,566)	=	0.37
Total Operating Expenses	55,851		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.27%	91.30%	
Year-to-Date	39.46%	93.53%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	10.17	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	24.17	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

157,947

Average Dwelling Rent

Actual/UML	71,190	405	175.78
Budget/UMA	100,000	433	230.95
Increase (Decrease)	(28,810)	(28)	(55.17)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 216.31	20.82 %
Supplies and Materials	6.79	0.65
Fleet Costs	8.70	0.84
Outside Services	222.60	21.43
Utilities	55.72	5.36
Protective Services	1.39	0.13
Insurance	81.78	5.37
Other Expenses	54.36	5.23
Total Average Expense	$ 647.65	59.84 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	295,332	=	2.66
Curr Liab Exc Curr Prtn LTD	(110,910)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	184,422	=	3.26
Average Monthly Operating and Other Expenses	56,488		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	47,036	=	0.28
Total Tenant Revenue	169,411		IR < 1.50

Days Receivable Outstanding: 55.09

Accounts Payable (AP)

Accounts Payable	(54,417)	=	0.96
Total Operating Expenses	56,488		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.16 %	96.84%	
Year-to-Date	3.78 %	97.21%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	9.32	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	23.32	25	Total Points	14.00	25

Capital Fund Occupancy

5.00

Excess Cash

127,027

Average Dwelling Rent

Actual/UML	137,563	941	146.19
Budget/UMA	135,000	968	139.46
Increase (Decrease)	2,563	(27)	6.72

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 72.43	14.60%
Supplies and Materials	17.08	3.44
Fleet Costs	2.40	0.48
Outside Services	151.05	30.45
Utilities	4.13	0.83
Protective Services	0.60	0.12
Insurance	27.54	0.83
Other Expenses	27.53	5.55
Total Average Expense	$ 302.75	56.31%

KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(150,356)	=	-11.26
Curr Liab Exc Curr Prtn LTD	(13,349)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(163,705)	=	-16.31
Average Monthly Operating and Other Expenses	10,036		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	17,244		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(4,299)	=	0.43
Total Operating Expenses	10,036		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

(173,778)

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	90.13%
Supplies and Materials		0.00	18.59
Fleet Costs		0.00	0.00
Outside Services		0.00	98.74
Utilities		0.00	132.66
Protective Services		0.00	0.00
Insurance		0.00	132.66
Other Expenses		0.00	7.62
Total Average Expense	$	0.00	480.39%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(57,315)	=	-3.96
Curr Liab Exc Curr Prtn LTD	(14,482)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(71,798)	=	-7.02
Average Monthly Operating and Other Expenses	10,232		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	16,794		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(6,000)	=	0.59
Total Operating Expenses	10,232		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

(82,074)

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	91.82%
Supplies and Materials		0.00	17.34
Fleet Costs		0.00	0.00
Outside Services		0.00	77.79
Utilities		0.00	167.77
Protective Services		0.00	0.00
Insurance		0.00	167.77
Other Expenses		0.00	9.65
Total Average Expense	$	0.00	532.14%

KFI - FY Comparison for Springview - 180 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	220,108	=	2.66
Curr Liab Exc Curr Prtn LTD	(82,770)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	137,337	=	1.16
Average Monthly Operating and Other Expenses	117,987		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	8,905	=	0.04
Total Tenant Revenue	209,981		IR < 1.50

Days Receivable Outstanding: 7.80

Accounts Payable (AP)

Accounts Payable	(25,143)	=	0.21
Total Operating Expenses	117,987		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.78%	92.22%	
Year-to-Date	6.85%	93.41%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.24	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	20.24	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Excess Cash

17,669

Average Dwelling Rent

Actual/UML	189,196	1,006	188.07
Budget/UMA	189,000	1,077	175.49
Increase (Decrease)	196	(71)	12.58

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 188.79	35.04 %
Supplies and Materials	45.66	8.47
Fleet Costs	3.98	0.74
Outside Services	205.25	38.09
Utilities	84.50	15.68
Protective Services	5.36	0.99
Insurance	48.43	15.68
Other Expenses	29.22	5.42
Total Average Expense	$ 611.18	120.13 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(21,833)	=	-0.23
Curr Liab Exc Curr Prtn LTD	(94,125)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(115,958)	=	-1.12
Average Monthly Operating and Other Expenses	103,994		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	11,740	=	0.06
Total Tenant Revenue	211,572		IR < 1.50

Days Receivable Outstanding: 10.25

Accounts Payable (AP)

Accounts Payable	(28,195)	=	0.27
Total Operating Expenses	103,994		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.49 %	94.51%	
Year-to-Date	6.14 %	93.86%	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

(221,602)

Average Dwelling Rent

Actual/UML	184,207	1,025	179.71
Budget/UMA	192,500	1,092	176.28
Increase (Decrease)	(8,293)	(67)	3.43

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 187.20	37.85%
Supplies and Materials	35.73	7.23
Fleet Costs	5.18	1.05
Outside Services	134.12	27.12
Utilities	106.35	21.50
Protective Services	0.47	0.09
Insurance	30.25	21.50
Other Expenses	34.10	6.90
Total Average Expense	$ 533.41	123.24%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	152,508	=	2.28
Curr Liab Exc Curr Prtn LTD	(67,022)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	85,485	=	1.51
Average Monthly Operating and Other Expenses	56,459		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	14,486	=	0.09
Total Tenant Revenue	161,321		IR < 1.50

Days Receivable Outstanding: 16.62

Accounts Payable (AP)

Accounts Payable	(29,536)	=	0.52
Total Operating Expenses	56,459		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.61%	98.39%	
Year-to-Date	3.23%	96.77%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.75	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.75	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

28,492

Average Dwelling Rent

Actual/UML	155,528	720	216.01
Budget/UMA	151,130	744	203.13
Increase (Decrease)	4,399	(24)	12.88

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 162.57	35.39%
Supplies and Materials	27.43	5.97
Fleet Costs	0.48	0.10
Outside Services	85.64	18.64
Utilities	62.19	13.54
Protective Services	1.04	0.23
Insurance	27.98	13.96
Other Expenses	22.05	4.80
Total Average Expense	$ 389.38	92.63%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	107,121	=	1.70
Curr Liab Exc Curr Prtn LTD	(63,044)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	44,077	=	0.77
Average Monthly Operating and Other Expenses	57,341		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	10,114	=	0.06
Total Tenant Revenue	161,674		IR < 1.50

Days Receivable Outstanding: 11.52

Accounts Payable (AP)

Accounts Payable	(20,368)	=	0.36
Total Operating Expenses	57,341		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.03 %	95.97%	
Year-to-Date	5.65 %	94.35%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.56	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	12.56	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(13,843)

Average Dwelling Rent

Actual/UML	150,262	702	214.05
Budget/UMA	147,500	744	198.25
Increase (Decrease)	2,762	(42)	15.80

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 184.21	41.80%
Supplies and Materials	26.87	6.10
Fleet Costs	0.48	0.11
Outside Services	78.61	17.84
Utilities	68.43	16.07
Protective Services	3.99	0.91
Insurance	19.34	16.07
Other Expenses	31.05	7.05
Total Average Expense	$ 412.99	105.94%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	36,457	=	2.00
Curr Liab Exc Curr Prtn LTD	(18,274)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	18,183	=	0.97
Average Monthly Operating and Other Expenses	18,753		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,271	=	0.02
Total Tenant Revenue	51,306		IR < 1.50

Days Receivable Outstanding: 4.56

Accounts Payable (AP)

Accounts Payable	(8,116)	=	0.43
Total Operating Expenses	18,753		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	2.94%	97.06%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.98	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	13.98	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(669)

Average Dwelling Rent

Actual/UML	50,187	198	253.47
Budget/UMA	49,925	204	244.73
Increase (Decrease)	262	(6)	8.74

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 177.68	33.52 %
Supplies and Materials	42.42	8.00
Fleet Costs	0.00	0.00
Outside Services	110.17	20.78
Utilities	123.67	23.33
Protective Services	0.00	0.00
Insurance	3.60	23.33
Other Expenses	23.84	4.50
Total Average Expense	$ 481.38	113.45 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	118,136	=	7.09
Curr Liab Exc Curr Prtn LTD	(16,654)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	101,483	=	6.09
Average Monthly Operating and Other Expenses	16,672		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	923	=	0.02
Total Tenant Revenue	52,953		IR < 1.50

Days Receivable Outstanding: 3.21

Accounts Payable (AP)

Accounts Payable	(8,237)	=	0.49
Total Operating Expenses	16,672		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.88 %	94.12%	
Year-to-Date	3.43 %	96.57%	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	12.00	16
Total Points	25.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

84,692

Average Dwelling Rent

Actual/UML	47,789	197	242.59
Budget/UMA	49,314	204	241.74
Increase (Decrease)	(1,525)	(7)	0.85

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 189.65	34.80%
Supplies and Materials	12.32	2.26
Fleet Costs	0.00	0.00
Outside Services	102.52	18.81
Utilities	126.60	23.23
Protective Services	0.00	0.00
Insurance	3.20	23.23
Other Expenses	16.27	2.99
Total Average Expense	$ 450.56	105.32%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	172,614	=	2.63
Curr Liab Exc Curr Prtn LTD	(65,581)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	107,033	=	1.59
Average Monthly Operating and Other Expenses	67,425		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	2,764	=	0.01
Total Tenant Revenue	223,389		IR < 1.50

Days Receivable Outstanding: 2.28

Accounts Payable (AP)

Accounts Payable	(26,957)	=	0.40
Total Operating Expenses	67,425		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.76%	96.24%	
Year-to-Date	1.38%	98.62%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.86	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.86	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

38,816

Average Dwelling Rent

Actual/UML	220,897	787	280.68
Budget/UMA	217,250	798	272.24
Increase (Decrease)	3,647	(11)	8.44

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 180.69	35.79%
Supplies and Materials	24.01	4.76
Fleet Costs	2.06	0.41
Outside Services	89.96	17.82
Utilities	99.47	19.70
Protective Services	0.00	0.00
Insurance	25.64	19.70
Other Expenses	20.45	4.05
Total Average Expense	$ 442.28	102.22%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	(832,875)	=	-10.40
Curr Liab Exc Curr Prtn LTD	(80,100)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(912,975)	=	-12.21
Average Monthly Operating and Other Expenses	74,794		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	3	=	0.00
Total Tenant Revenue	216,023		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(40,135)	=	0.54
Total Operating Expenses	74,794		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00 %	100.00%	
Year-to-Date	1.13 %	98.87%	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

(988,582)

Average Dwelling Rent

Actual/UML	215,155	789	272.69
Budget/UMA	214,000	798	268.17
Increase (Decrease)	1,155	(9)	4.52

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 172.41	35.48%
Supplies and Materials	28.79	5.92
Fleet Costs	11.26	2.32
Outside Services	132.13	27.19
Utilities	106.63	21.94
Protective Services	0.00	0.00
Insurance	17.39	21.94
Other Expenses	23.98	4.94
Total Average Expense	$ 492.58	119.73%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(379,034)	=	-0.84
Curr Liab Exc Curr Prtn LTD	(449,767)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(828,802)	=	-15.89
Average Monthly Operating and Other Expenses	52,171		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

7,299,967.(

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	775	=	0.01
Total Tenant Revenue	83,259		IR < 1.50

Days Receivable Outstanding: 1.71

Accounts Payable (AP)

Accounts Payable	(401,697)	=	7.70
Total Operating Expenses	52,171		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	72.55%	100.00%	
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

(880,814)

Average Dwelling Rent

Actual/UML	79,657	418	190.57
Budget/UMA	101,842	420	242.48
Increase (Decrease)	(22,185)	(2)	(51.91)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 229.15	19.63%
Supplies and Materials	21.94	1.88
Fleet Costs	0.50	0.04
Outside Services	67.10	5.75
Utilities	66.35	5.68
Protective Services	0.00	0.00
Insurance	42.89	5.68
Other Expenses	53.19	4.56
Total Average Expense	$ 481.13	43.22%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	243,044	=	3.20
Curr Liab Exc Curr Prtn LTD	(75,935)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	167,109	=	2.39
Average Monthly Operating and Other Expenses	70,001		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

24.49

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	267	=	0.00
Total Tenant Revenue	72,405		IR < 1.50

Days Receivable Outstanding: 0.71

Accounts Payable (AP)

Accounts Payable	(27,058)	=	0.39
Total Operating Expenses	70,001		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	73.33 %	97.14%	
Year-to-Date	73.01 %	98.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.03	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.03	25	Total Points	25.00	25

Capital Fund Occupancy

5.00

Excess Cash

97,293

Average Dwelling Rent

Actual/UML	71,478	413	173.07
Budget/UMA	70,000	420	166.67
Increase (Decrease)	1,478	(7)	6.40

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 231.55	20.88%
Supplies and Materials	35.76	3.23
Fleet Costs	0.97	0.09
Outside Services	141.14	12.73
Utilities	94.27	8.50
Protective Services	6.29	0.57
Insurance	47.38	8.50
Other Expenses	132.38	11.94
Total Average Expense	$ 689.74	66.44%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	175,466	=	3.11
Curr Liab Exc Curr Prtn LTD	(56,434)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	119,032	=	2.05
Average Monthly Operating and Other Expenses	58,151		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,908	=	0.01
Total Tenant Revenue	192,532		IR < 1.50

Days Receivable Outstanding: 1.83

Accounts Payable (AP)

Accounts Payable	(19,462)	=	0.33
Total Operating Expenses	58,151		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.55%	98.45%	
Year-to-Date	2.07%	97.93%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.54	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.54	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

60,405

Average Dwelling Rent

Actual/UML	189,978	758	250.63
Budget/UMA	185,784	774	240.03
Increase (Decrease)	4,194	(16)	10.60

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	139.85	27.80 %
Supplies and Materials		21.85	4.34
Fleet Costs		0.53	0.11
Outside Services		73.53	14.62
Utilities		103.86	20.65
Protective Services		4.82	0.96
Insurance		21.39	20.65
Other Expenses		20.59	4.09
Total Average Expense	$	386.42	93.22 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	167,898	=	2.56
Curr Liab Exc Curr Prtn LTD	(65,707)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	102,191	=	1.75
Average Monthly Operating and Other Expenses	58,531		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	600	=	0.00
Total Tenant Revenue	190,714		IR < 1.50

Days Receivable Outstanding: 0.58

Accounts Payable (AP)

Accounts Payable	(29,398)	=	0.50
Total Operating Expenses	58,531		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.65 %	95.35%	
Year-to-Date	4.13 %	95.87%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.09	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	21.09	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

43,150

Average Dwelling Rent

Actual/UML	186,192	742	250.93
Budget/UMA	187,247	774	241.92
Increase (Decrease)	(1,056)	(32)	9.01

PUM / Percentage of Revenue

Expense		Amount	Percent
Salaries and Benefits	$	145.09	29.04%
Supplies and Materials		20.70	4.14
Fleet Costs		0.40	0.08
Outside Services		67.57	13.52
Utilities		121.12	24.24
Protective Services		0.74	0.15
Insurance		14.98	24.24
Other Expenses		34.61	6.93
Total Average Expense	$	405.22	102.34%

KFI - FY Comparison for Villa Tranchese - 201 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	373,399	=	3.97
Curr Liab Exc Curr Prtn LTD	(94,031)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	205,649	=	2.20
Average Monthly Operating and Other Expenses	93,298		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.20 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	3,149	=	0.01
Total Tenant Revenue	325,562		IR < 1.50

Days Receivable Outstanding: 1.85

Accounts Payable (AP)

Accounts Payable	(36,075)	=	0.39
Total Operating Expenses	93,298		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	1.58%	98.42%	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

111,445

Average Dwelling Rent

Actual/UML	312,643	1,187	263.39
Budget/UMA	301,000	1,206	249.59
Increase (Decrease)	11,643	(19)	13.80

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 177.80	33.18 %
Supplies and Materials	17.13	3.20
Fleet Costs	1.42	0.27
Outside Services	54.05	10.09
Utilities	92.54	17.27
Protective Services	1.83	0.34
Insurance	23.46	17.27
Other Expenses	22.26	4.15
Total Average Expense	$ 390.49	85.75 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	327,491	=	3.34
Curr Liab Exc Curr Prtn LTD	(98,008)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	229,483	=	2.44
Average Monthly Operating and Other Expenses	94,077		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

8.24 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	3,249	=	0.01
Total Tenant Revenue	315,952		IR < 1.50

Days Receivable Outstanding: 1.96

Accounts Payable (AP)

Accounts Payable	(40,719)	=	0.43
Total Operating Expenses	94,077		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.49 %	97.51%	
Year-to-Date	2.40 %	97.60%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.11	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	22.11	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

134,304

Average Dwelling Rent

Actual/UML	303,960	1,177	258.25
Budget/UMA	292,100	1,206	242.21
Increase (Decrease)	11,860	(29)	16.04

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 179.32	34.80%
Supplies and Materials	23.20	4.50
Fleet Costs	2.62	0.51
Outside Services	55.10	10.69
Utilities	90.86	17.63
Protective Services	1.50	0.29
Insurance	16.16	17.63
Other Expenses	26.02	5.05
Total Average Expense	$ 394.78	91.11%

KFI - FY Comparison for Villa Veramendi - 166 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	264,724	=	1.78
Curr Liab Exc Curr Prtn LTD	(148,577)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	116,147	=	1.00
Average Monthly Operating and Other Expenses	116,056		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	35,056	=	0.20
Total Tenant Revenue	176,096		IR < 1.50

Days Receivable Outstanding: 36.76

Accounts Payable (AP)

Accounts Payable	(99,019)	=	0.85
Total Operating Expenses	116,056		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.60%	99.40%	
Year-to-Date	1.10%	98.90%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	10.95	12	Accts Recvble	2.00	5
MENAR	6.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	18.95	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

