

## **Supplemental Reports**

### **For the Month and Year-To-Date Ended January 31, 2020**

(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
    - ii. Third Party Managed Properties
3. Revenue and Vacancy Loss Analysis
  - a. Public Housing
  - b. Beacon Communities
    - i. SAHA Managed Properties
    - ii. Third Party Managed Properties

#### **Partnerships**

1. Property Management Reports
2. Key Financial Indicators

Monthly						Year-to-Date								
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
9,525,994		202,285	924,835	932,071	915,238	902,817	856,725	903,246	886,541	873,450	797,898	1,788,509	(147,781)	
Occupancy Information														
Account Description	Total Units	Current Month						Last Month			Year-to-Date			
		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
Agency Units	15						15				.00			
Efficiencies	549	533	517	16	16			97.00%	533	518	94.35%	3,731	3,638	97.51%
1 Bedroom	2,031	1,879	1,841	38	152			97.98%	1,879	1,843	90.74%	13,151	12,906	98.14%
2 Bedrooms	1,894	1,878	1,797	81	16			95.69%	1,876	1,789	94.46%	13,132	12,511	95.27%
3 Bedrooms	1,260	1,259	1,183	76	1			93.96%	1,259	1,188	94.21%	8,829	8,261	93.57%
4 Bedrooms	221	221	204	17				92.31%	221	203	91.86%	1,547	1,440	93.08%
5 Bedrooms	44	44	43	1				97.73%	44	41	93.18%	308	288	93.51%
Total Units	6,014	5,814	5,585	229	185		15	96.06%	5,812	5,582	92.79%	40,698	39,044	95.94%

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**Maintenance Summary**

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Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
193,919		(2,059)			27,125	28,116	27,426	1	1	1	10 5.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	59	3				91	95.16%			434	414	95.39%
1 Bedroom	50	50	50						100.00%			350	345	98.57%
2 Bedrooms	4	4	4						100.00%			28	28	100.00
Total	116	116	113	3				91	97.41%			812	787	96.92%

Maintenance Summary

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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
84,924		(591)						0	0	0	1	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	.00			112		.00
4 Bedrooms	4	4		4				122	.00			28		.00
Total	20	20		20				608	.00			140		.00

Maintenance Summary

Maintenance Summary	

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
60,327		25,351			23,139	22,031	21,007	5	30	0	76 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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		.00					.00
1 Bedroom	14	14	14						100.00%			98	95	96.94%
2 Bedrooms	66	66	64	2				61	96.97%			450	441	98.00%
3 Bedrooms	58	58	57	1				30	98.28%			406	388	95.57%
4 Bedrooms	9	9	6	3				91	66.67%			63	51	80.95%
Total	148	147	141	6			1	183	95.92%			1,017	975	95.87%

Maintenance Summary

			Monthly			Year-to-Date						
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
225,049		28,665			27,493	27,947	28,207	1	1	1	1	8.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	21	21	20	1				30	95.24%			147	145	98.64%
2 Bedrooms	74	74	72	2				61	97.30%			518	506	97.68%
3 Bedrooms	63	63	61	2				61	96.83%			441	423	95.92%
4 Bedrooms	9	9	9						100.00%			63	63	100.00
Total	167	167	162	5				152	97.01%			1,169	1,137	97.26%

Maintenance Summary



Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
121,462		35,008			22,359	23,752	22,538	1	1	3	350	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	14	14	13	1				30	92.86%			98	92	93.88%
2 Bedrooms	41	41	40	1				30	97.56%			287	270	94.08%
3 Bedrooms	79	79	79						100.00%			553	547	98.92%
4 Bedrooms	6	6	6						100.00%			42	42	100.00%
Total	140	140	138	2				61	98.57%			980	951	97.04%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
505,184		(9,204)			66,470	66,348	65,835	0	1	0	20 2.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	129	129	124	5				152	96.12%			903	885	98.01%
1 Bedroom	137	137	135	2				61	98.54%			959	943	98.33%
2 Bedrooms	4	4	4						100.00%			28	28	100.00
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	271	271	264	7				213	97.42%			1,897	1,863	98.21%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
166,698		9,141			21,884	21,862	21,303	5	0	5	45 21.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	49	2				61	96.08%			357	349	97.76%
2 Bedrooms	35	35	32	3				91	91.43%			245	231	94.29%
3 Bedrooms	28	28	26	2				61	92.86%			196	180	91.84%
4 Bedrooms	4	4	4						100.00%			28	28	100.00
Total	118	118	111	7				213	94.07%			826	788	95.40%

Maintenance Summary

Monthly	Year-to-Date
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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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
202,841		(2,464)			27,692	27,405	27,267	1	2	0	122	24.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			840	831	98.93%
2 Bedrooms	10	10	10						100.00%			70	70	100.00
Total	130	130	128	2				61	98.46%			910	901	99.01%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
186,019		13,169			28,263	31,950	28,180	0	0	0	5 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	48	3				91	94.12%			357	346	96.92%
2 Bedrooms	42	42	39	3				91	92.86%			294	266	90.48%
3 Bedrooms	19	19	19						100.00%			133	128	96.24%
4 Bedrooms	2	2	1	1				30	50.00%			14	5	35.71%
Total	114	114	107	7				213	93.86%			798	745	93.36%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
230,755		(2,803)			29,884	29,200	29,395	0	68	68	108 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	72	72	69	3				91	95.83%			504	501	99.40%
1 Bedroom	42	42	41	1				30	97.62%			294	286	97.28%
2 Bedrooms	4	4	4						100.00%			28	28	100.00
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	119	119	115	4				122	96.64%			833	822	98.68%

Maintenance Summary

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**Maintenance Summary**

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Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
556,261		33,477			43,555	43,362	43,850	13	126	9	22 9.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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		.00					.00
1 Bedroom	91	91	87	4				122	95.60%			637	606	95.13%
2 Bedrooms	154	154	137	17				517	88.96%			1,078	969	89.89%
3 Bedrooms	81	81	78	3				91	96.30%			567	531	93.65%
4 Bedrooms	4	4	4						100.00%			28	22	78.57%
Total	338	330	306	24			8	730	92.73%			2,310	2,128	92.12%

Maintenance Summary



Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
258,753		(921)			22,911	23,022	22,214	4	0	2	130 .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	34	2				61	94.44%			252	246	97.62%
2 Bedrooms	40	40	39	1				30	97.50%			280	272	97.14%
Total	76	76	73	3				91	96.05%			532	518	97.37%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
249,262		6,318			37,445	37,086	35,448	3	0	5	123 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	71						100.00%			497	491	98.79%
2 Bedrooms	66	66	64	2				61	96.97%			462	450	97.40%
3 Bedrooms	102	102	99	3				91	97.06%			714	699	97.90%
4 Bedrooms	6	6	6						100.00%			42	42	100.00
5 Bedrooms	3	3	3						100.00%			21	21	100.00
Total	248	248	243	5				152	97.98%			1,736	1,703	98.10%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
149,201		19,656			14,041	13,940	14,616	3	0	3	35 20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	8	8	8						100.00%			56	56	100.00
2 Bedrooms	43	43	42	1				30	97.67%			301	290	96.35%
3 Bedrooms	33	33	33						100.00%			231	227	98.27%
4 Bedrooms	10	10	9	1				30	90.00%			70	67	95.71%
5 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	100	100	98	2				61	98.00%			700	682	97.43%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
362,346		14,231			45,404	48,254	45,688	2	2	2	20 5.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	96	96	95	1				30	98.96%			672	654	97.32%
1 Bedroom	116	116	115	1				30	99.14%			812	801	98.65%
2 Bedrooms	18	18	18						100.00%			126	126	100.00
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	231	231	229	2				61	99.13%			1,617	1,588	98.21%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
70,713		(13,940)			12,944	12,726	12,437	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	12	12	12						100.00%			84	84	100.00
1 Bedroom	36	36	34	2				61	94.44%			252	247	98.02%
2 Bedrooms	2	2	2						100.00%			14	14	100.00
Total	50	50	48	2				61	96.00%			350	345	98.57%

Maintenance Summary

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## Maintenance Summary

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Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
289,774		34,025			10,065	10,920	10,948	2	1	0	18 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	69	69	63	6				183	91.30%			502	468	93.23%
Total	69	69	63	6				183	91.30%			502	468	93.23%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
227,385		7,153			30,906	31,344	31,932	0	0	1	125	20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			147	144	97.96%
1 Bedroom	42	42	40	2				61	95.24%			294	289	98.30%
2 Bedrooms	86	86	83	3				91	96.51%			602	581	96.51%
3 Bedrooms	30	30	23	7				213	76.67%			207	159	76.81%
4 Bedrooms	1	1		1				30	.00			7		.00
Total	180	180	167	13				395	92.78%			1,257	1,173	93.32%

Maintenance Summary





Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
40,392		698			8,914	8,840	8,253	0	1	0	0 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			168	163	97.02%
2 Bedrooms	10	10	10						100.00%			70	69	98.57%
Total	34	34	34						100.00%			238	232	97.48%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
170,666		(2,474)			36,230	36,817	36,661	0	1	0	16 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	101	2				61	98.06%			721	712	98.75%
2 Bedrooms	30	30	29	1				30	96.67%			210	205	97.62%
Total	133	133	130	3				91	97.74%			931	917	98.50%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
617,425		(829)			13,527	13,469	12,945	4	3	0	391 83.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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				.00					.00
1 Bedroom	218	66	66		152				100.00%			462	460	99.57%
2 Bedrooms	20	4	4		16				100.00%			28	28	100.00
3 Bedrooms	1				1				.00					.00
Total	255	70	70		185				100.00%			490	488	99.59%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
191,047		1,794			32,173	31,020	31,029	0	2	2	67 5.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	60	60	58	2				61	96.67%			420	410	97.62%
1 Bedroom	58	58	58						100.00%			406	401	98.77%
2 Bedrooms	11	11	11						100.00%			77	74	96.10%
Total	129	129	127	2				61	98.45%			903	885	98.01%

Maintenance Summary

Monthly							Year-to-Date					
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
415,522		(6,136)			53,042	52,308	52,759	5	3	8	130	38.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Efficiency	41	41	41						100.00%			287	281	97.91%
1 Bedroom	139	139	139						100.00%			975	963	98.77%
2 Bedrooms	21	21	21						100.00%			145	144	99.31%
Total	201	201	201						100.00%			1,407	1,388	98.65%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
250,241		33,693			25,533	25,190	25,353	2	0	1	125	20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			84	84	100.00
2 Bedrooms	62	62	61	1				30	98.39%			434	429	98.85%
3 Bedrooms	54	54	52	2				61	96.30%			378	374	98.94%
4 Bedrooms	32	32	31	1				30	96.88%			224	222	99.11%
5 Bedrooms	6	6	6						100.00%			42	38	90.48%
Total	166	166	162	4				122	97.59%			1,162	1,147	98.71%

Maintenance Summary

Financial Performance Summary - Q3 2019														
Detailed Financial Data														
Monthly						Year-to-Date								
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
			Actual Revenue (Lost)		12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy										
227,612		3,104			14,430	14,256	14,001		3	0	4	67	81.00	
Occupancy Information														
Current Month														
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%			483	482	99.79%
2 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	75	75	75						100.00%			525	524	99.81%
Maintenance Summary														



Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
377,422		6,912			34,627	34,902	35,137	4	5	5	35 15.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	67	2				61	97.10%			483	473	97.93%
2 Bedrooms	46	46	46						100.00%			322	318	98.76%
3 Bedrooms	62	62	61	1				30	98.39%			434	421	97.00%
4 Bedrooms	26	26	24	2				61	92.31%			182	171	93.96%
Total	203	203	198	5				152	97.54%			1,421	1,383	97.33%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
167,182		(4,525)			5,102	5,026	5,286	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	25						100.00%			175	165	94.29%
3 Bedrooms	17	17	17						100.00%			119	115	96.64%
4 Bedrooms	5	5	5						100.00%			35	35	100.00
5 Bedrooms	3	3	3						100.00%			21	21	100.00
Total	50	50	50						100.00%			350	336	96.00%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
5,799		256						0	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			70	69	98.57%
2 Bedrooms	9	9	9						100.00%			63	60	95.24%
3 Bedrooms	6	6	6						100.00%			42	39	92.86%
Total	25	25	25						100.00%			175	168	96.00%

Maintenance Summary

			Monthly			Year-to-Date						
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(6,597)								0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	6	6	6						100.00%			42	42	100.00
2 Bedrooms	10	10	9	1				30	90.00%			70	67	95.71%
3 Bedrooms	5	5	5						100.00%			35	34	97.14%
Total	21	21	20	1				30	95.24%			147	143	97.28%

Maintenance Summary

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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
38,698		(1)						0	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			21	21	100.00
2 Bedrooms	25	25	22	3				91	88.00%			175	163	93.14%
3 Bedrooms	37	37	36	1				30	97.30%			259	256	98.84%
4 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	71	71	67	4				122	94.37%			497	482	96.98%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
201,930								0	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	2	1				30	66.67%			21	20	95.24%
2 Bedrooms	33	33	32	1				30	96.97%			231	220	95.24%
3 Bedrooms	24	24	23	1				30	95.83%			168	163	97.02%
4 Bedrooms	3	3	3						100.00%			21	21	100.00
Total	63	63	60	3				91	95.24%			441	424	96.15%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
19,017							13	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			98	98	100.00
2 Bedrooms	26	26	26						100.00%			182	182	100.00
3 Bedrooms	9	9	9						100.00%			63	58	92.06%
Total	49	49	49						100.00%			343	338	98.54%

Maintenance Summary

			Monthly			Year-to-Date						
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(11,813)								0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	20	20	20						100.00%			140	140	100.00
2 Bedrooms	19	19	19						100.00%			133	128	96.24%
Total	39	39	39						100.00%			273	268	98.17%

Maintenance Summary



Monthly							Year-to-Date					
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(4,753)		(70)						0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	5	5	5						100.00%			35	35	100.00
2 Bedrooms	35	35	35						100.00%			245	230	93.88%
3 Bedrooms	7	7	7						100.00%			49	46	93.88%
4 Bedrooms	2	2	2						100.00%			14	14	100.00
Total	49	49	49						100.00%			343	325	94.75%

Maintenance Summary

## Maintenance Summary

Monthly							Year-to-Date					
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(9,228)								0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	13	13	12	1				30	92.31%			91	86	94.51%
2 Bedrooms	16	16	14	2				61	87.50%			112	105	93.75%
3 Bedrooms	17	17	16	1				30	94.12%			119	111	93.28%
Total	46	46	42	4				122	91.30%			322	302	93.79%

Maintenance Summary

Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,957		(706)						0	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			14	14	100.00
2 Bedrooms	24	24	21	3				91	87.50%			168	156	92.86%
3 Bedrooms	20	20	18	2				61	90.00%			140	135	96.43%
4 Bedrooms	2	2	2						100.00%			14	12	85.71%
Total	48	48	43	5				152	89.58%			336	317	94.35%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(5,217)		113						0	0	0	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	9	1				30	90.00%			70	69	98.57%
2 Bedrooms	34	34	31	3				91	91.18%			238	230	96.64%
3 Bedrooms	5	5	5						100.00%			35	35	100.00
Total	49	49	45	4				122	91.84%			343	334	97.38%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(3,520)								0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	9	9	9						100.00%			63	56	88.89%
2 Bedrooms	5	5	5						100.00%			35	35	100.00
Total	14	14	14						100.00%			98	91	92.86%

Maintenance Summary

San Antonio Housing Authority  
Property Management Monthly Report  
Wheatley Senior Living  
For the Period Ending 1/31/2020

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(9,642)								0	0	0	0	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	41	41	40	1				30	97.56%			283	271	95.76%
Total	41	41	40	1				30	97.56%			283	271	95.76%

Maintenance Summary

Monthly						Year-to-Date								
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
15,266,077	2,662,643	1,124,088	1,707,810	1,779,364	1,690,131	1,629,087	745,745	2,680,615	1,541,576	1,592,390	1,594,093	1,606,204	1,581,569	
Occupancy Information														
Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		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	108	4				96.43%	112	106	94.64%	784	740	94.39%
1 Bedroom	1,614	1,614	1,486	128				92.07%	1,614	1,510	93.56%	11,298	10,509	93.02%
2 Bedrooms	1,027	1,027	933	94				90.85%	1,027	940	91.53%	7,189	5,625	78.24%
3 Bedrooms	159	159	149	10				93.71%	159	149	93.71%	1,113	1,183	106.29%
4 Bedrooms								.00			.00		759	.00
Total Units	2,912	2,912	2,676	236				91.90%	2,912	2,705	92.89%	20,384	18,816	92.31%



			Monthly				Year-to-Date							
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
11,872,777	2,116,824	780,693	980,053	1,065,025	936,525	915,322	35,750	1,999,782	838,464	945,425	953,446	962,763	943,037	
Occupancy Information														
Account Description	Total Units	Current Month				Last Month			Year-to-Date					
		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	111	111	107	4				96.40%	111	105	94.59%	777	733	94.34%
1 Bedroom	809	809	755	54				93.33%	809	768	94.93%	5,663	5,353	94.53%
2 Bedrooms	644	644	603	41				93.63%	644	609	94.57%	4,508	3,312	73.47%
3 Bedrooms	96	96	86	10				89.58%	96	89	92.71%	672	768	114.29%
4 Bedrooms								.00			.00		759	.00
Total Units	1,660	1,660	1,551	109				93.43%	1,660	1,571	94.64%	11,620	10,925	94.02%

Financial Performance Summary - Q3 2023														
Monthly						Year-to-Date								
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
			Actual Revenue (Lost)		12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up			
Co Oper	Replacement	Tenant	Due to	Due to										
Account	Reserves	Receivable	Rate	Occupancy					Unit	to Vacate	Outs	Traffic	Days	
24,212	45,507	33,857			39,164	39,406	38,966		2	0	1	38	13.00	
Occupancy Information														
Account	Total	Current Month							Year-to-Date					
		Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	27	27	26	1				30	96.30%			189	185	97.88%
2 Bedrooms	40	40	40						100.00%			280	159	56.79%
4 Bedrooms									.00				116	.00
Total	67	67	66	1				30	98.51%			469	460	98.08%
Maintenance Summary														

Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
2,313,950	32,398	82,146			66,148	68,690	67,960	0	0	4	0	.00		
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		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%			588	525	89.29%
2 Bedrooms	24	24	23	1				30	95.83%			168	155	92.26%
Total	108	108	98	10				304	90.74%			756	680	89.95%

Maintenance Summary

					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	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
416,873	66,413	166,851			128,756	122,232	123,976	8	7	6	210	2.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	24						100.00%			168	162	96.43%
1 Bedroom	136	136	133	3				91	97.79%			952	926	97.27%
2 Bedrooms	60	60	59	1				30	98.33%			420	232	55.24%
3 Bedrooms									.00				174	.00
Total	220	220	216	4				122	98.18%			1,540	1,494	97.01%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
627,922	63,306	71,394			33,161	32,681	33,760	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	39	1				30	97.50%			280	158	56.43%
4 Bedrooms									.00				120	.00
Total	40	40	39	1				30	97.50%			280	278	99.29%

Maintenance Summary

San Antonio Housing Authority  
Property Management Monthly Report  
Claremont  
For the Period Ending 1/31/2020

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper	Replacement	Tenant	Actual Revenue (Lost)		12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up
Account	Reserves	Receivable	Due to	Due to				Unit	to Vacate	Outs	Traffic
			Rate	Occupancy							Days
36,659		5,289			3,334	3,334	3,334	0	0	0	0
											.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
3 Bedrooms	4	4	4						100.00%			28	28	100.00
Total	4	4	4						100.00%			28	28	100.00

Maintenance Summary



Financial Performance Summary - Q4 2023														
Monthly						Year-to-Date								
Account Balances			Year-to-Date			Rental Income History			Leasing Summary					
			Actual Revenue (Lost)											
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy		12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
139,483		43,770				74,349	73,737	71,020	0	0	4	0	.00	
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		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	43	5				152	89.58%			336	309	91.96%
2 Bedrooms	40	40	33	7				213	82.50%			280	260	92.86%
3 Bedrooms	16	16	15	1				30	93.75%			112	108	96.43%
Total	104	104	91	13				395	87.50%			728	677	92.99%
Maintenance Summary														



			Monthly					Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
98,920		58,241			16,800	14,677	17,136	0	1	2	15	.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
2 Bedrooms	18	18	15	3				91	83.33%			126	64	50.79%
3 Bedrooms	12	12	10	2				61	83.33%			84	39	46.43%
4 Bedrooms									.00				75	.00
Total	30	30	25	5				152	83.33%			210	178	84.76%

Maintenance Summary

## Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
556,504		63,529			84,364	85,250	85,680	5	17	6	88 3.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17	17	15	2				61	88.24%			119	111	93.28%
1 Bedroom	70	70	64	6				183	91.43%			490	469	95.71%
2 Bedrooms	46	46	43	3				91	93.48%			322	308	95.65%
3 Bedrooms	24	24	18	6				183	75.00%			168	151	89.88%
Total	157	157	140	17				517	89.17%			1,099	1,039	94.54%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
135,902	27,586	35,512			47,598	57,375	41,180	5	11	3	90 14.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	34	34	34						100.00%			238	227	95.38%
1 Bedroom	32	32	30	2				61	93.75%			224	219	97.77%
2 Bedrooms	24	24	24						100.00%			168	93	55.36%
4 Bedrooms									.00				63	.00
Total	90	90	88	2				61	97.78%			630	602	95.56%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
1,150,858		13,189			26,086	26,020	21,068	1	0	0	23 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			126	111	88.10%
1 Bedroom	78	78	70	8				243	89.74%			546	506	92.67%
2 Bedrooms	4	4	4						100.00%			28	16	57.14%
4 Bedrooms									.00				12	.00
Total	100	100	90	10				304	90.00%			700	645	92.14%

Maintenance Summary





Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
962,244	214,951	52,728			99,325	98,914	98,396	0	5	8	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	61	3				91	95.31%			448	422	94.20%
2 Bedrooms	64	64	58	6				183	90.63%			448	378	84.38%
Total	128	128	119	9				274	92.97%			896	800	89.29%

Maintenance Summary



Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2019	11/30/2019	10/31/2019	Preleased	Notices	Move	Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
188,543		13,336			15,005	14,782	15,443	0	1	0	0	.00		
Occupancy Information														
Account	Total	Current Month							Pct	Avg	Market	Year-to-Date		
		Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant				Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	27	27	27						100.00%			189	187	98.94
2 Bedrooms	2	2	2						100.00%			14	14	100.
Total	29	29	29						100.00%			203	201	99.01

Maintenance Summary





			Monthly				Year-to-Date							
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
3,393,300	521,818	343,394	727,757	714,339	753,606	713,764	709,995	680,833	703,112	646,965	640,647	643,441	638,532	
Occupancy Information														
Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		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	1	1	1					100.00%	1	1	100.00%	7	7	100.00%
1 Bedroom	805	805	731	74				90.81%	805	742	92.17%	5,635	5,156	91.50%
2 Bedrooms	383	383	330	53				86.16%	383	331	86.42%	2,681	2,313	86.27%
3 Bedrooms	63	63	63					100.00%	63	60	95.24%	441	415	94.10%
Total Units	1,252	1,252	1,125	127				89.86%	1,252	1,134	90.58%	8,764	7,891	90.04%

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
235,300	180,190				112,936	99,336	132,032	0	1	13	0 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	188	188	171	17				517	90.96%			1,316	1,217	92.48%
2 Bedrooms	64	64	57	7				213	89.06%			448	410	91.52%
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	253	253	229	24				730	90.51%			1,771	1,634	92.26%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
371,160	146,300				66,803	61,357	63,608	0	4	5	0 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			7	7	100.00
1 Bedroom	194	194	165	29				882	85.05%			1,358	1,147	84.46%
2 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	196	196	167	29				882	85.20%			1,372	1,161	84.62%

Maintenance Summary

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**Maintenance Summary**

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Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
149,588	61,304				134,909	136,240	136,558	0	5	7	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	108	4				122	96.43%			784	760	96.94%
2 Bedrooms	88	88	83	5				152	94.32%			616	589	95.62%
Total	200	200	191	9				274	95.50%			1,400	1,349	96.36%

Maintenance Summary



Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2019	11/30/2019	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
6,255	101,111				3,171	2,919	1,550	0	0	0	2 .00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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%			21	21	100.00
2 Bedrooms	8	8	6	2				61	75.00%			56	50	89.29%
3 Bedrooms	4	4	4						100.00%			28	25	89.29%
Total	15	15	13	2				61	86.67%			105	96	91.43%