(945)

Average Dwelling Rent

Actual/UML	151,111	985	153.41
Budget/UMA	132,500	996	133.03
Increase (Decrease)	18,611	(11)	20.38

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 167.77	25.44 %
Supplies and Materials	50.07	7.59
Fleet Costs	3.47	0.53
Outside Services	237.13	35.95
Utilities	104.84	15.89
Protective Services	3.93	0.60
Insurance	26.19	15.89
Other Expenses	19.44	2.95
Total Average Expense	$ 612.84	104.84 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	164,787	=	1.27
Curr Liab Exc Curr Prtn LTD	(129,439)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	35,348	=	0.33
Average Monthly Operating and Other Expenses	106,464		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	23,073	=	0.17
Total Tenant Revenue	133,540		IR < 1.50

Days Receivable Outstanding: 32.21

Accounts Payable (AP)

Accounts Payable	(76,571)	=	0.72
Total Operating Expenses	106,464		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.22 %	95.78%	
Year-to-Date	3.41 %	96.59%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	8.51	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	10.51	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Excess Cash

(72,168)

Average Dwelling Rent

Actual/UML	125,745	962	130.71
Budget/UMA	137,500	996	138.05
Increase (Decrease)	(11,755)	(34)	(7.34)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.84	27.52%
Supplies and Materials	64.57	11.55
Fleet Costs	8.76	1.57
Outside Services	185.01	33.10
Utilities	95.32	17.12
Protective Services	4.83	0.86
Insurance	18.41	17.12
Other Expenses	24.01	4.30
Total Average Expense	$ 554.76	113.15%

KFI - FY Comparison for WC White - 75 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	223,538	=	7.52
Curr Liab Exc Curr Prtn LTD	(29,737)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	193,801	=	6.38
Average Monthly Operating and Other Expenses	30,355		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	3,608	=	0.04
Total Tenant Revenue	89,335		IR < 1.50

Days Receivable Outstanding: 7.49

Accounts Payable (AP)

Accounts Payable	(7,523)	=	0.25
Total Operating Expenses	30,355		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	0.22%	99.78%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	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

163,090

Average Dwelling Rent

Actual/UML	84,026	449	187.14
Budget/UMA	84,000	450	186.67
Increase (Decrease)	26	(1)	0.47

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 141.88	31.49 %
Supplies and Materials	22.85	5.07
Fleet Costs	1.48	0.33
Outside Services	74.60	16.56
Utilities	54.10	12.01
Protective Services	4.80	1.07
Insurance	15.30	12.01
Other Expenses	28.50	6.33
Total Average Expense	$ 343.51	84.86 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	177,043	=	4.87
Curr Liab Exc Curr Prtn LTD	(36,345)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	140,699	=	4.55
Average Monthly Operating and Other Expenses	30,938		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	3,188	=	0.04
Total Tenant Revenue	87,205		IR < 1.50

Days Receivable Outstanding: 6.79

Accounts Payable (AP)

Accounts Payable	(13,532)	=	0.44
Total Operating Expenses	30,938		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.67 %	97.33%	
Year-to-Date	1.78 %	98.22%	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

109,655

Average Dwelling Rent

Actual/UML	82,658	442	187.01
Budget/UMA	85,000	450	188.89
Increase (Decrease)	(2,342)	(8)	(1.88)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 135.44	33.12%
Supplies and Materials	25.87	6.33
Fleet Costs	1.01	0.25
Outside Services	67.20	16.43
Utilities	58.88	14.40
Protective Services	1.21	0.30
Insurance	13.42	14.40
Other Expenses	43.18	10.56
Total Average Expense	$ 346.23	95.78%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	343,358	=	2.84
Curr Liab Exc Curr Prtn LTD	(120,818)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	222,541	=	1.99
Average Monthly Operating and Other Expenses	111,782		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	9,526	=	0.04
Total Tenant Revenue	221,948		IR < 1.50

Days Receivable Outstanding: 8.08

Accounts Payable (AP)

Accounts Payable	(61,958)	=	0.55
Total Operating Expenses	111,782		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.45%	96.55%	
Year-to-Date	2.71%	97.29%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.45	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.45	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

109,660

Average Dwelling Rent

Actual/UML	206,554	1,185	174.31
Budget/UMA	145,090	1,218	119.12
Increase (Decrease)	61,464	(33)	55.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 190.43	31.71%
Supplies and Materials	34.27	5.71
Fleet Costs	2.16	0.36
Outside Services	114.17	19.01
Utilities	89.01	14.82
Protective Services	1.94	0.32
Insurance	29.23	14.82
Other Expenses	21.24	3.54
Total Average Expense	$ 482.44	90.29%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	144,387	=	1.47
Curr Liab Exc Curr Prtn LTD	(98,050)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	46,337	=	0.43
Average Monthly Operating and Other Expenses	108,806		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	9,024	=	0.06
Total Tenant Revenue	152,216		IR < 1.50

Days Receivable Outstanding: 11.23

Accounts Payable (AP)

Accounts Payable	(40,914)	=	0.38
Total Operating Expenses	108,806		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.45 %	96.55%	
Year-to-Date	5.09 %	95.53%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.47	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	11.47	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

(63,833)

Average Dwelling Rent

Actual/UML	139,196	1,155	120.52
Budget/UMA	122,500	1,209	101.32
Increase (Decrease)	16,696	(54)	19.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 164.72	32.83%
Supplies and Materials	40.62	8.10
Fleet Costs	1.50	0.30
Outside Services	155.40	30.97
Utilities	84.90	16.92
Protective Services	0.68	0.13
Insurance	20.41	16.92
Other Expenses	29.85	5.95
Total Average Expense	$ 498.07	112.13%

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

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	159,512	=	5.16
Curr Liab Exc Curr Prtn LTD	(30,909)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	128,603	=	3.76
Average Monthly Operating and Other Expenses	34,184		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(4,333)	=	-0.11
Total Tenant Revenue	37,889		IR < 1.50

Days Receivable Outstanding: -21.05

Accounts Payable (AP)

Accounts Payable	(14,499)	=	0.42
Total Operating Expenses	34,184		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.00%	96.00%	
Year-to-Date	4.67%	95.33%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	10.05	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	24.05	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

94,251

Average Dwelling Rent

Actual/UML	33,745	286	117.99
Budget/UMA	43,500	300	145.00
Increase (Decrease)	(9,755)	(14)	(27.01)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 150.77	21.70 %
Supplies and Materials	68.32	9.83
Fleet Costs	0.00	0.00
Outside Services	173.12	24.91
Utilities	134.10	19.30
Protective Services	17.61	2.53
Insurance	35.28	19.30
Other Expenses	13.31	1.91
Total Average Expense	$ 592.50	99.48 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	433,501	=	0.60
Curr Liab Exc Curr Prtn LTD	(723,526)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(290,025)	=	-8.56
Average Monthly Operating and Other Expenses	33,871		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	(1,182)	=	-0.02
Total Tenant Revenue	50,839		IR < 1.50

Days Receivable Outstanding: -4.52

Accounts Payable (AP)

Accounts Payable	(9,784)	=	0.29
Total Operating Expenses	33,871		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00 %	98.00%	
Year-to-Date	3.33 %	96.67%	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	12.00	16
Total Points	2.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(324,201)

Average Dwelling Rent

Actual/UML	38,629	290	133.20
Budget/UMA	45,500	300	151.67
Increase (Decrease)	(6,871)	(10)	(18.46)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 206.33	22.83%
Supplies and Materials	36.13	4.00
Fleet Costs	0.00	0.00
Outside Services	201.40	22.28
Utilities	129.81	14.36
Protective Services	2.17	0.24
Insurance	28.58	14.36
Other Expenses	14.76	1.63
Total Average Expense	$ 619.19	79.71%

KFI - FY Comparison for Beacon - 2,912 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	22,280,441	=	3.32
Curr Liab Exc Curr Prtn LTD	(6,711,761)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	13,859,769	=	8.04
Average Monthly Operating and Other Expenses	1,723,845		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

6.95 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	985,193	=	0.09
Total Tenant Revenue	10,644,566		IR < 1.50

Days Receivable Outstanding: 17.18

Accounts Payable (AP)

Accounts Payable	(1,158,627)	=	0.67
Total Operating Expenses	1,723,845		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.11%	92.89%	
Year-to-Date	7.62%	92.38%	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

11,477,677

Average Dwelling Rent

Actual/UML	10,254,313	16,140	635.34
Budget/UMA	10,389,025	17,472	594.61
Increase (Decrease)	(134,712)	(1,332)	40.73

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 174.12	23.51 %
Supplies and Materials	30.45	4.11
Fleet Costs	0.84	0.11
Outside Services	98.44	13.29
Utilities	42.39	5.72
Protective Services	5.18	0.70
Insurance	38.58	8.42
Other Expenses	33.10	4.47
Total Average Expense	$ 423.09	60.34 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	22,430,180	=	3.51
Curr Liab Exc Curr Prtn LTD	(6,387,474)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	14,551,997	=	9.07
Average Monthly Operating and Other Expenses	1,604,637		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

7.66 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	825,211	=	0.08
Total Tenant Revenue	10,022,599		IR < 1.50

Days Receivable Outstanding: 14.93

Accounts Payable (AP)

Accounts Payable	(577,596)	=	0.36
Total Operating Expenses	1,604,637		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.24 %	91.76%	
Year-to-Date	7.31 %	92.69%	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

12,225,766

Average Dwelling Rent

Actual/UML	9,979,122	16,200	616.00
Budget/UMA	10,402,558	17,477	595.21
Increase (Decrease)	(423,437)	(1,277)	20.78

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 150.52	21.15%
Supplies and Materials	28.37	3.99
Fleet Costs	0.69	0.10
Outside Services	90.46	12.71
Utilities	53.84	8.67
Protective Services	5.94	0.84
Insurance	31.05	8.67
Other Expenses	40.11	5.63
Total Average Expense	$ 400.97	61.74%

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 December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	12,870,145	=	4.13
Curr Liab Exc Curr Prtn LTD	(3,112,727)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	8,638,529	=	9.27
Average Monthly Operating and Other Expenses	932,242		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.01 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	985,193	=	0.16
Total Tenant Revenue	6,201,401		IR < 1.50

Days Receivable Outstanding: 29.38

Accounts Payable (AP)

Accounts Payable	(553,297)	=	0.59
Total Operating Expenses	932,242		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.36%	94.64%	
Year-to-Date	5.88%	94.12%	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

7,166,191

Average Dwelling Rent

Actual/UML	5,917,883	9,374	631.31
Budget/UMA	5,851,125	9,960	587.46
Increase (Decrease)	66,758	(586)	43.85

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.11	20.79%
Supplies and Materials	35.18	4.78
Fleet Costs	1.32	0.18
Outside Services	75.68	10.28
Utilities	48.04	6.52
Protective Services	1.93	0.26
Insurance	37.74	8.75
Other Expenses	20.67	2.81
Total Average Expense	$ 373.68	54.37%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	12,551,280	=	4.63
Curr Liab Exc Curr Prtn LTD	(2,712,165)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	8,920,498	=	9.66
Average Monthly Operating and Other Expenses	922,979		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.42 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	825,211	=	0.14
Total Tenant Revenue	6,000,336		IR < 1.50

Days Receivable Outstanding: 24.94

Accounts Payable (AP)

Accounts Payable	(409,037)	=	0.44
Total Operating Expenses	922,979		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.61 %	94.39%	
Year-to-Date	5.41 %	94.59%	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	0.00	2	Occupancy	8.00	16
Total Points	23.00	25	Total Points	12.00	25

Capital Fund Occupancy

5.00

Excess Cash

7,484,228

Average Dwelling Rent

Actual/UML	5,827,758	14,398	404.76
Budget/UMA	5,495,676	15,222	361.04
Increase (Decrease)	332,082	(824)	43.73

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 98.65	20.86%
Supplies and Materials	20.44	4.32
Fleet Costs	0.72	0.15
Outside Services	53.52	11.32
Utilities	33.67	8.67
Protective Services	1.50	0.32
Insurance	22.75	8.67
Other Expenses	22.42	4.74
Total Average Expense	$ 253.67	59.06%

KFI - FY Comparison for SAHDC Bella Claire Apts. - 67 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	136,451	=	1.00
Curr Liab Exc Curr Prtn LTD	(136,260)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(30,711)	=	-0.83
Average Monthly Operating and Other Expenses	36,826		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.17 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	30,827	=	0.13
Total Tenant Revenue	242,432		IR < 1.50

Days Receivable Outstanding: 23.44

Accounts Payable (AP)

Accounts Payable	(50,147)	=	1.36
Total Operating Expenses	36,826		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	1.99%	98.01%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.21	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	1.00	2	Occupancy	16.00	16
Total Points	8.21	25	Total Points	23.00	25

Capital Fund Occupancy

5.00

Excess Cash

(160,244)

Average Dwelling Rent

Actual/UML	239,603	394	608.13
Budget/UMA	243,396	402	605.46
Increase (Decrease)	(3,793)	(8)	2.67

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 173.09	28.13 %
Supplies and Materials	27.19	4.42
Fleet Costs	3.06	0.50
Outside Services	81.77	13.29
Utilities	56.75	9.22
Protective Services	0.00	0.00
Insurance	36.91	9.22
Other Expenses	21.03	3.42
Total Average Expense	$ 399.80	68.20 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	219,240	=	1.06
Curr Liab Exc Curr Prtn LTD	(207,041)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(16,919)	=	-0.46
Average Monthly Operating and Other Expenses	36,564		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.29 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	35,068	=	0.17
Total Tenant Revenue	206,858		IR < 1.50

Days Receivable Outstanding: 31.24

Accounts Payable (AP)

Accounts Payable	(45,479)	=	1.24
Total Operating Expenses	36,564		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.46 %	92.54%	
Year-to-Date	3.98 %	96.02%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	7.48	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	12.00	16
Total Points	7.48	25	Total Points	19.00	25

Capital Fund Occupancy

5.00

Excess Cash

(107,894)

Average Dwelling Rent

Actual/UML	200,286	386	518.88
Budget/UMA	226,068	402	562.36
Increase (Decrease)	(25,783)	(16)	(43.48)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 138.74	25.89%
Supplies and Materials	67.24	12.55
Fleet Costs	0.00	0.00
Outside Services	121.89	22.74
Utilities	61.06	11.39
Protective Services	0.00	0.00
Insurance	15.38	11.39
Other Expenses	36.80	6.87
Total Average Expense	$ 441.11	90.84%

KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,366,183	=	17.06
Curr Liab Exc Curr Prtn LTD	(138,669)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,118,914	=	34.78
Average Monthly Operating and Other Expenses	60,921		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.16

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	69,879	=	0.17
Total Tenant Revenue	403,834		IR < 1.50

Days Receivable Outstanding: 31.87

Accounts Payable (AP)

Accounts Payable	(39,229)	=	0.64
Total Operating Expenses	60,921		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.26%	90.74%	
Year-to-Date	10.19%	89.81%	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	1.00	2	Occupancy	0.00	16
Total Points	24.00	25	Total Points	6.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,041,196

Average Dwelling Rent

Actual/UML	407,551	582	700.26
Budget/UMA	410,130	648	632.92
Increase (Decrease)	(2,579)	(66)	67.34

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 124.85	17.99%
Supplies and Materials	41.95	6.05
Fleet Costs	0.28	0.04
Outside Services	92.43	13.32
Utilities	16.58	2.39
Protective Services	0.00	0.00
Insurance	31.34	2.39
Other Expenses	24.32	3.51
Total Average Expense	$ 331.75	45.68%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,263,917	=	26.69
Curr Liab Exc Curr Prtn LTD	(84,825)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,179,092	=	38.61
Average Monthly Operating and Other Expenses	56,434		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.04

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	42,103	=	0.10
Total Tenant Revenue	410,274		IR < 1.50

Days Receivable Outstanding: 18.90

Accounts Payable (AP)

Accounts Payable	(27,544)	=	0.49
Total Operating Expenses	56,434		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.70 %	96.30%	
Year-to-Date	6.17 %	93.83%	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	0.00	2	Occupancy	4.00	16
Total Points	23.00	25	Total Points	8.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,105,474

Average Dwelling Rent

Actual/UML	403,798	608	664.14
Budget/UMA	425,849	648	657.17
Increase (Decrease)	(22,051)	(40)	6.97

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 115.22	17.07%
Supplies and Materials	30.53	4.52
Fleet Costs	0.32	0.05
Outside Services	53.04	7.86
Utilities	26.73	3.96
Protective Services	0.00	0.00
Insurance	27.66	3.96
Other Expenses	26.60	3.94
Total Average Expense	$ 280.09	41.37%

KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	652,081	=	2.05
Curr Liab Exc Curr Prtn LTD	(318,750)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	218,548	=	2.07
Average Monthly Operating and Other Expenses	105,616		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.94

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	634,628	=	4.06
Curr Liab Exc Curr Prtn LTD	(156,470)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	366,665	=	2.81
Average Monthly Operating and Other Expenses	130,332		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.99

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	165,773	=	0.22
Total Tenant Revenue	767,108		IR < 1.50

Days Receivable Outstanding: 39.83

Accounts Payable (AP)

Accounts Payable	(43,300)	=	0.41
Total Operating Expenses	105,616		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.73%	97.27%	
Year-to-Date	3.18%	96.82%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	7.57	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.57	25	Total Points	18.00	25

Capital Fund Occupancy

5.00

Last Year

Tenant Receivable (TR)

Tenant Receivable	93,582	=	0.12
Total Tenant Revenue	805,269		IR < 1.50

Days Receivable Outstanding: 21.40

Accounts Payable (AP)