Maintenance Summary

## Maintenance Summary

Period Ending January 31, 2020

		This Year				Last Year					
FASS		Quick Ratio (QR)				Quick Ratio (QR)					
		Current Assets, Unrestricted		9,695,179	=	2.07	Current Assets, Unrestricted		5,356,880	=	1.03
		Curr Liab Exc Curr Prtn LTD		(4,675,671)		IR >= 2.0	Curr Liab Exc Curr Prtn LTD		(5,181,238)		IR >= 2.0
FASS		Months Expendable Net Assets Ratio (MENAR)				Months Expendable Net Assets Ratio (MENAR)					
		Expendable Fund Balance		4,626,391	=	1.42	Expendable Fund Balance		175,642	=	0.06
		Average Monthly Operating and Other Expenses		3,259,728		IR >= 4.0	Average Monthly Operating and Other Expenses		3,088,866		IR >= 4.0
MASS		Debt Service Coverage Ratio (DSCR)				Debt Service Coverage Ratio (DSCR)					
				2.76		IR >= 1.25			0.61		IR >= 1.25
MASS		Tenant Receivable (TR)				Tenant Receivable (TR)					
		Tenant Receivable		356,559	=	0.05	Tenant Receivable		289,524	=	0.04
		Total Tenant Revenue		6,905,981		IR < 1.50	Total Tenant Revenue		6,696,466		IR < 1.50
MASS		Days Receivable Outstanding: 11.34				Days Receivable Outstanding: 9.57					
MASS		Accounts Payable (AP)				Accounts Payable (AP)					
		Accounts Payable		(2,069,265)	=	0.63	Accounts Payable		(1,751,232)	=	0.57
		Total Operating Expenses		3,259,728		IR < 0.75	Total Operating Expenses		3,088,866		IR < 0.75
MASS		Occupancy	Loss	Occ %		Occupancy	Loss	Occ %			
		Current Month	7.13%	96.06%		Current Month	8.20 %	94.92%			
		Year-to-Date	7.87%	95.94%	IR >= 0.98	Year-to-Date	8.06 %	95.12%	IR >= 0.98		
MASS		FASS KFI	MP	MASS KFI	MP	FASS KFI	MP	MASS KFI	MP		
		QR	12.00 12	Accts Recvble	5.00 5	QR	7.36 12	Accts Recvble	5.00 5		
		MENAR	6.61 11	Accts Payable	4.00 4	MENAR	0.00 11	Accts Payable	4.00 4		
MASS		DSCR	2.00 2	Occupancy	8.00 16	DSCR	0.00 2	Occupancy	8.00 16		
		Total Points	20.61 25	Total Points	17.00 25	Total Points	7.36 25	Total Points	17.00 25		
MASS		Capital Fund Occupancy				Capital Fund Occupancy					
				5.00				5.00			
MASS		Excess Cash				Excess Cash					
				1,353,485				(2,931,004)			
MASS		Average Dwelling Rent				Average Dwelling Rent					
		Actual/UML		6,458,183	39,044	165.41	Actual/UML		6,008,565	39,494	152.14
		Budget/UMA		6,237,177	40,698	153.26	Budget/UMA		6,072,805	41,520	146.26
MASS		Increase (Decrease)		221,005	(1,654)	12.15	Increase (Decrease)		(64,240)	(2,026)	5.88
MASS		PUM / Percentage of Revenue				PUM / Percentage of Revenue					
		Expense	Amount	Percent		Expense	Amount	Percent			
		Salaries and Benefits	\$ 154.87	27.70 %		Salaries and Benefits	\$ 147.83	28.64 %			
MASS		Supplies and Materials	36.81	6.58		Supplies and Materials	35.93	6.96			
		Fleet Costs	2.11	0.38		Fleet Costs	2.94	0.57			
		Outside Services	129.59	23.18		Outside Services	122.94	23.82			
MASS		Utilities	73.41	13.13		Utilities	74.09	14.46			
		Protective Services	4.54	0.81		Protective Services	4.08	0.79			
		Insurance	25.45	13.22		Insurance	17.77	14.46			
MASS		Other Expenses	24.47	4.38		Other Expenses	28.80	5.58			
		Total Average Expense	\$ 451.25	89.38 %		Total Average Expense	\$ 434.38	95.29 %			

**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 sum of all current liability 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. Accordingly, 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 January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:37:24PM

This Year																					
FASS	<b>Quick Ratio (QR)</b>																				
	<table><tr><td>Current Assets, Unrestricted</td><td>1,482,217</td><td>=</td><td>2.73</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(542,672)</td><td></td><td><i>IR &gt;= 2.0</i></td></tr></table>	Current Assets, Unrestricted	1,482,217	=	2.73	Curr Liab Exc Curr Prtn LTD	(542,672)		<i>IR &gt;= 2.0</i>												
	Current Assets, Unrestricted	1,482,217	=	2.73																	
	Curr Liab Exc Curr Prtn LTD	(542,672)		<i>IR &gt;= 2.0</i>																	
<b>Months Expendable Net Assets Ratio (MENAR)</b>																					
<table><tr><td>Expendable Fund Balance</td><td>831,925</td><td>=</td><td>1.99</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>418,751</td><td></td><td><i>IR &gt;= 4.0</i></td></tr></table>	Expendable Fund Balance	831,925	=	1.99	Average Monthly Operating and Other Expenses	418,751		<i>IR &gt;= 4.0</i>													
Expendable Fund Balance	831,925	=	1.99																		
Average Monthly Operating and Other Expenses	418,751		<i>IR &gt;= 4.0</i>																		
<b>Debt Service Coverage Ratio (DSCR)</b>																					
	2.29 <i>IR &gt;= 1.25</i>																				
MASS	<b>Tenant Receivable (TR)</b>																				
	<table><tr><td>Tenant Receivable</td><td>80,056</td><td>=</td><td>0.10</td></tr><tr><td>Total Tenant Revenue</td><td>785,728</td><td></td><td><i>IR &lt; 1.50</i></td></tr></table>	Tenant Receivable	80,056	=	0.10	Total Tenant Revenue	785,728		<i>IR &lt; 1.50</i>												
	Tenant Receivable	80,056	=	0.10																	
	Total Tenant Revenue	785,728		<i>IR &lt; 1.50</i>																	
	<b>Days Receivable Outstanding:</b> 22.14																				
<b>Accounts Payable (AP)</b>																					
<table><tr><td>Accounts Payable</td><td>(198,326)</td><td>=</td><td>0.47</td></tr><tr><td>Total Operating Expenses</td><td>418,751</td><td></td><td><i>IR &lt; 0.75</i></td></tr></table>	Accounts Payable	(198,326)	=	0.47	Total Operating Expenses	418,751		<i>IR &lt; 0.75</i>													
Accounts Payable	(198,326)	=	0.47																		
Total Operating Expenses	418,751		<i>IR &lt; 0.75</i>																		
<table><tr><td><b>Occupancy</b></td><td><b>Loss</b></td><td><b>Occ %</b></td></tr><tr><td>Current Month</td><td>6.48%</td><td>93.65%</td></tr><tr><td>Year-to-Date</td><td>6.92%</td><td>93.20%</td></tr></table> <i>IR &gt;= 0.98</i>	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	Current Month	6.48%	93.65%	Year-to-Date	6.92%	93.20%												
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																			
Current Month	6.48%	93.65%																			
Year-to-Date	6.92%	93.20%																			
<table><tr><td><b>FASS KFI</b></td><td><b>MP</b></td><td><b>MASS KFI</b></td><td><b>MP</b></td></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>7.45 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>21.45 25</td><td>Total Points</td><td>13.00 25</td></tr></table>		<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	QR	12.00 12	Accts Recvble	5.00 5	MENAR	7.45 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	4.00 16	Total Points	21.45 25	Total Points	13.00 25
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>																		
QR	12.00 12	Accts Recvble	5.00 5																		
MENAR	7.45 11	Accts Payable	4.00 4																		
DSCR	2.00 2	Occupancy	4.00 16																		
Total Points	21.45 25	Total Points	13.00 25																		
<b>Capital Fund Occupancy</b>																					
5.00																					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,394,006		= 2.68	
Curr Liab Exc Curr Prtn LTD		(519,568)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		874,438		= 2.25	
Average Monthly Operating and Other Expenses		388,113		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
30.77				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		83,912		= 0.10	
Total Tenant Revenue		829,301		IR < 1.50	
Days Receivable Outstanding: 22.17					
Accounts Payable (AP)					
Accounts Payable		(215,313)		= 0.55	
Total Operating Expenses		388,113		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		7.29 %		92.84%	
Year-to-Date		6.71 %		93.42%	
IR >= 0.98					
FASS KFI		MP		MASS KFI MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.84	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.84	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
411,118	
Average Dwelling Rent	
Actual/UML	763,103 4,828 158.06
Budget/UMA	702,284 5,180 135.58
Increase (Decrease)	60,819 (352) 22.48
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 166.89 27.03 %
Supplies and Materials	45.58 7.38
Fleet Costs	2.89 0.47
Outside Services	154.22 24.98
Utilities	65.49 10.61
Protective Services	6.60 1.07
Insurance	24.54 10.61
Other Expenses	21.76 3.53
Total Average Expense	\$ 487.96 85.68 %

Excess Cash	
484,122	
Average Dwelling Rent	
Actual/UML	737,298 4,839 152.37
Budget/UMA	597,300 5,180 115.31
Increase (Decrease)	139,998 (341) 37.06
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 168.78 27.96 %
Supplies and Materials	39.98 6.62
Fleet Costs	4.81 0.80
Outside Services	117.74 19.50
Utilities	62.03 10.28
Protective Services	5.14 0.85
Insurance	18.10 10.28
Other Expenses	21.52 3.56
Total Average Expense	\$ 438.09 79.84 %

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

Period Ending January 31, 2020

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		191,720	=	2.38
	Curr Liab Exc Curr Prtn LTD		(80,677)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		111,043	=	1.87
	Average Monthly Operating and Other Expenses		59,386		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(2,059)	=	-0.01
	Total Tenant Revenue		209,819		IR < 1.50
	Days Receivable Outstanding:		-2.25		
MASS	Accounts Payable (AP)				
	Accounts Payable		(25,284)	=	0.43
	Total Operating Expenses		59,386		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.59%	97.41%	
	Year-to-Date		3.08%	96.92%	
				IR >= 0.98	
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble      5.00      5	
MENAR		7.28	11	Accts Payable      4.00      4	
DSCR		2.00	2	Occupancy      12.00      16	
Total Points		21.28	25	Total Points      21.00      25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		143,196	=		1.58
Curr Liab Exc Curr Prtn LTD		(90,527)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		52,669	=		0.98
Average Monthly Operating and Other Expenses		53,617			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(1,362)	=		-0.01
Total Tenant Revenue		201,007			IR < 1.50
Days Receivable Outstanding: -1.52					
Accounts Payable (AP)					
Accounts Payable		(33,808)	=		0.63
Total Operating Expenses		53,617			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		3.45 %	96.55%		
Year-to-Date		3.82 %	96.18%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	9.99	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	11.99	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
51,549			
Average Dwelling Rent			
Actual/UML	192,244	787	244.27
Budget/UMA	200,162	812	246.50
Increase (Decrease)	(7,918)	(25)	(2.23)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 97.91	19.03 %	
Supplies and Materials	25.12	4.88	
Fleet Costs	0.00	0.00	
Outside Services	160.56	31.21	
Utilities	126.32	24.55	
Protective Services	0.00	0.00	
Insurance	13.69	24.55	
Other Expenses	20.20	3.93	
Total Average Expense	\$ 443.81	108.14 %	

Excess Cash			
(1,180)			
Average Dwelling Rent			
Actual/UML	191,232	781	244.86
Budget/UMA	203,603	812	250.74
Increase (Decrease)	(12,372)	(31)	(5.89)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 85.82	18.79 %	
Supplies and Materials	19.09	4.18	
Fleet Costs	0.87	0.19	
Outside Services	130.00	28.46	
Utilities	132.31	28.96	
Protective Services	0.00	0.00	
Insurance	10.64	28.96	
Other Expenses	24.41	5.34	
Total Average Expense	\$ 403.14	114.88 %	

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

Period Ending January 31, 2020

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2/13/2020 12:33:54PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>85,119</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(3,847)</div></div></div> <div>= 22.13</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>81,272</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>7,703</div></div></div> <div>= 10.55</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div></div><div>0.00</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>(591)</div></div><div><div>Total Tenant Revenue</div><div>240</div></div></div> <div>= -2.46</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> -529.44</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(364)</div></div><div><div>Total Operating Expenses</div><div>7,703</div></div></div> <div>= 0.05</div> <div>IR &lt; 0.75</div>																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>0.00%</td><td>0.00%</td></tr><tr><td>Year-to-Date</td><td>0.00%</td><td>0.00%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	0.00%	0.00%	Year-to-Date	0.00%	0.00%										
	Occupancy	Loss	Occ %																	
Current Month	0.00%	0.00%																		
Year-to-Date	0.00%	0.00%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>0.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>9.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div><div></div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(2,397)	=		-0.28
Curr Liab Exc Curr Prtn LTD		(8,537)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(10,934)	=		-1.16
Average Monthly Operating and Other Expenses		9,393			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(591)	=		-1.31
Total Tenant Revenue		452			IR < 1.50
Days Receivable Outstanding: -281.12					
Accounts Payable (AP)					
Accounts Payable		(4,872)	=		0.52
Total Operating Expenses		9,393			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			
73,567			
Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	140	0.00
Increase (Decrease)	0	(140)	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	2.24 %	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	0.00	42.71	
Utilities	0.00	0.36	
Protective Services	0.00	0.00	
Insurance	0.00	0.36	
Other Expenses	0.00	0.99	
Total Average Expense	\$ 0.00	46.65 %	

Excess Cash			
(20,337)			
Average Dwelling Rent			
Actual/UML	(1,390)	0	0.00
Budget/UMA	0	336	0.00
Increase (Decrease)	(1,390)	(336)	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	32.97 %	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	0.00	348.00	
Utilities	0.00	36.38	
Protective Services	0.00	1.72	
Insurance	0.00	36.38	
Other Expenses	0.00	16.31	
Total Average Expense	\$ 0.00	471.75 %	

# KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending January 31, 2020

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		848,484	=	2.22
	Curr Liab Exc Curr Prtn LTD		(382,064)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		411,834	=	1.23
	Average Monthly Operating and Other Expenses		335,013		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			-6.63		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		21,823	=	0.07
	Total Tenant Revenue		312,222		IR < 1.50
	Days Receivable Outstanding: 15.21				
MASS	Accounts Payable (AP)				
	Accounts Payable		(139,651)	=	0.42
	Total Operating Expenses		335,013		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		4.41%	96.56%	
	Year-to-Date		5.30%	95.66%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		949,121	=		1.69
Curr Liab Exc Curr Prtn LTD		(562,471)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		386,650	=		1.24
Average Monthly Operating and Other Expenses		312,109			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		-23.10			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		23,369	=		0.06
Total Tenant Revenue		367,557			IR < 1.50
Days Receivable Outstanding: 14.82					
Accounts Payable (AP)					
Accounts Payable		(322,805)	=		1.03
Total Operating Expenses		312,109			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.81 %	94.13%		
Year-to-Date		5.70 %	95.26%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.50	12	Accts Recvble	5.00	5
MENAR	6.35	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	16.85	25	Total Points	15.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
75,218			
Average Dwelling Rent			
Actual/UML	299,140	3,308	90.43
Budget/UMA	330,779	3,458	95.66
Increase (Decrease)	(31,639)	(150)	(5.23)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 168.91	27.53 %	
Supplies and Materials	59.46	9.69	
Fleet Costs	3.78	0.62	
Outside Services	185.62	30.25	
Utilities	89.52	14.59	
Protective Services	9.40	1.53	
Insurance	37.98	14.59	
Other Expenses	21.51	3.51	
Total Average Expense	\$ 576.18	102.31 %	

Excess Cash			
72,826			
Average Dwelling Rent			
Actual/UML	303,090	3,294	92.01
Budget/UMA	337,724	3,458	97.66
Increase (Decrease)	(34,633)	(164)	(5.65)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 150.84	24.77 %	
Supplies and Materials	54.03	8.87	
Fleet Costs	4.51	0.74	
Outside Services	208.33	34.21	
Utilities	77.59	12.74	
Protective Services	11.23	1.84	
Insurance	25.49	12.74	
Other Expenses	22.33	3.67	
Total Average Expense	\$ 554.36	99.58 %	



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

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted82,060</div><div>Curr Liab Exc Curr Prtn LTD(126,054)</div><div>=0.65</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance(43,993)</div><div>Average Monthly Operating and Other Expenses97,482</div><div>=-0.45</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable25,351</div><div>Total Tenant Revenue176,789</div><div>=0.14</div><div>IR &lt; 1.50</div></div><div>Days Receivable Outstanding: 32.65</div></div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(55,383)</div><div>Total Operating Expenses97,482</div><div>=0.57</div><div>IR &lt; 0.75</div></div>																			
	<div><div><div><b>Occupancy</b></div><div>Current Month4.73%</div><div>Year-to-Date5.89%</div></div><div><div><b>Loss</b></div><div>95.92%</div><div>95.87%</div></div><div><div><b>Occ %</b></div><div></div><div>IR &gt;= 0.98</div></div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>17.00 25</td></tr></table>	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	8.00 16	Total Points	2.00 25	Total Points
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	8.00 16																	
Total Points	2.00 25	Total Points	17.00 25																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		145,210	=	1.49	
Curr Liab Exc Curr Prtn LTD		(97,528)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		47,682	=	0.54	
Average Monthly Operating and Other Expenses		88,772			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		15,796	=	0.08	
Total Tenant Revenue		190,590			IR < 1.50
Days Receivable Outstanding: 18.42					
Accounts Payable (AP)					
Accounts Payable		(29,462)	=	0.33	
Total Operating Expenses		88,772			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		8.78 %	93.10%		
Year-to-Date		8.01 %	93.89%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	9.55	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	11.55	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

<b>Excess Cash</b>			
(141,753)			
<b>Average Dwelling Rent</b>			
Actual/UML	153,036	975	156.96
Budget/UMA	163,407	1,017	160.68
Increase (Decrease)	(10,372)	(42)	(3.72)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 203.00	35.44 %	
Supplies and Materials	66.07	11.53	
Fleet Costs	0.81	0.14	
Outside Services	214.01	37.36	
Utilities	54.67	9.54	
Protective Services	5.64	0.98	
Insurance	39.00	9.59	
Other Expenses	24.21	4.23	
Total Average Expense	\$ 607.40	108.82 %	

<b>Excess Cash</b>			
(41,403)			
<b>Average Dwelling Rent</b>			
Actual/UML	172,605	953	181.12
Budget/UMA	154,583	1,015	152.30
Increase (Decrease)	18,022	(62)	28.82
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 217.32	36.42 %	
Supplies and Materials	49.38	8.28	
Fleet Costs	0.87	0.15	
Outside Services	171.06	28.67	
Utilities	52.46	8.79	
Protective Services	6.68	1.12	
Insurance	26.92	8.79	
Other Expenses	26.61	4.46	
Total Average Expense	\$ 551.30	96.68 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		255,260	=	1.97
	Curr Liab Exc Curr Prtn LTD		(129,549)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		125,711	=	1.27
	Average Monthly Operating and Other Expenses		99,260		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		28,665	=	0.14
	Total Tenant Revenue		200,170		IR < 1.50
	Days Receivable Outstanding:		30.97		
MASS	Accounts Payable (AP)				
	Accounts Payable		(43,646)	=	0.44
	Total Operating Expenses		99,260		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.99%	97.01%	
	Year-to-Date		2.74%	97.26%	
				IR >= 0.98	
FASS KFI      MP      MASS KFI      MP					
QR		11.86	12	Accts Recvble	5.00      5
MENAR		6.39	11	Accts Payable	4.00      4
DSCR		2.00	2	Occupancy	12.00      16
Total Points		20.25	25	Total Points	21.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		225,944	=	1.90	
Curr Liab Exc Curr Prtn LTD		(118,698)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		107,246	=	1.17	
Average Monthly Operating and Other Expenses		91,586		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		13,273	=	0.07	
Total Tenant Revenue		179,810		IR < 1.50	
Days Receivable Outstanding: 16.64					
Accounts Payable (AP)					
Accounts Payable		(43,845)	=	0.48	
Total Operating Expenses		91,586		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.40 %	97.60%		
Year-to-Date		4.19 %	95.81%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	11.54	12	Accts Recvble	5.00	5
MENAR	6.25	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	19.79	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
25,948			
Average Dwelling Rent			
Actual/UML	187,589	1,137	164.99
Budget/UMA	170,328	1,169	145.70
Increase (Decrease)	17,261	(32)	19.28
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 237.03	42.06 %	
Supplies and Materials	42.78	7.59	
Fleet Costs	2.37	0.42	
Outside Services	107.84	19.14	
Utilities	71.38	12.67	
Protective Services	1.20	0.21	
Insurance	31.93	12.67	
Other Expenses	23.94	4.25	
Total Average Expense	\$ 518.48	99.01 %	

Excess Cash			
14,980			
Average Dwelling Rent			
Actual/UML	165,100	1,120	147.41
Budget/UMA	172,083	1,169	147.21
Increase (Decrease)	(6,983)	(49)	0.21
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 174.83	32.19%	
Supplies and Materials	44.30	8.16	
Fleet Costs	4.51	0.83	
Outside Services	111.18	20.47	
Utilities	89.82	16.54	
Protective Services	0.02	0.00	
Insurance	21.45	16.54	
Other Expenses	37.72	6.94	
Total Average Expense	\$ 483.84	101.67%	

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

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:34:36PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		493,023	=	2.09
	Curr Liab Exc Curr Prtn LTD		(235,923)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		131,990	=	1.01
	Average Monthly Operating and Other Expenses		130,592		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.32		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(9,204)	=	-0.02
	Total Tenant Revenue		481,863		IR < 1.50
	Days Receivable Outstanding: -4.24				
MASS	Accounts Payable (AP)				
	Accounts Payable		(101,656)	=	0.78
	Total Operating Expenses		130,592		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.58%	97.42%	
	Year-to-Date		1.79%	98.21%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble	5.00      5
MENAR		6.02	11	Accts Payable	2.00      4
DSCR		0.00	2	Occupancy	16.00      16
Total Points		18.02	25	Total Points	23.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(113,886)		= -0.49	
Curr Liab Exc Curr Prtn LTD		(230,827)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(344,713)		= -2.47	
Average Monthly Operating and Other Expenses		139,314		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		-7.66		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(4,696)		= -0.01	
Total Tenant Revenue		454,537		IR < 1.50	
Days Receivable Outstanding: -2.27					
Accounts Payable (AP)					
Accounts Payable		(81,188)		= 0.58	
Total Operating Expenses		139,314		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		2.21 %		97.79%	
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	
685	
Average Dwelling Rent	
Actual/UML	463,400 1,863 248.74
Budget/UMA	451,500 1,897 238.01
Increase (Decrease)	11,900 (34) 10.73
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 157.04 32.27 %
Supplies and Materials	22.52 4.63
Fleet Costs	3.86 0.79
Outside Services	86.90 17.86
Utilities	89.04 18.30
Protective Services	2.84 0.58
Insurance	15.38 18.30
Other Expenses	26.04 5.35
Total Average Expense	\$ 403.61 98.07 %

Excess Cash	
(484,864)	
Average Dwelling Rent	
Actual/UML	448,732 1,855 241.90
Budget/UMA	451,500 1,897 238.01
Increase (Decrease)	(2,768) (42) 3.90
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 154.20 33.63 %
Supplies and Materials	31.87 6.95
Fleet Costs	2.62 0.57
Outside Services	123.59 26.95
Utilities	82.89 18.08
Protective Services	3.77 0.82
Insurance	12.12 18.08
Other Expenses	25.87 5.64
Total Average Expense	\$ 436.94 110.72 %

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted189,580</div><div>Curr Liab Exc Curr Prtn LTD(123,431)</div><div>=1.54</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance66,149</div><div>Average Monthly Operating and Other Expenses90,733</div><div>=0.73</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable35,008</div><div>Total Tenant Revenue182,711</div><div>=0.19</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 43.03</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(54,136)</div><div>Total Operating Expenses90,733</div><div>=0.60</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div></div> <div><div>Current Month1.43%</div><div>Year-to-Date2.96%</div><div>98.57%</div><div>97.04%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>9.77 12</td><td>Accts Recvble</td><td>2.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>11.77 25</td><td>Total Points</td><td>18.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	9.77 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	11.77 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	9.77 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	11.77 25	Total Points	18.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		179,988	=	1.48	
Curr Liab Exc Curr Prtn LTD		(121,460)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		58,528	=	0.70	
Average Monthly Operating and Other Expenses		83,545		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		12,544	=	0.10	
Total Tenant Revenue		130,003		IR < 1.50	
Days Receivable Outstanding: 21.04					
Accounts Payable (AP)					
Accounts Payable		(57,863)	=	0.69	
Total Operating Expenses		83,545		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.14 %	97.86%		
Year-to-Date		2.96 %	97.04 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	9.51	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	11.51	25	Total Points	16.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
(24,847)			
Average Dwelling Rent			
Actual/UML	158,376	951	166.54
Budget/UMA	128,625	980	131.25
Increase (Decrease)	29,751	(29)	35.29
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 174.97	28.91 %	
Supplies and Materials	33.85	5.59	
Fleet Costs	0.37	0.06	
Outside Services	207.07	34.21	
Utilities	95.96	15.85	
Protective Services	3.21	0.53	
Insurance	34.07	15.85	
Other Expenses	23.40	3.87	
Total Average Expense	\$ 572.90	104.88 %	

Excess Cash			
(25,048)			
Average Dwelling Rent			
Actual/UML	118,310	951	124.41
Budget/UMA	131,250	980	133.93
Increase (Decrease)	(12,940)	(29)	(9.52)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 167.64	31.84 %	
Supplies and Materials	31.51	5.98	
Fleet Costs	1.97	0.37	
Outside Services	197.94	37.60	
Utilities	74.54	14.52	
Protective Services	0.00	0.00	
Insurance	22.65	14.52	
Other Expenses	41.80	7.94	
Total Average Expense	\$ 538.05	112.78 %	

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

Period Ending January 31, 2020

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This Year																					
FASS	<b>Quick Ratio (QR)</b>																				
	<div>Current Assets, Unrestricted172,898</div> <div>Curr Liab Exc Curr Prtn LTD(133,219)</div> <div>=1.30</div> <div>IR &gt;= 2.0</div>																				
	<b>Months Expendable Net Assets Ratio (MENAR)</b>																				
	<div>Expendable Fund Balance39,679</div> <div>Average Monthly Operating and Other Expenses77,019</div> <div>=0.52</div> <div>IR &gt;= 4.0</div>																				
<b>Debt Service Coverage Ratio (DSCR)</b>																					
	<div>0.00</div> <div>IR &gt;= 1.25</div>																				
MASS	<b>Tenant Receivable (TR)</b>																				
	<div>Tenant Receivable9,141</div> <div>Total Tenant Revenue160,279</div> <div>=0.06</div> <div>IR &lt; 1.50</div>																				
	<b>Days Receivable Outstanding:</b> 12.37																				
	<b>Accounts Payable (AP)</b>																				
	<div>Accounts Payable(67,109)</div> <div>Total Operating Expenses77,019</div> <div>=0.87</div> <div>IR &lt; 0.75</div>																				
	<table><tr><td><b>Occupancy</b></td><td><b>Loss</b></td><td><b>Occ %</b></td></tr><tr><td>Current Month</td><td>5.93%</td><td>94.07%</td></tr><tr><td>Year-to-Date</td><td>4.60%</td><td>95.40%</td></tr></table> <div>IR &gt;= 0.98</div>	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	Current Month	5.93%	94.07%	Year-to-Date	4.60%	95.40%											
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																			
Current Month	5.93%	94.07%																			
Year-to-Date	4.60%	95.40%																			
	<table><tr><td><b>FASS KFI</b></td><td><b>MP</b></td><td><b>MASS KFI</b></td><td><b>MP</b></td></tr><tr><td>QR</td><td>8.63 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>2.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>10.63 25</td><td>Total Points</td><td>15.00 25</td></tr></table>	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	QR	8.63 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	10.63 25	Total Points	15.00 25
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>																		
QR	8.63 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	10.63 25	Total Points	15.00 25																		
	<b>Capital Fund Occupancy</b>																				
	5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		196,784	=		2.03
Curr Liab Exc Curr Prtn LTD		(96,800)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		99,984	=		1.56
Average Monthly Operating and Other Expenses		63,902			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		17,963	=		0.10
Total Tenant Revenue		184,237			IR < 1.50
Days Receivable Outstanding: 20.98					
Accounts Payable (AP)					
Accounts Payable		(29,473)	=		0.46
Total Operating Expenses		63,902			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.78 %	93.22%		
Year-to-Date		3.03 %	96.97%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.83	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.83	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(37,658)			
Average Dwelling Rent			
Actual/UML	154,641	788	196.24
Budget/UMA	178,500	826	216.10
Increase (Decrease)	(23,859)	(38)	(19.86)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 136.25	23.60 %	
Supplies and Materials	38.89	6.74	
Fleet Costs	4.23	0.73	
Outside Services	210.79	36.51	
Utilities	123.48	21.39	
Protective Services	4.59	0.80	
Insurance	31.89	22.83	
Other Expenses	21.54	3.73	
Total Average Expense	\$ 571.66	116.31 %	

Excess Cash			
35,587			
Average Dwelling Rent			
Actual/UML	163,834	801	204.54
Budget/UMA	174,417	826	211.16
Increase (Decrease)	(10,583)	(25)	(6.62)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.24	23.83 %	
Supplies and Materials	33.19	5.89	
Fleet Costs	5.94	1.05	
Outside Services	114.01	20.24	
Utilities	118.43	22.40	
Protective Services	5.79	1.03	
Insurance	21.50	22.40	
Other Expenses	32.73	5.81	
Total Average Expense	\$ 465.82	102.66 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:35:00PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		203,008	=	2.16
	Curr Liab Exc Curr Prtn LTD		(93,777)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		109,231	=	1.92
	Average Monthly Operating and Other Expenses		56,762		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(2,464)	=	-0.01
	Total Tenant Revenue		193,662		IR < 1.50
	Days Receivable Outstanding: -2.74				
MASS	Accounts Payable (AP)				
	Accounts Payable		(24,887)	=	0.44
	Total Operating Expenses		56,762		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		1.54%	98.46%	
	Year-to-Date		0.99%	99.01%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble      5.00      5	
MENAR		7.36	11	Accts Payable      4.00      4	
DSCR		2.00	2	Occupancy      16.00      16	
Total Points		21.36	25	Total Points      25.00      25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		112,265	=		1.51
Curr Liab Exc Curr Prtn LTD		(74,499)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		37,766	=		0.60
Average Monthly Operating and Other Expenses		62,853			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(227)	=		0.00
Total Tenant Revenue		184,219			IR < 1.50
Days Receivable Outstanding: -0.26					
Accounts Payable (AP)					
Accounts Payable		(24,561)	=		0.39
Total Operating Expenses		62,853			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		1.87 %	98.13%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	9.63	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	11.63	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
51,983			
Average Dwelling Rent			
Actual/UML	192,858	901	214.05
Budget/UMA	186,584	910	205.04
Increase (Decrease)	6,274	(9)	9.01
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 187.39	41.34 %	
Supplies and Materials	5.20	1.15	
Fleet Costs	2.18	0.48	
Outside Services	61.21	13.50	
Utilities	70.19	15.48	
Protective Services	0.00	0.00	
Insurance	25.72	15.48	
Other Expenses	21.11	4.66	
Total Average Expense	\$ 372.99	92.09 %	

Excess Cash			
(25,930)			
Average Dwelling Rent			
Actual/UML	184,219	892	206.52
Budget/UMA	187,310	909	206.06
Increase (Decrease)	(3,091)	(17)	0.46
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 185.99	42.16 %	
Supplies and Materials	11.47	2.60	
Fleet Costs	1.84	0.42	
Outside Services	90.94	20.61	
Utilities	83.16	18.85	
Protective Services	0.00	0.00	
Insurance	18.79	18.85	
Other Expenses	31.99	7.25	
Total Average Expense	\$ 424.18	110.73 %	



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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		203,291	=	2.63
	Curr Liab Exc Curr Prtn LTD		(77,250)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		126,041	=	2.23	
Average Monthly Operating and Other Expenses		56,511			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		13,169	=	0.06
	Total Tenant Revenue		213,029		IR < 1.50
	Days Receivable Outstanding: 13.41				
	Accounts Payable (AP)				
Accounts Payable		(25,053)	=	0.44	
Total Operating Expenses		56,511			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.14 %	93.86 %		
Year-to-Date		6.64 %	93.36 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.80	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.80	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		142,531	=	1.89	
Curr Liab Exc Curr Prtn LTD		(75,549)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		66,982	=	1.18	
Average Monthly Operating and Other Expenses		56,571		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		6,420	=	0.03	
Total Tenant Revenue		191,489		IR < 1.50	
Days Receivable Outstanding: 7.36					
Accounts Payable (AP)					
Accounts Payable		(27,892)	=	0.49	
Total Operating Expenses		56,571		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.51 %	96.49%		
Year-to-Date		2.51 %	97.49%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	11.46	12	Accts Recvble	5.00	5
MENAR	6.27	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	19.73	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
69,290			
Average Dwelling Rent			
Actual/UML	200,284	745	268.84
Budget/UMA	177,225	798	222.09
Increase (Decrease)	23,058	(53)	46.75
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 193.02	32.59 %	
Supplies and Materials	37.35	6.31	
Fleet Costs	2.11	0.36	
Outside Services	50.07	8.45	
Utilities	85.49	14.43	
Protective Services	3.39	0.57	
Insurance	33.42	15.76	
Other Expenses	20.69	3.49	
Total Average Expense	\$ 425.55	81.97 %	

Excess Cash			
10,474			
Average Dwelling Rent			
Actual/UML	175,688	778	225.82
Budget/UMA	168,000	798	210.53
Increase (Decrease)	7,688	(20)	15.29
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.56	27.49 %	
Supplies and Materials	13.36	2.73	
Fleet Costs	0.66	0.13	
Outside Services	127.23	25.99	
Utilities	98.43	21.75	
Protective Services	0.80	0.16	
Insurance	22.32	21.75	
Other Expenses	24.14	4.93	
Total Average Expense	\$ 421.50	104.94 %	

# KFI - FY Comparison for Lewis Chatham - 119 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		230,928	=	2.73
	Curr Liab Exc Curr Prtn LTD		(84,625)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		146,304	=	2.78
	Average Monthly Operating and Other Expenses		52,545		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(2,803)	=	-0.01
	Total Tenant Revenue		206,995		IR < 1.50
	Days Receivable Outstanding: -2.92				
MASS	Accounts Payable (AP)				
	Accounts Payable		(24,697)	=	0.47
	Total Operating Expenses		52,545		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		3.36%	96.64%	
	Year-to-Date		1.32%	98.68%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		133,377	=		1.60
Curr Liab Exc Curr Prtn LTD		(83,228)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		50,149	=		0.88
Average Monthly Operating and Other Expenses		57,131			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		3,053	=		0.02
Total Tenant Revenue		199,238			IR < 1.50
Days Receivable Outstanding: 3.32					
Accounts Payable (AP)					
Accounts Payable		(32,509)	=		0.57
Total Operating Expenses		57,131			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.68 %	98.32%		
Year-to-Date		2.40 %	97.60%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.09	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	12.09	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

<b>Excess Cash</b>			
93,518			
<b>Average Dwelling Rent</b>			
Actual/UML	204,816	822	249.17
Budget/UMA	201,078	833	241.39
Increase (Decrease)	3,738	(11)	7.78
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 121.38	25.16 %	
Supplies and Materials	28.46	5.90	
Fleet Costs	1.82	0.38	
Outside Services	59.32	12.30	
Utilities	122.41	25.38	
Protective Services	4.10	0.85	
Insurance	7.80	25.38	
Other Expenses	22.18	4.60	
Total Average Expense	\$ 367.47	99.95 %	

<b>Excess Cash</b>			
(7,276)			
<b>Average Dwelling Rent</b>			
Actual/UML	196,149	813	241.27
Budget/UMA	192,500	833	231.09
Increase (Decrease)	3,649	(20)	10.17
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 143.61	31.62 %	
Supplies and Materials	32.28	7.11	
Fleet Costs	0.98	0.22	
Outside Services	52.88	11.64	
Utilities	139.31	30.68	
Protective Services	8.54	1.88	
Insurance	6.93	30.68	
Other Expenses	26.04	5.73	
Total Average Expense	\$ 410.58	119.56 %	



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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		133,681	=	2.28
	Curr Liab Exc Curr Prtn LTD		(58,760)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		74,921	=	1.87
	Average Monthly Operating and Other Expenses		40,118		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		695	=	0.01
	Total Tenant Revenue		119,643		IR < 1.50
	Days Receivable Outstanding: 1.25				
MASS	Accounts Payable (AP)				
	Accounts Payable		(20,783)	=	0.52
	Total Operating Expenses		40,118		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		0.00%	100.00%	
	Year-to-Date		0.71%	99.29%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble	5.00      5
MENAR		7.27	11	Accts Payable	4.00      4
DSCR		2.00	2	Occupancy	16.00      16
Total Points		21.27	25	Total Points	25.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		69,918	=		1.13
Curr Liab Exc Curr Prtn LTD		(61,725)			<i>IR &gt;= 2.0</i>
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		8,193	=		0.20
Average Monthly Operating and Other Expenses		40,861			<i>IR &gt;= 4.0</i>
Debt Service Coverage Ratio (DSCR)					
		0.00			<i>IR &gt;= 1.25</i>
Tenant Receivable (TR)					
Tenant Receivable		2,599	=		0.02
Total Tenant Revenue		118,471			<i>IR &lt; 1.50</i>
Days Receivable Outstanding: 4.78					
Accounts Payable (AP)					
Accounts Payable		(25,308)	=		0.62
Total Operating Expenses		40,861			<i>IR &lt; 0.75</i>
Occupancy		Loss	Occ %		
Current Month		5.00 %	95.00%		
Year-to-Date		2.86 %	97.14 %		<i>IR &gt;= 0.98</i>
FASS KFI		MP	MASS KFI		MP
QR	7.84	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	9.84	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
34,600			
Average Dwelling Rent			
Actual/UML	116,528	695	167.67
Budget/UMA	120,705	700	172.44
Increase (Decrease)	(4,177)	(5)	(4.77)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 125.96	30.74 %	
Supplies and Materials	19.14	4.67	
Fleet Costs	0.84	0.20	
Outside Services	82.13	20.05	
Utilities	42.05	10.26	
Protective Services	0.00	0.00	
Insurance	32.39	10.26	
Other Expenses	25.24	6.16	
Total Average Expense	\$ 327.75	82.35 %	

Excess Cash			
(32,680)			
Average Dwelling Rent			
Actual/UML	114,970	680	169.07
Budget/UMA	117,367	700	167.67
Increase (Decrease)	(2,397)	(20)	1.41
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 88.44	24.69%	
Supplies and Materials	26.93	7.52	
Fleet Costs	1.09	0.31	
Outside Services	109.71	30.63	
Utilities	54.08	15.10	
Protective Services	4.78	1.33	
Insurance	22.44	15.10	
Other Expenses	36.76	10.26	
Total Average Expense	\$ 344.23	104.93%	

# KFI - FY Comparison for Lincoln Heights - 338 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>569,943</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(251,844)</div></div></div> <div>= 2.26</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>286,017</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>179,415</div></div></div> <div>= 1.59</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.16</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>33,477</div></div><div><div>Total Tenant Revenue</div><div>357,420</div></div></div> <div>= 0.09</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> 20.36</div>																			
	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(109,423)</div></div><div><div>Total Operating Expenses</div><div>179,415</div></div></div> <div>= 0.61</div> <div>IR &lt; 0.75</div>																			
MASS	<div><div><div><b>Occupancy</b></div><div>Current Month</div><div>Year-to-Date</div></div><div><div><b>Loss</b></div><div>9.47%</div><div>10.06%</div></div><div><div><b>Occ %</b></div><div>92.73%</div><div>92.12%</div></div></div> <div>IR &gt;= 0.98</div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>6.87 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>1.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>19.87 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	6.87 11	Accts Payable	4.00 4	DSCR	1.00 2	Occupancy	4.00 16	Total Points	19.87 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	5.00 5																	
MENAR	6.87 11	Accts Payable	4.00 4																	
DSCR	1.00 2	Occupancy	4.00 16																	
Total Points	19.87 25	Total Points	13.00 25																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(492,100)	=		-1.42
Curr Liab Exc Curr Prtn LTD		(346,620)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(838,720)	=		-4.42
Average Monthly Operating and Other Expenses		189,887			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		-6.29			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		14,565	=		0.04
Total Tenant Revenue		335,348			IR < 1.50
Days Receivable Outstanding: 9.76					
Accounts Payable (AP)					
Accounts Payable		(180,429)	=		0.95
Total Operating Expenses		189,887			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		10.95 %	91.21%		
Year-to-Date		10.14 %	92.03%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	0.00	25	Total Points	11.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
105,614	
Average Dwelling Rent	
Actual/UML	311,966 2,128 146.60
Budget/UMA	303,527 2,310 131.40
Increase (Decrease)	8,439 (182) 15.20
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 170.30 29.13 %
Supplies and Materials	60.22 10.30
Fleet Costs	3.12 0.53
Outside Services	142.56 24.38
Utilities	44.42 7.60
Protective Services	13.90 2.38
Insurance	23.12 7.64
Other Expenses	22.46 3.84
Total Average Expense	\$ 480.09 85.80 %

Excess Cash	
(1,029,626)	
Average Dwelling Rent	
Actual/UML	312,408 2,126 146.95
Budget/UMA	309,167 2,310 133.84
Increase (Decrease)	3,241 (184) 13.11
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 169.76 29.45 %
Supplies and Materials	77.62 13.47
Fleet Costs	1.47 0.25
Outside Services	130.69 22.67
Utilities	58.09 10.11
Protective Services	8.87 1.54
Insurance	18.00 10.11
Other Expenses	30.78 5.34
Total Average Expense	\$ 495.26 92.94 %

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

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		262,782	=	5.41
	Curr Liab Exc Curr Prtn LTD		(48,551)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		214,232	=	4.77
	Average Monthly Operating and Other Expenses		44,915		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(921)	=	-0.01
	Total Tenant Revenue		161,701		IR < 1.50
	Days Receivable Outstanding: -1.22				
MASS	Accounts Payable (AP)				
	Accounts Payable		(8,720)	=	0.19
	Total Operating Expenses		44,915		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		3.95%	96.05%	
	Year-to-Date		2.63%	97.37%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble      5.00      5	
MENAR		11.00	11	Accts Payable      4.00      4	
DSCR		2.00	2	Occupancy      12.00      16	
Total Points		25.00	25	Total Points      21.00      25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		70,512	=	2.04	
Curr Liab Exc Curr Prtn LTD		(34,585)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		35,927	=	0.83	
Average Monthly Operating and Other Expenses		43,050		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(671)	=	0.00	
Total Tenant Revenue		152,578		IR < 1.50	
Days Receivable Outstanding: -0.95					
Accounts Payable (AP)					
Accounts Payable		(8,161)	=	0.19	
Total Operating Expenses		43,050		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		0.56 %	99.44 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	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			
169,101			
Average Dwelling Rent			
Actual/UML	155,580	518	300.35
Budget/UMA	151,492	532	284.76
Increase (Decrease)	4,089	(14)	15.59
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 227.02	39.84 %	
Supplies and Materials	35.64	6.25	
Fleet Costs	0.65	0.11	
Outside Services	119.67	21.00	
Utilities	89.84	15.77	
Protective Services	0.17	0.03	
Insurance	20.16	17.06	
Other Expenses	18.27	3.21	
Total Average Expense	\$ 511.42	103.27 %	

Excess Cash			
(7,359)			
Average Dwelling Rent			
Actual/UML	147,673	529	279.16
Budget/UMA	148,750	532	279.61
Increase (Decrease)	(1,077)	(3)	(0.45)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 230.40	42.64 %	
Supplies and Materials	26.81	4.96	
Fleet Costs	1.25	0.23	
Outside Services	98.36	18.20	
Utilities	80.39	16.06	
Protective Services	0.00	0.00	
Insurance	14.77	16.06	
Other Expenses	28.61	5.30	
Total Average Expense	\$ 480.59	103.45 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year						
FASS	<b>Quick Ratio (QR)</b>					
	<table><tr><td>Current Assets, Unrestricted</td><td>267,156</td><td rowspan="2">= 1.08</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(247,251)</td></tr></table> <i>IR &gt;= 2.0</i>	Current Assets, Unrestricted	267,156	= 1.08	Curr Liab Exc Curr Prtn LTD	(247,251)
	Current Assets, Unrestricted	267,156	= 1.08			
	Curr Liab Exc Curr Prtn LTD	(247,251)				
<b>Months Expendable Net Assets Ratio (MENAR)</b>						
<table><tr><td>Expendable Fund Balance</td><td>19,905</td><td rowspan="2">= 0.12</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>165,950</td></tr></table> <i>IR &gt;= 4.0</i>	Expendable Fund Balance	19,905	= 0.12	Average Monthly Operating and Other Expenses	165,950	
Expendable Fund Balance	19,905	= 0.12				
Average Monthly Operating and Other Expenses	165,950					
<b>Debt Service Coverage Ratio (DSCR)</b>						
0.00 <i>IR &gt;= 1.25</i>						
MASS	<b>Tenant Receivable (TR)</b>					
	<table><tr><td>Tenant Receivable</td><td>6,318</td><td rowspan="2">= 0.02</td></tr><tr><td>Total Tenant Revenue</td><td>303,041</td></tr></table> <i>IR &lt; 1.50</i>	Tenant Receivable	6,318	= 0.02	Total Tenant Revenue	303,041
	Tenant Receivable	6,318	= 0.02			
	Total Tenant Revenue	303,041				
<b>Days Receivable Outstanding:</b> 4.50						
<b>Accounts Payable (AP)</b>						
<table><tr><td>Accounts Payable</td><td>(130,485)</td><td rowspan="2">= 0.79</td></tr><tr><td>Total Operating Expenses</td><td>165,950</td></tr></table> <i>IR &lt; 0.75</i>	Accounts Payable	(130,485)	= 0.79	Total Operating Expenses	165,950	
Accounts Payable	(130,485)	= 0.79				
Total Operating Expenses	165,950					
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>				
Current Month	2.02%	97.98%				
Year-to-Date	1.90%	98.10%	<i>IR &gt;= 0.98</i>			
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>			
QR	7.59 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	9.59 25	Total Points	23.00 25			
<b>Capital Fund Occupancy</b>						
5.00						

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		193,862	=		0.96
Curr Liab Exc Curr Prtn LTD		(201,880)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(8,018)	=		-0.06
Average Monthly Operating and Other Expenses		140,559			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		10,842	=		0.04
Total Tenant Revenue		264,135			IR < 1.50
Days Receivable Outstanding: 8.83					
Accounts Payable (AP)					
Accounts Payable		(93,919)	=		0.67
Total Operating Expenses		140,559			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.61 %	98.39%		
Year-to-Date		2.71 %	97.29%		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			
(146,897)			
Average Dwelling Rent			
Actual/UML	252,422	1,703	148.22
Budget/UMA	214,958	1,736	123.82
Increase (Decrease)	37,464	(33)	24.40
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 157.48	28.50 %	
Supplies and Materials	54.12	9.79	
Fleet Costs	3.63	0.66	
Outside Services	255.30	46.20	
Utilities	46.15	8.35	
Protective Services	2.18	0.39	
Insurance	34.17	8.36	
Other Expenses	18.29	3.31	
Total Average Expense	\$ 571.32	105.57 %	

Excess Cash			
(150,236)			
Average Dwelling Rent			
Actual/UML	214,352	1,689	126.91
Budget/UMA	202,996	1,736	116.93
Increase (Decrease)	11,356	(47)	9.98
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 147.36	31.87 %	
Supplies and Materials	45.65	9.87	
Fleet Costs	9.41	2.04	
Outside Services	178.32	38.56	
Utilities	49.50	10.71	
Protective Services	5.33	1.15	
Insurance	23.77	10.71	
Other Expenses	28.47	6.16	
Total Average Expense	\$ 487.82	111.08 %	

**KFI - FY Comparison for Mission Park - 100 Units**  
**Period Ending January 31, 2020**

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		168,689	=	2.01
	Curr Liab Exc Curr Prtn LTD		(83,924)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		84,766	=	1.25	
Average Monthly Operating and Other Expenses		67,957			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		19,656	=	0.18
	Total Tenant Revenue		109,868		IR < 1.50
	Days Receivable Outstanding: 38.80				
	Accounts Payable (AP)				
Accounts Payable		(32,947)	=	0.48	
Total Operating Expenses		67,957			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.00%	98.00%		
Year-to-Date		2.57%	97.43%		IR >= 0.98
FASS KFI MP MASS KFI MP					
QR		12.00 12	Accts Recvble		2.00 5
MENAR		6.36 11	Accts Payable		4.00 4
DSCR		2.00 2	Occupancy		12.00 16
Total Points		20.36 25	Total Points		18.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		16,153	=	0.19	
Curr Liab Exc Curr Prtn LTD		(84,400)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(68,247)	=	-0.98	
Average Monthly Operating and Other Expenses		69,329		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		7,457	=	0.09	
Total Tenant Revenue		80,232		IR < 1.50	
Days Receivable Outstanding: 20.38					
Accounts Payable (AP)					
Accounts Payable		(26,332)	=	0.38	
Total Operating Expenses		69,329		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		4.00 %	96.00%		
Year-to-Date		3.57 %	96.43%		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	
16,662	
Average Dwelling Rent	
Actual/UML	98,164 682 143.94
Budget/UMA	79,659 700 113.80
Increase (Decrease)	18,505 (18) 30.14
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 155.63 23.58 %
Supplies and Materials	44.57 6.75
Fleet Costs	0.00 0.00
Outside Services	178.63 27.06
Utilities	119.29 18.07
Protective Services	8.09 1.22
Insurance	51.38 18.07
Other Expenses	24.97 3.78
Total Average Expense	\$ 582.55 98.54 %

Excess Cash	
(140,568)	
Average Dwelling Rent	
Actual/UML	68,522 675 101.51
Budget/UMA	81,667 700 116.67
Increase (Decrease)	(13,145) (25) (15.15)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 176.12 34.68 %
Supplies and Materials	69.77 13.74
Fleet Costs	1.30 0.26
Outside Services	192.30 37.86
Utilities	86.83 17.47
Protective Services	4.59 0.90
Insurance	32.86 17.47
Other Expenses	27.08 5.33
Total Average Expense	\$ 590.85 127.71 %

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:35:56PM

This Year																																								
FASS	Quick Ratio (QR)																																							
	Current Assets, Unrestricted		369,762	=	2.72																																			
	Curr Liab Exc Curr Prtn LTD		(135,833)		IR >= 2.0																																			
FASS	Months Expendable Net Assets Ratio (MENAR)																																							
	Expendable Fund Balance		233,929	=	2.44																																			
	Average Monthly Operating and Other Expenses		95,976		IR >= 4.0																																			
FASS	Debt Service Coverage Ratio (DSCR)																																							
			0.00		IR >= 1.25																																			
MASS	Tenant Receivable (TR)																																							
	Tenant Receivable		14,231	=	0.04																																			
	Total Tenant Revenue		339,936		IR < 1.50																																			
	Days Receivable Outstanding: 9.56																																							
MASS	Accounts Payable (AP)																																							
	Accounts Payable		(34,009)	=	0.35																																			
	Total Operating Expenses		95,976		IR < 0.75																																			
MASS	Occupancy	Loss	Occ %																																					
	Current Month	0.87%	99.13%																																					
	Year-to-Date	1.79%	98.21%	IR >= 0.98																																				
<table><tr><th colspan="3">FASS KFI</th><th>MP</th><th colspan="2">MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00</td><td>12</td><td></td><td>Accts Recvble</td><td>5.00</td><td>5</td></tr><tr><td>MENAR</td><td>8.11</td><td>11</td><td></td><td>Accts Payable</td><td>4.00</td><td>4</td></tr><tr><td>DSCR</td><td>2.00</td><td>2</td><td></td><td>Occupancy</td><td>16.00</td><td>16</td></tr><tr><td>Total Points</td><td>22.11</td><td>25</td><td></td><td>Total Points</td><td>25.00</td><td>25</td></tr></table>						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	16.00	16	Total Points	22.11	25		Total Points	25.00	25
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	16.00	16																																		
Total Points	22.11	25		Total Points	25.00	25																																		
Capital Fund Occupancy																																								
5.00																																								

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		144,541	=		1.28
Curr Liab Exc Curr Prtn LTD		(112,529)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		32,011	=		0.29
Average Monthly Operating and Other Expenses		110,359			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		6,038	=		0.02
Total Tenant Revenue		320,176			IR < 1.50
Days Receivable Outstanding: 4.32					
Accounts Payable (AP)					
Accounts Payable		(49,758)	=		0.45
Total Operating Expenses		110,359			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		3.46 %	96.54%		
Year-to-Date		3.77 %	96.23%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR		8.57 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		10.57 25	Total Points		21.00 25
Capital Fund Occupancy					
		5.00			

Excess Cash	
137,568	

Excess Cash	
(79,162)	