Accounts Payable	(30,440)	=	0.23
Total Operating Expenses	130,332		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.64 %	96.36%	
Year-to-Date	2.35 %	97.65%	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	0.00	2	Occupancy	12.00	16
Total Points	20.66	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

75,980

Average Dwelling Rent

Actual/UML	750,454	1,278	587.21
Budget/UMA	745,890	1,320	565.07
Increase (Decrease)	4,564	(42)	22.14

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 153.04	25.50 %
Supplies and Materials	29.26	4.87
Fleet Costs	2.91	0.48
Outside Services	52.34	8.72
Utilities	48.69	8.11
Protective Services	0.00	0.00
Insurance	31.05	8.11
Other Expenses	16.96	2.83
Total Average Expense	$ 334.24	58.62 %

Excess Cash

199,697

Average Dwelling Rent

Actual/UML	784,746	1,289	608.80
Budget/UMA	727,133	1,320	550.86
Increase (Decrease)	57,614	(31)	57.94

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 197.04	31.54%
Supplies and Materials	34.66	5.55
Fleet Costs	4.24	0.68
Outside Services	105.04	16.81
Utilities	67.62	10.89
Protective Services	0.00	0.00
Insurance	28.57	10.89
Other Expenses	22.16	3.55
Total Average Expense	$ 459.33	79.91%

KFI - FY Comparison for SAHFC Churchill Est, LLC - 40 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	717,978	=	14.56
Curr Liab Exc Curr Prtn LTD	(49,305)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	628,151	=	32.21
Average Monthly Operating and Other Expenses	19,503		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.49

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	64,402	=	0.32
Total Tenant Revenue	204,022		IR < 1.50

Days Receivable Outstanding: 58.12

Accounts Payable (AP)

Accounts Payable	(5,689)	=	0.29
Total Operating Expenses	19,503		IR < 0.75

Occupancy	Loss	Occ %
Current Month	0.00%	100.00%
Year-to-Date	0.42%	99.58%

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

546,890

Average Dwelling Rent

Actual/UML	200,622	239	839.42
Budget/UMA	185,544	240	773.10
Increase (Decrease)	15,078	(1)	66.32

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 87.53	10.25 %
Supplies and Materials	9.64	1.13
Fleet Costs	0.00	0.00
Outside Services	100.11	11.73
Utilities	8.37	0.98
Protective Services	0.00	0.00
Insurance	49.20	0.98
Other Expenses	6.34	0.74
Total Average Expense	$ 261.19	25.81 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	605,511	=	13.40
Curr Liab Exc Curr Prtn LTD	(45,199)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	522,129	=	21.58
Average Monthly Operating and Other Expenses	24,192		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.87

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	32,811	=	0.16
Total Tenant Revenue	205,354		IR < 1.50

Days Receivable Outstanding: 29.49

Accounts Payable (AP)

Accounts Payable	(12,175)	=	0.50
Total Operating Expenses	24,192		IR < 0.75

Occupancy	Loss	Occ %
Current Month	5.00 %	95.00%
Year-to-Date	3.75 %	96.25%

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

447,889

Average Dwelling Rent

Actual/UML	194,559	231	842.24
Budget/UMA	191,292	240	797.05
Increase (Decrease)	3,267	(9)	45.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 136.64	15.37%
Supplies and Materials	38.49	4.33
Fleet Costs	0.00	0.00
Outside Services	127.95	14.39
Utilities	6.83	0.77
Protective Services	0.00	0.00
Insurance	68.96	0.77
Other Expenses	13.34	1.50
Total Average Expense	$ 392.21	37.13%

KFI - FY Comparison for Claremont - 4 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	40,739	=	10.57
Curr Liab Exc Curr Prtn LTD	(3,856)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	30,511	=	16.54
Average Monthly Operating and Other Expenses	1,845		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.80 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	4,324	=	0.22
Total Tenant Revenue	19,549		IR < 1.50

Days Receivable Outstanding: 40.70

Accounts Payable (AP)

Accounts Payable	(1,762)	=	0.96
Total Operating Expenses	1,845		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	2.00	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	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

27,565

Average Dwelling Rent

Actual/UML	19,549	24	814.54
Budget/UMA	17,652	24	735.48
Increase (Decrease)	1,897	0	79.06

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 132.40	16.25 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	153.50	18.85
Utilities	47.05	5.78
Protective Services	0.00	0.00
Insurance	47.62	5.78
Other Expenses	7.82	0.96
Total Average Expense	$ 388.40	47.61 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	17,481	=	56.38
Curr Liab Exc Curr Prtn LTD	(310)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	17,171	=	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	1,533	=	0.09
Total Tenant Revenue	17,171		IR < 1.50

Days Receivable Outstanding: 16.43

Accounts Payable (AP)

Accounts Payable	0	=	0.00
Total Operating Expenses	0		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	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	14.00	25	Total Points	20.00	25

Capital Fund Occupancy

5.00

Excess Cash

17,171

Average Dwelling Rent

Actual/UML	17,122	24	713.42
Budget/UMA	0	24	0.00
Increase (Decrease)	17,122	0	713.42

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 December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,104,716	=	14.21
Curr Liab Exc Curr Prtn LTD	(77,758)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	909,205	=	13.88
Average Monthly Operating and Other Expenses	65,498		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.62

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	57,152	=	0.11
Total Tenant Revenue	506,565		IR < 1.50

Days Receivable Outstanding: 20.85

Accounts Payable (AP)

Accounts Payable	(12,910)	=	0.20
Total Operating Expenses	65,498		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.03%	95.97%	
Year-to-Date	6.32%	93.68%	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

724,361

Average Dwelling Rent

Actual/UML	498,325	697	714.96
Budget/UMA	494,958	744	665.27
Increase (Decrease)	3,367	(47)	49.69

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 137.63	17.87%
Supplies and Materials	34.54	4.48
Fleet Costs	0.00	0.00
Outside Services	67.03	8.70
Utilities	15.30	1.99
Protective Services	4.30	0.56
Insurance	58.54	1.99
Other Expenses	16.47	2.14
Total Average Expense	$ 333.81	37.72%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,123,077	=	8.20
Curr Liab Exc Curr Prtn LTD	(136,986)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	871,792	=	12.98
Average Monthly Operating and Other Expenses	67,141		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.57

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	89,465	=	0.17
Total Tenant Revenue	515,597		IR < 1.50

Days Receivable Outstanding: 32.37

Accounts Payable (AP)

Accounts Payable	(29,008)	=	0.43
Total Operating Expenses	67,141		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.03 %	95.97%	
Year-to-Date	4.44 %	95.56%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	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

722,227

Average Dwelling Rent

Actual/UML	501,567	711	705.44
Budget/UMA	601,138	744	807.98
Increase (Decrease)	(99,571)	(33)	(102.54)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 129.83	17.01%
Supplies and Materials	25.39	3.33
Fleet Costs	0.15	0.02
Outside Services	60.80	7.97
Utilities	11.29	1.48
Protective Services	2.11	0.28
Insurance	56.18	1.48
Other Expenses	66.32	8.69
Total Average Expense	$ 352.08	40.24%

KFI - FY Comparison for Converse Ranch II - 104 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	57,298	=	0.12
Curr Liab Exc Curr Prtn LTD	(477,278)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(586,611)	=	-12.02
Average Monthly Operating and Other Expenses	48,800		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.64 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	43,312	=	0.10
Total Tenant Revenue	439,882		IR < 1.50

Days Receivable Outstanding: 18.21

Accounts Payable (AP)

Accounts Payable	(10,652)	=	0.22
Total Operating Expenses	48,800		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.65%	91.35%	
Year-to-Date	6.09%	93.91%	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

(654,828)

Average Dwelling Rent

Actual/UML	430,699	586	734.98
Budget/UMA	411,739	624	659.84
Increase (Decrease)	18,960	(38)	75.14

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 136.21	17.36 %
Supplies and Materials	2.91	0.37
Fleet Costs	0.00	0.00
Outside Services	49.03	6.25
Utilities	10.76	1.37
Protective Services	5.76	0.73
Insurance	35.09	1.37
Other Expenses	48.57	6.19
Total Average Expense	$ 288.33	33.64 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	287,237	=	0.49
Curr Liab Exc Curr Prtn LTD	(591,162)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(465,211)	=	-10.65
Average Monthly Operating and Other Expenses	43,688		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.71 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	64,285	=	0.16
Total Tenant Revenue	413,414		IR < 1.50

Days Receivable Outstanding: 29.02

Accounts Payable (AP)

Accounts Payable	(33,906)	=	0.78
Total Operating Expenses	43,688		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.81 %	95.19%	
Year-to-Date	3.85 %	96.15%	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

(528,076)

Average Dwelling Rent

Actual/UML	404,210	600	673.68
Budget/UMA	502,285	624	804.94
Increase (Decrease)	(98,075)	(24)	(131.26)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 118.59	16.77%
Supplies and Materials	1.53	0.22
Fleet Costs	0.00	0.00
Outside Services	55.90	7.91
Utilities	14.23	2.01
Protective Services	0.63	0.09
Insurance	31.40	2.01
Other Expenses	48.99	6.93
Total Average Expense	$ 271.26	35.93%

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,218,876	=	11.09
Curr Liab Exc Curr Prtn LTD	(200,151)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,733,210	=	13.77
Average Monthly Operating and Other Expenses	125,868		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.73

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	2,010,606	=	12.87
Curr Liab Exc Curr Prtn LTD	(156,192)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,580,091	=	14.03
Average Monthly Operating and Other Expenses	112,641		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.82

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	212,566	=	0.19
Total Tenant Revenue	1,139,885		IR < 1.50

Days Receivable Outstanding: 34.65

Accounts Payable (AP)

Accounts Payable	(45,422)	=	0.36
Total Operating Expenses	125,868		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.90%	90.10%	
Year-to-Date	5.99%	94.01%	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

Last Year

Tenant Receivable (TR)

Tenant Receivable	125,284	=	0.12
Total Tenant Revenue	1,063,412		IR < 1.50

Days Receivable Outstanding: 21.92

Accounts Payable (AP)

Accounts Payable	(30,880)	=	0.27
Total Operating Expenses	112,641		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.38 %	90.63%	
Year-to-Date	6.08 %	93.92%	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

1,602,200

Average Dwelling Rent

Actual/UML	1,045,798	1,083	965.65
Budget/UMA	957,708	1,152	831.34
Increase (Decrease)	88,091	(69)	134.31

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.43	14.10 %
Supplies and Materials	51.25	4.87
Fleet Costs	0.00	0.00
Outside Services	68.62	6.52
Utilities	39.38	3.74
Protective Services	0.00	0.00
Insurance	39.16	6.90
Other Expenses	25.03	2.38
Total Average Expense	$ 371.88	38.51 %

Excess Cash

1,439,426

Average Dwelling Rent

Actual/UML	991,538	1,082	916.39
Budget/UMA	1,048,551	1,152	910.20
Increase (Decrease)	(57,013)	(70)	6.19

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 97.12	9.88%
Supplies and Materials	49.61	5.05
Fleet Costs	0.21	0.02
Outside Services	94.79	9.64
Utilities	45.59	4.64
Protective Services	0.00	0.00
Insurance	25.54	4.64
Other Expenses	30.87	3.14
Total Average Expense	$ 343.72	37.01%

KFI - FY Comparison for SAHDC Dietrich Road Apts. - 30 Units

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	138,047	=	6.07
Curr Liab Exc Curr Prtn LTD	(22,758)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	115,289	=	6.17
Average Monthly Operating and Other Expenses	18,691		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	210,529	=	11.17
Curr Liab Exc Curr Prtn LTD	(18,856)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	191,673	=	10.80
Average Monthly Operating and Other Expenses	17,753		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	60,738	=	0.56
Total Tenant Revenue	108,784		IR < 1.50

Days Receivable Outstanding: 103.00

Accounts Payable (AP)

Accounts Payable	(13,741)	=	0.74
Total Operating Expenses	18,691		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	13.33%	86.67%	
Year-to-Date	15.00%	85.00%	IR >= 0.98

Last Year

Tenant Receivable (TR)

Tenant Receivable	44,169	=	0.41
Total Tenant Revenue	107,697		IR < 1.50

Days Receivable Outstanding: 75.50

Accounts Payable (AP)

Accounts Payable	(8,817)	=	0.50
Total Operating Expenses	17,753		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	23.33 %	76.67%	
Year-to-Date	20.56 %	79.44%	IR >= 0.98

This Year

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

Last Year

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

This Year

Excess Cash

86,930

Average Dwelling Rent

Actual/UML	93,804	153	613.10
Budget/UMA	112,700	180	626.11
Increase (Decrease)	(18,896)	(27)	(13.02)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 108.77	15.30 %
Supplies and Materials	51.99	7.31
Fleet Costs	0.00	0.00
Outside Services	194.85	27.41
Utilities	30.63	4.31
Protective Services	25.10	3.53
Insurance	66.72	13.57
Other Expenses	25.12	3.53
Total Average Expense	$ 503.18	74.95 %

Last Year

Excess Cash

157,203

Average Dwelling Rent

Actual/UML	95,869	143	670.41
Budget/UMA	102,670	180	570.39
Increase (Decrease)	(6,801)	(37)	100.03

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 198.58	26.37%
Supplies and Materials	11.44	1.52
Fleet Costs	0.00	0.00
Outside Services	86.68	11.51
Utilities	65.70	11.97
Protective Services	37.24	4.94
Insurance	117.50	11.97
Other Expenses	59.08	7.85
Total Average Expense	$ 576.23	76.13%

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	885,055	=	16.80
Curr Liab Exc Curr Prtn LTD	(52,667)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	776,442	=	20.83
Average Monthly Operating and Other Expenses	37,280		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.09

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	41,247	=	0.17
Total Tenant Revenue	245,784		IR < 1.50

Days Receivable Outstanding: 30.95

Accounts Payable (AP)

Accounts Payable	(23,330)	=	0.63
Total Operating Expenses	37,280		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.57%	96.43%	
Year-to-Date	7.74%	92.26%	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	1.00	2	Occupancy	4.00	16
Total Points	24.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

728,101

Average Dwelling Rent

Actual/UML	239,931	310	773.97
Budget/UMA	245,160	336	729.64
Increase (Decrease)	(5,229)	(26)	44.33

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 113.26	14.29%
Supplies and Materials	64.00	8.07
Fleet Costs	0.00	0.00
Outside Services	102.01	12.87
Utilities	80.30	10.13
Protective Services	0.00	0.00
Insurance	38.19	10.13
Other Expenses	15.69	1.98
Total Average Expense	$ 413.45	57.46%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	950,444	=	25.38
Curr Liab Exc Curr Prtn LTD	(37,453)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	912,991	=	26.37
Average Monthly Operating and Other Expenses	34,626		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.04

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	47,453	=	0.21
Total Tenant Revenue	222,504		IR < 1.50

Days Receivable Outstanding: 39.29

Accounts Payable (AP)

Accounts Payable	(17,352)	=	0.50
Total Operating Expenses	34,626		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	16.07 %	83.93%	
Year-to-Date	13.69 %	86.31%	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	0.00	2	Occupancy	0.00	16
Total Points	23.00	25	Total Points	6.00	25

Capital Fund Occupancy

5.00

Excess Cash

867,267

Average Dwelling Rent

Actual/UML	220,335	290	759.78
Budget/UMA	231,236	336	688.20
Increase (Decrease)	(10,901)	(46)	71.57

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 145.55	18.97%
Supplies and Materials	32.31	4.21
Fleet Costs	0.00	0.00
Outside Services	69.82	9.10
Utilities	79.92	10.42
Protective Services	0.00	0.00
Insurance	38.13	10.42
Other Expenses	42.49	5.54
Total Average Expense	$ 408.22	58.65%

KFI - FY Comparison for Homestead - 157 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	645,745	=	5.34
Curr Liab Exc Curr Prtn LTD	(120,976)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	503,801	=	5.19
Average Monthly Operating and Other Expenses	96,985		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

11.68

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	52,495	=	0.09
Total Tenant Revenue	610,530		IR < 1.50

Days Receivable Outstanding: 15.86

Accounts Payable (AP)

Accounts Payable	(65,574)	=	0.68
Total Operating Expenses	96,985		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.73%	94.27%	
Year-to-Date	4.56%	95.44%	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

360,706

Average Dwelling Rent

Actual/UML	510,672	899	568.04
Budget/UMA	527,947	942	560.45
Increase (Decrease)	(17,275)	(43)	7.59

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 146.08	21.51%
Supplies and Materials	20.57	3.03
Fleet Costs	3.08	0.45
Outside Services	43.44	6.40
Utilities	65.13	9.59
Protective Services	3.56	0.52
Insurance	37.37	23.40
Other Expenses	16.86	2.48
Total Average Expense	$ 336.08	67.39%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	522,830	=	4.01
Curr Liab Exc Curr Prtn LTD	(130,401)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	372,074	=	3.64
Average Monthly Operating and Other Expenses	102,312		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

10.27

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	84,507	=	0.13
Total Tenant Revenue	634,148		IR < 1.50

Days Receivable Outstanding: 24.54

Accounts Payable (AP)

Accounts Payable	(54,761)	=	0.54
Total Operating Expenses	102,312		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	5.10 %	94.90%	
Year-to-Date	4.46 %	95.54%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.87	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	23.87	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

222,556

Average Dwelling Rent

Actual/UML	535,301	900	594.78
Budget/UMA	508,277	942	539.57
Increase (Decrease)	27,025	(42)	55.21

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 146.95	20.86%
Supplies and Materials	28.02	3.98
Fleet Costs	1.68	0.24
Outside Services	67.88	9.63
Utilities	71.91	24.01
Protective Services	8.42	1.19
Insurance	25.94	24.01
Other Expenses	28.75	4.08
Total Average Expense	$ 379.55	88.01%

KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	183,191	=	2.86
Curr Liab Exc Curr Prtn LTD	(63,943)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	61,171	=	1.05
Average Monthly Operating and Other Expenses	57,999		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.01

IR >= 1.25

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	403,737	=	5.06
Curr Liab Exc Curr Prtn LTD	(79,736)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	267,662	=	6.11
Average Monthly Operating and Other Expenses	43,807		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.05

IR >= 1.25

MASS

This Year

Tenant Receivable (TR)

Tenant Receivable	41,245	=	0.15
Total Tenant Revenue	275,203		IR < 1.50

Days Receivable Outstanding: 27.79

Accounts Payable (AP)

Accounts Payable	(25,699)	=	0.44
Total Operating Expenses	57,999		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.22%	97.78%	
Year-to-Date	4.81%	95.19%	IR >= 0.98

Last Year

Tenant Receivable (TR)

Tenant Receivable	55,046	=	0.19
Total Tenant Revenue	282,500		IR < 1.50

Days Receivable Outstanding: 35.89

Accounts Payable (AP)

Accounts Payable	(18,591)	=	0.42
Total Operating Expenses	43,807		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.33 %	96.67%	
Year-to-Date	4.26 %	95.74%	IR >= 0.98

This Year

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.08	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	18.08	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Last Year

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	1.00	2	Occupancy	8.00	16
Total Points	24.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

This Year

Excess Cash

(9,570)

Average Dwelling Rent

Actual/UML	282,581	514	549.77
Budget/UMA	279,119	540	516.89
Increase (Decrease)	3,462	(26)	32.88

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 155.87	29.11 %
Supplies and Materials	32.42	6.06
Fleet Costs	0.00	0.00
Outside Services	87.37	16.32
Utilities	87.11	16.27
Protective Services	4.10	0.77
Insurance	27.23	16.27
Other Expenses	17.67	3.30
Total Average Expense	$ 411.77	88.09 %

Last Year

Excess Cash

210,757

Average Dwelling Rent

Actual/UML	280,373	517	542.31
Budget/UMA	272,416	540	504.47
Increase (Decrease)	7,957	(23)	37.83

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 148.64	27.20%
Supplies and Materials	24.86	4.55
Fleet Costs	0.00	0.00
Outside Services	50.01	9.15
Utilities	60.58	11.10
Protective Services	8.35	1.53
Insurance	24.69	11.10
Other Expenses	23.00	4.21
Total Average Expense	$ 340.15	68.84%

KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,140,976	=	13.82
Curr Liab Exc Curr Prtn LTD	(82,532)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,058,444	=	21.94
Average Monthly Operating and Other Expenses	48,240		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	12,387	=	0.08
Total Tenant Revenue	162,423		IR < 1.50

Days Receivable Outstanding: 14.03

Accounts Payable (AP)

Accounts Payable	(41,305)	=	0.86
Total Operating Expenses	48,240		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.00%	93.00%	
Year-to-Date	7.50%	92.50%	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	4.00	16
Total Points	25.00	25	Total Points	11.00	25

Capital Fund Occupancy

5.00

Excess Cash

1,005,832

Average Dwelling Rent

Actual/UML	149,118	555	268.68
Budget/UMA	114,433	600	190.72
Increase (Decrease)	34,685	(45)	77.96

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 186.19	23.81 %
Supplies and Materials	21.39	2.74
Fleet Costs	0.00	0.00
Outside Services	87.90	11.24
Utilities	50.67	6.48
Protective Services	0.00	0.00
Insurance	38.62	9.36
Other Expenses	23.48	3.00
Total Average Expense	$ 408.25	56.64 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	866,597	=	16.71
Curr Liab Exc Curr Prtn LTD	(51,870)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	814,727	=	17.54
Average Monthly Operating and Other Expenses	46,461		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,755	=	0.01
Total Tenant Revenue	156,095		IR < 1.50

Days Receivable Outstanding: 2.07

Accounts Payable (AP)

Accounts Payable	(19,888)	=	0.43
Total Operating Expenses	46,461		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.00 %	93.00%	
Year-to-Date	5.67 %	94.33%	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	8.00	16
Total Points	25.00	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

762,447

Average Dwelling Rent

Actual/UML	146,992	566	259.70
Budget/UMA	151,040	600	251.73
Increase (Decrease)	(4,048)	(34)	7.97

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 175.26	22.97%
Supplies and Materials	29.80	3.91
Fleet Costs	0.00	0.00
Outside Services	58.96	7.73
Utilities	56.01	9.13
Protective Services	0.00	0.00
Insurance	26.36	9.13
Other Expenses	35.44	4.65
Total Average Expense	$ 381.84	57.50%

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,265,853	=	19.62
Curr Liab Exc Curr Prtn LTD	(64,504)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,201,349	=	29.16
Average Monthly Operating and Other Expenses	41,197		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	13,313	=	0.08
Total Tenant Revenue	166,445		IR < 1.50

Days Receivable Outstanding: 14.72

Accounts Payable (AP)

Accounts Payable	(10,934)	=	0.27
Total Operating Expenses	41,197		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
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

1,155,363

Average Dwelling Rent

Actual/UML	152,014	592	256.78
Budget/UMA	135,019	600	225.03
Increase (Decrease)	16,995	(8)	31.75

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 202.42	30.97 %
Supplies and Materials	23.78	3.64
Fleet Costs	6.93	1.06
Outside Services	45.86	7.02
Utilities	46.14	7.06
Protective Services	0.00	0.00
Insurance	38.39	7.06
Other Expenses	22.92	3.51
Total Average Expense	$ 386.44	60.30 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	1,128,112	=	19.90
Curr Liab Exc Curr Prtn LTD	(56,689)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	1,071,423	=	25.10
Average Monthly Operating and Other Expenses	42,694		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	6,480	=	0.05
Total Tenant Revenue	138,256		IR < 1.50

Days Receivable Outstanding: 8.62

Accounts Payable (AP)

Accounts Payable	(23,194)	=	0.54
Total Operating Expenses	42,694		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.00 %	94.00%	
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	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

1,022,416

Average Dwelling Rent

Actual/UML	133,936	577	232.12
Budget/UMA	140,673	600	234.46
Increase (Decrease)	(6,738)	(23)	(2.33)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 180.76	28.59%
Supplies and Materials	22.00	3.48
Fleet Costs	3.18	0.50
Outside Services	86.47	13.68
Utilities	46.46	7.35
Protective Services	0.00	0.00
Insurance	28.64	7.35
Other Expenses	30.72	4.86
Total Average Expense	$ 398.23	65.80%

KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,017,685	=	17.23
Curr Liab Exc Curr Prtn LTD	(59,070)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	858,621	=	11.46
Average Monthly Operating and Other Expenses	74,954		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.96

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	24,128	=	0.04
Total Tenant Revenue	585,558		IR < 1.50

Days Receivable Outstanding: 7.60

Accounts Payable (AP)

Accounts Payable	(26,821)	=	0.36
Total Operating Expenses	74,954		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.81%	92.19%	
Year-to-Date	11.33%	88.67%	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	0.00	16
Total Points	25.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

692,048

Average Dwelling Rent

Actual/UML	578,704	681	849.79
Budget/UMA	623,313	768	811.61
Increase (Decrease)	(44,609)	(87)	38.18

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 102.35	11.90 %
Supplies and Materials	75.12	8.74
Fleet Costs	0.00	0.00
Outside Services	102.38	11.91
Utilities	45.89	5.34
Protective Services	0.00	0.00
Insurance	37.18	7.41
Other Expenses	16.95	1.97
Total Average Expense	$ 379.87	47.27 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	985,518	=	27.32
Curr Liab Exc Curr Prtn LTD	(36,067)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	855,229	=	11.24
Average Monthly Operating and Other Expenses	76,121		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.08

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	597,388		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(4,075)	=	0.05
Total Operating Expenses	76,121		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.25 %	93.75%	
Year-to-Date	5.21 %	94.79%	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

663,027

Average Dwelling Rent

Actual/UML	582,034	728	799.50
Budget/UMA	605,033	768	787.80
Increase (Decrease)	(22,999)	(40)	11.69

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 133.83	16.31%
Supplies and Materials	25.27	3.08
Fleet Costs	0.00	0.00
Outside Services	92.55	11.28
Utilities	19.97	3.50
Protective Services	0.00	0.00
Insurance	67.96	3.50
Other Expenses	39.67	4.83
Total Average Expense	$ 379.25	42.50%

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	202,439	=	9.50
Curr Liab Exc Curr Prtn LTD	(21,301)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	177,065	=	11.64
Average Monthly Operating and Other Expenses	15,216		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.47

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	15,472	=	0.17
Total Tenant Revenue	91,442		IR < 1.50

Days Receivable Outstanding: 31.15

Accounts Payable (AP)

Accounts Payable	(5,380)	=	0.35
Total Operating Expenses	15,216		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	1.15%	98.85%	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	16.00	16
Total Points	25.00	25	Total Points	22.00	25

Capital Fund Occupancy

5.00

Excess Cash

157,692

Average Dwelling Rent

Actual/UML	90,527	172	526.32
Budget/UMA	92,680	174	532.64
Increase (Decrease)	(2,153)	(2)	(6.32)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 173.13	32.57 %
Supplies and Materials	15.36	2.89
Fleet Costs	0.00	0.00
Outside Services	49.77	9.36
Utilities	51.73	9.73
Protective Services	2.47	0.46
Insurance	57.29	9.73
Other Expenses	47.16	8.87
Total Average Expense	$ 396.92	73.61 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	188,067	=	4.36
Curr Liab Exc Curr Prtn LTD	(43,136)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	141,056	=	8.58
Average Monthly Operating and Other Expenses	16,447		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.76

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	27,065	=	0.30
Total Tenant Revenue	88,903		IR < 1.50

Days Receivable Outstanding: 56.04

Accounts Payable (AP)

Accounts Payable	(10,778)	=	0.66
Total Operating Expenses	16,447		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.90 %	93.10%	
Year-to-Date	3.45 %	96.55%	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	0.00	2	Occupancy	12.00	16
Total Points	23.00	25	Total Points	16.00	25

Capital Fund Occupancy

5.00

Excess Cash

120,058

Average Dwelling Rent

Actual/UML	88,792	168	528.53
Budget/UMA	91,098	174	523.55
Increase (Decrease)	(2,306)	(6)	4.97

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 193.03	36.48%
Supplies and Materials	20.87	3.94
Fleet Costs	0.00	0.00
Outside Services	97.87	18.49
Utilities	40.05	7.57
Protective Services	15.18	2.87
Insurance	47.43	7.57
Other Expenses	67.79	12.81
Total Average Expense	$ 482.23	89.73%

KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	54,909	=	0.05
Curr Liab Exc Curr Prtn LTD	(1,207,622)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,152,713)	=	-17.19
Average Monthly Operating and Other Expenses	67,069		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	74,788	=	0.36
Total Tenant Revenue	205,667		IR < 1.50

Days Receivable Outstanding: 67.03

Accounts Payable (AP)

Accounts Payable	(121,850)	=	1.82
Total Operating Expenses	67,069		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.81%	95.19%	
Year-to-Date	7.37%	92.63%	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	4.00	16
Total Points	2.00	25	Total Points	4.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,220,164)

Average Dwelling Rent

Actual/UML	209,005	578	361.60
Budget/UMA	237,118	624	380.00
Increase (Decrease)	(28,112)	(46)	(18.40)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 247.54	38.50%
Supplies and Materials	52.74	8.20
Fleet Costs	0.77	0.12
Outside Services	119.02	18.51
Utilities	102.08	15.88
Protective Services	3.76	0.59
Insurance	23.39	15.46
Other Expenses	27.25	4.24
Total Average Expense	$ 576.56	101.50%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	93,968	=	0.11
Curr Liab Exc Curr Prtn LTD	(869,776)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(775,808)	=	-12.57
Average Monthly Operating and Other Expenses	61,708		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	72,281	=	0.30
Total Tenant Revenue	239,155		IR < 1.50

Days Receivable Outstanding: 55.64

Accounts Payable (AP)

Accounts Payable	(37,531)	=	0.61
Total Operating Expenses	61,708		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.62 %	90.38%	
Year-to-Date	9.22 %	90.78%	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

(839,374)

Average Dwelling Rent

Actual/UML	229,919	571	402.66
Budget/UMA	237,118	629	376.98
Increase (Decrease)	(7,198)	(58)	25.69

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 213.72	31.57%
Supplies and Materials	38.75	5.72
Fleet Costs	1.86	0.27
Outside Services	100.65	14.87
Utilities	131.70	19.45
Protective Services	0.00	0.00
Insurance	17.74	19.45
Other Expenses	34.56	5.10
Total Average Expense	$ 538.97	96.44%

KFI - FY Comparison for Warren House - 7 Units

Period Ending December 31, 2019

FASS

This Year

Quick Ratio (QR)

Current Assets, Unrestricted	3,474	=	0.35
Curr Liab Exc Curr Prtn LTD	(10,012)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(15,288)	=	-5.03
Average Monthly Operating and Other Expenses	3,040		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.21

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	1,144	=	0.06
Total Tenant Revenue	19,156		IR < 1.50

Days Receivable Outstanding: 11.12

Accounts Payable (AP)

Accounts Payable	(4,309)	=	1.42
Total Operating Expenses	3,040		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	14.29%	85.71%	
Year-to-Date	11.90%	88.10%	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	0.00	2	Occupancy	0.00	16
Total Points	0.00	25	Total Points	7.00	25

Capital Fund Occupancy

5.00

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	16,790	=	1.96
Curr Liab Exc Curr Prtn LTD	(8,545)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(6,878)	=	-2.36
Average Monthly Operating and Other Expenses	2,917		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

-0.09

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	2,323	=	0.14
Total Tenant Revenue	16,655		IR < 1.50

Days Receivable Outstanding: 25.71

Accounts Payable (AP)

Accounts Payable	(3,203)	=	1.10
Total Operating Expenses	2,917		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	-7.69 %	107.69%	
Year-to-Date	11.90 %	88.10%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	11.83	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	0.00	16
Total Points	11.83	25	Total Points	7.00	25

Capital Fund Occupancy

5.00

Excess Cash

(20,298)

Average Dwelling Rent

Actual/UML	18,926	37	511.51
Budget/UMA	16,622	42	395.75
Increase (Decrease)	2,305	(5)	115.76

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 113.42	21.91 %
Supplies and Materials	14.17	2.74
Fleet Costs	0.00	0.00
Outside Services	110.15	21.28
Utilities	90.96	17.57
Protective Services	0.00	0.00
Insurance	55.26	17.57
Other Expenses	7.54	1.46
Total Average Expense	$ 391.50	82.51 %

Excess Cash

(12,429)

Average Dwelling Rent

Actual/UML	16,381	37	442.72
Budget/UMA	34,937	42	831.84
Increase (Decrease)	(18,557)	(5)	(389.12)

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 60.28	13.39%
Supplies and Materials	22.96	5.10
Fleet Costs	0.00	0.00
Outside Services	61.98	13.77
Utilities	105.30	23.39
Protective Services	0.00	0.00
Insurance	68.47	23.39
Other Expenses	16.90	3.75
Total Average Expense	$ 335.89	82.80%

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,252 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	4,411,980	=	6.59
Curr Liab Exc Curr Prtn LTD	(669,989)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	3,151,969	=	4.52
Average Monthly Operating and Other Expenses	696,649		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	4,420,542		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(111,615)	=	0.16
Total Operating Expenses	696,649		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.42%	90.58%	
Year-to-Date	9.93%	90.07%	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

2,337,771

Average Dwelling Rent

Actual/UML	4,336,430	6,766	640.91
Budget/UMA	4,537,901	7,512	604.09
Increase (Decrease)	(201,470)	(746)	36.83

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 136.97	18.43%
Supplies and Materials	23.89	3.22
Fleet Costs	0.00	0.00
Outside Services	119.83	16.13
Utilities	34.55	4.65
Protective Services	9.68	1.30
Insurance	39.34	8.00
Other Expenses	45.48	6.12
Total Average Expense	$ 409.75	57.85%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	4,304,610	=	5.66
Curr Liab Exc Curr Prtn LTD	(759,975)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,972,543	=	4.60
Average Monthly Operating and Other Expenses	645,858		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	4,004,002		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(23,762)	=	0.04
Total Operating Expenses	645,858		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.54 %	89.46%	
Year-to-Date	9.85 %	90.15%	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	0.00	2	Occupancy	1.00	16
Total Points	23.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

2,118,874

Average Dwelling Rent

Actual/UML	4,151,364	6,772	613.02
Budget/UMA	4,305,744	7,512	573.18
Increase (Decrease)	(154,380)	(740)	39.84

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 130.61	18.80%
Supplies and Materials	24.42	3.51
Fleet Costs	0.00	0.00
Outside Services	100.04	14.40
Utilities	57.21	8.69
Protective Services	11.02	1.59
Insurance	25.64	8.69
Other Expenses	42.35	6.10
Total Average Expense	$ 391.29	61.79%

KFI - FY Comparison for Cottage Creek I - 253 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(455,514)	=	-2.49
Curr Liab Exc Curr Prtn LTD	(183,154)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(711,775)	=	-5.28
Average Monthly Operating and Other Expenses	134,710		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	594,954		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(6,805)	=	0.05
Total Operating Expenses	134,710		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.70%	91.30%	
Year-to-Date	7.44%	92.56%	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

(887,990)

Average Dwelling Rent

Actual/UML	649,843	1,405	462.52
Budget/UMA	574,186	1,518	378.25
Increase (Decrease)	75,657	(113)	84.27

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 140.05	21.30%
Supplies and Materials	33.03	5.02
Fleet Costs	0.00	0.00
Outside Services	110.59	16.82
Utilities	49.42	7.52
Protective Services	17.46	2.65
Insurance	28.50	7.52
Other Expenses	41.65	6.33
Total Average Expense	$ 420.71	67.16%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(208,024)	=	-0.51
Curr Liab Exc Curr Prtn LTD	(404,950)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(683,985)	=	-5.90
Average Monthly Operating and Other Expenses	115,872		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	531,971		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(2,009)	=	0.02
Total Operating Expenses	115,872		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.86 %	88.14%	
Year-to-Date	11.66 %	88.34%	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

(835,511)

Average Dwelling Rent

Actual/UML	557,314	1,341	415.60
Budget/UMA	535,112	1,518	352.51
Increase (Decrease)	22,202	(177)	63.08

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 159.77	25.73%
Supplies and Materials	25.60	4.12
Fleet Costs	0.00	0.00
Outside Services	85.41	13.75
Utilities	46.69	7.52
Protective Services	16.70	2.69
Insurance	19.73	7.52
Other Expenses	35.74	5.76
Total Average Expense	$ 389.64	67.09%

KFI - FY Comparison for Cottage Creek II - 196 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	791,780	=	9.99
Curr Liab Exc Curr Prtn LTD	(79,269)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	662,649	=	7.65
Average Monthly Operating and Other Expenses	86,579		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	362,474		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(18,505)	=	0.21
Total Operating Expenses	86,579		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	15.82%	84.18%	
Year-to-Date	15.48%	84.52%	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

558,575

Average Dwelling Rent

Actual/UML	367,464	994	369.68
Budget/UMA	383,023	1,176	325.70
Increase (Decrease)	(15,559)	(182)	43.98

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 144.71	23.22%
Supplies and Materials	33.24	5.33
Fleet Costs	0.00	0.00
Outside Services	110.31	17.70
Utilities	42.81	6.87
Protective Services	19.39	3.11
Insurance	17.63	6.87
Other Expenses	32.35	5.19
Total Average Expense	$ 400.44	68.30%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	438,633	=	8.80
Curr Liab Exc Curr Prtn LTD	(49,848)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	340,353	=	4.04
Average Monthly Operating and Other Expenses	84,256		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	325,682		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(905)	=	0.01
Total Operating Expenses	84,256		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	13.27 %	86.73%	
Year-to-Date	11.48 %	88.52%	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

228,371

Average Dwelling Rent

Actual/UML	359,490	1,041	345.33
Budget/UMA	363,829	1,176	309.38
Increase (Decrease)	(4,340)	(135)	35.95

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 119.84	20.98%
Supplies and Materials	26.38	4.62
Fleet Costs	0.00	0.00
Outside Services	87.61	15.34
Utilities	39.03	6.83
Protective Services	16.91	2.96
Insurance	20.75	6.83
Other Expenses	43.26	7.57
Total Average Expense	$ 353.77	65.14%

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	607,549	=	16.95
Curr Liab Exc Curr Prtn LTD	(35,849)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	522,493	=	12.40
Average Monthly Operating and Other Expenses	42,145		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	268,639		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(3,645)	=	0.09
Total Operating Expenses	42,145		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.14%	92.86%	
Year-to-Date	8.63%	91.37%	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	1.00	16
Total Points	25.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

467,591

Average Dwelling Rent

Actual/UML	263,483	307	858.25
Budget/UMA	276,450	336	822.77
Increase (Decrease)	(12,967)	(29)	35.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 191.86	21.93%
Supplies and Materials	26.88	3.07
Fleet Costs	0.00	0.00
Outside Services	153.56	17.55
Utilities	33.09	3.78
Protective Services	0.00	0.00
Insurance	41.80	7.39
Other Expenses	87.07	9.95
Total Average Expense	$ 534.27	63.67%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	620,552	=	10.01
Curr Liab Exc Curr Prtn LTD	(62,013)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	510,744	=	15.20
Average Monthly Operating and Other Expenses	33,603		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.00 — IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	258,645		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(521)	=	0.02
Total Operating Expenses	33,603		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.71 %	89.29%	
Year-to-Date	6.85 %	93.15%	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

459,653

Average Dwelling Rent

Actual/UML	256,644	313	819.95
Budget/UMA	268,162	336	798.10
Increase (Decrease)	(11,518)	(23)	21.85

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 159.07	19.25%
Supplies and Materials	18.18	2.20
Fleet Costs	0.00	0.00
Outside Services	98.58	11.93
Utilities	51.75	6.79
Protective Services	0.00	0.00
Insurance	51.16	6.79
Other Expenses	59.11	7.15
Total Average Expense	$ 437.85	54.11%

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	338,599	=	2.71
Curr Liab Exc Curr Prtn LTD	(125,128)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	86,745	=	0.74
Average Monthly Operating and Other Expenses	117,716		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

2.23

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	877,234		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(44,812)	=	0.38
Total Operating Expenses	117,716		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.00%	97.00%	
Year-to-Date	3.50%	96.50%	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

(66,324)

Average Dwelling Rent

Actual/UML	808,691	1,158	698.35
Budget/UMA	805,273	1,200	671.06
Increase (Decrease)	3,419	(42)	27.29

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 135.75	17.92 %
Supplies and Materials	14.36	1.90
Fleet Costs	0.00	0.00
Outside Services	127.76	16.86
Utilities	12.67	1.67
Protective Services	5.53	0.73
Insurance	30.56	7.60
Other Expenses	39.75	5.25
Total Average Expense	$ 366.37	51.93 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	333,455	=	5.61
Curr Liab Exc Curr Prtn LTD	(59,437)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	151,086	=	1.26
Average Monthly Operating and Other Expenses	119,854		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.88

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	832,777		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(5,553)	=	0.05
Total Operating Expenses	119,854		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.00 %	94.00%	
Year-to-Date	4.08 %	95.92%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.38	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.38	25	Total Points	17.00	25

Capital Fund Occupancy

5.00

Excess Cash

15,013

Average Dwelling Rent

Actual/UML	776,108	1,151	674.29
Budget/UMA	768,439	1,200	640.37
Increase (Decrease)	7,668	(49)	33.92

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 154.57	21.36%
Supplies and Materials	32.19	4.45
Fleet Costs	0.00	0.00
Outside Services	129.49	17.90
Utilities	30.44	6.49
Protective Services	6.26	0.86
Insurance	9.30	6.49
Other Expenses	46.83	6.47
Total Average Expense	$ 409.07	64.03%

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	14,407	=	0.31
Curr Liab Exc Curr Prtn LTD	(46,243)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(31,835)	=	-2.60
Average Monthly Operating and Other Expenses	12,257		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	15,370		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(8,516)	=	0.69
Total Operating Expenses	12,257		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	13.33%	86.67%	
Year-to-Date	7.78%	92.22%	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	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	13.00	25

Capital Fund Occupancy

5.00

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	14,421	=	2.61
Curr Liab Exc Curr Prtn LTD	(5,515)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	8,906	=	1.46
Average Monthly Operating and Other Expenses	6,091		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	17,308		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(394)	=	0.06
Total Operating Expenses	6,091		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.67 %	93.33%	
Year-to-Date	2.22 %	97.78%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.68	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.68	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(44,092)

Average Dwelling Rent

Actual/UML	16,813	83	202.57
Budget/UMA	16,765	90	186.28
Increase (Decrease)	48	(7)	16.29

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 40.32	9.01 %
Supplies and Materials	81.59	18.24
Fleet Costs	0.00	0.00
Outside Services	425.05	95.02
Utilities	50.91	11.38
Protective Services	0.00	0.00
Insurance	13.28	11.38
Other Expenses	87.85	19.64
Total Average Expense	$ 699.00	164.68 %

Excess Cash

1,835

Average Dwelling Rent

Actual/UML	16,768	88	190.55
Budget/UMA	16,577	90	184.18
Increase (Decrease)	191	(2)	6.36

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 22.16	5.07%
Supplies and Materials	51.34	11.74
Fleet Costs	0.00	0.00
Outside Services	99.37	22.72
Utilities	50.86	11.63
Protective Services	0.00	0.00
Insurance	9.23	11.63
Other Expenses	34.20	7.82
Total Average Expense	$ 267.16	70.61%

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	3,115,159	=	15.55
Curr Liab Exc Curr Prtn LTD	(200,347)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,623,693	=	8.73
Average Monthly Operating and Other Expenses	300,415		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.83

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	2,301,871		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(29,334)	=	0.10
Total Operating Expenses	300,415		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	9.96%	90.04%	
Year-to-Date	11.69%	88.31%	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

2,312,838

Average Dwelling Rent

Actual/UML	2,230,136	2,819	791.11
Budget/UMA	2,482,204	3,192	777.63
Increase (Decrease)	(252,068)	(373)	13.48

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 130.07	15.93%
Supplies and Materials	17.94	2.20
Fleet Costs	0.00	0.00
Outside Services	111.89	13.70
Utilities	32.90	4.03
Protective Services	5.43	0.66
Insurance	56.49	8.67
Other Expenses	48.60	5.95
Total Average Expense	$ 403.32	51.15%

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	3,105,574	=	17.43
Curr Liab Exc Curr Prtn LTD	(178,213)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	2,645,439	=	9.34
Average Monthly Operating and Other Expenses	283,357		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.79

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	2,147,384		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(14,380)	=	0.05
Total Operating Expenses	283,357		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	10.71 %	89.29%	
Year-to-Date	11.09 %	88.91%	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

2,252,340

Average Dwelling Rent

Actual/UML	2,185,040	2,838	769.92
Budget/UMA	2,353,625	3,192	737.35
Increase (Decrease)	(168,585)	(354)	32.57

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 111.29	14.71%
Supplies and Materials	19.83	2.62
Fleet Costs	0.00	0.00
Outside Services	99.75	13.18
Utilities	80.51	10.70
Protective Services	9.67	1.28
Insurance	34.54	10.70
Other Expenses	41.73	5.51
Total Average Expense	$ 397.32	58.70%

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2019

			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	282			94.00%		100.00	100.00				295	98.33%			
533	Scattered Sites	163	159	953	102	16,232	97.39%	97,393	38.65%	91.30%	71,190	176	58,589	405	41.41%	55,982	29,779	85,761
537	San Juan Square	46	45	269			97.28%		91.30%	91.30%				260	94.20%			
538	The Alhambra	14	13	77			91.07%		92.86%	92.86%				77	91.67%			
541	HemisView Village	49	48	290			98.47%		100.00	100.00				289	98.30%			
549	Converse Ranch I	25	24	144			96.00%		96.00%	96.00%				143	95.33%			
550	Midcrown Seniors Pavillion	39	39	231			98.72%		100.00	100.00				229	97.86%			
551	Converse Ranch II	21	21	126			100.00		100.00	100.00				123	97.62%			
552	San Juan Square II	48	45	272			94.27%		89.58%	89.58%				274	95.14%			
553	Sutton Oaks Phase I	49	48	287			97.45%		100.00	100.00				289	98.30%			
554	Pin Oak I	50	48	287	247	11,778	95.50%	70,671	100.00	100.00	74,491	251	740	297	99.00%	2,590-	1,230	1,360-
555	Gardens at San Juan Square	63	61	365			96.43%		95.24%	95.24%				364	96.30%			
556	The Park at Sutton Oaks	49	49	293			99.49%		97.96%	97.96%				276	93.88%			
558	East Meadows	71	70	420			98.59%		98.59%	98.59%				415	97.42%			
559	Wheatley Senior Living	40	39	234			97.50%		100.00	97.56%				231	96.25%			
6010	Alazan-Apache Courts	685	639	3,834	136	86,708	93.28%	520,249	92.99%	93.13%	589,672	155	40,574	3,811	92.73%	3,097	72,519	75,616
6050	Lincoln Heights	338	316	1,896			93.49%		88.46%	90.61%	268,278	147		1,822	89.84%		268,278	268,278
6060	Cassiano Homes	499	477	2,862	95	45,171	95.59%	271,026	95.39%	96.36%	255,328	90	15,436	2,831	94.56%	2,930	12,767-	9,837-
6108	Dr. Charles Andrews Apts.	52	51	305	136	6,913	97.60%	41,479	98.08%	98.08%	51,461	167	409	309	99.04%	613-	9,369	8,756
6120	Villa Veramendi Apts.	166	161	965	133	21,385	96.84%	128,307	99.40%	99.40%	151,111	153	1,463	985	98.90%	2,727-	20,076	17,349
6124	Frank Hornsby	59	55	330			93.22%		100.00	100.00	60,501	174		347	98.02%		60,501	60,501
6126	Glen Park Apts.	26	26	156	112	2,917	100.00	17,500	84.62%	84.62%	25,544	186	2,131	137	87.82%	2,131	10,175	12,307
6127	Guadalupe Homes	56	54	324			96.43%		94.64%	94.64%	65,057	201		324	96.43%		65,057	65,057
6129	Raymundo Rangel Apts	26	26	155	154	3,962	99.04%	23,770	100.00	100.00	24,846	159		156	100.00	231-	845	615

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 12/31/2019

			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	174			96.67%		100.00	100.00	31,479	175		180	100.00		31,479	31,479
6135	Mirasol Homes Target Site	174	169	1,011	113	18,965	96.84%	113,788	98.28%	98.28%	145,435	142	2,364	1,023	97.99%	1,351-	30,296	28,946
6136	Springview	182	170	1,021	173	29,465	93.54%	176,791	91.21%	92.22%	189,196	188	14,885	1,006	92.12%	2,672	15,078	17,750
6143	Christ The King	48	48	285	148	7,051	98.96%	42,305	95.83%	95.83%	46,072	164	1,039	281	97.57%	594	4,360	4,954
6180	Victoria Plaza Apts.	185	185	1,110			100.00		0.00	0.00	221-				0.00			
6190	Villa Tranchese Apts.	201	195	1,173	250	48,792	97.26%	292,754	100.00	100.00	312,643	263	4,742	1,187	98.42%	3,509-	16,380	12,870
6220	Villa Hermosa Apts.	66	65	389	234	15,125	98.11%	90,750	98.48%	98.48%	94,052	241	1,402	390	98.48%	350-	2,952	2,602
6230	Sun Park Lane Apts.	65	61	365	244	14,798	93.46%	88,789	96.92%	96.92%	95,027	255	4,141	373	95.64%	2,071-	4,168	2,097
6240	Mission Park Apts.	100	97	584			97.25%		99.00%	99.00%	85,054	146		584	97.33%		85,054	85,054
6260	Tarry Towne Apts.	98	96	575	287	27,438	97.70%	164,629	95.92%	95.92%	168,826	292	2,579	579	98.47%	1,290-	2,908	1,618
6270	Parkview Apts.	153	144	867	196	28,332	94.44%	169,990	96.08%	96.08%	180,274	201	4,510	895	97.49%	5,502-	4,782	720-
6280	Fair Avenue Apts.	216	212	1,270	251	53,098	98.03%	318,588	97.22%	97.22%	336,794	265	6,269	1,271	98.07%	140-	18,066	17,925
6290	Blanco Apts.	100	97	579			96.50%		95.00%	95.00%	142,557	246		580	96.67%		142,557	142,557
6300	Lewis Chatham Apts.	119	116	695			97.27%		98.32%	98.32%	175,104	248		707	99.02%		175,104	175,104
6310	Riverside Apts.	74	71	423	98	6,907	95.27%	41,441	98.65%	98.65%	54,671	132	2,939	414	93.24%	882	14,111	14,993
6320	Madonna Apts.	60	59	356	265	15,718	98.75%	94,307	98.33%	98.33%	97,155	274	1,592	354	98.33%	398	3,246	3,644
6322	Sahara-Ramsey Apts.	16	16	96	358	5,725	100.00	34,350	100.00	100.00	35,388	389	1,789	91	94.79%	1,789	2,827	4,616
6330	Linda Lou A & B Apts.	10	10	59	208	2,031	97.50%	12,187	100.00	100.00	11,877	198		60	100.00	312-	623-	935-
6331	Escondida Apts.	20	20	120	250	5,000	100.00	30,000	100.00	100.00	33,048	275		120	100.00		3,048	3,048
6333	Williamsburg Apts.	15	15	90	208	3,125	100.00	18,750	93.33%	93.33%	19,023	216	417	88	97.78%	417	690	1,107
6340	Cheryl West Apts.	82	79	471			95.73%		96.34%	96.34%	95,155	199		478	97.15%		95,155	95,155
6350	Village East Apts.	24	23	138	146	3,354	95.83%	20,125	95.83%	95.83%	13,503	98	875	138	95.83%		6,622-	6,622-
6352	Olive Park Apts.	26	25	150	144	3,606	96.15%	21,635	96.15%	96.15%	20,242	137	1,154	148	94.87%	288	1,104-	816-
6360	College Park Additions	78	76	453			96.79%		100.00	100.00	93,389	201		464	99.15%		93,389	93,389

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San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2019