Average Dwelling Rent			
Actual/UML	319,490	1,588	201.19
Budget/UMA	308,089	1,617	190.53
Increase (Decrease)	11,401	(29)	10.66

Average Dwelling Rent			
Actual/UML	294,042	1,556	188.97
Budget/UMA	303,333	1,617	187.59
Increase (Decrease)	(9,291)	(61)	1.38

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 175.97	37.34 %
Supplies and Materials	40.95	8.69
Fleet Costs	0.08	0.02
Outside Services	29.66	6.29
Utilities	48.50	10.29
Protective Services	8.01	1.70
Insurance	16.81	10.29
Other Expenses	22.50	4.78
Total Average Expense	\$ 342.48	79.40 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 199.54	46.87 %
Supplies and Materials	44.70	10.50
Fleet Costs	0.90	0.21
Outside Services	84.10	19.76
Utilities	51.95	12.20
Protective Services	7.84	1.84
Insurance	12.54	12.20
Other Expenses	27.54	6.47
Total Average Expense	\$ 429.09	110.06 %



## KFI - FY Comparison for Pin Oak I - 50 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted56,759</div><div>Curr Liab Exc Curr Prtn LTD(35,098)</div><div>=1.62</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance21,661</div><div>Average Monthly Operating and Other Expenses27,347</div><div>=0.79</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable(13,940)</div><div>Total Tenant Revenue87,650</div><div>=-0.16</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: -34.50</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(15,276)</div><div>Total Operating Expenses27,347</div><div>=0.56</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month4.00%96.00%</div><div>Year-to-Date1.43%98.57%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>10.16 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>12.16 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	10.16 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	12.16 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	10.16 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	12.16 25	Total Points	25.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		12,351	=		0.46
Curr Liab Exc Curr Prtn LTD		(26,995)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(14,644)	=		-0.56
Average Monthly Operating and Other Expenses		25,987			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(12,348)	=		-0.17
Total Tenant Revenue		74,507			IR < 1.50
Days Receivable Outstanding: -35.65					
Accounts Payable (AP)					
Accounts Payable		(11,426)	=		0.44
Total Operating Expenses		25,987			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		3.43 %	96.57 %		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				
(5,758)				
Average Dwelling Rent				
Actual/UML	87,036	345	252.28	
Budget/UMA	86,333	350	246.67	
Increase (Decrease)	703	(5)	5.61	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 173.30	35.96 %		
Supplies and Materials	44.98	9.33		
Fleet Costs	0.00	0.00		
Outside Services	108.00	22.41		
Utilities	99.65	20.68		
Protective Services	0.00	0.00		
Insurance	21.63	20.68		
Other Expenses	24.16	5.01		
Total Average Expense	\$ 471.72	114.07 %		

Excess Cash				
(40,704)				
Average Dwelling Rent				
Actual/UML	73,864	338	218.53	
Budget/UMA	85,167	350	243.33	
Increase (Decrease)	(11,303)	(12)	(24.80)	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 111.87	27.71 %		
Supplies and Materials	39.61	9.81		
Fleet Costs	0.00	0.00		
Outside Services	95.27	23.60		
Utilities	159.27	39.45		
Protective Services	0.00	0.00		
Insurance	15.78	39.45		
Other Expenses	38.59	9.56		
Total Average Expense	\$ 460.40	149.59 %		

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

Period Ending January 31, 2020

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This Year		Last Year		
FASS	Quick Ratio (QR)		Quick Ratio (QR)	
	Current Assets, Unrestricted 145,592 = 1.58		Current Assets, Unrestricted 60,123 = 0.68	
	Curr Liab Exc Curr Prtn LTD (92,059) IR >= 2.0		Curr Liab Exc Curr Prtn LTD (89,022) IR >= 2.0	
MASS	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)	
	Expendable Fund Balance 53,533 = 0.75		Expendable Fund Balance (28,899) = -0.42	
	Average Monthly Operating and Other Expenses 71,755 IR >= 4.0		Average Monthly Operating and Other Expenses 68,808 IR >= 4.0	
Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)		
0.00 IR >= 1.25		0.00 IR >= 1.25		
Tenant Receivable (TR)		Tenant Receivable (TR)		
Tenant Receivable 15,249 = 0.15		Tenant Receivable 22,267 = 0.20		
Total Tenant Revenue 99,137 IR < 1.50		Total Tenant Revenue 108,943 IR < 1.50		
Days Receivable Outstanding: 34.07		Days Receivable Outstanding: 44.40		
Accounts Payable (AP)		Accounts Payable (AP)		
Accounts Payable (46,760) = 0.65		Accounts Payable (28,619) = 0.42		
Total Operating Expenses 71,755 IR < 0.75		Total Operating Expenses 68,808 IR < 0.75		
Occupancy Loss Occ %		Occupancy Loss Occ %		
Current Month 2.88% 97.12%		Current Month 5.77 % 94.23%		
Year-to-Date 4.81% 95.19% IR >= 0.98		Year-to-Date 3.85 % 96.15% IR >= 0.98		
FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP		
QR 9.99 12 Accts Recvble 2.00 5		QR 0.00 12 Accts Recvble 2.00 5		
MENAR 0.00 11 Accts Payable 4.00 4		MENAR 0.00 11 Accts Payable 4.00 4		
DSCR 2.00 2 Occupancy 8.00 16		DSCR 2.00 2 Occupancy 12.00 16		
Total Points 11.99 25 Total Points 14.00 25		Total Points 2.00 25 Total Points 18.00 25		
Capital Fund Occupancy		Capital Fund Occupancy		
5.00		5.00		
Excess Cash		Excess Cash		
(18,446)		(97,967)		
Average Dwelling Rent		Average Dwelling Rent		
Actual/UML 111,964 693 161.56		Actual/UML 97,172 700 138.82		
Budget/UMA 97,417 728 133.81		Budget/UMA 96,234 728 132.19		
Increase (Decrease) 14,547 (35) 27.75		Increase (Decrease) 938 (28) 6.63		
PUM / Percentage of Revenue		PUM / Percentage of Revenue		
Expense Amount Percent		Expense Amount Percent		
Salaries and Benefits \$ 130.77 22.67 %		Salaries and Benefits \$ 183.76 34.45 %		
Supplies and Materials 70.84 12.28		Supplies and Materials 45.96 8.62		
Fleet Costs 2.20 0.38		Fleet Costs 1.60 0.30		
Outside Services 209.14 36.26		Outside Services 192.71 36.12		
Utilities 88.54 15.35		Utilities 98.80 18.73		
Protective Services 9.48 1.64		Protective Services 3.86 0.72		
Insurance 34.64 15.35		Insurance 23.39 18.73		
Other Expenses 27.27 4.73		Other Expenses 29.61 5.55		
Total Average Expense \$ 572.88 108.67 %		Total Average Expense \$ 579.68 123.22 %		



# KFI - FY Comparison for Scattered Sites - 100 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year																						
FASS	<b>Quick Ratio (QR)</b>																					
	<table><tr><td>Current Assets, Unrestricted</td><td>314,936</td><td>=</td><td>3.30</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(95,378)</td><td></td><td><i>IR &gt;= 2.0</i></td></tr></table>	Current Assets, Unrestricted	314,936	=	3.30	Curr Liab Exc Curr Prtn LTD	(95,378)		<i>IR &gt;= 2.0</i>													
	Current Assets, Unrestricted	314,936	=	3.30																		
	Curr Liab Exc Curr Prtn LTD	(95,378)		<i>IR &gt;= 2.0</i>																		
<b>Months Expendable Net Assets Ratio (MENAR)</b>																						
<table><tr><td>Expendable Fund Balance</td><td>219,558</td><td>=</td><td>3.80</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>57,757</td><td></td><td><i>IR &gt;= 4.0</i></td></tr></table>	Expendable Fund Balance	219,558	=	3.80	Average Monthly Operating and Other Expenses	57,757		<i>IR &gt;= 4.0</i>														
Expendable Fund Balance	219,558	=	3.80																			
Average Monthly Operating and Other Expenses	57,757		<i>IR &gt;= 4.0</i>																			
<b>Debt Service Coverage Ratio (DSCR)</b>																						
	0.00		<i>IR &gt;= 1.25</i>																			
MASS	<b>Tenant Receivable (TR)</b>																					
	<table><tr><td>Tenant Receivable</td><td>34,025</td><td>=</td><td>0.49</td></tr><tr><td>Total Tenant Revenue</td><td>68,834</td><td></td><td><i>IR &lt; 1.50</i></td></tr></table>	Tenant Receivable	34,025	=	0.49	Total Tenant Revenue	68,834		<i>IR &lt; 1.50</i>													
	Tenant Receivable	34,025	=	0.49																		
	Total Tenant Revenue	68,834		<i>IR &lt; 1.50</i>																		
	<b>Days Receivable Outstanding:</b>	107.63																				
<b>Accounts Payable (AP)</b>																						
<table><tr><td>Accounts Payable</td><td>(19,205)</td><td>=</td><td>0.33</td></tr><tr><td>Total Operating Expenses</td><td>57,757</td><td></td><td><i>IR &lt; 0.75</i></td></tr></table>	Accounts Payable	(19,205)	=	0.33	Total Operating Expenses	57,757		<i>IR &lt; 0.75</i>														
Accounts Payable	(19,205)	=	0.33																			
Total Operating Expenses	57,757		<i>IR &lt; 0.75</i>																			
<table><tr><td><b>Occupancy</b></td><td><b>Loss</b></td><td><b>Occ %</b></td></tr><tr><td>Current Month</td><td>8.70%</td><td>91.30%</td></tr><tr><td>Year-to-Date</td><td>39.14%</td><td>93.23%</td></tr></table>	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	Current Month	8.70%	91.30%	Year-to-Date	39.14%	93.23%		<i>IR &gt;= 0.98</i>											
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																				
Current Month	8.70%	91.30%																				
Year-to-Date	39.14%	93.23%																				
<table><tr><td><b>FASS KFI</b></td><td><b>MP</b></td><td><b>MASS KFI</b></td><td><b>MP</b></td></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>0.00 5</td></tr><tr><td>MENAR</td><td>10.11 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>24.11 25</td><td>Total Points</td><td>8.00 25</td></tr></table>	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	QR	12.00 12	Accts Recvble	0.00 5	MENAR	10.11 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	4.00 16	Total Points	24.11 25	Total Points	8.00 25		
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>																			
QR	12.00 12	Accts Recvble	0.00 5																			
MENAR	10.11 11	Accts Payable	4.00 4																			
DSCR	2.00 2	Occupancy	4.00 16																			
Total Points	24.11 25	Total Points	8.00 25																			
<b>Capital Fund Occupancy</b>																						
	5.00																					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		304,672	=	2.47	
Curr Liab Exc Curr Prtn LTD		(123,466)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		181,206	=	3.05	
Average Monthly Operating and Other Expenses		59,374		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		40,957	=	0.21	
Total Tenant Revenue		191,771		IR < 1.50	
Days Receivable Outstanding: 49.07					
Accounts Payable (AP)					
Accounts Payable		(42,027)	=	0.71	
Total Operating Expenses		59,374		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		1.27 %	98.73%		
Year-to-Date		3.86 %	97.42 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	2.00	5
MENAR	9.01	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	23.01	25	Total Points	18.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
161,326			
Average Dwelling Rent			
Actual/UML	79,423	468	169.71
Budget/UMA	116,667	502	232.40
Increase (Decrease)	(37,244)	(34)	(62.70)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 214.43	20.34 %	
Supplies and Materials	10.71	1.02	
Fleet Costs	8.13	0.77	
Outside Services	217.43	20.62	
Utilities	55.51	5.26	
Protective Services	1.21	0.11	
Insurance	73.45	5.27	
Other Expenses	113.17	10.73	
Total Average Expense	\$ 694.03	64.13 %	

Excess Cash			
121,749			
Average Dwelling Rent			
Actual/UML	160,640	1,097	146.44
Budget/UMA	157,500	1,126	139.88
Increase (Decrease)	3,140	(29)	6.56
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 73.33	15.06 %	
Supplies and Materials	16.28	3.34	
Fleet Costs	2.11	0.43	
Outside Services	150.96	31.01	
Utilities	4.83	0.99	
Protective Services	0.51	0.11	
Insurance	25.29	0.99	
Other Expenses	41.15	8.45	
Total Average Expense	\$ 314.47	60.39 %	

# KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:38:48PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		(157,619)	=	-9.18
	Curr Liab Exc Curr Prtn LTD		(17,167)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(174,787)	=	-16.26
	Average Monthly Operating and Other Expenses		10,751		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		21,203		IR < 1.50
	Days Receivable Outstanding:		0.00		
MASS	Accounts Payable (AP)				
	Accounts Payable		(4,711)	=	0.44
	Total Operating Expenses		10,751		IR < 0.75
MASS	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					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(64,163)	=	-2.47	
Curr Liab Exc Curr Prtn LTD		(25,948)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(90,111)	=	-7.85	
Average Monthly Operating and Other Expenses		11,484			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		17,482			IR < 1.50
Days Receivable Outstanding:		0.00			
Accounts Payable (AP)					
Accounts Payable		(6,958)	=	0.61	
Total Operating Expenses		11,484			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			
(185,557)			
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	87.88 %	
Supplies and Materials	0.00	22.46	
Fleet Costs	0.00	0.00	
Outside Services	0.00	99.68	
Utilities	0.00	133.22	
Protective Services	0.00	0.00	
Insurance	0.00	133.22	
Other Expenses	0.00	9.83	
Total Average Expense	\$ 0.00	486.30 %	

Excess Cash			
(101,618)			
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	106.31 %	
Supplies and Materials	0.00	25.59	
Fleet Costs	0.00	0.00	
Outside Services	0.00	97.66	
Utilities	0.00	212.48	
Protective Services	0.00	0.00	
Insurance	0.00	212.48	
Other Expenses	0.00	15.65	
Total Average Expense	\$ 0.00	670.17 %	

KFI - FY Comparison for Springview - 180 Units  
Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:38:39PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>231,522</div></div><div>=</div><div>1.59</div></div> <div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(145,532)</div></div><div></div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>85,991</div></div><div>=</div><div>0.70</div></div> <div><div><div>Average Monthly Operating and Other Expenses</div><div>123,072</div></div><div></div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div></div><div>0.00</div><div></div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>7,153</div></div><div>=</div><div>0.03</div></div> <div><div><div>Total Tenant Revenue</div><div>252,448</div></div><div></div><div>IR &lt; 1.50</div></div> <div><div></div><div>Days Receivable Outstanding:</div><div>6.09</div></div>																			
	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(36,348)</div></div><div>=</div><div>0.30</div></div> <div><div><div>Total Operating Expenses</div><div>123,072</div></div><div></div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><div><b>Occupancy</b></div><div>Current Month</div><div>7.22%</div></div><div><div><b>Loss</b></div><div>Year-to-Date</div><div>6.90%</div></div><div><div><b>Occ %</b></div><div></div><div>92.78%</div></div><div><div></div><div></div><div>93.32%</div></div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>10.04 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>12.04 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	10.04 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	12.04 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	10.04 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	12.04 25	Total Points	13.00 25																	
<b>Capital Fund Occupancy</b> <div><div></div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(32,782)	=		-0.29
Curr Liab Exc Curr Prtn LTD		(113,665)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(146,447)	=		-1.40
Average Monthly Operating and Other Expenses		104,638			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		12,663	=		0.05
Total Tenant Revenue		245,069			IR < 1.50
Days Receivable Outstanding: 11.15					
Accounts Payable (AP)					
Accounts Payable		(26,988)	=		0.26
Total Operating Expenses		104,638			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		7.69 %	92.31%		
Year-to-Date		6.36 %	93.64 %		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			
(37,922)			
Average Dwelling Rent			
Actual/UML	221,311	1,173	188.67
Budget/UMA	220,500	1,257	175.42
Increase (Decrease)	811	(84)	13.25
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 190.01	34.65 %	
Supplies and Materials	43.59	7.95	
Fleet Costs	3.80	0.69	
Outside Services	217.71	39.70	
Utilities	99.92	18.22	
Protective Services	5.50	1.00	
Insurance	43.65	18.22	
Other Expenses	28.83	5.26	
Total Average Expense	\$ 633.03	125.68 %	

Excess Cash			
(252,034)			
Average Dwelling Rent			
Actual/UML	216,945	1,193	181.85
Budget/UMA	224,583	1,274	176.28
Increase (Decrease)	(7,638)	(81)	5.57
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 187.57	38.28 %	
Supplies and Materials	34.66	7.07	
Fleet Costs	4.69	0.96	
Outside Services	130.09	26.55	
Utilities	119.13	24.31	
Protective Services	1.31	0.27	
Insurance	27.87	24.31	
Other Expenses	32.76	6.69	
Total Average Expense	\$ 538.08	128.43 %	

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

Period Ending January 31, 2020

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2/13/2020 12:36:33PM

This Year																				
FASS	<b>Quick Ratio (QR)</b>																			
	<table><tr><td>Current Assets, Unrestricted</td><td>169,310</td><td>=</td><td>1.82</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(93,194)</td><td></td><td><i>IR &gt;= 2.0</i></td></tr></table>	Current Assets, Unrestricted	169,310	=	1.82	Curr Liab Exc Curr Prtn LTD	(93,194)		<i>IR &gt;= 2.0</i>											
	Current Assets, Unrestricted	169,310	=	1.82																
	Curr Liab Exc Curr Prtn LTD	(93,194)		<i>IR &gt;= 2.0</i>																
<b>Months Expendable Net Assets Ratio (MENAR)</b>																				
<table><tr><td>Expendable Fund Balance</td><td>76,116</td><td>=</td><td>1.32</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>57,882</td><td></td><td><i>IR &gt;= 4.0</i></td></tr></table>	Expendable Fund Balance	76,116	=	1.32	Average Monthly Operating and Other Expenses	57,882		<i>IR &gt;= 4.0</i>												
Expendable Fund Balance	76,116	=	1.32																	
Average Monthly Operating and Other Expenses	57,882		<i>IR &gt;= 4.0</i>																	
<b>Debt Service Coverage Ratio (DSCR)</b>																				
	0.00 <i>IR &gt;= 1.25</i>																			
MASS	<b>Tenant Receivable (TR)</b>																			
	<table><tr><td>Tenant Receivable</td><td>13,194</td><td>=</td><td>0.07</td></tr><tr><td>Total Tenant Revenue</td><td>187,206</td><td></td><td><i>IR &lt; 1.50</i></td></tr></table>	Tenant Receivable	13,194	=	0.07	Total Tenant Revenue	187,206		<i>IR &lt; 1.50</i>											
	Tenant Receivable	13,194	=	0.07																
	Total Tenant Revenue	187,206		<i>IR &lt; 1.50</i>																
	<b>Days Receivable Outstanding:</b> 15.23																			
<b>Accounts Payable (AP)</b>																				
<table><tr><td>Accounts Payable</td><td>(31,227)</td><td>=</td><td>0.54</td></tr><tr><td>Total Operating Expenses</td><td>57,882</td><td></td><td><i>IR &lt; 0.75</i></td></tr></table>	Accounts Payable	(31,227)	=	0.54	Total Operating Expenses	57,882		<i>IR &lt; 0.75</i>												
Accounts Payable	(31,227)	=	0.54																	
Total Operating Expenses	57,882		<i>IR &lt; 0.75</i>																	
<table><tr><td><b>Occupancy</b></td><td><b>Loss</b></td><td><b>Occ %</b></td></tr><tr><td>Current Month</td><td>4.84%</td><td>95.16%</td></tr><tr><td>Year-to-Date</td><td>3.46%</td><td>96.54%</td></tr></table> <i>IR &gt;= 0.98</i>	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	Current Month	4.84%	95.16%	Year-to-Date	3.46%	96.54%											
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																		
Current Month	4.84%	95.16%																		
Year-to-Date	3.46%	96.54%																		
<table><tr><td><b>FASS KFI</b></td><td><b>MP</b></td><td><b>MASS KFI</b></td><td><b>MP</b></td></tr><tr><td>QR</td><td>11.12 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>6.46 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>19.58 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	QR	11.12 12	Accts Recvble	5.00 5	MENAR	6.46 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	19.58 25	Total Points	21.00 25
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>																	
QR	11.12 12	Accts Recvble	5.00 5																	
MENAR	6.46 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	19.58 25	Total Points	21.00 25																	
<b>Capital Fund Occupancy</b>																				
	5.00																			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		107,484	=	1.35	
Curr Liab Exc Curr Prtn LTD		(79,635)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		27,849	=	0.47	
Average Monthly Operating and Other Expenses		58,802		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		5,544	=	0.03	
Total Tenant Revenue		187,471		IR < 1.50	
Days Receivable Outstanding:		6.46			
Accounts Payable (AP)					
Accounts Payable		(23,378)	=	0.40	
Total Operating Expenses		58,802		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		4.03 %	95.97%		
Year-to-Date		5.41 %	94.59%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	8.88	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	10.88	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
17,966			
Average Dwelling Rent			
Actual/UML	181,103	838	216.11
Budget/UMA	176,318	868	203.13
Increase (Decrease)	4,785	(30)	12.98
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 164.25	35.59 %	
Supplies and Materials	26.16	5.67	
Fleet Costs	0.54	0.12	
Outside Services	92.43	20.03	
Utilities	71.08	15.40	
Protective Services	0.90	0.19	
Insurance	25.61	15.77	
Other Expenses	22.84	4.95	
Total Average Expense	\$ 403.81	97.73 %	

Excess Cash			
(31,243)			
Average Dwelling Rent			
Actual/UML	175,818	821	214.15
Budget/UMA	172,083	868	198.25
Increase (Decrease)	3,734	(47)	15.90
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 185.02	42.52 %	
Supplies and Materials	25.03	5.75	
Fleet Costs	0.47	0.11	
Outside Services	82.73	19.01	
Utilities	76.24	17.99	
Protective Services	3.41	0.78	
Insurance	18.32	17.99	
Other Expenses	29.73	6.83	
Total Average Expense	\$ 420.95	110.99 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:36:43PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		41,999	=	1.62
	Curr Liab Exc Curr Prtn LTD		(25,953)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		16,046	=	0.84
Average Monthly Operating and Other Expenses		19,122		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		698	=	0.01
	Total Tenant Revenue		60,689		IR < 1.50
	Days Receivable Outstanding: 2.47				
	Accounts Payable (AP)				
Accounts Payable		(6,554)	=	0.34	
Total Operating Expenses		19,122		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00%	100.00%		
Year-to-Date		2.52%	97.48%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.17	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	12.17	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		120,775	=	4.85	
Curr Liab Exc Curr Prtn LTD		(24,903)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		95,872	=	5.47	
Average Monthly Operating and Other Expenses		17,530		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		927	=	0.02	
Total Tenant Revenue		61,576		IR < 1.50	
Days Receivable Outstanding: 3.24					
Accounts Payable (AP)					
Accounts Payable		(10,248)	=	0.58	
Total Operating Expenses		17,530		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.94 %	97.06%		
Year-to-Date		3.36 %	96.64 %		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			
(3,126)			
Average Dwelling Rent			
Actual/UML	59,098	232	254.73
Budget/UMA	58,246	238	244.73
Increase (Decrease)	852	(6)	10.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 180.36	33.78 %	
Supplies and Materials	36.21	6.78	
Fleet Costs	0.00	0.00	
Outside Services	109.55	20.52	
Utilities	119.35	22.35	
Protective Services	0.00	0.00	
Insurance	4.49	22.35	
Other Expenses	22.43	4.20	
Total Average Expense	\$ 472.39	109.98 %	

Excess Cash			
78,282			
Average Dwelling Rent			
Actual/UML	56,240	230	244.52
Budget/UMA	57,534	238	241.74
Increase (Decrease)	(1,293)	(8)	2.79
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 192.53	35.64 %	
Supplies and Materials	17.38	3.22	
Fleet Costs	0.00	0.00	
Outside Services	106.86	19.78	
Utilities	129.73	24.02	
Protective Services	0.00	0.00	
Insurance	4.52	24.02	
Other Expenses	21.27	3.94	
Total Average Expense	\$ 472.29	110.61 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		184,455	=	2.41
	Curr Liab Exc Curr Prtn LTD		(76,654)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		107,801	=	1.60
Average Monthly Operating and Other Expenses		67,514		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(2,474)	=	-0.01
	Total Tenant Revenue		260,254		IR < 1.50
	Days Receivable Outstanding: -2.05				
	Accounts Payable (AP)				
Accounts Payable		(21,931)	=	0.32	
Total Operating Expenses		67,514		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.26%	97.74%		
Year-to-Date		1.50%	98.50%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.88	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.88	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(830,313)		= -9.27	
Curr Liab Exc Curr Prtn LTD		(89,578)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(919,891)		= -12.42	
Average Monthly Operating and Other Expenses		74,059		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(4,369)		= -0.02	
Total Tenant Revenue		253,135		IR < 1.50	
Days Receivable Outstanding: -3.71					
Accounts Payable (AP)					
Accounts Payable		(35,003)		= 0.47	
Total Operating Expenses		74,059		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		0.00 %		100.00%	
Year-to-Date		0.97 %		99.03%	
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		2.00 2		Occupancy 16.00 16	
Total Points		2.00 25		Total Points 25.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash			
39,891			
Average Dwelling Rent			
Actual/UML	257,386	917	280.68
Budget/UMA	253,458	931	272.24
Increase (Decrease)	3,928	(14)	8.44
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 179.99	35.49 %	
Supplies and Materials	26.09	5.14	
Fleet Costs	1.92	0.38	
Outside Services	92.74	18.29	
Utilities	96.95	19.12	
Protective Services	0.00	0.00	
Insurance	23.82	19.12	
Other Expenses	21.68	4.28	
Total Average Expense	\$ 443.20	101.82 %	

Excess Cash			
(994,357)			
Average Dwelling Rent			
Actual/UML	252,108	922	273.44
Budget/UMA	249,667	931	268.17
Increase (Decrease)	2,441	(9)	5.27
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 173.78	35.95 %	
Supplies and Materials	26.59	5.50	
Fleet Costs	9.72	2.01	
Outside Services	127.58	26.39	
Utilities	105.98	21.92	
Protective Services	0.00	0.00	
Insurance	16.65	21.92	
Other Expenses	24.87	5.14	
Total Average Expense	\$ 485.16	118.85 %	



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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		610,402	=	1.12
	Curr Liab Exc Curr Prtn LTD		(543,783)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		66,618	=	1.21
	Average Monthly Operating and Other Expenses		54,953		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			3,679,236.1		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(829)	=	-0.01
	Total Tenant Revenue		97,161		IR < 1.50
	Days Receivable Outstanding: -1.83				
MASS	Accounts Payable (AP)				
	Accounts Payable		(476,320)	=	8.67
	Total Operating Expenses		54,953		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		72.55%	100.00%	
	Year-to-Date		72.66%	99.59%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		282,295	=	3.03	
Curr Liab Exc Curr Prtn LTD		(93,114)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		189,180	=	2.82	
Average Monthly Operating and Other Expenses		67,129		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		29.35		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(214)	=	0.00	
Total Tenant Revenue		85,049		IR < 1.50	
Days Receivable Outstanding:		-0.56			
Accounts Payable (AP)					
Accounts Payable		(27,081)	=	0.40	
Total Operating Expenses		67,129		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		73.33 %	97.14 %		
Year-to-Date		73.05 %	98.16 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.67	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	22.67	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
12,484			
Average Dwelling Rent			
Actual/UML	93,194	488	190.97
Budget/UMA	118,816	490	242.48
Increase (Decrease)	(25,622)	(2)	(51.51)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 231.56	19.69 %	
Supplies and Materials	22.83	1.94	
Fleet Costs	0.57	0.05	
Outside Services	91.31	7.77	
Utilities	74.66	6.35	
Protective Services	0.00	0.00	
Insurance	40.04	6.35	
Other Expenses	56.92	4.84	
Total Average Expense	\$ 517.89	46.99 %	

Excess Cash			
122,884			
Average Dwelling Rent			
Actual/UML	83,584	481	173.77
Budget/UMA	81,667	490	166.67
Increase (Decrease)	1,917	(9)	7.10
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 231.51	21.07 %	
Supplies and Materials	34.23	3.12	
Fleet Costs	0.92	0.08	
Outside Services	130.27	11.86	
Utilities	105.95	9.65	
Protective Services	5.40	0.49	
Insurance	27.13	9.65	
Other Expenses	122.29	11.13	
Total Average Expense	\$ 657.71	67.05 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year																																								
FASS	Quick Ratio (QR)																																							
	Current Assets, Unrestricted		192,101	=	2.00																																			
	Curr Liab Exc Curr Prtn LTD		(96,232)		IR >= 2.0																																			
FASS	Months Expendable Net Assets Ratio (MENAR)																																							
	Expendable Fund Balance		95,868	=	1.52																																			
	Average Monthly Operating and Other Expenses		62,956		IR >= 4.0																																			
FASS	Debt Service Coverage Ratio (DSCR)																																							
			0.00		IR >= 1.25																																			
MASS	Tenant Receivable (TR)																																							
	Tenant Receivable		1,794	=	0.01																																			
	Total Tenant Revenue		226,501		IR < 1.50																																			
	Days Receivable Outstanding: 1.71																																							
MASS	Accounts Payable (AP)																																							
	Accounts Payable		(38,143)	=	0.61																																			
	Total Operating Expenses		62,956		IR < 0.75																																			
MASS	Occupancy	Loss	Occ %																																					
	Current Month	1.55%	98.45%																																					
	Year-to-Date	1.99%	98.01%	IR >= 0.98																																				
<table><tr><th colspan="3">FASS KFI</th><th>MP</th><th colspan="2">MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>11.98</td><td>12</td><td></td><td>Accts Recvble</td><td>5.00</td><td>5</td></tr><tr><td>MENAR</td><td>6.77</td><td>11</td><td></td><td>Accts Payable</td><td>4.00</td><td>4</td></tr><tr><td>DSCR</td><td>2.00</td><td>2</td><td></td><td>Occupancy</td><td>16.00</td><td>16</td></tr><tr><td>Total Points</td><td>20.75</td><td>25</td><td></td><td>Total Points</td><td>25.00</td><td>25</td></tr></table>						FASS KFI			MP	MASS KFI		MP	QR	11.98	12		Accts Recvble	5.00	5	MENAR	6.77	11		Accts Payable	4.00	4	DSCR	2.00	2		Occupancy	16.00	16	Total Points	20.75	25		Total Points	25.00	25
FASS KFI			MP	MASS KFI		MP																																		
QR	11.98	12		Accts Recvble	5.00	5																																		
MENAR	6.77	11		Accts Payable	4.00	4																																		
DSCR	2.00	2		Occupancy	16.00	16																																		
Total Points	20.75	25		Total Points	25.00	25																																		
Capital Fund Occupancy																																								
5.00																																								

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		176,444	=	2.12	
Curr Liab Exc Curr Prtn LTD		(83,056)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		93,388	=	1.56	
Average Monthly Operating and Other Expenses		59,993		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(739)	=	0.00	
Total Tenant Revenue		222,996		IR < 1.50	
Days Receivable Outstanding: -0.71					
Accounts Payable (AP)					
Accounts Payable		(31,369)	=	0.52	
Total Operating Expenses		59,993		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.33 %	97.67%		
Year-to-Date		3.88 %	96.12%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.82	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	20.82	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
32,674			
Average Dwelling Rent			
Actual/UML	222,285	885	251.17
Budget/UMA	216,748	903	240.03
Increase (Decrease)	5,537	(18)	11.14
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 142.47	28.09 %	
Supplies and Materials	20.77	4.10	
Fleet Costs	0.49	0.10	
Outside Services	102.20	20.15	
Utilities	111.76	22.04	
Protective Services	4.82	0.95	
Insurance	19.79	22.04	
Other Expenses	22.86	4.51	
Total Average Expense	\$ 425.16	101.98 %	

Excess Cash			
33,140			
Average Dwelling Rent			
Actual/UML	217,942	868	251.08
Budget/UMA	218,455	903	241.92
Increase (Decrease)	(514)	(35)	9.16
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 143.25	28.90 %	
Supplies and Materials	22.06	4.45	
Fleet Costs	0.38	0.08	
Outside Services	66.25	13.36	
Utilities	133.85	27.00	
Protective Services	0.64	0.13	
Insurance	14.14	27.00	
Other Expenses	36.21	7.30	
Total Average Expense	\$ 416.77	108.23 %	



**KFI - FY Comparison for Villa Tranchese - 201 Units**  
**Period Ending January 31, 2020**

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		407,701	=	3.28
	Curr Liab Exc Curr Prtn LTD		(124,201)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		209,781	=	2.21
	Average Monthly Operating and Other Expenses		94,795		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			2.08		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(6,136)	=	-0.02
	Total Tenant Revenue		383,180		IR < 1.50
	Days Receivable Outstanding:		-3.59		
MASS	Accounts Payable (AP)				
	Accounts Payable		(40,297)	=	0.43
	Total Operating Expenses		94,795		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		0.00%	100.00%	
	Year-to-Date		1.35%	98.65%	
				IR >= 0.98	
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble      5.00      5	
MENAR		7.78	11	Accts Payable      4.00      4	
DSCR		2.00	2	Occupancy      16.00      16	
Total Points		21.78	25	Total Points      25.00      25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		336,766	=	2.86	
Curr Liab Exc Curr Prtn LTD		(117,783)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		218,983	=	2.30	
Average Monthly Operating and Other Expenses		95,216		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		6.63		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(4)	=	0.00	
Total Tenant Revenue		368,967		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(48,968)	=	0.51	
Total Operating Expenses		95,216		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.99 %	97.01%		
Year-to-Date		2.49 %	97.51%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.91	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.91	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
114,533			
Average Dwelling Rent			
Actual/UML	366,318	1,388	263.92
Budget/UMA	351,167	1,407	249.59
Increase (Decrease)	15,151	(19)	14.33
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 180.93	33.54 %	
Supplies and Materials	16.92	3.14	
Fleet Costs	1.33	0.25	
Outside Services	60.25	11.17	
Utilities	92.33	17.12	
Protective Services	2.04	0.38	
Insurance	21.65	17.12	
Other Expenses	23.63	4.38	
Total Average Expense	\$ 399.10	87.09 %	

Excess Cash			
123,216			
Average Dwelling Rent			
Actual/UML	354,756	1,372	258.57
Budget/UMA	340,783	1,407	242.21
Increase (Decrease)	13,973	(35)	16.36
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 178.34	34.79 %	
Supplies and Materials	23.41	4.57	
Fleet Costs	2.31	0.45	
Outside Services	62.35	12.16	
Utilities	91.46	17.84	
Protective Services	2.01	0.39	
Insurance	15.42	17.84	
Other Expenses	26.83	5.23	
Total Average Expense	\$ 402.13	93.28 %	

## KFI - FY Comparison for Villa Veramendi - 166 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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 2/13/2020 12:36:55PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted294,020</div><div>Curr Liab Exc Curr Prtn LTD(185,852)</div><div>=1.58</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance108,167</div><div>Average Monthly Operating and Other Expenses117,029</div><div>=0.92</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable33,693</div><div>Total Tenant Revenue203,174</div><div>=0.17</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 35.76</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(111,127)</div><div>Total Operating Expenses117,029</div><div>=0.95</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month2.41%97.59%</div><div>Year-to-Date1.29%98.71%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>9.99 12</td><td>Accts Recvble</td><td>2.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>2.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>11.99 25</td><td>Total Points</td><td>20.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	9.99 12	Accts Recvble	2.00 5	MENAR	0.00 11	Accts Payable	2.00 4	DSCR	2.00 2	Occupancy	16.00 16	Total Points	11.99 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	9.99 12	Accts Recvble	2.00 5																	
MENAR	0.00 11	Accts Payable	2.00 4																	
DSCR	2.00 2	Occupancy	16.00 16																	
Total Points	11.99 25	Total Points	20.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		150,881	=	0.97	
Curr Liab Exc Curr Prtn LTD		(155,429)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(4,548)	=	-0.04	
Average Monthly Operating and Other Expenses		112,076			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		17,260	=	0.11	
Total Tenant Revenue		154,864			IR < 1.50
Days Receivable Outstanding: 24.23					
Accounts Payable (AP)					
Accounts Payable		(76,958)	=	0.69	
Total Operating Expenses		112,076			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		3.61 %	96.39%		
Year-to-Date		3.44 %	96.56 %		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			
(9,379)			
Average Dwelling Rent			
Actual/UML	176,405	1,147	153.80
Budget/UMA	154,583	1,162	133.03
Increase (Decrease)	21,822	(15)	20.76
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 174.95	26.35 %	
Supplies and Materials	54.09	8.15	
Fleet Costs	3.10	0.47	
Outside Services	231.65	34.90	
Utilities	103.67	15.62	
Protective Services	4.71	0.71	
Insurance	24.10	15.62	
Other Expenses	20.05	3.02	
Total Average Expense	\$ 616.33	104.83 %	

Excess Cash			
(117,150)			
Average Dwelling Rent			
Actual/UML	147,884	1,122	131.80
Budget/UMA	160,417	1,162	138.05
Increase (Decrease)	(12,532)	(40)	(6.25)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 157.97	28.39 %	
Supplies and Materials	67.68	12.16	
Fleet Costs	7.72	1.39	
Outside Services	196.12	35.25	
Utilities	98.16	17.70	
Protective Services	5.78	1.04	
Insurance	17.46	17.70	
Other Expenses	24.44	4.39	
Total Average Expense	\$ 575.32	118.02 %	

**KFI - FY Comparison for WC White - 75 Units**  
**Period Ending January 31, 2020**

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>232,937</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(44,589)</div></div></div> <div>= 5.22</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>188,347</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>31,946</div></div></div> <div>= 5.90</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>3,104</div></div><div><div>Total Tenant Revenue</div><div>104,708</div></div></div> <div>= 0.03</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> 6.42</div>																			
	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(9,165)</div></div><div><div>Total Operating Expenses</div><div>31,946</div></div></div> <div>= 0.29</div> <div>IR &lt; 0.75</div>																			
MASS	<div><div><div><b>Occupancy</b></div><div>Current Month</div><div>Year-to-Date</div></div><div><div><b>Loss</b></div><div>0.00%</div><div>0.19%</div></div><div><div><b>Occ %</b></div><div>100.00%</div><div>99.81%</div></div></div> <div>IR &gt;= 0.98</div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		176,706	=	4.13	
Curr Liab Exc Curr Prtn LTD		(42,765)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		133,942	=	4.24	
Average Monthly Operating and Other Expenses		31,577		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		547	=	0.01	
Total Tenant Revenue		99,764		IR < 1.50	
Days Receivable Outstanding: 1.19					
Accounts Payable (AP)					
Accounts Payable		(9,010)	=	0.29	
Total Operating Expenses		31,577		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		1.52 %	98.48%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
156,224	
Average Dwelling Rent	
Actual/UML	98,442 524 187.87
Budget/UMA	98,000 525 186.67
Increase (Decrease)	442 (1) 1.20
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 144.48 31.85 %
Supplies and Materials	24.16 5.33
Fleet Costs	3.08 0.68
Outside Services	77.96 17.18
Utilities	61.42 13.54
Protective Services	4.72 1.04
Insurance	18.48 13.54
Other Expenses	30.50 6.72
Total Average Expense	\$ 364.80 89.87 %

Excess Cash	
102,682	
Average Dwelling Rent	
Actual/UML	96,426 517 186.51
Budget/UMA	99,167 525 188.89
Increase (Decrease)	(2,741) (8) (2.38)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 136.58 34.05 %
Supplies and Materials	26.21 6.54
Fleet Costs	0.95 0.24
Outside Services	62.07 15.48
Utilities	68.16 16.99
Protective Services	2.67 0.67
Insurance	12.91 16.99
Other Expenses	43.04 10.73
Total Average Expense	\$ 352.60 101.69 %

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

Period Ending January 31, 2020

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		391,763	=	2.21
	Curr Liab Exc Curr Prtn LTD		(177,398)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		214,365	=	1.87
	Average Monthly Operating and Other Expenses		114,840		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		6,912	=	0.03
	Total Tenant Revenue		258,525		IR < 1.50
	Days Receivable Outstanding: 5.86				
MASS	Accounts Payable (AP)				
	Accounts Payable		(75,590)	=	0.66
	Total Operating Expenses		114,840		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.46%	97.54%	
	Year-to-Date		2.67%	97.33%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		149,246	=	1.22	
Curr Liab Exc Curr Prtn LTD		(122,024)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		27,222	=	0.25	
Average Monthly Operating and Other Expenses		109,722			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		7,312	=	0.04	
Total Tenant Revenue		180,922			IR < 1.50
Days Receivable Outstanding:		8.91			
Accounts Payable (AP)					
Accounts Payable		(56,649)	=	0.52	
Total Operating Expenses		109,722			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		3.94 %	96.06%		
Year-to-Date		4.93 %	95.61%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	8.27	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	10.27	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash	
98,975	
Average Dwelling Rent	
Actual/UML	241,542 1,383 174.65
Budget/UMA	169,272 1,421 119.12
Increase (Decrease)	72,271 (38) 55.53
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 195.05 32.30 %
Supplies and Materials	34.93 5.79
Fleet Costs	2.01 0.33
Outside Services	124.95 20.69
Utilities	89.24 14.78
Protective Services	2.28 0.38
Insurance	26.89 14.78
Other Expenses	25.32 4.19
Total Average Expense	\$ 500.68 93.25 %

Excess Cash	
(83,301)	
Average Dwelling Rent	
Actual/UML	167,586 1,350 124.14
Budget/UMA	142,917 1,412 101.22
Increase (Decrease)	24,670 (62) 22.92
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 162.51 32.50 %
Supplies and Materials	41.13 8.23
Fleet Costs	2.11 0.42
Outside Services	161.70 32.34
Utilities	84.27 16.86
Protective Services	1.91 0.38
Insurance	19.00 16.86
Other Expenses	29.66 5.93
Total Average Expense	\$ 502.29 113.51 %

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

Period Ending January 31, 2020

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		158,335	=	3.49
	Curr Liab Exc Curr Prtn LTD		(45,360)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		112,975	=	3.13
	Average Monthly Operating and Other Expenses		36,134		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(4,525)	=	-0.10
	Total Tenant Revenue		44,374		IR < 1.50
	Days Receivable Outstanding: -21.94				
MASS	Accounts Payable (AP)				
	Accounts Payable		(16,418)	=	0.45
	Total Operating Expenses		36,134		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		0.00%	100.00%	
	Year-to-Date		4.00%	96.00%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		440,480	=	0.59	
Curr Liab Exc Curr Prtn LTD		(740,484)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(300,005)	=	-8.51	
Average Monthly Operating and Other Expenses		35,248		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(1,622)	=	-0.03	
Total Tenant Revenue		58,219		IR < 1.50	
Days Receivable Outstanding: -6.28					
Accounts Payable (AP)					
Accounts Payable		(12,521)	=	0.36	
Total Operating Expenses		35,248		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		6.00 %	94.00%		
Year-to-Date		3.71 %	96.29%		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	
76,757	
Average Dwelling Rent	
Actual/UML	39,039 336 116.19
Budget/UMA	50,750 350 145.00
Increase (Decrease)	(11,711) (14) (28.81)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 159.46 22.92 %
Supplies and Materials	70.57 10.14
Fleet Costs	0.08 0.01
Outside Services	188.96 27.16
Utilities	144.65 20.79
Protective Services	15.88 2.28
Insurance	31.52 20.79
Other Expenses	15.08 2.17
Total Average Expense	\$ 626.20 106.26 %

Excess Cash	
(335,454)	
Average Dwelling Rent	
Actual/UML	45,794 337 135.89
Budget/UMA	53,083 350 151.67
Increase (Decrease)	(7,290) (13) (15.78)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 211.69 24.21 %
Supplies and Materials	33.57 3.84
Fleet Costs	0.00 0.00
Outside Services	209.20 23.92
Utilities	154.01 17.61
Protective Services	5.13 0.59
Insurance	26.50 17.61
Other Expenses	12.21 1.40
Total Average Expense	\$ 652.32 89.18 %

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>22,066,953</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(6,760,220)</div></div></div> <div>= 3.26</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>13,597,822</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>1,750,051</div></div></div> <div>= 7.77</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.35</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>1,044,657</div></div><div><div>Total Tenant Revenue</div><div>12,428,684</div></div></div> <div>= 0.08</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> 18.25</div>																			
	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(1,628,930)</div></div><div><div>Total Operating Expenses</div><div>1,750,051</div></div></div> <div>= 0.93</div> <div>IR &lt; 0.75</div>																			
MASS	<div><div><div><b>Occupancy</b></div><div>Current Month</div><div>Year-to-Date</div></div><div><div><b>Loss</b></div><div>8.10%</div><div>7.69%</div></div><div><div><b>Occ %</b></div><div>91.90%</div><div>92.31%</div></div></div> <div>IR &gt;= 0.98</div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>2.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>11.00 25</td></tr></table>	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
FASS KFI	MP	MASS KFI	MP																	
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DSCR	2.00 2	Occupancy	4.00 16																	
Total Points	25.00 25	Total Points	11.00 25																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		22,447,141	=	3.33	
Curr Liab Exc Curr Prtn LTD		(6,748,325)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		14,208,108	=	8.55	
Average Monthly Operating and Other Expenses		1,661,278		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		-0.70		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		364,671	=	0.03	
Total Tenant Revenue		11,703,257		IR < 1.50	
Days Receivable Outstanding: 6.62					
Accounts Payable (AP)					
Accounts Payable		(917,926)	=	0.55	
Total Operating Expenses		1,661,278		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		8.31 %	91.69%		
Year-to-Date		7.45 %	92.55%		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	4.00	16
Total Points	23.00	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
11,309,843	
Average Dwelling Rent	
Actual/UML	11,983,358 18,816 636.87
Budget/UMA	12,118,200 20,384 594.50
Increase (Decrease)	(134,842) (1,568) 42.37
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 175.22 23.65 %
Supplies and Materials	30.68 4.14
Fleet Costs	0.81 0.11
Outside Services	99.91 13.48
Utilities	43.15 5.82
Protective Services	5.29 0.71
Insurance	42.40 8.49
Other Expenses	35.35 4.77
Total Average Expense	\$ 432.80 61.17 %

Excess Cash	
12,027,942	
Average Dwelling Rent	
Actual/UML	11,608,298 18,870 615.17
Budget/UMA	12,135,389 20,389 595.19
Increase (Decrease)	(527,091) (1,519) 19.98
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 150.33 21.12 %
Supplies and Materials	28.68 4.03
Fleet Costs	0.72 0.10
Outside Services	99.95 14.04
Utilities	54.80 8.83
Protective Services	5.89 0.83
Insurance	38.20 8.83
Other Expenses	41.00 5.76
Total Average Expense	\$ 419.58 63.54 %



**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 sum of all current liability 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. Accordingly, 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 January 31, 2020

GIJdeKeyFinancialIndicatorsByGroup  
rp\_GIJdeKeyFinancialIndicatorsByGroup  
2/13/2020 12:36:27PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted13,260,170</div><div>Curr Liab Exc Curr Prtn LTD(3,819,708)</div><div>=3.47</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance8,321,573</div><div>Average Monthly Operating and Other Expenses956,787</div><div>=8.70</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.85</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable1,044,657</div><div>Total Tenant Revenue7,249,047</div><div>=0.14</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 31.21</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(931,499)</div><div>Total Operating Expenses956,787</div><div>=0.97</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div></div> <div><div>Current Month6.57%</div><div>Year-to-Date5.98%</div><div>93.43%</div><div>94.02%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.0012</td><td>Accts Recvble</td><td>5.005</td></tr><tr><td>MENAR</td><td>11.0011</td><td>Accts Payable</td><td>2.004</td></tr><tr><td>DSCR</td><td>2.002</td><td>Occupancy</td><td>8.0016</td></tr><tr><td>Total Points</td><td>25.0025</td><td>Total Points</td><td>15.0025</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.0012	Accts Recvble	5.005	MENAR	11.0011	Accts Payable	2.004	DSCR	2.002	Occupancy	8.0016	Total Points	25.0025	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	12.0012	Accts Recvble	5.005																	
MENAR	11.0011	Accts Payable	2.004																	
DSCR	2.002	Occupancy	8.0016																	
Total Points	25.0025	Total Points	15.0025																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		12,401,233	=		4.52
Curr Liab Exc Curr Prtn LTD		(2,746,546)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		8,736,071	=		9.14
Average Monthly Operating and Other Expenses		955,646			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		-0.46			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		364,671	=		0.05
Total Tenant Revenue		6,967,071			IR < 1.50
Days Receivable Outstanding: 11.12					
Accounts Payable (AP)					
Accounts Payable		(454,593)	=		0.48
Total Operating Expenses		955,646			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		7.05 %	92.95%		
Year-to-Date		5.57 %	94.43%		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	8.00	16
Total Points	23.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

<b>Excess Cash</b>			
6,921,137			
<b>Average Dwelling Rent</b>			
Actual/UML	6,915,257	10,925	632.98
Budget/UMA	6,826,312	11,620	587.46
Increase (Decrease)	88,945	(695)	45.51
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 156.10	21.16 %	
Supplies and Materials	34.92	4.73	
Fleet Costs	1.29	0.18	
Outside Services	79.23	10.74	
Utilities	46.66	6.32	
Protective Services	2.21	0.30	
Insurance	43.01	8.79	
Other Expenses	22.83	3.09	
Total Average Expense	\$ 386.24	55.30 %	

<b>Excess Cash</b>			
7,384,967			
<b>Average Dwelling Rent</b>			
Actual/UML	6,743,170	15,941	423.01
Budget/UMA	6,411,459	16,882	379.78
Increase (Decrease)	331,711	(941)	43.23
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 103.63	20.92 %	
Supplies and Materials	22.22	4.49	
Fleet Costs	0.81	0.16	
Outside Services	63.14	12.75	
Utilities	36.46	8.99	
Protective Services	1.60	0.32	
Insurance	28.83	8.99	
Other Expenses	24.86	5.02	
Total Average Expense	\$ 281.55	61.65 %	



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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted142,403</div><div>Curr Liab Exc Curr Prtn LTD(146,930)</div><div>=0.97</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance(35,429)</div><div>Average Monthly Operating and Other Expenses37,489</div><div>=-0.95</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.04</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable33,857</div><div>Total Tenant Revenue281,898</div><div>=0.12</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 25.86</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(51,056)</div><div>Total Operating Expenses37,489</div><div>=1.36</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month1.49%98.51%</div><div>Year-to-Date1.92%98.08%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>2.00 4</td></tr><tr><td>DSCR</td><td>1.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>1.00 25</td><td>Total Points</td><td>23.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	2.00 4	DSCR	1.00 2	Occupancy	16.00 16	Total Points	1.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	2.00 4																	
DSCR	1.00 2	Occupancy	16.00 16																	
Total Points	1.00 25	Total Points	23.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		222,051	=	1.01	
Curr Liab Exc Curr Prtn LTD		(219,920)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(26,987)	=	-0.73	
Average Monthly Operating and Other Expenses		37,033			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.23			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(3,610)	=	-0.01	
Total Tenant Revenue		241,649			IR < 1.50
Days Receivable Outstanding: -3.22					
Accounts Payable (AP)					
Accounts Payable		(47,555)	=	1.28	
Total Operating Expenses		37,033			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		8.96 %	91.04%		
Year-to-Date		4.69 %	95.31%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	7.25	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	7.25	25	Total Points	15.00	25
Capital Fund Occupancy					
5.00					

<b>Excess Cash</b>			
(161,456)			
<b>Average Dwelling Rent</b>			
Actual/UML	279,064	460	606.66
Budget/UMA	283,961	469	605.46
Increase (Decrease)	(4,898)	(9)	1.20
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 168.92	27.56 %	
Supplies and Materials	25.73	4.20	
Fleet Costs	2.62	0.43	
Outside Services	89.50	14.60	
Utilities	55.25	9.01	
Protective Services	0.00	0.00	
Insurance	46.95	9.01	
Other Expenses	23.78	3.88	
Total Average Expense	\$ 412.75	68.71 %	