			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	437	235	17,117	97.00%	102,704	100.00	100.00	109,605	245	706	447	99.33%	2,471-	4,431	1,960
6390	Kenwood North Apts.	53	52	312			98.11%		115.09	98.39%	100,377	276		364	114.47		100,377	100,377
6400	Midway Apts.	20	20	120	229	4,583	100.00	27,500	100.00	100.00	27,815	236	458	118	98.33%	458	773	1,231
6410	San Pedro Arms Apts.	16	15	90			93.75%		100.00	100.00	22,350	238		94	97.92%		22,350	22,350
6420	W. C. White Apts.	75	74	446	187	13,860	99.00%	83,161	100.00	100.00	84,026	187	187	449	99.78%	653-	211	442-
6430	Highview Apts.	68	66	398	230	15,263	97.43%	91,580	92.65%	92.65%	74,718	195	5,760	383	93.87%	3,341	13,522-	10,181-
6440	Cross Creek Apts.	66	63	375			94.70%		98.48%	98.48%	47,970	126		380	95.96%		47,970	47,970
6450	Park Square Apts.	26	25	149	215	5,315	95.19%	31,889	88.46%	88.46%	38,596	282	4,080	137	87.82%	2,470	9,176	11,646
6460	Kenwood Manor Apts.	9	9	54	99	894	100.00	5,365	0.00	0.00	7,424		5,365		0.00	5,365		5,365
6470	Westway Apts.	152	145	867	96	13,944	95.07%	83,663	95.39%	95.39%	145,759	166	3,088	880	96.49%	1,249-	60,848	59,599
6480	Marie McGuire Apts.	63	59	356			94.05%		98.41%	98.41%	95,926	261		368	97.35%		95,926	95,926
6490	M. C. Beldon Apts.	35	33	195	190	6,191	92.86%	37,144	100.00	100.00	42,602	207	762	206	98.10%	2,095-	3,363	1,267
6500	F. J. Furey Apts.	66	63	377	109	6,854	95.08%	41,121	100.00	100.00	60,879	160	1,638	381	96.21%	491-	19,267	18,775
6510	H. B. Gonzalez Apts.	51	49	291	187	9,049	95.10%	54,292	100.00	100.00	60,795	199	187	305	99.67%	2,612-	3,891	1,279
6520	W. R. Sinkin Apts.	50	50	299	197	9,784	99.50%	58,706	98.00%	98.00%	57,524	196	1,180	294	98.00%	885	297-	588
6530	Pin Oak II Apts.	22	22	132	186	4,083	100.00	24,501	95.45%	95.45%	24,157	196	1,670	123	93.18%	1,670	1,327	2,997
6540	George Cisneros Apts.	55	54	321	164	8,763	97.27%	52,577	96.36%	96.36%	55,346	170	655	326	98.79%	819-	1,950	1,132
6550	Matt Garcia Apts.	55	54	323	188	10,099	97.73%	60,591	98.18%	98.18%	60,749	185	376	328	99.39%	1,033-	876-	1,909-
6560	L. C. Rutledge Apts.	66	63	380			95.83%		96.97%	96.97%	67,435	173		389	98.23%		67,435	67,435
6570	T. L. Shaley Apts.	66	60	362	121	7,303	91.29%	43,817	92.42%	96.83%	36,808	103	4,848	356	89.90%	667	6,343-	5,676-
6580	Lila Cockrell Apts.	70	69	416	173	11,954	98.93%	71,724	98.57%	98.57%	68,347	165	863	415	98.81%	86	3,290-	3,204-
6590	O. P. Schnabel Apts.	70	69	416	169	11,707	98.93%	70,240	100.00	100.00	79,878	191	338	418	99.52%	423-	9,215	8,792
	Total	6,055	5,819	34,912	110	640,358	96.10%	3,842,148	91.63%	95.43%	5,482,308	167	202,200	33,261	91.55%	53,590	1,686,546	1,740,137

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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 12/31/2019

			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	1,164	704	136,539	97.00%	819,235	97.00%	97.00%	841,273	726	29,560	1,158	96.50%	4,223	26,261	30,484
112	SAHFC Burning Tree	108	100	600			92.59%		90.74%	90.74%	407,551	700		582	89.81%		407,551	407,551
113	SAHFC Castlepoint	220	216	1,298	583	126,101	98.30%	756,607	97.27%	97.27%	750,454	587	24,490	1,278	96.82%	11,405	5,252	16,657
114	SAHFC Encanta Villas	56	49	294	760	37,240	87.50%	223,440	96.43%	96.43%	239,931	774	19,760	310	92.26%	12,160-	4,331	7,829-
121	Converse Ranch II, LLC	83	80	480			96.39%		114.46	91.35%	430,699	735		586	117.67		430,699	430,699
140	SAHFC Vera Cruz	29	28	170	544	15,372	97.41%	92,232	100.00	100.00	90,527	526	1,088	172	98.85%	1,360-	3,065-	4,425-
141	Homestead	157	151	903	584	87,845	95.86%	527,072	94.27%	94.27%	510,672	568	25,099	899	95.44%	2,335	14,065-	11,731-
151	Claremont	4	4	24			100.00		100.00	100.00	19,549	815		24	100.00		19,549	19,549
214	Converse Ranch I LLC	99	95	567			95.45%		120.20	95.97%	498,325	715		697	117.34		498,325	498,325
315440	Villa De Valencia	104	96	575	401	38,361	92.07%	230,168	95.19%	95.19%	374,972	649	18,429	578	92.63%	1,402-	143,402	142,000
465450	Reagan West Apts.	15	15	90			100.00		86.67%	86.67%	42,965	518		83	92.22%		42,965	42,965
1065120	Sunshine Plaza	100	95	567			94.50%		100.00	100.00	372,533	629		592	98.67%		372,533	372,533
1075130	Pecan Hill	100	95	567			94.50%		93.00%	93.00%	420,669	758		555	92.50%		420,669	420,669
1205340	SAHDC Dietrich Road	30	24	146	640	15,520	80.83%	93,120	86.67%	86.67%	93,804	613	17,280	153	85.00%	4,800-	4,116-	8,916-
1335211	SAHFC La Providencia	90	86	515	551	47,286	95.28%	283,716	97.78%	97.78%	282,581	550	14,337	514	95.19%	276	859-	583-
1355290	SAHFC Towering Oaks Apts.	128	122	734	848	103,634	95.51%	621,803	92.19%	92.19%	578,704	850	73,752	681	88.67%	44,505	1,407	45,912
1375280	SAHFC Churchill Estate Apts	40	39	231	816	31,418	96.25%	188,508	100.00	100.00	200,622	839	816	239	99.58%	6,528-	5,586	942-
1425475	SAHDC Bella Claire Apts.	67	65	390	605	39,355	97.01%	236,129	100.00	100.00	239,603	608	4,844	394	98.01%	2,422-	1,051	1,370-
1505462	Warren House	7	6	38			89.29%		85.71%	85.71%	18,926	512		37	88.10%		18,926	18,926
2095265	Sendero I PFC (Crown Meadows)	192	182	1,094	897	163,480	94.92%	980,880	90.10%	90.10%	1,045,798	966	61,894	1,083	94.01%	9,419	74,336	83,755
2375630	SH/CH PFC Cottage Creek	253	224	1,346	422	94,683	88.64%	568,095	91.30%	91.30%	1,063,584	757	47,709	1,405	92.56%	25,096-	470,393	445,297
2385640	SH/CH PFC Cottage Creek II	196	174	1,043	362	62,875	88.65%	377,249	84.18%	84.18%	740,421	745	65,860	994	84.52%	17,551	380,722	398,273
2395485	SH/CH PFC Courtland Heights	56	53	318	871	46,138	94.64%	276,825	92.86%	92.86%	289,731	944	25,245	307	91.37%	9,576	22,481	32,057
2495650	Woodhill Apts. PFC	532	473	2,840	840	397,656	88.96%	2,385,934	90.04%	90.04%	2,568,541	911	313,406	2,819	88.31%	17,326	199,933	217,259

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 12/31/2019

		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	15,989	542	1,443,502	92.98%	8,661,014	94.38%	101.61	12,122,435	910	743,569	16,140	93.86%	62,846	3,524,267	3,587,113

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O: Rent Variance Due to Occ: (C minus M) multiplied by D

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San Antonio Housing Authority
Beacon
SAHA Managed
Revenue and Vacancy Loss Analysis
As of 12/31/2019

			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	600			92.59%		90.74%	90.74%	407,551	700		582	89.81%		407,551	407,551
113	SAHFC Castlepoint	220	216	1,298	583	126,101	98.30%	756,607	97.27%	97.27%	750,454	587	24,490	1,278	96.82%	11,405	5,252	16,657
114	SAHFC Encanta Villas	56	49	294	760	37,240	87.50%	223,440	96.43%	96.43%	239,931	774	19,760	310	92.26%	12,160-	4,331	7,829-
121	Converse Ranch II, LLC	83	80	480			96.39%		114.46	91.35%	430,699	735		586	117.67		430,699	430,699
140	SAHFC Vera Cruz	29	28	170	544	15,372	97.41%	92,232	100.00	100.00	90,527	526	1,088	172	98.85%	1,360-	3,065-	4,425-
141	Homestead	157	151	903	584	87,845	95.86%	527,072	94.27%	94.27%	510,672	568	25,099	899	95.44%	2,335	14,065-	11,731-
151	Claremont	4	4	24			100.00		100.00	100.00	19,549	815		24	100.00		19,549	19,549
214	Converse Ranch I LLC	99	95	567			95.45%		120.20	95.97%	498,325	715		697	117.34		498,325	498,325
315440	Villa De Valencia	104	96	575	401	38,361	92.07%	230,168	95.19%	95.19%	374,972	649	18,429	578	92.63%	1,402-	143,402	142,000
1065120	Sunshine Plaza	100	95	567			94.50%		100.00	100.00	372,533	629		592	98.67%		372,533	372,533
1075130	Pecan Hill	100	95	567			94.50%		93.00%	93.00%	420,669	758		555	92.50%		420,669	420,669
1205340	SAHDC Dietrich Road	30	24	146	640	15,520	80.83%	93,120	86.67%	86.67%	93,804	613	17,280	153	85.00%	4,800-	4,116-	8,916-
1335211	SAHFC La Providencia	90	86	515	551	47,286	95.28%	283,716	97.78%	97.78%	282,581	550	14,337	514	95.19%	276	859-	583-
1355290	SAHFC Towering Oaks Apts.	128	122	734	848	103,634	95.51%	621,803	92.19%	92.19%	578,704	850	73,752	681	88.67%	44,505	1,407	45,912
1375280	SAHFC Churchill Estate Apts	40	39	231	816	31,418	96.25%	188,508	100.00	100.00	200,622	839	816	239	99.58%	6,528-	5,586	942-
1425475	SAHDC Bella Claire Apts.	67	65	390	605	39,355	97.01%	236,129	100.00	100.00	239,603	608	4,844	394	98.01%	2,422-	1,051	1,370-
1505462	Warren House	7	6	38			89.29%		85.71%	85.71%	18,926	512		37	88.10%		18,926	18,926
2095265	Sendero I PFC (Crown Meadows)	192	182	1,094	897	163,480	94.92%	980,880	90.10%	90.10%	1,045,798	966	61,894	1,083	94.01%	9,419	74,336	83,755
	Total	1,614	1,532	9,189	461	705,612	94.89%	4,233,675	97.34%	102.85	6,575,920	702	261,789	9,374	96.80%	39,267	2,381,512	2,420,779

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L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

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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 12/31/2019

			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	1,164	704	136,539	97.00%	819,235	97.00%	97.00%	841,273	726	29,560	1,158	96.50%	4,223	26,261	30,484
465450	Reagan West Apts.	15	15	90			100.00		86.67%	86.67%	42,965	518		83	92.22%		42,965	42,965
2375630	SH/CH PFC Cottage Creek	253	224	1,346	422	94,683	88.64%	568,095	91.30%	91.30%	1,063,584	757	47,709	1,405	92.56%	25,096-	470,393	445,297
2385640	SH/CH PFC Cottage Creek II	196	174	1,043	362	62,875	88.65%	377,249	84.18%	84.18%	740,421	745	65,860	994	84.52%	17,551	380,722	398,273
2395485	SH/CH PFC Courtland Heights	56	53	318	871	46,138	94.64%	276,825	92.86%	92.86%	289,731	944	25,245	307	91.37%	9,576	22,481	32,057
2495650	Woodhill Apts. PFC	532	473	2,840	840	397,656	88.96%	2,385,934	90.04%	90.04%	2,568,541	911	313,406	2,819	88.31%	17,326	199,933	217,259
	Total	1,252	1,133	6,800	651	737,890	90.52%	4,427,339	90.58%	100.00	5,546,515	1,405	481,780	6,766	90.07%	23,579	1,142,755	1,166,334

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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 Group: (All)
Select Fiscal Year: 19

Return to Menu

TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER

A/R by Business Unit		Net Change Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R Tenant Dwelling Rents		**1,375,787**	**0**	**932,149**	**25,119**	**25,095**
Alazan-Apache Courts	●	186,380	0	98,278	8,214	9,159
Blanco Apts.	○	24,492	0	23,338	234	870
Cassiano Homes	●	73,448	0	44,822	(7,852)	12,214
Cheryl West Apts.	◔	31,646	0	14,868	(246)	3,222
Christ The King	○	7,474	0	7,608	397	(531)
College Park Additions	◔	18,986	0	15,475	2,823	(652)
Cross Creek Apts.	○	20,371	0	9,602	4,892	1,504
Dr. Charles Andrews Apts.	◔	26,430	0	8,536	(0)	4,703
Escondida Apts.	○	5,611	0	5,607	361	(361)
F. J. Furey Apts.	◔	28,784	0	10,349	2,204	1,609
Fair Avenue Apts.	◕	57,745	0	55,756	(13,794)	14,020
Frank Hornsby	○	17,258	0	10,253	1,190	(2,206)
George Cisneros Apts.	○	9,905	0	9,257	594	(569)
Glen Park Apts.	○	5,652	0	4,373	1,404	(962)
Guadalupe Homes	○	12,267	0	11,004	(1,317)	939
H. B. Gonzalez Apts.	○	12,217	0	10,341	1,637	239
Highview Apts.	◔	22,559	0	12,475	(542)	(3,177)
Jewett Circle Apts.	◔	18,222	0	18,418	76	(282)
Kenwood Manor Apts.	○	1,369	0	1,004	798	(433)
Kenwood North Apts.	◔	21,963	0	16,231	(722)	3,723
L. C. Rutledge Apts.	○	24,650	0	12,630	5,485	(1,328)
Le Chalet Apts.	○	10,207	0	8,911	(115)	154
Lewis Chatham Apts.	○	31,468	0	29,928	2,802	(3,029)
Lila Cockrell Apts.	○	12,172	0	11,552	664	(2,397)
Lincoln Heights	◑	76,782	0	43,830	17,649	(6,549)
Linda Lou A & B Apts.	○	3,445	0	2,043	421	(5,771)
M. C. Beldon Apts.	○	11,276	0	7,361	3,502	(1,687)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18
A/R Tenant Dwelling Rents	**1,375,787**	**393,424**
Alazan-Apache Courts	186,380	70,728
Blanco Apts.	24,492	50
Cassiano Homes	73,448	24,264
Cheryl West Apts.	31,646	13,802
Christ The King	7,474	0
College Park Additions	18,986	1,341
Cross Creek Apts.	20,371	4,373
Dr. Charles Andrews Apts.	26,430	13,191
Escondida Apts.	5,611	4
F. J. Furey Apts.	28,784	14,622
Fair Avenue Apts.	57,745	1,764
Frank Hornsby	17,258	8,021
George Cisneros Apts.	9,905	622
Glen Park Apts.	5,652	837
Guadalupe Homes	12,267	1,642
H. B. Gonzalez Apts.	12,217	0
Highview Apts.	22,559	13,803
Jewett Circle Apts.	18,222	10
Kenwood Manor Apts.	1,369	0
Kenwood North Apts.	21,963	2,731
L. C. Rutledge Apts.	24,650	7,863
Le Chalet Apts.	10,207	1,257
Lewis Chatham Apts.	31,468	1,766
Lila Cockrell Apts.	12,172	2,352
Lincoln Heights	76,782	21,853
Linda Lou A & B Apts.	3,445	6,752
M. C. Beldon Apts.	11,276	2,100

Legend:

● - When Value is >= 80%
◕ - When Value is < 80% but >= 60%
◑ - When Value is < 60% but >= 40%
◔ - When Value is < 40% but >= 20%
○ - When Value is < 20%

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

Madonna Apts.	○	17,523	0	16,999	1,525	(1,432)	17,523	430
Marie McGuire Apts.	○	18,423	0	16,486	2,493	(2,604)	18,423	2,048
Matt Garcia Apts.	○	10,921	0	9,839	1,713	(631)	10,921	0
Midway Apts.	○	5,365	0	4,738	485	(151)	5,365	293
Mirasol Homes Target Site	◑	35,571	0	25,286	3,468	381	35,571	6,436
Mission Park Apts.	◑	34,686	0	13,241	2,887	4,492	34,686	14,066
O. P. Schnabel Apts.	○	14,664	0	13,537	495	632	14,664	0
Olive Park Apts.	○	6,064	0	3,242	(504)	402	6,064	2,924
Park Square Apts.	◔	15,361	0	6,675	5,263	1,982	15,361	1,440
Parkview Apts.	◕	45,825	0	29,807	5,081	(472)	45,825	11,410
Pin Oak I	○	883	0	12,849	(1,699)	(10,379)	883	112
Pin Oak II Apts.	○	3,723	0	3,290	1,243	(968)	3,723	158
Raymundo Rangel Apts	○	4,529	0	4,253	(240)	182	4,529	334
Refugio	◑	(50)	0	0	0	(50)	(50)	0
Riverside Apts.	◔	25,440	0	11,091	(27,135)	10,280	25,440	31,203
S. J. Sutton Homes	○	(25)	0	0	0	(25)	(25)	0
Sahara-Ramsey Apts.	○	6,679	0	6,212	290	51	6,679	126
San Juan Homes	○	(370)	0	0	6	(460)	(370)	85
San Juan Square II	○	(280)	0	0	(332)	0	(280)	52
San Pedro Arms Apts.	○	3,921	0	3,902	(363)	5	3,921	378
Scattered Sites	◔	45,679	0	9,619	(8,467)	(966)	45,679	45,493
South San Apts	○	6,196	0	5,329	305	462	6,196	100
Springview	◔	40,710	0	31,805	(1,076)	(6,075)	40,710	16,055
Sun Park Lane Apts.	○	23,669	0	16,188	(1,525)	3,137	23,669	5,869
Sutton Oaks Phase I	●	113	0	0	(117)	148	113	82
T. L. Shaley Apts.	○	14,397	0	6,961	98	(173)	14,397	7,511
Tarry Towne Apts.	○	30,728	0	27,753	656	(102)	30,728	2,421
Victoria Plaza Apts.	○	(352)	0	0	(221)	(131)	(352)	0
Villa Hermosa Apts.	○	15,594	0	15,623	(2,548)	1,703	15,594	817
Villa Tranchese Apts.	◔	56,767	0	53,618	(454)	1,760	56,767	1,844
Villa Veramendi Apts.	●	60,806	0	25,750	13,447	7,701	60,806	13,908
Village East Apts.	○	1,939	0	2,052	(294)	(1,247)	1,939	1,428
Villas de Fortuna 46 SF Homes	○	(591)	0	0	0	(591)	(591)	0
W. C. White Apts.	○	18,024	0	14,416	1,135	2	18,024	2,471
W. R. Sinkin Apts.	○	12,167	0	9,854	(2,202)	3,379	12,167	1,136
Westway Apts.	◑	32,421	0	24,771	737	(135)	32,421	7,047
Wheatley Courts	○	(7,041)	0	0	(1)	(7,040)	(7,041)	0
Williamsburg Apts.	○	2,898	0	3,113	179	(394)	2,898	0
The Park at Sutton Oaks	◕	33	0	0	33	0	33	0
Gardens at San Juan Square	◕	(0)	0	0	0	(0)	(0)	0