<b>Excess Cash</b>			
(118,311)			
<b>Average Dwelling Rent</b>			
Actual/UML	233,584	447	522.56
Budget/UMA	263,747	469	562.36
Increase (Decrease)	(30,163)	(22)	(39.80)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 131.03	24.24 %	
Supplies and Materials	62.35	11.53	
Fleet Costs	0.00	0.00	
Outside Services	135.41	25.05	
Utilities	63.61	11.77	
Protective Services	0.00	0.00	
Insurance	19.27	11.77	
Other Expenses	37.42	6.92	
Total Average Expense	\$ 449.09	91.27 %	

## KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
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		This Year				Last Year						
FASS	Quick Ratio (QR)					Quick Ratio (QR)						
	Current Assets, Unrestricted		2,398,969	=	12.29	Current Assets, Unrestricted		2,259,742	=	30.23		
	Curr Liab Exc Curr Prtn LTD		(195,191)		IR >= 2.0	Curr Liab Exc Curr Prtn LTD		(74,761)		IR >= 2.0		
FASS	Months Expendable Net Assets Ratio (MENAR)					Months Expendable Net Assets Ratio (MENAR)						
	Expendable Fund Balance		2,095,179	=	34.60	Expendable Fund Balance		2,184,981	=	37.69		
	Average Monthly Operating and Other Expenses		60,559		IR >= 4.0	Average Monthly Operating and Other Expenses		57,972		IR >= 4.0		
MASS	Debt Service Coverage Ratio (DSCR)					Debt Service Coverage Ratio (DSCR)						
			1.18		IR >= 1.25			-0.05		IR >= 1.25		
	Tenant Receivable (TR)					Tenant Receivable (TR)						
MASS	Tenant Receivable		82,146	=	0.17	Tenant Receivable		14,849	=	0.03		
	Total Tenant Revenue		474,220		IR < 1.50	Total Tenant Revenue		483,477		IR < 1.50		
	Days Receivable Outstanding:		37.30			Days Receivable Outstanding:		6.61				
MASS	Accounts Payable (AP)					Accounts Payable (AP)						
	Accounts Payable		(33,758)	=	0.56	Accounts Payable		(32,986)	=	0.57		
	Total Operating Expenses		60,559		IR < 0.75	Total Operating Expenses		57,972		IR < 0.75		
MASS	Occupancy		Loss	Occ %		Occupancy		Loss	Occ %			
	Current Month		9.26%	90.74%		Current Month		8.33 %	91.67%			
	Year-to-Date		10.05%	89.95%		Year-to-Date		6.48 %	93.52%			
MASS	FASS KFI		MP	MASS KFI		MP	FASS KFI		MP	MASS KFI		
	QR		12.00	12	Accts Recvble		2.00	5	Accts Recvble		0.00	5
	MENAR		11.00	11	Accts Payable		4.00	4	Accts Payable		4.00	4
MASS	DSCR		1.00	2	Occupancy		0.00	16	Occupancy		4.00	16
	Total Points		24.00	25	Total Points		6.00	25	Total Points		8.00	25
	Capital Fund Occupancy					Capital Fund Occupancy						
		5.00						5.00				
Excess Cash					Excess Cash							
		2,026,221						2,118,030				
Average Dwelling Rent					Average Dwelling Rent							
Actual/UML		477,006	680	701.48	Actual/UML		476,188	707	673.53			
Budget/UMA		478,484	756	632.92	Budget/UMA		496,824	756	657.17			
Increase (Decrease)		(1,478)	(76)	68.56	Increase (Decrease)		(20,636)	(49)	16.36			
PUM / Percentage of Revenue					PUM / Percentage of Revenue							
Expense		Amount	Percent		Expense		Amount	Percent				
Salaries and Benefits		\$ 133.06	19.08 %		Salaries and Benefits		\$ 116.52	17.04 %				
Supplies and Materials		38.26	5.49		Supplies and Materials		32.62	4.77				
Fleet Costs		0.24	0.03		Fleet Costs		0.36	0.05				
Outside Services		90.21	12.94		Outside Services		58.30	8.52				
Utilities		16.04	2.30		Utilities		25.78	3.77				
Protective Services		0.00	0.00		Protective Services		0.00	0.00				
Insurance		40.21	2.30		Insurance		35.53	3.77				
Other Expenses		19.47	2.79		Other Expenses		37.65	5.51				
Total Average Expense		\$ 337.49	44.93 %		Total Average Expense		\$ 306.76	43.43 %				

## KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending January 31, 2020

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This Year		Last Year	
FASS	<b>Quick Ratio (QR)</b>	<b>Quick Ratio (QR)</b>	
	Current Assets, Unrestricted 585,046 = 0.93	Current Assets, Unrestricted 560,810 = 5.14	
	Curr Liab Exc Curr Prtn LTD (625,926) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (109,140) IR >= 2.0	
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>	<b>Months Expendable Net Assets Ratio (MENAR)</b>	
	Expendable Fund Balance (155,663) = -1.43	Expendable Fund Balance 340,177 = 2.58	
	Average Monthly Operating and Other Expenses 109,205 IR >= 4.0	Average Monthly Operating and Other Expenses 131,985 IR >= 4.0	
MASS	<b>Debt Service Coverage Ratio (DSCR)</b>	<b>Debt Service Coverage Ratio (DSCR)</b>	
	1.75 IR >= 1.25	0.90 IR >= 1.25	
	<b>Tenant Receivable (TR)</b>	<b>Tenant Receivable (TR)</b>	
MASS	Tenant Receivable 166,851 = 0.19	Tenant Receivable 16,941 = 0.02	
	Total Tenant Revenue 894,119 IR < 1.50	Total Tenant Revenue 937,937 IR < 1.50	
	Days Receivable Outstanding: 40.44	Days Receivable Outstanding: 3.89	
MASS	<b>Accounts Payable (AP)</b>	<b>Accounts Payable (AP)</b>	
	Accounts Payable (411,649) = 3.77	Accounts Payable (33,351) = 0.25	
	Total Operating Expenses 109,205 IR < 0.75	Total Operating Expenses 131,985 IR < 0.75	
MASS	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>
	Current Month 1.82%	98.18%	
	Year-to-Date 2.99%	97.01%	IR >= 0.98
<b>FASS KFI MP</b>		<b>MASS KFI MP</b>	
QR	0.00 12	Accts Recvble	2.00 5
MENAR	0.00 11	Accts Payable	0.00 4
DSCR	2.00 2	Occupancy	12.00 16
Total Points	2.00 25	Total Points	14.00 25
<b>Capital Fund Occupancy</b>		<b>Capital Fund Occupancy</b>	
5.00		5.00	
<b>Excess Cash</b>		<b>Excess Cash</b>	
(283,970)		189,086	
<b>Average Dwelling Rent</b>		<b>Average Dwelling Rent</b>	
Actual/UML	876,499 1,494 586.68	Actual/UML	914,765 1,503 608.63
Budget/UMA	870,205 1,540 565.07	Budget/UMA	848,321 1,540 550.86
Increase (Decrease)	6,294 (46) 21.61	Increase (Decrease)	66,444 (37) 57.77
<b>PUM / Percentage of Revenue</b>		<b>PUM / Percentage of Revenue</b>	
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 150.66	25.34 %	
Supplies and Materials	28.38	4.77	
Fleet Costs	3.24	0.54	
Outside Services	57.51	9.67	
Utilities	48.16	8.10	
Protective Services	0.45	0.08	
Insurance	39.40	8.10	
Other Expenses	18.18	3.06	
Total Average Expense	\$ 345.99	59.66 %	
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 193.92	31.07 %	
Supplies and Materials	37.26	5.97	
Fleet Costs	3.95	0.63	
Outside Services	104.69	16.78	
Utilities	67.81	10.92	
Protective Services	0.00	0.00	
Insurance	36.73	10.92	
Other Expenses	21.96	3.52	
Total Average Expense	\$ 466.32	79.82 %	

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

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		745,294	=	10.99
	Curr Liab Exc Curr Prtn LTD		(67,834)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		636,938	=	31.88
	Average Monthly Operating and Other Expenses		19,979		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			2.45		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		71,394	=	0.30
	Total Tenant Revenue		239,250		IR < 1.50
	Days Receivable Outstanding:		64.19		
MASS	Accounts Payable (AP)				
	Accounts Payable		(3,961)	=	0.20
	Total Operating Expenses		19,979		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.50%	97.50%	
	Year-to-Date		0.71%	99.29%	
				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					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		608,549	=		14.35
Curr Liab Exc Curr Prtn LTD		(42,409)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		527,956	=		21.64
Average Monthly Operating and Other Expenses		24,395			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.86			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		15,721	=		0.07
Total Tenant Revenue		239,500			IR < 1.50
Days Receivable Outstanding: 14.16					
Accounts Payable (AP)					
Accounts Payable		(11,238)	=		0.46
Total Operating Expenses		24,395			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.50 %	97.50%		
Year-to-Date		3.57 %	96.43%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	16.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
559,875			
Average Dwelling Rent			
Actual/UML	234,837	278	844.74
Budget/UMA	216,468	280	773.10
Increase (Decrease)	18,369	(2)	71.64
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 86.89	10.10 %	
Supplies and Materials	8.33	0.97	
Fleet Costs	0.00	0.00	
Outside Services	90.35	10.50	
Utilities	7.94	0.92	
Protective Services	0.00	0.00	
Insurance	63.02	0.92	
Other Expenses	7.97	0.93	
Total Average Expense	\$ 264.50	24.33 %	

Excess Cash			
457,873			
Average Dwelling Rent			
Actual/UML	228,410	270	845.96
Budget/UMA	223,174	280	797.05
Increase (Decrease)	5,236	(10)	48.91
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 137.60	15.51 %	
Supplies and Materials	36.02	4.06	
Fleet Costs	0.00	0.00	
Outside Services	121.04	13.65	
Utilities	6.72	0.76	
Protective Services	0.00	0.00	
Insurance	79.12	0.76	
Other Expenses	13.35	1.51	
Total Average Expense	\$ 393.86	36.24 %	

## KFI - FY Comparison for Claremont - 4 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:41:58PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		42,499	=	9.12
	Curr Liab Exc Curr Prtn LTD		(4,658)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		31,468	=	16.98	
Average Monthly Operating and Other Expenses		1,854		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
			2.80		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		5,289	=	0.23
	Total Tenant Revenue		22,883		IR < 1.50
	Days Receivable Outstanding: 49.69				
	Accounts Payable (AP)				
Accounts Payable		(1,763)	=	0.95	
Total Operating Expenses		1,854		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					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		28,885	=	7.50	
Curr Liab Exc Curr Prtn LTD		(3,851)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		18,660	=	15.80	
Average Monthly Operating and Other Expenses		1,181		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		-0.21		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		1,310	=	0.07	
Total Tenant Revenue		19,981		IR < 1.50	
Days Receivable Outstanding: 14.10					
Accounts Payable (AP)					
Accounts Payable		(1,845)	=	1.56	
Total Operating Expenses		1,181		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		0.00 %	100.00%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	0.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	23.00	25	Total Points	16.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
29,064			
Average Dwelling Rent			
Actual/UML	22,883	28	817.25
Budget/UMA	20,593	28	735.48
Increase (Decrease)	2,290	0	81.77
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 128.42	15.71 %	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	145.57	17.81	
Utilities	46.60	5.70	
Protective Services	0.00	0.00	
Insurance	61.15	5.70	
Other Expenses	8.91	1.09	
Total Average Expense	\$ 390.65	46.02 %	

Excess Cash			
17,027			
Average Dwelling Rent			
Actual/UML	19,932	28	711.86
Budget/UMA	0	28	0.00
Increase (Decrease)	19,932	0	711.86
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 28.60	4.01 %	
Supplies and Materials	23.27	3.26	
Fleet Costs	0.00	0.00	
Outside Services	53.11	7.44	
Utilities	40.94	5.74	
Protective Services	0.00	0.00	
Insurance	44.82	5.74	
Other Expenses	9.51	1.33	
Total Average Expense	\$ 200.25	27.52 %	

KFI - FY Comparison for Converse Ranch I LLC - 124 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,175,788	=	8.14
	Curr Liab Exc Curr Prtn LTD		(144,368)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		913,667	=	13.53
	Average Monthly Operating and Other Expenses		67,535		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.57		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		68,579	=	0.11
	Total Tenant Revenue		596,399		IR < 1.50
	Days Receivable Outstanding: 24.82				
MASS	Accounts Payable (AP)				
	Accounts Payable		(15,318)	=	0.23
	Total Operating Expenses		67,535		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		5.65%	94.35%	
	Year-to-Date		6.22%	93.78%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,097,283	=		8.75
Curr Liab Exc Curr Prtn LTD		(125,381)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		857,603	=		12.42
Average Monthly Operating and Other Expenses		69,043			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.43			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		15,574	=		0.03
Total Tenant Revenue		588,803			IR < 1.50
Days Receivable Outstanding: 5.75					
Accounts Payable (AP)					
Accounts Payable		(28,769)	=		0.42
Total Operating Expenses		69,043			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.03 %	95.97%		
Year-to-Date		4.38 %	95.62%		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			
734,957			
Average Dwelling Rent			
Actual/UML	587,931	814	722.27
Budget/UMA	577,451	868	665.27
Increase (Decrease)	10,480	(54)	57.01
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 139.06	17.91 %	
Supplies and Materials	34.47	4.44	
Fleet Costs	0.00	0.00	
Outside Services	73.31	9.44	
Utilities	15.86	2.04	
Protective Services	4.15	0.53	
Insurance	68.31	2.04	
Other Expenses	16.92	2.18	
Total Average Expense	\$ 352.09	38.60 %	

Excess Cash			
714,703			
Average Dwelling Rent			
Actual/UML	575,173	830	692.98
Budget/UMA	701,037	868	807.65
Increase (Decrease)	(125,864)	(38)	(114.67)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 126.36	16.90 %	
Supplies and Materials	24.13	3.23	
Fleet Costs	0.13	0.02	
Outside Services	70.04	9.37	
Utilities	15.05	2.01	
Protective Services	2.26	0.30	
Insurance	65.26	2.01	
Other Expenses	64.40	8.61	
Total Average Expense	\$ 367.64	42.44 %	



**KFI - FY Comparison for Converse Ranch II - 104 Units**  
**Period Ending January 31, 2020**

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>181,929</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(508,208)</div></div></div> <div>= 0.36</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>(492,910)</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>50,181</div></div></div> <div>= -9.82</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.57</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>51,074</div></div><div><div>Total Tenant Revenue</div><div>511,880</div></div></div> <div>= 0.10</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> 21.56</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(16,956)</div></div><div><div>Total Operating Expenses</div><div>50,181</div></div></div> <div>= 0.34</div> <div>IR &lt; 0.75</div>																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>12.50%</td><td>87.50%</td></tr><tr><td>Year-to-Date</td><td>7.01%</td><td>92.99%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	12.50%	87.50%	Year-to-Date	7.01%	92.99%										
	Occupancy	Loss	Occ %																	
Current Month	12.50%	87.50%																		
Year-to-Date	7.01%	92.99%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		222,666	=		0.42
Curr Liab Exc Curr Prtn LTD		(535,480)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(474,099)	=		-10.27
Average Monthly Operating and Other Expenses		46,164			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.57			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(3,366)	=		-0.01
Total Tenant Revenue		482,532			IR < 1.50
Days Receivable Outstanding: -1.52					
Accounts Payable (AP)					
Accounts Payable		(24,129)	=		0.52
Total Operating Expenses		46,164			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.88 %	97.12%		
Year-to-Date		3.71 %	96.29%		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					

<b>Excess Cash</b>			
(552,800)			
<b>Average Dwelling Rent</b>			
Actual/UML	501,780	677	741.18
Budget/UMA	480,362	728	659.84
Increase (Decrease)	21,418	(51)	81.34
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 141.25	17.88 %	
Supplies and Materials	2.52	0.32	
Fleet Costs	0.00	0.00	
Outside Services	56.85	7.20	
Utilities	10.72	1.36	
Protective Services	5.54	0.70	
Insurance	45.59	1.36	
Other Expenses	48.25	6.11	
Total Average Expense	\$ 310.72	34.92 %	

<b>Excess Cash</b>			
(530,224)			
<b>Average Dwelling Rent</b>			
Actual/UML	473,375	701	675.28
Budget/UMA	585,837	728	804.72
Increase (Decrease)	(112,462)	(27)	(129.44)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 115.94	16.40 %	
Supplies and Materials	1.31	0.19	
Fleet Costs	0.00	0.00	
Outside Services	65.38	9.25	
Utilities	15.01	2.12	
Protective Services	1.07	0.15	
Insurance	40.25	2.12	
Other Expenses	52.14	7.37	
Total Average Expense	\$ 291.10	37.60 %	

## KFI - FY Comparison for SAHDC Dietrich Road Apts. - 30 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		136,687	=	4.91
	Curr Liab Exc Curr Prtn LTD		(27,848)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		108,839	=	5.63
	Average Monthly Operating and Other Expenses		19,336		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		58,241	=	0.46
	Total Tenant Revenue		125,492		IR < 1.50
	Days Receivable Outstanding: 100.01				
MASS	Accounts Payable (AP)				
	Accounts Payable		(14,336)	=	0.74
	Total Operating Expenses		19,336		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		16.67%	83.33%	
	Year-to-Date		15.24%	84.76%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble	0.00      5
MENAR		11.00	11	Accts Payable	4.00      4
DSCR		2.00	2	Occupancy	0.00      16
Total Points		25.00	25	Total Points	4.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		202,131	=	7.12	
Curr Liab Exc Curr Prtn LTD		(28,390)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		173,742	=	8.67	
Average Monthly Operating and Other Expenses		20,037		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		48,344	=	0.39	
Total Tenant Revenue		123,312		IR < 1.50	
Days Receivable Outstanding: 84.35					
Accounts Payable (AP)					
Accounts Payable		(12,523)	=	0.62	
Total Operating Expenses		20,037		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		26.67 %	73.33%		
Year-to-Date		21.43 %	78.57%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	4.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
84,670			
Average Dwelling Rent			
Actual/UML	109,396	178	614.59
Budget/UMA	131,483	210	626.11
Increase (Decrease)	(22,087)	(32)	(11.53)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 118.18	16.76 %	
Supplies and Materials	52.02	7.38	
Fleet Costs	0.00	0.00	
Outside Services	183.36	26.01	
Utilities	45.38	6.44	
Protective Services	31.38	4.45	
Insurance	85.78	14.46	
Other Expenses	30.85	4.38	
Total Average Expense	\$ 546.94	79.88 %	

Excess Cash			
145,238			
Average Dwelling Rent			
Actual/UML	110,904	165	672.15
Budget/UMA	119,782	210	570.39
Increase (Decrease)	(8,877)	(45)	101.76
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 201.27	26.93%	
Supplies and Materials	16.33	2.18	
Fleet Costs	0.00	0.00	
Outside Services	143.87	19.25	
Utilities	82.37	13.86	
Protective Services	32.27	4.32	
Insurance	152.68	13.86	
Other Expenses	60.81	8.14	
Total Average Expense	\$ 689.59	88.53%	



# KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted888,710</div><div>Curr Liab Exc Curr Prtn LTD(56,298)</div><div>=15.79</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance776,466</div><div>Average Monthly Operating and Other Expenses37,378</div><div>=20.77</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.08</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable40,560</div><div>Total Tenant Revenue286,844</div><div>=0.14</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 30.47</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(17,605)</div><div>Total Operating Expenses37,378</div><div>=0.47</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month7.14%92.86%</div><div>Year-to-Date7.65%92.35%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>1.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>24.00 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	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	4.00 16	Total Points	24.00 25	Total Points
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	4.00 16																	
Total Points	24.00 25	Total Points	13.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		941,665			= 21.21
Curr Liab Exc Curr Prtn LTD		(44,399)			<i>IR &gt;= 2.0</i>
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		897,265			= 24.53
Average Monthly Operating and Other Expenses		36,575			<i>IR &gt;= 4.0</i>
Debt Service Coverage Ratio (DSCR)					
		-0.03			<i>IR &gt;= 1.25</i>
Tenant Receivable (TR)					
Tenant Receivable		50,679			= 0.20
Total Tenant Revenue		256,154			<i>IR &lt; 1.50</i>
Days Receivable Outstanding: 42.60					
Accounts Payable (AP)					
Accounts Payable		(12,383)			= 0.34
Total Operating Expenses		36,575			<i>IR &lt; 0.75</i>
Occupancy		Loss	Occ %		
Current Month		21.43 %	78.57%		
Year-to-Date		14.80 %	85.20%		<i>IR &gt;= 0.98</i>
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	0.00	16
Total Points	23.00	25	Total Points	9.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
733,558			
Average Dwelling Rent			
Actual/UML	280,365	362	774.49
Budget/UMA	286,020	392	729.64
Increase (Decrease)	(5,655)	(30)	44.85
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 118.79	14.99 %	
Supplies and Materials	62.00	7.82	
Fleet Costs	0.00	0.00	
Outside Services	98.27	12.40	
Utilities	75.20	9.49	
Protective Services	0.00	0.00	
Insurance	49.13	9.49	
Other Expenses	23.80	3.00	
Total Average Expense	\$ 427.21	57.20 %	

Excess Cash			
854,941			
Average Dwelling Rent			
Actual/UML	253,865	334	760.07
Budget/UMA	269,775	392	688.20
Increase (Decrease)	(15,910)	(58)	71.87
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 147.23	19.20 %	
Supplies and Materials	34.90	4.55	
Fleet Costs	0.00	0.00	
Outside Services	85.98	11.21	
Utilities	82.95	10.82	
Protective Services	0.00	0.00	
Insurance	49.67	10.82	
Other Expenses	66.08	8.62	
Total Average Expense	\$ 466.81	65.21 %	

**KFI - FY Comparison for Homestead - 157 Units**  
**Period Ending January 31, 2020**

GIJdeKeyFinancialIndicatorsByCartera  
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 2/13/2020 12:43:06PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		682,095	=	4.33
	Curr Liab Exc Curr Prtn LTD		(157,447)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		503,680	=	5.16
	Average Monthly Operating and Other Expenses		97,630		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			11.41		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		63,529	=	0.09
	Total Tenant Revenue		713,074		IR < 1.50
	Days Receivable Outstanding: 19.21				
MASS	Accounts Payable (AP)				
	Accounts Payable		(56,508)	=	0.58
	Total Operating Expenses		97,630		IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	10.83%	89.17%		
	Year-to-Date	5.46%	94.54%	IR >= 0.98	

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		521,645	=	3.75	
Curr Liab Exc Curr Prtn LTD		(139,051)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		362,239	=	3.49	
Average Monthly Operating and Other Expenses		103,753		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		9.46		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		39,326	=	0.05	
Total Tenant Revenue		737,649		IR < 1.50	
Days Receivable Outstanding: 11.48					
Accounts Payable (AP)					
Accounts Payable		(54,249)	=	0.52	
Total Operating Expenses		103,753		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.18 %	96.82%		
Year-to-Date		4.28 %	95.72 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.65	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	23.65	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
362,581			
Average Dwelling Rent			
Actual/UML	595,752	1,039	573.39
Budget/UMA	615,938	1,099	560.45
Increase (Decrease)	(20,186)	(60)	12.94
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 153.55	22.37 %	
Supplies and Materials	23.10	3.37	
Fleet Costs	2.75	0.40	
Outside Services	43.57	6.35	
Utilities	65.55	9.55	
Protective Services	4.79	0.70	
Insurance	36.04	22.69	
Other Expenses	19.70	2.87	
Total Average Expense	\$ 349.05	68.29 %	

Excess Cash			
214,260			
Average Dwelling Rent			
Actual/UML	621,419	1,052	590.70
Budget/UMA	592,989	1,099	539.57
Increase (Decrease)	28,429	(47)	51.13
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 148.39	21.16 %	
Supplies and Materials	27.38	3.90	
Fleet Costs	2.47	0.35	
Outside Services	66.91	9.54	
Utilities	81.89	25.24	
Protective Services	8.75	1.25	
Insurance	25.64	25.24	
Other Expenses	28.89	4.12	
Total Average Expense	\$ 390.30	90.80 %	

# KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:43:17PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>161,182</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(82,059)</div></div><div>= 1.96</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>21,045</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>61,662</div></div><div>= 0.34</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>-0.31</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>35,512</div></div><div><div>Total Tenant Revenue</div><div>323,171</div></div><div>= 0.11</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 23.78</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(28,676)</div></div><div><div>Total Operating Expenses</div><div>61,662</div></div><div>= 0.47</div><div>IR &lt; 0.75</div></div>																			
	<div><div><div>Occupancy</div><div>Loss</div><div>Occ %</div></div><div><div>Current Month</div><div>2.22%</div><div>97.78%</div></div><div><div>Year-to-Date</div><div>4.44%</div><div>95.56%</div></div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>11.83 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>11.83 25</td><td>Total Points</td><td>17.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	11.83 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	11.83 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	11.83 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	11.83 25	Total Points	17.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		344,001	=	4.76	
Curr Liab Exc Curr Prtn LTD		(72,325)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		215,338	=	4.39	
Average Monthly Operating and Other Expenses		49,097			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.59			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		5,106	=	0.02	
Total Tenant Revenue		331,143			IR < 1.50
Days Receivable Outstanding: 3.32					
Accounts Payable (AP)					
Accounts Payable		(20,529)	=	0.42	
Total Operating Expenses		49,097			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		3.33 %	96.67%		
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	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	23.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
(46,988)	
Average Dwelling Rent	
Actual/UML	327,894 602 544.67
Budget/UMA	325,639 630 516.89
Increase (Decrease)	2,255 (28) 27.79
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 162.30 30.23 %
Supplies and Materials	33.19 6.18
Fleet Costs	0.00 0.00
Outside Services	94.74 17.65
Utilities	108.83 20.27
Protective Services	5.19 0.97
Insurance	34.99 20.27
Other Expenses	22.66 4.22
Total Average Expense	\$ 461.92 99.80 %

Excess Cash	
159,370	
Average Dwelling Rent	
Actual/UML	326,243 604 540.14
Budget/UMA	317,819 630 504.47
Increase (Decrease)	8,424 (26) 35.66
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 150.36 27.42 %
Supplies and Materials	26.73 4.88
Fleet Costs	0.00 0.00
Outside Services	95.39 17.40
Utilities	60.01 10.96
Protective Services	8.44 1.54
Insurance	31.97 10.96
Other Expenses	22.96 4.19
Total Average Expense	\$ 395.86 77.34 %

## KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year						
FASS	Quick Ratio (QR)					
	Current Assets, Unrestricted		1,179,764	=	11.35	
	Curr Liab Exc Curr Prtn LTD		(103,963)		IR >= 2.0	
FASS	Months Expendable Net Assets Ratio (MENAR)					
	Expendable Fund Balance		1,075,801	=	21.82	
	Average Monthly Operating and Other Expenses		49,300		IR >= 4.0	
FASS	Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25	
MASS	Tenant Receivable (TR)					
	Tenant Receivable		13,189	=	0.07	
	Total Tenant Revenue		190,660		IR < 1.50	
	Days Receivable Outstanding: 14.87					
MASS	Accounts Payable (AP)					
	Accounts Payable		(45,828)	=	0.93	
	Total Operating Expenses		49,300		IR < 0.75	
MASS	Occupancy		Loss	Occ %		
	Current Month		10.00%	90.00%		
	Year-to-Date		7.86%	92.14%		
	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						

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		894,115	=		12.81
Curr Liab Exc Curr Prtn LTD		(69,795)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		824,320	=		16.41
Average Monthly Operating and Other Expenses		50,226			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		11,116	=		0.06
Total Tenant Revenue		191,430			IR < 1.50
Days Receivable Outstanding: 12.49					
Accounts Payable (AP)					
Accounts Payable		(20,870)	=		0.42
Total Operating Expenses		50,226			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.00 %	94.00%		
Year-to-Date		5.71 %	94.29%		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			
1,024,315			
Average Dwelling Rent			
Actual/UML	175,110	645	271.49
Budget/UMA	133,505	700	190.72
Increase (Decrease)	41,605	(55)	80.77
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 191.87	24.46 %	
Supplies and Materials	23.07	2.94	
Fleet Costs	0.00	0.00	
Outside Services	85.24	10.87	
Utilities	48.45	6.18	
Protective Services	0.00	0.00	
Insurance	38.21	9.05	
Other Expenses	28.03	3.57	
Total Average Expense	\$ 414.87	57.07 %	

Excess Cash			
770,827			
Average Dwelling Rent			
Actual/UML	173,477	660	262.84
Budget/UMA	176,213	700	251.73
Increase (Decrease)	(2,736)	(40)	11.11
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 175.09	22.34 %	
Supplies and Materials	31.48	4.02	
Fleet Costs	0.00	0.00	
Outside Services	86.89	11.09	
Utilities	49.56	9.50	
Protective Services	0.00	0.00	
Insurance	27.10	9.50	
Other Expenses	35.75	4.56	
Total Average Expense	\$ 405.87	61.02 %	

# KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>2,247,525</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(251,985)</div></div></div> <div>= 8.92</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>1,710,025</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>130,452</div></div></div> <div>= 13.11</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.58</div></div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>205,297</div></div><div><div>Total Tenant Revenue</div><div>1,310,776</div></div></div> <div>= 0.16</div> <div>IR &lt; 1.50</div> <div><b>Days Receivable Outstanding:</b> 34.32</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(50,764)</div></div><div><div>Total Operating Expenses</div><div>130,452</div></div></div> <div>= 0.39</div> <div>IR &lt; 0.75</div>																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>10.94%</td><td>89.06%</td></tr><tr><td>Year-to-Date</td><td>6.70%</td><td>93.30%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	10.94%	89.06%	Year-to-Date	6.70%	93.30%										
	Occupancy	Loss	Occ %																	
Current Month	10.94%	89.06%																		
Year-to-Date	6.70%	93.30%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>2.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>10.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	2.00 5	MENAR	11.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	4.00 16	Total Points	25.00 25	Total Points	10.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	2.00 5																	
MENAR	11.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	4.00 16																	
Total Points	25.00 25	Total Points	10.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,986,866		= 12.35	
Curr Liab Exc Curr Prtn LTD		(160,855)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,551,687		= 13.35	
Average Monthly Operating and Other Expenses		116,242		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
1.70				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		79,488		= 0.07	
Total Tenant Revenue		1,218,462		IR < 1.50	
Days Receivable Outstanding: 14.18					
Accounts Payable (AP)					
Accounts Payable		(48,529)		= 0.42	
Total Operating Expenses		116,242		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		14.58 %		85.42%	
Year-to-Date		7.29 %		92.71%	
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			
1,577,002			
Average Dwelling Rent			
Actual/UML	1,210,800	1,254	965.55
Budget/UMA	1,117,325	1,344	831.34
Increase (Decrease)	93,474	(90)	134.21
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 154.62	14.79 %	
Supplies and Materials	49.62	4.75	
Fleet Costs	0.00	0.00	
Outside Services	76.08	7.28	
Utilities	41.38	3.96	
Protective Services	0.00	0.00	
Insurance	36.88	7.14	
Other Expenses	23.57	2.26	
Total Average Expense	\$ 382.16	40.17 %	

Excess Cash			
1,420,745			
Average Dwelling Rent			
Actual/UML	1,134,842	1,246	910.79
Budget/UMA	1,223,309	1,344	910.20
Increase (Decrease)	(88,467)	(98)	0.59
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 98.90	10.11 %	
Supplies and Materials	53.67	5.49	
Fleet Costs	0.18	0.02	
Outside Services	104.55	10.69	
Utilities	47.31	4.84	
Protective Services	0.00	0.00	
Insurance	33.16	4.84	
Other Expenses	32.55	3.33	
Total Average Expense	\$ 370.32	39.32 %	

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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This Year									
FASS	<b>Quick Ratio (QR)</b>								
	<table><tr><td>Current Assets, Unrestricted</td><td>1,279,152</td><td>=</td><td>15.30</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(83,614)</td><td></td><td>IR &gt;= 2.0</td></tr></table>	Current Assets, Unrestricted	1,279,152	=	15.30	Curr Liab Exc Curr Prtn LTD	(83,614)		IR >= 2.0
	Current Assets, Unrestricted	1,279,152	=	15.30					
	Curr Liab Exc Curr Prtn LTD	(83,614)		IR >= 2.0					
<b>Months Expendable Net Assets Ratio (MENAR)</b>									
<table><tr><td>Expendable Fund Balance</td><td>1,195,538</td><td>=</td><td>26.42</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>45,252</td><td></td><td>IR &gt;= 4.0</td></tr></table>	Expendable Fund Balance	1,195,538	=	26.42	Average Monthly Operating and Other Expenses	45,252		IR >= 4.0	
Expendable Fund Balance	1,195,538	=	26.42						
Average Monthly Operating and Other Expenses	45,252		IR >= 4.0						
<b>Debt Service Coverage Ratio (DSCR)</b>									
	0.00		IR >= 1.25						
MASS	<b>Tenant Receivable (TR)</b>								
	<table><tr><td>Tenant Receivable</td><td>6,383</td><td>=</td><td>0.04</td></tr><tr><td>Total Tenant Revenue</td><td>178,179</td><td></td><td>IR &lt; 1.50</td></tr></table>	Tenant Receivable	6,383	=	0.04	Total Tenant Revenue	178,179		IR < 1.50
	Tenant Receivable	6,383	=	0.04					
	Total Tenant Revenue	178,179		IR < 1.50					
<b>Days Receivable Outstanding:</b>	7.70								
<b>Accounts Payable (AP)</b>									
<table><tr><td>Accounts Payable</td><td>(16,130)</td><td>=</td><td>0.36</td></tr><tr><td>Total Operating Expenses</td><td>45,252</td><td></td><td>IR &lt; 0.75</td></tr></table>	Accounts Payable	(16,130)	=	0.36	Total Operating Expenses	45,252		IR < 0.75	
Accounts Payable	(16,130)	=	0.36						
Total Operating Expenses	45,252		IR < 0.75						
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>							
Current Month	2.00%	98.00%							
Year-to-Date	1.43%	98.57%	IR >= 0.98						
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>						
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						
<b>Capital Fund Occupancy</b>									
5.00									

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,162,541	=		16.97
Curr Liab Exc Curr Prtn LTD		(68,496)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,094,046	=		25.46
Average Monthly Operating and Other Expenses		42,966			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		9,587	=		0.06
Total Tenant Revenue		164,137			IR < 1.50
Days Receivable Outstanding: 12.56					
Accounts Payable (AP)					
Accounts Payable		(15,439)	=		0.36
Total Operating Expenses		42,966			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.00 %	99.00%		
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			
1,147,892			
Average Dwelling Rent			
Actual/UML	176,987	690	256.50
Budget/UMA	157,522	700	225.03
Increase (Decrease)	19,465	(10)	31.47
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 206.80	32.73 %	
Supplies and Materials	22.98	3.64	
Fleet Costs	6.29	1.00	
Outside Services	60.14	9.52	
Utilities	47.21	7.47	
Protective Services	0.00	0.00	
Insurance	37.57	7.47	
Other Expenses	25.20	3.99	
Total Average Expense	\$ 406.18	65.80 %	

Excess Cash			
1,047,565			
Average Dwelling Rent			
Actual/UML	159,667	676	236.19
Budget/UMA	164,119	700	234.46
Increase (Decrease)	(4,452)	(24)	1.74
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 179.67	28.25%	
Supplies and Materials	21.44	3.37	
Fleet Costs	3.21	0.50	
Outside Services	84.43	13.28	
Utilities	46.13	7.26	
Protective Services	0.00	0.00	
Insurance	29.36	7.26	
Other Expenses	31.50	4.95	
Total Average Expense	\$ 395.74	64.87%	



# KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:45:00PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,106,859	=	9.64
	Curr Liab Exc Curr Prtn LTD		(114,805)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		892,060	=	11.60
	Average Monthly Operating and Other Expenses		76,931		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			2.08		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		52,728	=	0.07
	Total Tenant Revenue		717,867		IR < 1.50
	Days Receivable Outstanding: 15.82				
MASS	Accounts Payable (AP)				
	Accounts Payable		(36,406)	=	0.47
	Total Operating Expenses		76,931		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		7.03%	92.97%	
	Year-to-Date		10.71%	89.29%	
	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					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,044,299		= 11.31	
Curr Liab Exc Curr Prtn LTD		(92,296)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		857,781		= 10.95	
Average Monthly Operating and Other Expenses		78,368		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		2.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		699,920		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(32,509)		= 0.41	
Total Operating Expenses		78,368		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		6.25 %		93.75%	
Year-to-Date		5.36 %		94.64%	
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	
736,648	
Average Dwelling Rent	
Actual/UML	681,551 800 851.94
Budget/UMA	727,199 896 811.61
Increase (Decrease)	(45,648) (96) 40.33
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 100.33 11.18 %
Supplies and Materials	79.82 8.89
Fleet Costs	0.00 0.00
Outside Services	103.30 11.51
Utilities	12.18 1.36
Protective Services	0.00 0.00
Insurance	47.19 6.99
Other Expenses	22.94 2.56
Total Average Expense	\$ 365.75 42.49 %

Excess Cash	
687,677	
Average Dwelling Rent	
Actual/UML	680,623 848 802.62
Budget/UMA	705,872 896 787.80
Increase (Decrease)	(25,249) (48) 14.82
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 133.83 16.21 %
Supplies and Materials	25.08 3.04
Fleet Costs	0.00 0.00
Outside Services	94.12 11.40
Utilities	18.66 3.47
Protective Services	0.00 0.00
Insurance	87.38 3.47
Other Expenses	41.15 4.99
Total Average Expense	\$ 400.23 42.58 %

# KFI - FY Comparison for SAHFC Vera Cruz - 29 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		204,194	=	7.40
	Curr Liab Exc Curr Prtn LTD		(27,590)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		172,531	=	10.86
	Average Monthly Operating and Other Expenses		15,881		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.62		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		13,336	=	0.12
	Total Tenant Revenue		106,937		IR < 1.50
	Days Receivable Outstanding: 26.82				
MASS	Accounts Payable (AP)				
	Accounts Payable		(5,615)	=	0.35
	Total Operating Expenses		15,881		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		0.00%	100.00%	
	Year-to-Date		0.99%	99.01%	
	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      16.00      16	
Total Points		23.00	25	Total Points      25.00      25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		168,935	=	7.69	
Curr Liab Exc Curr Prtn LTD		(21,966)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		143,094	=	8.66	
Average Monthly Operating and Other Expenses		16,516		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
-0.99				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		3,210	=	0.03	
Total Tenant Revenue		102,898		IR < 1.50	
Days Receivable Outstanding: 6.71					
Accounts Payable (AP)					
Accounts Payable		(7,683)	=	0.47	
Total Operating Expenses		16,516		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		6.90 %	93.10%		
Year-to-Date		3.94 %	96.06%		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	12.00	16
Total Points	23.00	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
154,572			
Average Dwelling Rent			
Actual/UML	105,532	201	525.04
Budget/UMA	108,127	203	532.64
Increase (Decrease)	(2,594)	(2)	(7.61)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 174.81	32.86 %	
Supplies and Materials	13.14	2.47	
Fleet Costs	0.00	0.00	
Outside Services	68.79	12.93	
Utilities	54.01	10.15	
Protective Services	2.11	0.40	
Insurance	60.70	10.15	
Other Expenses	50.21	9.44	
Total Average Expense	\$ 423.78	78.40 %	

Excess Cash			
124,198			
Average Dwelling Rent			
Actual/UML	102,783	195	527.09
Budget/UMA	106,281	203	523.55
Increase (Decrease)	(3,499)	(8)	3.54
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 192.47	36.47 %	
Supplies and Materials	22.09	4.19	
Fleet Costs	0.00	0.00	
Outside Services	98.13	18.60	
Utilities	42.43	8.04	
Protective Services	13.08	2.48	
Insurance	52.80	8.04	
Other Expenses	67.08	12.71	
Total Average Expense	\$ 488.07	90.53 %	



# KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:44:01PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted58,983</div><div>Curr Liab Exc Curr Prtn LTD(1,205,487)</div><div>=0.05</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance(1,146,504)</div><div>Average Monthly Operating and Other Expenses66,385</div><div>=-17.27</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable74,624</div><div>Total Tenant Revenue244,092</div><div>=0.31</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 65.86</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(120,124)</div><div>Total Operating Expenses66,385</div><div>=1.81</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month2.88%97.12%</div><div>Year-to-Date6.73%93.27%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>0.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>0.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>4.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		108,352	=		0.12
Curr Liab Exc Curr Prtn LTD		(934,062)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(825,710)	=		-12.69
Average Monthly Operating and Other Expenses		65,068			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		60,423	=		0.24
Total Tenant Revenue		248,175			IR < 1.50
Days Receivable Outstanding: 52.37					
Accounts Payable (AP)					
Accounts Payable		(46,226)	=		0.71
Total Operating Expenses		65,068			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		12.50 %	87.50%		
Year-to-Date		9.69 %	90.31 %		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	1.00	16
Total Points	2.00	25	Total Points	7.00	25
Capital Fund Occupancy					
		5.00			

<b>Excess Cash</b>			
(1,213,079)			
<b>Average Dwelling Rent</b>			
Actual/UML	249,264	679	367.10
Budget/UMA	276,637	728	380.00
Increase (Decrease)	(27,373)	(49)	(12.89)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 246.85	38.24 %	
Supplies and Materials	49.13	7.61	
Fleet Costs	1.09	0.17	
Outside Services	117.36	18.18	
Utilities	97.00	15.03	
Protective Services	3.20	0.50	
Insurance	21.90	14.62	
Other Expenses	33.48	5.19	
Total Average Expense	\$ 570.00	99.53 %	

<b>Excess Cash</b>			
(892,080)			
<b>Average Dwelling Rent</b>			
Actual/UML	238,857	662	360.81
Budget/UMA	276,637	733	377.40
Increase (Decrease)	(37,781)	(71)	(16.59)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 222.47	34.91 %	
Supplies and Materials	43.52	6.83	
Fleet Costs	2.32	0.36	
Outside Services	124.20	19.49	
Utilities	135.05	21.19	
Protective Services	1.13	0.18	
Insurance	17.28	21.19	
Other Expenses	35.07	5.50	
Total Average Expense	\$ 581.04	109.67 %	

**KFI - FY Comparison for Warren House - 7 Units**  
**Period Ending January 31, 2020**

GlJdeKeyFinancialIndicatorsByCartera  
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 2/13/2020 12:43:44PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		4,941	=	0.42
	Curr Liab Exc Curr Prtn LTD		(11,735)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(15,544)	=	-5.04
	Average Monthly Operating and Other Expenses		3,086		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.27		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		2,069	=	0.09
	Total Tenant Revenue		22,988		IR < 1.50
	Days Receivable Outstanding:		19.67		
MASS	Accounts Payable (AP)				
	Accounts Payable		(4,716)	=	1.53
	Total Operating Expenses		3,086		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		0.00%	100.00%	
	Year-to-Date		10.20%	89.80%	
				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		0.00	2	Occupancy	0.00      16
Total Points		0.00	25	Total Points	5.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		2,641	=	1.33	
Curr Liab Exc Curr Prtn LTD		(1,993)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(8,102)	=	-4.30	
Average Monthly Operating and Other Expenses		1,886		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.10		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		(28)	=	0.00	
Total Tenant Revenue		19,340		IR < 1.50	
Days Receivable Outstanding: -0.31					
Accounts Payable (AP)					
Accounts Payable		(1,959)	=	1.04	
Total Operating Expenses		1,886		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		14.29 %	85.71%		
Year-to-Date		12.24 %	87.76%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	8.76	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	8.76	25	Total Points	7.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
(19,615)			
Average Dwelling Rent			
Actual/UML	22,608	44	513.81
Budget/UMA	19,392	49	395.75
Increase (Decrease)	3,216	(5)	118.06
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 112.21	21.48 %	
Supplies and Materials	14.23	2.72	
Fleet Costs	0.00	0.00	
Outside Services	103.33	19.78	
Utilities	84.77	16.23	
Protective Services	0.00	0.00	
Insurance	69.64	16.23	
Other Expenses	9.82	1.88	
Total Average Expense	\$ 394.00	78.31 %	

Excess Cash			
(10,892)			
Average Dwelling Rent			
Actual/UML	19,066	43	443.39
Budget/UMA	40,760	49	831.84
Increase (Decrease)	(21,695)	(6)	(388.46)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 33.57	7.46 %	
Supplies and Materials	4.31	0.96	
Fleet Costs	0.00	0.00	
Outside Services	51.25	11.39	
Utilities	78.53	17.46	
Protective Services	0.00	0.00	
Insurance	58.85	17.46	
Other Expenses	10.40	2.31	
Total Average Expense	\$ 236.91	57.05 %	

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,252 Units  
Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByGroup  
rp\_GIJdeKeyFinancialIndicatorsByGroup  
2/13/2020 12:36:47PM

This Year						
FASS	<b>Quick Ratio (QR)</b>					
	<table><tr><td>Current Assets, Unrestricted</td><td>4,486,302</td><td rowspan="2">= 6.86</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(653,968)</td></tr></table> <i>IR &gt;= 2.0</i>	Current Assets, Unrestricted	4,486,302	= 6.86	Curr Liab Exc Curr Prtn LTD	(653,968)
	Current Assets, Unrestricted	4,486,302	= 6.86			
	Curr Liab Exc Curr Prtn LTD	(653,968)				
<b>Months Expendable Net Assets Ratio (MENAR)</b>						
<table><tr><td>Expendable Fund Balance</td><td>3,242,312</td><td rowspan="2">= 4.61</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>703,757</td></tr></table> <i>IR &gt;= 4.0</i>	Expendable Fund Balance	3,242,312	= 4.61	Average Monthly Operating and Other Expenses	703,757	
Expendable Fund Balance	3,242,312	= 4.61				
Average Monthly Operating and Other Expenses	703,757					
<b>Debt Service Coverage Ratio (DSCR)</b>						
	0.00 <i>IR &gt;= 1.25</i>					
MASS	<b>Tenant Receivable (TR)</b>					
	<table><tr><td>Tenant Receivable</td><td>0</td><td rowspan="2">= 0.00</td></tr><tr><td>Total Tenant Revenue</td><td>5,150,597</td></tr></table> <i>IR &lt; 1.50</i>	Tenant Receivable	0	= 0.00	Total Tenant Revenue	5,150,597
	Tenant Receivable	0	= 0.00			
	Total Tenant Revenue	5,150,597				
<b>Days Receivable Outstanding:</b>	0.00					
<b>Accounts Payable (AP)</b>						
<table><tr><td>Accounts Payable</td><td>(63,275)</td><td rowspan="2">= 0.09</td></tr><tr><td>Total Operating Expenses</td><td>703,757</td></tr></table> <i>IR &lt; 0.75</i>	Accounts Payable	(63,275)	= 0.09	Total Operating Expenses	703,757	
Accounts Payable	(63,275)	= 0.09				
Total Operating Expenses	703,757					
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>				
Current Month	10.14%	89.86%				
Year-to-Date	9.96%	90.04%	<i>IR &gt;= 0.98</i>			
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>			
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			
<b>Capital Fund Occupancy</b>						
5.00						

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		4,496,322		= 4.10	
Curr Liab Exc Curr Prtn LTD		(1,095,612)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		2,828,617		= 4.23	
Average Monthly Operating and Other Expenses		668,705		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		4,712,673		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(313,241)		= 0.47	
Total Operating Expenses		668,705		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		9.98 %		90.02%	
Year-to-Date		9.87 %		90.13% 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					

<b>Excess Cash</b>			
2,444,577			
<b>Average Dwelling Rent</b>			
Actual/UML	5,068,101	7,891	642.26
Budget/UMA	5,291,888	8,764	603.82
Increase (Decrease)	(223,787)	(873)	38.44
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 140.27	18.91 %	
Supplies and Materials	24.81	3.34	
Fleet Costs	0.00	0.00	
Outside Services	119.03	16.05	
Utilities	38.29	5.16	
Protective Services	9.56	1.29	
Insurance	40.99	8.12	
Other Expenses	47.41	6.39	
Total Average Expense	\$ 420.35	59.27 %	

<b>Excess Cash</b>			
2,036,729			
<b>Average Dwelling Rent</b>			
Actual/UML	4,865,128	7,899	615.92
Budget/UMA	5,022,893	8,764	573.13
Increase (Decrease)	(157,765)	(865)	42.79
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 130.12	18.65 %	
Supplies and Materials	23.68	3.39	
Fleet Costs	0.00	0.00	
Outside Services	108.56	15.56	
Utilities	57.34	8.63	
Protective Services	10.84	1.55	
Insurance	32.71	8.63	
Other Expenses	41.61	5.97	
Total Average Expense	\$ 404.86	62.38 %	

# KFI - FY Comparison for Cottage Creek I - 253 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:44:10PM

This Year																				
FASS	<b>Quick Ratio (QR)</b> <div>Current Assets, Unrestricted (416,499) = -2.19</div> <div>Curr Liab Exc Curr Prtn LTD (190,362) IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div>Expendable Fund Balance (679,968) = -5.11</div> <div>Average Monthly Operating and Other Expenses 132,958 IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div>0.00 IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div>Tenant Receivable 0 = 0.00</div> <div>Total Tenant Revenue 695,128 IR &lt; 1.50</div> <div>Days Receivable Outstanding: 0.00</div>																			
MASS	<b>Accounts Payable (AP)</b> <div>Accounts Payable (12,086) = 0.09</div> <div>Total Operating Expenses 132,958 IR &lt; 0.75</div>																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>9.49%</td><td>90.51%</td></tr><tr><td>Year-to-Date</td><td>7.74%</td><td>92.26%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	9.49%	90.51%	Year-to-Date	7.74%	92.26%										
	Occupancy	Loss	Occ %																	
	Current Month	9.49%	90.51%																	
Year-to-Date	7.74%	92.26%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(169,110)	=	-0.40	
Curr Liab Exc Curr Prtn LTD		(422,789)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(662,909)	=	-5.61	
Average Monthly Operating and Other Expenses		118,102			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		628,610			IR < 1.50
Days Receivable Outstanding:		0.00			
Accounts Payable (AP)					
Accounts Payable		(19,657)	=	0.17	
Total Operating Expenses		118,102			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		9.88 %	90.12%		
Year-to-Date		11.41 %	88.59%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	2.00	25	Total Points	9.00	25
Capital Fund Occupancy					
		5.00			

<b>Excess Cash</b>			
(842,675)			
<b>Average Dwelling Rent</b>			
Actual/UML	748,235	1,634	457.92
Budget/UMA	669,399	1,771	377.98
Increase (Decrease)	78,836	(137)	79.94
<b>PUM / Percentage of Revenue</b>			
Expense	Amount	Percent	
Salaries and Benefits	\$ 139.90	21.20 %	
Supplies and Materials	33.53	5.08	
Fleet Costs	0.00	0.00	
Outside Services	107.78	16.33	
Utilities	49.18	7.45	
Protective Services	16.00	2.42	
Insurance	35.26	7.45	
Other Expenses	42.08	6.37	
Total Average Expense	\$ 423.73	66.31 %	

<b>Excess Cash</b>			
(804,147)			
<b>Average Dwelling Rent</b>			
Actual/UML	662,890	1,569	422.49
Budget/UMA	625,960	1,771	353.45
Increase (Decrease)	36,929	(202)	69.04
<b>PUM / Percentage of Revenue</b>			
Expense	Amount	Percent	
Salaries and Benefits	\$ 157.82	25.34 %	
Supplies and Materials	23.95	3.85	
Fleet Costs	0.00	0.00	
Outside Services	85.09	13.66	
Utilities	47.29	7.59	
Protective Services	17.13	2.75	
Insurance	24.83	7.59	
Other Expenses	35.35	5.68	
Total Average Expense	\$ 391.48	66.46 %	