A/R-Tenant Sec Deposits		2,837	0	50	(2,080)	930
Alazan-Apache Courts	●	998	0	0	(422)	882
Blanco Apts.	◔	50	0	50	0	0
Cassiano Homes	●	1,067	0	0	(350)	650
Cheryl West Apts.	◔	123	0	0	0	0
College Park Additions		251	0	0	0	0
Cross Creek Apts.		(200)	0	0	(200)	(135)
Dr. Charles Andrews Apts.	○	(150)	0	0	(301)	51
F. J. Furey Apts.	○	(50)	0	0	0	(100)
Fair Avenue Apts.	◔	50	0	0	0	(300)
Frank Hornsby	◔	151	0	0	1	(25)
George Cisneros Apts.		(150)	0	0	(150)	0
Glen Park Apts.		(115)	0	0	(115)	(50)
Guadalupe Homes		100	0	0	77	(70)
Highview Apts.	◔	150	0	0	0	0
Jewett Circle Apts.	○	(220)	0	0	(300)	150
Kenwood Manor Apts.		400	0	0	0	0
L. C. Rutledge Apts.		(150)	0	0	200	(200)
Le Chalet Apts.	◔	141	0	0	(4)	(2)
Lincoln Heights	◔	130	0	0	(274)	317
Marie McGuire Apts.	◔	50	0	0	(100)	150
Parkview Apts.	◔	46	0	0	(74)	120
Pin Oak II Apts.	◔	83	0	0	0	(130)
Riverside Apts.	◑	300	0	0	(104)	(46)
Springview	○	(113)	0	0	94	(82)
T. L. Shaley Apts.		200	0	0	150	50
Tarry Towne Apts.		(300)	0	0	(150)	0
Victoria Plaza Apts.	○	(234)	0	0	0	(150)
Villa Hermosa Apts.		(108)	0	0	(58)	0
Villas de Fortuna 46 SF Homes	◑	400	0	0	0	0
W. C. White Apts.	○	(300)	0	0	0	(150)
Westway Apts.	◔	114	0	0	0	0
Wheatley Courts		123	0	0	0	0
Grand Total		**1,378,624**	**0**	**932,199**	**23,039**	**26,025**

A/R-Tenant Sec Deposits	2,887	4,138
Alazan-Apache Courts	998	538
Blanco Apts.	50	0
Cassiano Homes	1,067	767
Cheryl West Apts.	123	123
College Park Additions	251	251
Cross Creek Apts.	(200)	135
Dr. Charles Andrews Apts.	(150)	100
Fair Avenue Apts.	50	350
Frank Hornsby	151	175
George Cisneros Apts.	(150)	(0)
Glen Park Apts.	(115)	50
Guadalupe Homes	100	93
Highview Apts.	150	150
Jewett Circle Apts.	(220)	(70)
Kenwood Manor Apts.	400	400
L. C. Rutledge Apts.	(150)	(150)
Le Chalet Apts.	141	147
Lewis Chatham Apts.	0	(5)
Lila Cockrell Apts.	0	100
Lincoln Heights	130	87
M. C. Beldon Apts.	0	91
Marie McGuire Apts.	50	0
Parkview Apts.	46	0
Pin Oak II Apts.	83	213
Riverside Apts.	300	450
Scattered Sites	0	(135)
Springview	(113)	(125)
T. L. Shaley Apts.	200	0
Tarry Towne Apts.	(300)	(150)
Victoria Plaza Apts.	(234)	(84)
Villa Hermosa Apts.	(108)	(50)
Village East Apts.	0	200
Villas de Fortuna 46 SF Homes	400	400
W. C. White Apts.	(300)	(150)
Westway Apts.	114	114
Wheatley Courts	123	123
Grand Total	**1,378,674**	**397,562**

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business: C3 - Non-Profit
Select Group: (All)
Select Fiscal Year: 19

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TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER

A/R by Business Unit		Net Change Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R - Tenant Bad Debt		**3**	**0**	**0**	**0**	**0**
Woodhill Apts. PFC	●	3	0	0	0	0
A/R Tenant Dwelling Rents		**970,195**	**0**	**(14,998)**	**206,793**	**280,642**
Converse Ranch II, LLC		43,312	0	0	6,411	(1,468)
Homestead	◔	52,495	0	0	18,753	18,001
Pecan Hill	○	12,387	0	0	1,953	(14,517)
SAHDC Bella Claire Apts.	○	30,827	0	0	11,723	10,593
SAHDC Dietrich Road	◔	60,738	0	0	5,560	3,327
SAHFC Burning Tree		69,879	0	0	34,070	24,302
SAHFC Castlepoint	●	165,773	0	0	36,648	97,338
SAHFC Churchill Estates, LLC		64,402	0	0	17,809	23,155
SAHFC Encanta Villas	◔	41,247	0	0	2,485	9,149
SAHFC La Providencia	◔	41,245	0	0	(2,776)	6,415
SAHFC Towering Oaks, LLC		24,128	0	0	386	23,742
SAHFC Vera Cruz	○	15,472	0	0	156	15,316
Sunshine Plaza	○	(1,685)	0	(14,998)	13,606	(21,952)
Villa De Valencia	◑	74,788	0	0	(4,865)	17,847
Converse Ranch I LLC		57,152	0	0	(5,722)	(11,149)
Sendero I PFC (Crown Meadows)		212,566	0	0	63,946	81,724
Warren House		1,144	0	0	1,806	(662)
Claremont		4,324	0	0	4,843	(519)
A/R-Tenant Bad Debt		**278**	**0**	**0**	**0**	**278**
SAHFC Encanta Villas	●	278	0	0	0	278
A/R-Tenant Sec Deposits		**260,872**	**0**	**0**	**13,314**	**(25,196)**
Converse Ranch II, LLC	○	763	0	0	481	650
Homestead		4	0	0	106	(750)
Pecan Hill		946	0	0	709	(509)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18
A/R - Tenant Bad Debt	**3**	**3**
Woodhill Apts. PFC	3	3
A/R Tenant Dwelling Rents	**970,195**	**497,758**
Converse Ranch II, LLC	43,312	38,369
Homestead	52,495	15,741
Pecan Hill	12,387	24,951
SAHDC Bella Claire Apts.	30,827	8,511
SAHDC Dietrich Road	60,738	51,851
SAHFC Burning Tree	69,879	11,506
SAHFC Castlepoint	165,773	31,787
SAHFC Churchill Estates, LLC	64,402	23,439
SAHFC Encanta Villas	41,247	29,613
SAHFC La Providencia	41,245	37,606
SAHFC Towering Oaks, LLC	24,128	
SAHFC Vera Cruz	15,472	0
Sunshine Plaza	(1,685)	21,659
Villa De Valencia	74,788	61,807
Converse Ranch I LLC	57,152	74,023
Sendero I PFC (Crown Meadows)	212,566	66,897
Warren House	1,144	0
Claremont	4,324	0
A/R-Tenant Bad Debt	**278**	**0**
SAHFC Encanta Villas	278	0
A/R-Tenant Sec Deposits	**260,872**	**272,854**
Converse Ranch II, LLC	763	(368)
Homestead	4	648
Pecan Hill	946	746

Legend:

- ● - When Value is >= 80%
- ◔ - When Value is < 80% but >= 60%
- ◑ - When Value is < 60% but >= 40%
- ◕ - When Value is < 40% but >= 20%
- ○ - When Value is < 20%

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

Reagan West Apts.	○ 3,156	0	0	(890)	642
SAHDC Bella Claire Apts.	(100)	0	0	0	0
SAHDC Dietrich Road	(300)	0	0	(300)	285
SAHFC Burning Tree	(200)	0	0	0	0
SAHFC Castlepoint	(1,050)	0	0	(75)	(590)
SAHFC Churchill Estates, LLC	500	0	0	300	0
SAHFC Encanta Villas	(178)	0	0	(100)	322
SAHFC La Providencia	2,333	0	0	943	415
SAHFC Monterrey Park	◑ 53,046	0	0	2,535	(1,903)
SAHFC Towering Oaks, LLC	○ (300)	0	0	0	(23,579)
SH/CH PFC Courtland Heights	○ 10,363	0	0	750	(650)
Sunshine Plaza	(1,013)	0	0	136	(759)
Villa De Valencia	○ (34)	0	0	465	(608)
Woodhill Apts. PFC	● 103,551	0	0	5,751	(305)
Converse Ranch I LLC	○ (61)	0	0	828	(888)
Sendero I PFC (Crown Meadows)	○ 871	0	0	1,096	1,677
SH/CH PFC Cottage Creek I	52,810	0	0	345	843
SH/CH PFC Cottage Creek II	36,066	0	0	235	511
Warren House	(300)	0	0	0	0
Grand Total	**1,231,347**	**0**	**(14,998)**	**220,106**	**255,724**

Reagan West Apts.	3,156	3,404
SAHDC Bella Claire Apts.	(100)	(100)
SAHDC Dietrich Road	(300)	(285)
SAHFC Burning Tree	(200)	(200)
SAHFC Castlepoint	(1,050)	(385)
SAHFC Churchill Estates, LLC	500	200
SAHFC Encanta Villas	(178)	(400)
SAHFC La Providencia	2,333	975
SAHFC Monterrey Park	53,046	52,415
SAHFC Towering Oaks, LLC	(300)	23,279
SAHFC Vera Cruz	0	100
SH/CH PFC Courtland Heights	10,363	10,263
Sunshine Plaza	(1,013)	(391)
Villa De Valencia	(34)	109
Woodhill Apts. PFC	103,551	98,105
Converse Ranch I LLC	(61)	0
Sendero I PFC (Crown Meadows)	871	(1,902)
SH/CH PFC Cottage Creek I	52,810	51,622
SH/CH PFC Cottage Creek II	36,066	35,320
Warren House	(300)	(300)
Grand Total	**1,231,347**	**770,615**

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business: C3 - Non-Profit
Select Group: NP - SAHA Managed
Select Fiscal Year: 19

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TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER

A/R by Business Unit		Net Change Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R Tenant Dwelling Rents		**970,195**	**0**	**(14,998)**	**206,793**	**280,642**
Converse Ranch II, LLC		43,312	0	0	6,411	(1,468)
Homestead	◔	52,495	0	0	18,753	18,001
Pecan Hill	○	12,387	0	0	1,953	(14,517)
SAHDC Bella Claire Apts.	○	30,827	0	0	11,723	10,593
SAHDC Dietrich Road	◔	60,738	0	0	5,560	3,327
SAHFC Burning Tree		69,879	0	0	34,070	24,302
SAHFC Castlepoint	●	165,773	0	0	36,648	97,338
SAHFC Churchill Estates, LLC		64,402	0	0	17,809	23,155
SAHFC Encanta Villas	◔	41,247	0	0	2,485	9,149
SAHFC La Providencia	◔	41,245	0	0	(2,776)	6,415
SAHFC Towering Oaks, LLC		24,128	0	0	386	23,742
SAHFC Vera Cruz	○	15,472	0	0	156	15,316
Sunshine Plaza	○	(1,685)	0	(14,998)	13,606	(21,952)
Villa De Valencia	◑	74,788	0	0	(4,865)	17,847
Converse Ranch I LLC		57,152	0	0	(5,722)	(11,149)
Sendero I PFC (Crown Meadows)		212,566	0	0	63,946	81,724
Warren House		1,144	0	0	1,806	(662)
Claremont		4,324	0	0	4,843	(519)
A/R-Tenant Bad Debt		**278**	**0**	**0**	**0**	**278**
SAHFC Encanta Villas	●	278	0	0	0	278
A/R-Tenant Sec Deposits		**1,880**	**0**	**0**	**4,589**	**(24,334)**
Converse Ranch II, LLC	●	763	0	0	481	650
Homestead		4	0	0	106	(750)
Pecan Hill		946	0	0	709	(509)
SAHDC Bella Claire Apts.		(100)	0	0	0	0
SAHDC Dietrich Road		(300)	0	0	(300)	285
SAHFC Burning Tree		(200)	0	0	0	0
SAHFC Castlepoint		(1,050)	0	0	(75)	(590)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18
A/R Tenant Dwelling Rents	**970,195**	**497,758**
Converse Ranch II, LLC	43,312	38,369
Homestead	52,495	15,741
Pecan Hill	12,387	24,951
SAHDC Bella Claire Apts.	30,827	8,511
SAHDC Dietrich Road	60,738	51,851
SAHFC Burning Tree	69,879	11,506
SAHFC Castlepoint	165,773	31,787
SAHFC Churchill Estates, LLC	64,402	23,439
SAHFC Encanta Villas	41,247	29,613
SAHFC La Providencia	41,245	37,606
SAHFC Towering Oaks, LLC	24,128	
SAHFC Vera Cruz	15,472	0
Sunshine Plaza	(1,685)	21,659
Villa De Valencia	74,788	61,807
Converse Ranch I LLC	57,152	74,023
Sendero I PFC (Crown Meadows)	212,566	66,897
Warren House	1,144	0
Claremont	4,324	0
A/R-Tenant Bad Debt	**278**	**0**
SAHFC Encanta Villas	278	0
A/R-Tenant Sec Deposits	**1,880**	**21,726**
Converse Ranch II, LLC	763	(368)
Homestead	4	648
Pecan Hill	946	746
SAHDC Bella Claire Apts.	(100)	(100)
SAHDC Dietrich Road	(300)	(285)
SAHFC Burning Tree	(200)	(200)
SAHFC Castlepoint	(1,050)	(385)

Legend:

- ● - When Value is >= 80%
- ◔ - When Value is < 80% but >= 60%
- ◑ - When Value is < 60% but >= 40%
- ◕ - When Value is < 40% but >= 20%
- ○ - When Value is < 20%

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

SAHFC Churchill Estates, LLC	500	0	0	300	0
SAHFC Encanta Villas	(178)	0	0	(100)	322
SAHFC La Providencia	2,333	0	0	943	415
SAHFC Towering Oaks, LLC	(300)	0	0	0	(23,579)
Sunshine Plaza	(1,013)	0	0	136	(759)
Villa De Valencia	(34)	0	0	465	(608)
Converse Ranch I LLC	(61)	0	0	828	(888)
Sendero I PFC (Crown Meadows)	871	0	0	1,096	1,677
Warren House	(300)	0	0	0	0
Grand Total	**972,353**	**0**	**(14,998)**	**211,381**	**256,585**

SAHFC Churchill Estates, LLC	500	200
SAHFC Encanta Villas	(178)	(400)
SAHFC La Providencia	2,333	975
SAHFC Towering Oaks, LLC	(300)	23,279
SAHFC Vera Cruz	0	100
Sunshine Plaza	(1,013)	(391)
Villa De Valencia	(34)	109
Converse Ranch I LLC	(61)	0
Sendero I PFC (Crown Meadows)	871	(1,902)
Warren House	(300)	(300)
Grand Total	**972,353**	**519,484**

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business: C3 - Non-Profit
Select Group: NP - 3rd Party
Select Fiscal Year: 19

Return to Menu

TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER

A/R by Business Unit		Net Change Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R - Tenant Bad Debt		**3**	**0**	**0**	**0**	**0**
Woodhill Apts. PFC	●	3	0	0	0	0
A/R-Tenant Sec Deposits		**258,991**	**0**	**0**	**8,725**	**(862)**
Reagan West Apts.	○	3,156	0	0	(890)	642
SAHFC Monterrey Park	◑	53,046	0	0	2,535	(1,903)
SH/CH PFC Courtland Heights	○	10,363	0	0	750	(650)
Woodhill Apts. PFC	●	103,551	0	0	5,751	(305)
SH/CH PFC Cottage Creek I		52,810	0	0	345	843
SH/CH PFC Cottage Creek II		36,066	0	0	235	511
Grand Total		**258,994**	**0**	**0**	**8,725**	**(862)**

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE

A/R by Business Unit	Fiscal Year 19	18
A/R - Tenant Bad Debt	**3**	**3**
Woodhill Apts. PFC	3	3
A/R-Tenant Sec Deposits	**258,991**	**251,128**
Reagan West Apts.	3,156	3,404
SAHFC Monterrey Park	53,046	52,415
SH/CH PFC Courtland Heights	10,363	10,263
Woodhill Apts. PFC	103,551	98,105
SH/CH PFC Cottage Creek I	52,810	51,622
SH/CH PFC Cottage Creek II	36,066	35,320
Grand Total	**258,994**	**251,131**

Legend:

● - When Value is >= 80%
◕ - When Value is < 80% but >= 60%
◑ - When Value is < 60% but >= 40%
◔ - When Value is < 40% but >= 20%
○ - When Value is < 20%

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

San Antonio Housing Authority
Property Management Monthly Report
Partnership
For the Period Ending 12/31/2019

Monthly	Year-to-Date

Account Balances

Operating Account	Replacement Reserves	Tenant Receivable
1,221,491	2,402,101	78,024

Rental Income History

Current Year			Last Year			Two Years Ago		
Novembe	October	September	December	October	October	September	December	October	October	2 Years Ago 2 Mo Prior
643,263	655,134	652,031	624,910	617,140	618,663	624,569	613,354	608,619	611,752	613,993

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
1 Bedroom	554	554	532	22				96.03%	554	540	97.47%	6,648	6,443	96.92%
2 Bedrooms	327	327	304	23				92.97%	327	306	93.58%	3,924	3,689	94.01%
3 Bedrooms	40	40	40					100.00%	40	39	97.50%	480	442	92.08%
Total Units	921	921	876	45				95.11%	921	885	96.09%	11,052	10,574	95.67%

San Antonio Housing Authority
Property Management Monthly Report
HemisView Market Units
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
50,540	397,616				192,960	193,571	200,777	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%			1,092	1,002	91.76%
2 Bedrooms	93	93	79	14				426	84.95%			1,116	987	88.44%
Total	184	184	163	21				639	88.59%			2,208	1,989	90.08%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
173,438	130,287				13,266	13,009	13,743	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%			240	237	98.75%
2 Bedrooms	32	32	32						100.00%			384	376	97.92%
3 Bedrooms	9	9	9						100.00%			108	97	89.81%
Total	61	61	61						100.00%			732	710	96.99%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Midcrowne Seniors Pavillion LP
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,848	237,033	18,120			113,901	128,134	113,458	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	95	5				152	95.00%			1,200	1,169	97.42%
2 Bedrooms	96	96	92	4				122	95.83%			1,152	1,093	94.88%
Total	196	196	187	9				274	95.41%			2,352	2,262	96.17%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
O'Connor Road, LP
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
99,716	292,135				96,821	94,187	96,669	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%			1,680	1,651	98.27%
2 Bedrooms	10	10	10						100.00%			120	119	99.17%
Total	150	150	147	3				91	98.00%			1,800	1,770	98.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Refugio Street, LP
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
895,949	493,663				146,211	147,707	148,783	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	88	5				152	94.62%			1,116	1,077	96.51%
2 Bedrooms	86	86	82	4				122	95.35%			1,032	998	96.71%
3 Bedrooms	31	31	31						100.00%			372	345	92.74%
Total	210	210	201	9				274	95.71%			2,520	2,420	96.03%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Science Park II, LP
For the Period Ending 12/31/2019

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	11/30/2019	10/31/2019	9/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
	326,933				80,104	78,526	78,600	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	108	2				61	98.18%			1,320	1,307	99.02%
2 Bedrooms	10	10	9	1				30	90.00%			120	116	96.67%
Total	120	120	117	3				91	97.50%			1,440	1,423	98.82%

Maintenance Summary

KFI - FY Comparison for Partnerships - 921 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,858,531	=	0.14
Curr Liab Exc Curr Prtn LTD	(13,732,532)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(12,348,347)	=	-17.20
Average Monthly Operating and Other Expenses	718,020		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.94 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	19,553	=	0.00
Total Tenant Revenue	8,023,002		IR < 1.50

Days Receivable Outstanding: 0.90

Accounts Payable (AP)

Accounts Payable	(47,960)	=	0.07
Total Operating Expenses	718,020		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.89%	95.11%	
Year-to-Date	4.33%	95.67%	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

(13,370,546)

Average Dwelling Rent

Actual/UML	7,675,134	10,574	725.85
Budget/UMA	7,734,057	11,052	699.79
Increase (Decrease)	(58,922)	(478)	26.06

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 146.43	18.31 %
Supplies and Materials	15.85	1.98
Fleet Costs	0.04	0.00
Outside Services	108.23	13.54
Utilities	52.06	6.51
Protective Services	12.44	1.56
Insurance	28.13	7.81
Other Expenses	42.07	5.26
Total Average Expense	$ 405.24	54.97 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,499,667	=	0.18
Curr Liab Exc Curr Prtn LTD	(13,527,863)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(11,471,585)	=	-16.96
Average Monthly Operating and Other Expenses	676,204		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.95 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	14,902	=	0.00
Total Tenant Revenue	7,840,439		IR < 1.50

Days Receivable Outstanding: 0.70

Accounts Payable (AP)

Accounts Payable	(36,914)	=	0.05
Total Operating Expenses	676,204		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.56 %	95.44%	
Year-to-Date	4.80 %	95.20%	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

(12,412,470)

Average Dwelling Rent

Actual/UML	7,458,538	10,521	708.92
Budget/UMA	7,660,822	11,052	693.16
Increase (Decrease)	(202,284)	(531)	15.76

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 138.18	17.75%
Supplies and Materials	13.73	1.76
Fleet Costs	0.03	0.00
Outside Services	63.30	8.13
Utilities	47.49	7.38
Protective Services	11.37	1.46
Insurance	29.71	7.38
Other Expenses	46.52	5.98
Total Average Expense	$ 350.33	49.85%

KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	437,998	=	0.18
Curr Liab Exc Curr Prtn LTD	(2,430,445)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,992,447)	=	-10.30
Average Monthly Operating and Other Expenses	193,444		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.98

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	2,463,002		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(8,621)	=	0.04
Total Operating Expenses	193,444		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	11.41%	88.59%	
Year-to-Date	9.92%	90.08%	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	0.00	2	Occupancy	1.00	16
Total Points	0.00	25	Total Points	10.00	25

Capital Fund Occupancy

5.00

Excess Cash

(2,227,570)

Average Dwelling Rent

Actual/UML	2,313,142	1,989	1,162.97
Budget/UMA	2,488,980	2,208	1,127.26
Increase (Decrease)	(175,838)	(219)	35.71

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 147.46	11.91 %
Supplies and Materials	13.62	1.10
Fleet Costs	0.00	0.00
Outside Services	164.24	13.26
Utilities	44.71	3.61
Protective Services	20.08	1.62
Insurance	36.69	6.42
Other Expenses	50.28	4.06
Total Average Expense	$ 477.08	41.99 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	949,308	=	0.35
Curr Liab Exc Curr Prtn LTD	(2,711,241)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,761,932)	=	-10.79
Average Monthly Operating and Other Expenses	163,315		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.27

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	2,490,020		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(7,399)	=	0.05
Total Operating Expenses	163,315		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	12.50 %	87.50%	
Year-to-Date	10.73 %	89.27%	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	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	9.00	25

Capital Fund Occupancy

5.00

Excess Cash

(1,956,541)

Average Dwelling Rent

Actual/UML	2,328,413	1,971	1,181.34
Budget/UMA	2,503,950	2,208	1,134.04
Increase (Decrease)	(175,537)	(237)	47.30

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 150.30	11.90%
Supplies and Materials	19.32	1.53
Fleet Costs	0.00	0.00
Outside Services	81.40	6.44
Utilities	39.34	5.74
Protective Services	8.96	0.71
Insurance	32.39	5.74
Other Expenses	74.85	5.92
Total Average Expense	$ 406.56	37.98%

KFI - FY Comparison for HemisView Village - 61 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	(86,325)	=	-0.02
Curr Liab Exc Curr Prtn LTD	(3,882,421)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,968,746)	=	-80.28
Average Monthly Operating and Other Expenses	49,437		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.34

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	172,294		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(341)	=	0.01
Total Operating Expenses	49,437		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.00%	100.00%	
Year-to-Date	3.01%	96.99%	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	12.00	16
Total Points	0.00	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(4,020,886)

Average Dwelling Rent

Actual/UML	158,032	710	222.58
Budget/UMA	151,703	732	207.24
Increase (Decrease)	6,329	(22)	15.34

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 129.43	26.72 %
Supplies and Materials	13.35	2.75
Fleet Costs	0.00	0.00
Outside Services	57.65	11.90
Utilities	65.47	13.51
Protective Services	17.21	3.55
Insurance	18.50	13.51
Other Expenses	33.62	6.94
Total Average Expense	$ 335.23	78.89 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	2,051	=	0.00
Curr Liab Exc Curr Prtn LTD	(3,717,446)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,715,395)	=	-46.64
Average Monthly Operating and Other Expenses	79,660		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	178,028		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(101)	=	0.00
Total Operating Expenses	79,660		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.56 %	93.44%	
Year-to-Date	1.91 %	98.09%	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

(3,805,486)

Average Dwelling Rent

Actual/UML	159,313	718	221.88
Budget/UMA	158,599	732	216.67
Increase (Decrease)	714	(14)	5.22

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 119.85	26.14 %
Supplies and Materials	17.12	3.73
Fleet Costs	0.00	0.00
Outside Services	51.21	11.17
Utilities	55.32	12.07
Protective Services	7.92	1.73
Insurance	29.64	12.07
Other Expenses	48.74	10.63
Total Average Expense	$ 329.79	77.54 %

KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	198,921	=	1.39
Curr Liab Exc Curr Prtn LTD	(143,234)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(56,616)	=	-0.47
Average Monthly Operating and Other Expenses	121,049		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.92

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	19,553	=	0.01
Total Tenant Revenue	1,386,672		IR < 1.50

Days Receivable Outstanding: 5.16

Accounts Payable (AP)

Accounts Payable	(19,544)	=	0.16
Total Operating Expenses	121,049		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.59%	95.41%	
Year-to-Date	3.83%	96.17%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	9.07	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	9.07	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(322,808)

Average Dwelling Rent

Actual/UML	1,373,676	2,262	607.28
Budget/UMA	1,340,163	2,352	569.80
Increase (Decrease)	33,513	(90)	37.49

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 102.05	15.92%
Supplies and Materials	20.09	3.13
Fleet Costs	0.00	0.00
Outside Services	109.70	17.11
Utilities	64.91	10.12
Protective Services	13.08	2.04
Insurance	33.88	10.12
Other Expenses	56.48	8.81
Total Average Expense	$ 400.20	67.26%

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	381,914	=	2.68
Curr Liab Exc Curr Prtn LTD	(142,441)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	132,790	=	1.33
Average Monthly Operating and Other Expenses	99,833		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.33

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	14,902	=	0.01
Total Tenant Revenue	1,361,904		IR < 1.50

Days Receivable Outstanding: 4.03

Accounts Payable (AP)

Accounts Payable	(18,936)	=	0.19
Total Operating Expenses	99,833		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.55 %	97.45%	
Year-to-Date	3.15 %	96.85%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.48	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.48	25	Total Points	21.00	25

Capital Fund Occupancy

5.00

Excess Cash

(79,873)

Average Dwelling Rent

Actual/UML	1,326,125	2,278	582.14
Budget/UMA	1,321,013	2,352	561.66
Increase (Decrease)	5,112	(74)	20.49

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 91.54	14.76%
Supplies and Materials	12.56	2.03
Fleet Costs	0.00	0.00
Outside Services	33.33	5.37
Utilities	63.11	10.18
Protective Services	13.14	2.12
Insurance	42.16	10.18
Other Expenses	48.45	7.81
Total Average Expense	$ 304.29	52.44%

KFI - FY Comparison for O'Connor Ltd. Partnership - 150 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	200,376	=	0.13
Curr Liab Exc Curr Prtn LTD	(1,509,554)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,431,444)	=	-13.93
Average Monthly Operating and Other Expenses	102,748		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.89

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,149,972		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	0	=	0.00
Total Operating Expenses	102,748		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.00%	98.00%	
Year-to-Date	1.67%	98.33%	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

(1,580,538)

Average Dwelling Rent

Actual/UML	1,140,273	1,770	644.22
Budget/UMA	1,117,980	1,800	621.10
Increase (Decrease)	22,293	(30)	23.12

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 152.69	23.50 %
Supplies and Materials	25.69	3.95
Fleet Costs	0.00	0.00
Outside Services	87.29	13.44
Utilities	53.33	8.21
Protective Services	0.00	0.00
Insurance	23.15	8.21
Other Expenses	29.60	4.56
Total Average Expense	$ 371.75	61.86 %

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted	199,145	=	0.14
Curr Liab Exc Curr Prtn LTD	(1,388,633)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,302,807)	=	-14.56
Average Monthly Operating and Other Expenses	89,465		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.90

IR >= 1.25

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,092,762		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	0	=	0.00
Total Operating Expenses	89,465		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.33 %	98.67%	
Year-to-Date	1.39 %	98.61%	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

(1,436,974)

Average Dwelling Rent

Actual/UML	1,083,292	1,775	610.31
Budget/UMA	1,071,256	1,800	595.14
Increase (Decrease)	12,036	(25)	15.16

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 143.39	23.29%
Supplies and Materials	14.94	2.43
Fleet Costs	0.00	0.00
Outside Services	63.23	10.27
Utilities	38.28	6.22
Protective Services	0.00	0.00
Insurance	22.66	6.22
Other Expenses	26.34	4.28
Total Average Expense	$ 308.84	52.70%

KFI - FY Comparison for Refugio Street, LP - 210 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	1,012,092	=	0.22
Curr Liab Exc Curr Prtn LTD	(4,545,256)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,672,019)	=	-23.00
Average Monthly Operating and Other Expenses	159,673		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

1.22 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,914,617		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(1,762)	=	0.01
Total Operating Expenses	159,673		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	4.29%	95.71%	
Year-to-Date	3.97%	96.03%	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

(3,862,173)

Average Dwelling Rent

Actual/UML	1,760,104	2,420	727.32
Budget/UMA	1,724,838	2,520	684.46
Increase (Decrease)	35,266	(100)	42.86

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 168.29	19.30 %
Supplies and Materials	10.64	1.22
Fleet Costs	0.00	0.00
Outside Services	99.19	11.37
Utilities	47.91	5.49
Protective Services	20.55	2.36
Insurance	24.64	7.39
Other Expenses	39.08	4.48
Total Average Expense	$ 410.29	51.61 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	865,553	=	0.20
Curr Liab Exc Curr Prtn LTD	(4,409,439)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(3,673,741)	=	-23.62
Average Monthly Operating and Other Expenses	155,541		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.99 — IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	1,822,501		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(630)	=	0.00
Total Operating Expenses	155,541		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.38 %	97.62%	
Year-to-Date	6.19 %	93.81%	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

(3,858,156)

Average Dwelling Rent

Actual/UML	1,679,959	2,364	710.64
Budget/UMA	1,726,702	2,520	685.20
Increase (Decrease)	(46,743)	(156)	25.44

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 160.26	19.15%
Supplies and Materials	10.00	1.19
Fleet Costs	0.00	0.00
Outside Services	75.75	9.05
Utilities	46.13	7.51
Protective Services	28.07	3.35
Insurance	24.65	7.51
Other Expenses	42.47	5.08
Total Average Expense	$ 387.33	52.85%

KFI - FY Comparison for Science Park II, LP - 120 Units

Period Ending December 31, 2019

This Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	95,468	=	0.08
Curr Liab Exc Curr Prtn LTD	(1,221,623)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,227,074)	=	-15.35
Average Monthly Operating and Other Expenses	79,939		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.85

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	936,444		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(17,691)	=	0.22
Total Operating Expenses	79,939		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.50%	97.50%	
Year-to-Date	1.18%	98.82%	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

(1,344,841)

Average Dwelling Rent

Actual/UML	929,908	1,423	653.48
Budget/UMA	910,393	1,440	632.22
Increase (Decrease)	19,515	(17)	21.27

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 179.07	27.21 %
Supplies and Materials	10.08	1.53
Fleet Costs	0.26	0.04
Outside Services	94.26	14.32
Utilities	40.72	6.19
Protective Services	0.00	0.00
Insurance	23.96	6.20
Other Expenses	32.52	4.94
Total Average Expense	$ 380.87	60.43 %

Last Year

FASS

Quick Ratio (QR)

Current Assets, Unrestricted	101,696	=	0.09
Curr Liab Exc Curr Prtn LTD	(1,158,664)		IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)

Expendable Fund Balance	(1,150,500)	=	-15.08
Average Monthly Operating and Other Expenses	76,304		IR >= 4.0

Debt Service Coverage Ratio (DSCR)

0.84

IR >= 1.25

MASS

Tenant Receivable (TR)

Tenant Receivable	0	=	0.00
Total Tenant Revenue	895,224		IR < 1.50

Days Receivable Outstanding: 0.00

Accounts Payable (AP)

Accounts Payable	(9,849)	=	0.13
Total Operating Expenses	76,304		IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.50 %	97.50%	
Year-to-Date	1.74 %	98.26%	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

(1,263,354)

Average Dwelling Rent

Actual/UML	881,435	1,415	622.92
Budget/UMA	879,302	1,440	610.63
Increase (Decrease)	2,133	(25)	12.30

PUM / Percentage of Revenue

Expense	Amount	Percent
Salaries and Benefits	$ 162.25	25.88%
Supplies and Materials	10.80	1.72
Fleet Costs	0.23	0.04
Outside Services	71.80	11.45
Utilities	43.52	6.95
Protective Services	0.00	0.00
Insurance	23.28	6.95
Other Expenses	34.88	5.56
Total Average Expense	$ 346.75	58.55%