# KFI - FY Comparison for Cottage Creek II - 196 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>640,942</div></div><div><div>Curr Liab Exc Curr Prtn LTD</div><div>(69,133)</div></div></div> <div><div>=</div><div>9.27</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>521,947</div></div><div><div>Average Monthly Operating and Other Expenses</div><div>88,660</div></div></div> <div><div>=</div><div>5.89</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.00</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>0</div></div><div><div>Total Tenant Revenue</div><div>428,732</div></div></div> <div><div>=</div><div>0.00</div><div>IR &lt; 1.50</div></div> <div><b>Days Receivable Outstanding:</b> 0.00</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(8,838)</div></div><div><div>Total Operating Expenses</div><div>88,660</div></div></div> <div><div>=</div><div>0.10</div><div>IR &lt; 0.75</div></div>																			
	<div><div><div><b>Occupancy</b></div><div>Current Month</div><div>Year-to-Date</div></div><div><div><b>Loss</b></div><div>14.80%</div><div>15.38%</div></div><div><div><b>Occ %</b></div><div>85.20%</div><div>84.62%</div></div></div> <div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>0.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>9.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		482,238	=	6.94	
Curr Liab Exc Curr Prtn LTD		(69,463)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		364,343	=	4.38	
Average Monthly Operating and Other Expenses		83,234		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		387,745		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(19,499)	=	0.23	
Total Operating Expenses		83,234		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		13.27 %	86.73%		
Year-to-Date		11.73 %	88.27 %		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			
418,552			
Average Dwelling Rent			
Actual/UML	439,099	1,161	378.21
Budget/UMA	446,284	1,372	325.28
Increase (Decrease)	(7,185)	(211)	52.93
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 145.44	23.40 %	
Supplies and Materials	33.99	5.47	
Fleet Costs	0.00	0.00	
Outside Services	110.14	17.72	
Utilities	42.74	6.88	
Protective Services	17.74	2.85	
Insurance	22.68	6.88	
Other Expenses	34.93	5.62	
Total Average Expense	\$ 407.66	68.81 %	

Excess Cash			
264,053			
Average Dwelling Rent			
Actual/UML	416,146	1,211	343.64
Budget/UMA	424,521	1,372	309.42
Increase (Decrease)	(8,375)	(161)	34.22
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 119.00	20.54 %	
Supplies and Materials	25.57	4.41	
Fleet Costs	0.00	0.00	
Outside Services	87.95	15.18	
Utilities	40.06	6.92	
Protective Services	17.44	3.01	
Insurance	26.65	6.92	
Other Expenses	41.68	7.20	
Total Average Expense	\$ 358.35	64.18 %	

# KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending January 31, 2020

GIJdeKeyFinancialIndicatorsByCartera  
rp\_GIJdeKeyFinancialIndicatorsByCartera  
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		619,381	=	16.48
	Curr Liab Exc Curr Prtn LTD		(37,576)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		532,597	=	13.09
	Average Monthly Operating and Other Expenses		40,693		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		317,855		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(473)	=	0.01
	Total Operating Expenses		40,693		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		7.14%	92.86%	
	Year-to-Date		8.42%	91.58%	
	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					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		623,045	=	8.90	
Curr Liab Exc Curr Prtn LTD		(70,030)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		505,219	=	14.29	
Average Monthly Operating and Other Expenses		35,354		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		300,602		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(16,842)	=	0.48	
Total Operating Expenses		35,354		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		10.71 %	89.29%		
Year-to-Date		7.40 %	92.60%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	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			
483,974			
Average Dwelling Rent			
Actual/UML	309,467	359	862.03
Budget/UMA	321,256	392	819.53
Increase (Decrease)	(11,789)	(33)	42.49
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 189.58	21.41 %	
Supplies and Materials	26.22	2.96	
Fleet Costs	0.00	0.00	
Outside Services	135.93	15.35	
Utilities	31.81	3.59	
Protective Services	0.00	0.00	
Insurance	53.91	7.13	
Other Expenses	82.28	9.29	
Total Average Expense	\$ 519.73	59.75 %	

Excess Cash			
460,294			
Average Dwelling Rent			
Actual/UML	298,998	363	823.69
Budget/UMA	310,664	392	792.51
Increase (Decrease)	(11,666)	(29)	31.17
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 158.66	19.16%	
Supplies and Materials	19.53	2.36	
Fleet Costs	0.00	0.00	
Outside Services	104.44	12.61	
Utilities	50.19	6.79	
Protective Services	0.00	0.00	
Insurance	65.96	6.79	
Other Expenses	60.56	7.31	
Total Average Expense	\$ 459.34	55.02%	



# KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:44:35PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		512,039	=	5.80
	Curr Liab Exc Curr Prtn LTD		(88,319)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		296,993	=	2.43
	Average Monthly Operating and Other Expenses		122,266		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			2.03		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		1,022,461		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(8,616)	=	0.07
	Total Operating Expenses		122,266		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		4.50%	95.50%	
	Year-to-Date		3.64%	96.36%	
	IR >= 0.98				
FASS KFI      MP      MASS KFI      MP					
QR		12.00	12	Accts Recvble	5.00      5
MENAR		8.10	11	Accts Payable	4.00      4
DSCR		2.00	2	Occupancy	12.00      16
Total Points		22.10	25	Total Points	21.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		399,159		= 3.16	
Curr Liab Exc Curr Prtn LTD		(126,265)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		149,961		= 1.24	
Average Monthly Operating and Other Expenses		120,893		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		1.80		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		964,583		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(69,995)		= 0.58	
Total Operating Expenses		120,893		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		6.50 %		93.50%	
Year-to-Date		4.43 %		95.57%	
IR >= 0.98					
FASS KFI		MP		MASS KFI MP	
QR		12.00 12		Accts Recvble 5.00 5	
MENAR		6.35 11		Accts Payable 4.00 4	
DSCR		2.00 2		Occupancy 8.00 16	
Total Points		20.35 25		Total Points 17.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash			
151,512			
Average Dwelling Rent			
Actual/UML	943,981	1,349	699.76
Budget/UMA	939,485	1,400	671.06
Increase (Decrease)	4,497	(51)	28.70
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 142.68	18.82 %	
Supplies and Materials	15.57	2.05	
Fleet Costs	0.00	0.00	
Outside Services	133.84	17.66	
Utilities	15.86	2.09	
Protective Services	5.63	0.74	
Insurance	39.38	7.73	
Other Expenses	41.19	5.43	
Total Average Expense	\$ 394.16	54.54 %	

Excess Cash			
18,007			
Average Dwelling Rent			
Actual/UML	902,460	1,338	674.48
Budget/UMA	896,512	1,400	640.37
Increase (Decrease)	5,948	(62)	34.12
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 154.49	21.43%	
Supplies and Materials	30.49	4.23	
Fleet Costs	0.00	0.00	
Outside Services	137.50	19.07	
Utilities	29.39	6.05	
Protective Services	6.28	0.87	
Insurance	11.85	6.05	
Other Expenses	45.14	6.26	
Total Average Expense	\$ 415.14	63.96%	

# KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
rp\_GlJdeKeyFinancialIndicatorsByCartera  
2/13/2020 12:44:43PM

This Year																				
FASS	<b>Quick Ratio (QR)</b>																			
	<table><tr><td>Current Assets, Unrestricted</td><td>13,993</td><td>=</td><td>0.28</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(50,486)</td><td></td><td><i>IR &gt;= 2.0</i></td></tr></table>	Current Assets, Unrestricted	13,993	=	0.28	Curr Liab Exc Curr Prtn LTD	(50,486)		<i>IR &gt;= 2.0</i>											
	Current Assets, Unrestricted	13,993	=	0.28																
	Curr Liab Exc Curr Prtn LTD	(50,486)		<i>IR &gt;= 2.0</i>																
<b>Months Expendable Net Assets Ratio (MENAR)</b>																				
<table><tr><td>Expendable Fund Balance</td><td>(36,493)</td><td>=</td><td>-3.00</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>12,167</td><td></td><td><i>IR &gt;= 4.0</i></td></tr></table>	Expendable Fund Balance	(36,493)	=	-3.00	Average Monthly Operating and Other Expenses	12,167		<i>IR &gt;= 4.0</i>												
Expendable Fund Balance	(36,493)	=	-3.00																	
Average Monthly Operating and Other Expenses	12,167		<i>IR &gt;= 4.0</i>																	
<b>Debt Service Coverage Ratio (DSCR)</b>																				
	0.00		<i>IR &gt;= 1.25</i>																	
MASS	<b>Tenant Receivable (TR)</b>																			
	<table><tr><td>Tenant Receivable</td><td>0</td><td>=</td><td>0.00</td></tr><tr><td>Total Tenant Revenue</td><td>18,344</td><td></td><td><i>IR &lt; 1.50</i></td></tr></table>	Tenant Receivable	0	=	0.00	Total Tenant Revenue	18,344		<i>IR &lt; 1.50</i>											
	Tenant Receivable	0	=	0.00																
	Total Tenant Revenue	18,344		<i>IR &lt; 1.50</i>																
	<b>Days Receivable Outstanding:</b>	0.00																		
	<b>Accounts Payable (AP)</b>																			
<table><tr><td>Accounts Payable</td><td>(12,306)</td><td>=</td><td>1.01</td></tr><tr><td>Total Operating Expenses</td><td>12,167</td><td></td><td><i>IR &lt; 0.75</i></td></tr></table>	Accounts Payable	(12,306)	=	1.01	Total Operating Expenses	12,167		<i>IR &lt; 0.75</i>												
Accounts Payable	(12,306)	=	1.01																	
Total Operating Expenses	12,167		<i>IR &lt; 0.75</i>																	
<table><tr><td><b>Occupancy</b></td><td><b>Loss</b></td><td><b>Occ %</b></td><td></td></tr><tr><td>Current Month</td><td>13.33%</td><td>86.67%</td><td></td></tr><tr><td>Year-to-Date</td><td>8.57%</td><td>91.43%</td><td><i>IR &gt;= 0.98</i></td></tr></table>	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>		Current Month	13.33%	86.67%		Year-to-Date	8.57%	91.43%	<i>IR &gt;= 0.98</i>								
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																		
Current Month	13.33%	86.67%																		
Year-to-Date	8.57%	91.43%	<i>IR &gt;= 0.98</i>																	
<table><tr><td><b>FASS KFI</b></td><td><b>MP</b></td><td><b>MASS KFI</b></td><td><b>MP</b></td></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>2.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>1.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>8.00 25</td></tr></table>	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	2.00 4	DSCR	2.00 2	Occupancy	1.00 16	Total Points	2.00 25	Total Points	8.00 25
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	2.00 4																	
DSCR	2.00 2	Occupancy	1.00 16																	
Total Points	2.00 25	Total Points	8.00 25																	
<b>Capital Fund Occupancy</b>																				
	5.00																			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		18,610	=	2.01	
Curr Liab Exc Curr Prtn LTD		(9,239)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		9,371	=	1.53	
Average Monthly Operating and Other Expenses		6,123		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		19,415		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(4,506)	=	0.74	
Total Operating Expenses		6,123		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		1.90 %	98.10%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.78	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	20.78	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
(49,577)	
Average Dwelling Rent	
Actual/UML	19,116 96 199.13
Budget/UMA	19,559 105 186.28
Increase (Decrease)	(443) (9) 12.85
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 40.63 8.85 %
Supplies and Materials	88.83 19.34
Fleet Costs	0.00 0.00
Outside Services	410.02 89.28
Utilities	52.30 11.39
Protective Services	0.00 0.00
Insurance	11.53 11.39
Other Expenses	85.63 18.64
Total Average Expense	\$ 688.94 158.89 %

Excess Cash	
2,269	
Average Dwelling Rent	
Actual/UML	18,830 103 182.82
Budget/UMA	19,339 105 184.18
Increase (Decrease)	(509) (2) (1.37)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 21.89 4.98 %
Supplies and Materials	48.50 11.04
Fleet Costs	0.00 0.00
Outside Services	100.03 22.77
Utilities	53.31 12.13
Protective Services	0.00 0.00
Insurance	7.88 12.13
Other Expenses	35.53 8.09
Total Average Expense	\$ 267.14 71.14 %



## KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending January 31, 2020

GlJdeKeyFinancialIndicatorsByCartera  
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2/13/2020 12:45:11PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		3,116,447	=	14.29
	Curr Liab Exc Curr Prtn LTD		(218,091)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		2,607,236	=	8.57
	Average Monthly Operating and Other Expenses		304,186		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.76		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		2,668,076		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(20,956)	=	0.07
	Total Operating Expenses		304,186		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		11.09%	88.91%	
	Year-to-Date		11.60%	88.40%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		3,142,380	=	7.90	
Curr Liab Exc Curr Prtn LTD		(397,826)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		2,462,632	=	8.15	
Average Monthly Operating and Other Expenses		302,172		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		1.66		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		2,521,482		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(182,742)	=	0.60	
Total Operating Expenses		302,172		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		10.34 %	89.66%		
Year-to-Date		10.98 %	89.02%		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			
2,285,618			
Average Dwelling Rent			
Actual/UML	2,608,203	3,292	792.29
Budget/UMA	2,895,905	3,724	777.63
Increase (Decrease)	(287,702)	(432)	14.65
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 135.16	16.68 %	
Supplies and Materials	19.00	2.34	
Fleet Costs	0.00	0.00	
Outside Services	111.36	13.74	
Utilities	40.81	5.04	
Protective Services	6.42	0.79	
Insurance	50.39	8.94	
Other Expenses	52.08	6.43	
Total Average Expense	\$ 415.22	53.95 %	

Excess Cash			
2,099,080			
Average Dwelling Rent			
Actual/UML	2,565,804	3,315	774.00
Budget/UMA	2,745,896	3,724	737.35
Increase (Decrease)	(180,092)	(409)	36.65
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 111.48	14.66 %	
Supplies and Materials	19.79	2.60	
Fleet Costs	0.00	0.00	
Outside Services	116.22	15.28	
Utilities	80.59	10.64	
Protective Services	8.83	1.16	
Insurance	44.20	10.64	
Other Expenses	41.25	5.42	
Total Average Expense	\$ 422.35	60.41 %	

San Antonio Housing Authority  
Public Housing  
Revenue and Vacancy Loss Analysis  
As of 1/31/2020

		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	329			94.00%		100.00	100.00				345	98.57%			
533	Scattered Sites	163	159	1,111	102	16,232	97.39%	113,625	38.65%	91.30%	79,423	170	68,814	468	41.02%	65,772	31,570	97,342
537	San Juan Square	46	45	313			97.28%		91.30%	91.30%				302	93.79%			
538	The Alhambra	14	13	89			91.07%		100.00	100.00				91	92.86%			
541	HemisView Village	49	48	338			98.47%		100.00	100.00				338	98.54%			
549	Converse Ranch I	25	24	168			96.00%		100.00	100.00				168	96.00%			
550	Midcrown Seniors Pavillion	39	39	270			98.72%		100.00	100.00				268	98.17%			
551	Converse Ranch II	21	21	147			100.00		95.24%	95.24%				143	97.28%			
552	San Juan Square II	48	45	317			94.27%		89.58%	89.58%				317	94.35%			
553	Sutton Oaks Phase I	49	48	334			97.45%		91.84%	91.84%				334	97.38%			
554	Pin Oak I	50	48	334	247	11,778	95.50%	82,449	96.00%	96.00%	87,036	252	1,233	345	98.57%	2,652-	1,935	717-
555	Gardens at San Juan Square	63	61	425			96.43%		95.24%	95.24%				424	96.15%			
556	The Park at Sutton Oaks	49	49	341			99.49%		100.00	100.00				325	94.75%			
558	East Meadows	71	70	490			98.59%		94.37%	94.37%				482	96.98%			
559	Wheatley Senior Living	40	39	273			97.50%		100.00	97.56%				271	96.79%			
6010	Alazan-Apache Courts	685	639	4,473	136	86,708	93.28%	606,958	93.43%	93.57%	687,388	154	46,681	4,451	92.83%	2,957	83,387	86,344
6050	Lincoln Heights	338	316	2,212			93.49%		90.53%	92.73%	311,966	147		2,128	89.94%		311,966	311,966
6060	Cassiano Homes	499	477	3,339	95	45,171	95.59%	316,197	95.59%	96.56%	299,140	90	17,520	3,308	94.70%	2,929	14,127-	11,198-
6108	Dr. Charles Andrews Apts.	52	51	355	136	6,913	97.60%	48,392	100.00	100.00	59,997	166	409	361	99.18%	783-	10,821	10,038
6120	Villa Veramendi Apts.	166	161	1,125	133	21,385	96.84%	149,692	97.59%	97.59%	176,405	154	1,995	1,147	98.71%	2,893-	23,820	20,926
6124	Frank Hornsby	59	55	385			93.22%		96.61%	96.61%	70,284	174		404	97.82%		70,284	70,284
6126	Glen Park Apts.	26	26	182	112	2,917	100.00	20,417	92.31%	92.31%	29,997	186	2,356	161	88.46%	2,356	11,936	14,292
6127	Guadalupe Homes	56	54	378			96.43%		94.64%	94.64%	75,715	201		377	96.17%		75,715	75,715
6129	Raymundo Rangel Apts	26	26	180	154	3,962	99.04%	27,731	100.00	100.00	29,099	160		182	100.00	269-	1,098	829

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

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
6130	South San Apts	30	29	203			96.67%		100.00	100.00	36,808	175		210	100.00		36,808	36,808
6135	Mirasol Homes Target Site	174	169	1,180	113	18,965	96.84%	132,753	97.13%	97.13%	169,643	142	2,926	1,192	97.87%	1,407-	35,483	34,077
6136	Springview	182	170	1,192	173	29,465	93.54%	206,256	91.76%	92.78%	221,311	189	17,481	1,173	92.07%	3,233	18,289	21,522
6143	Christ The King	48	48	333	148	7,051	98.96%	49,356	100.00	100.00	53,680	163	1,039	329	97.92%	520	4,843	5,363
6180	Victoria Plaza Apts.	185	185	1,295			100.00		.00	.00	221-				.00			
6190	Villa Tranchese Apts.	201	195	1,368	250	48,792	97.26%	341,546	100.00	100.00	366,318	264	4,742	1,388	98.65%	4,884-	19,887	15,003
6220	Villa Hermosa Apts.	66	65	453	234	15,125	98.11%	105,875	98.48%	98.48%	109,873	241	1,635	455	98.48%	409-	3,590	3,181
6230	Sun Park Lane Apts.	65	61	425	244	14,798	93.46%	103,587	93.85%	93.85%	110,819	255	5,115	434	95.38%	2,131-	5,101	2,970
6240	Mission Park Apts.	100	97	681			97.25%		98.00%	98.00%	98,164	144		682	97.43%		98,164	98,164
6260	Tarry Towne Apts.	98	96	670	287	27,438	97.70%	192,067	98.98%	98.98%	196,595	291	2,866	676	98.54%	1,648-	2,880	1,233
6270	Parkview Apts.	153	144	1,011	196	28,332	94.44%	198,321	98.69%	98.69%	210,905	202	4,902	1,046	97.67%	6,778-	5,805	973-
6280	Fair Avenue Apts.	216	212	1,482	251	53,098	98.03%	371,686	96.76%	96.76%	392,784	265	8,025	1,480	97.88%	547	21,644	22,191
6290	Blanco Apts.	100	97	676			96.50%		97.00%	97.00%	165,992	245		677	96.71%		165,992	165,992
6300	Lewis Chatham Apts.	119	116	810			97.27%		96.64%	96.64%	204,816	249		822	98.68%		204,816	204,816
6310	Riverside Apts.	74	71	494	98	6,907	95.27%	48,348	95.95%	95.95%	65,731	136	3,233	485	93.63%	833	18,216	19,048
6320	Madonna Apts.	60	59	415	265	15,718	98.75%	110,025	95.00%	95.00%	113,980	277	2,388	411	97.86%	995	4,950	5,945
6322	Sahara-Ramsey Apts.	16	16	112	358	5,725	100.00	40,075	100.00	100.00	41,600	389	1,789	107	95.54%	1,789	3,314	5,103
6330	Linda Lou A & B Apts.	10	10	68	208	2,031	97.50%	14,219	100.00	100.00	13,680	195		70	100.00	365-	903-	1,268-
6331	Escondida Apts.	20	20	140	250	5,000	100.00	35,000	100.00	100.00	38,655	276		140	100.00		3,655	3,655
6333	Williamsburg Apts.	15	15	105	208	3,125	100.00	21,875	86.67%	86.67%	22,136	219	833	101	96.19%	833	1,095	1,928
6340	Cheryl West Apts.	82	79	550			95.73%		95.12%	95.12%	109,349	197		556	96.86%		109,349	109,349
6350	Village East Apts.	24	23	161	146	3,354	95.83%	23,479	100.00	100.00	15,555	96	875	162	96.43%	146-	8,070-	8,216-
6352	Olive Park Apts.	26	25	175	144	3,606	96.15%	25,240	100.00	100.00	23,484	135	1,154	174	95.60%	144	1,612-	1,468-
6360	College Park Additions	78	76	529			96.79%		100.00	100.00	108,585	200		542	99.27%		108,585	108,585

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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

		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	509	235	17,117	97.00%	119,821	98.67%	98.67%	127,972	246	941	521	99.24%	2,765-	5,386	2,621
6390	Kenwood North Apts.	53	52	364			98.11%		111.32	95.16%	116,564	276		423	114.02		116,564	116,564
6400	Midway Apts.	20	20	140	229	4,583	100.00	32,084	100.00	100.00	32,553	236	458	138	98.57%	458	928	1,386
6410	San Pedro Arms Apts.	16	15	105			93.75%		100.00	100.00	26,252	239		110	98.21%		26,252	26,252
6420	W. C. White Apts.	75	74	520	187	13,860	99.00%	97,022	100.00	100.00	98,442	188	187	524	99.81%	793-	626	167-
6430	Highview Apts.	68	66	464	230	15,263	97.43%	106,843	92.65%	92.65%	87,193	195	6,912	446	93.70%	4,089	15,561-	11,472-
6440	Cross Creek Apts.	66	63	438			94.70%		98.48%	98.48%	58,227	131		445	96.32%		58,227	58,227
6450	Park Square Apts.	26	25	173	215	5,315	95.19%	37,204	92.31%	92.31%	45,295	281	4,510	161	88.46%	2,631	10,721	13,352
6460	Kenwood Manor Apts.	9	9	63	99	894	100.00	6,260	.00	.00	8,428		6,260		.00	6,260		6,260
6470	Westway Apts.	152	145	1,012	96	13,944	95.07%	97,606	97.37%	97.37%	170,406	166	3,474	1,028	96.62%	1,585-	71,215	69,629
6480	Marie McGuire Apts.	63	59	415			94.05%		98.41%	98.41%	112,412	261		430	97.51%		112,412	112,412
6490	M. C. Beldon Apts.	35	33	228	190	6,191	92.86%	43,334	97.14%	97.14%	49,633	207	952	240	97.96%	2,381-	3,917	1,536
6500	F. J. Furey Apts.	66	63	439	109	6,854	95.08%	47,975	96.97%	96.97%	70,932	159	1,857	445	96.32%	628-	22,330	21,702
6510	H. B. Gonzalez Apts.	51	49	340	187	9,049	95.10%	63,341	98.04%	98.04%	71,136	200	373	355	99.44%	2,892-	4,904	2,012
6520	W. R. Sinkin Apts.	50	50	348	197	9,784	99.50%	68,490	96.00%	96.00%	67,448	197	1,573	342	97.71%	1,229	187	1,416
6530	Pin Oak II Apts.	22	22	154	186	4,083	100.00	28,584	100.00	100.00	27,447	189	1,670	145	94.16%	1,670	534	2,204
6540	George Cisneros Apts.	55	54	375	164	8,763	97.27%	61,339	98.18%	98.18%	64,886	171	819	380	98.70%	901-	2,646	1,745
6550	Matt Garcia Apts.	55	54	376	188	10,099	97.73%	70,690	100.00	100.00	70,616	184	376	383	99.48%	1,268-	1,342-	2,610-
6560	L. C. Rutledge Apts.	66	63	443			95.83%		95.45%	95.45%	79,730	176		452	97.84%		79,730	79,730
6570	T. L. Shaley Apts.	66	60	422	121	7,303	91.29%	51,120	95.45%	96.92%	43,687	104	5,212	419	90.69%	333	7,100-	6,767-
6580	Lila Cockrell Apts.	70	69	485	173	11,954	98.93%	83,678	100.00	100.00	79,720	164	863	485	98.98%	43-	4,001-	4,044-
6590	O. P. Schnabel Apts.	70	69	485	169	11,707	98.93%	81,947	100.00	100.00	93,415	191	338	488	99.59%	549-	10,919	10,369
Total		6,055	5,819	40,731	110	640,358	96.10%	4,482,506	91.68%	95.46%	6,399,085	167	234,786	38,812	91.57%	61,407	1,969,778	2,031,185

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A: No of Units - Number of Units

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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 1/31/2020

		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	1,358	704	136,539	97.00%	955,774	95.50%	95.50%	982,089	728	35,894	1,349	96.36%	6,334	32,650	38,984
112	SAHFC Burning Tree	108	100	700			92.59%		90.74%	90.74%	477,006	701		680	89.95%		477,006	477,006
113	SAHFC Castlepoint	220	216	1,514	583	126,101	98.30%	882,708	98.18%	98.18%	876,499	587	26,823	1,494	97.01%	11,557	5,347	16,904
114	SAHFC Encanta Villas	56	49	343	760	37,240	87.50%	260,680	92.86%	92.86%	280,365	774	22,800	362	92.35%	14,440-	5,245	9,195-
121	Converse Ranch II, LLC	83	80	560			96.39%		109.64	87.50%	501,780	741		677	116.52		501,780	501,780
140	SAHFC Vera Cruz	29	28	198	544	15,372	97.41%	107,604	100.00	100.00	105,532	525	1,088	201	99.01%	1,768-	3,840-	5,608-
141	Homestead	157	151	1,054	584	87,845	95.86%	614,917	89.17%	89.17%	595,752	573	35,021	1,039	94.54%	8,464	10,702-	2,238-
151	Claremont	4	4	28			100.00		100.00	100.00	22,883	817		28	100.00		22,883	22,883
214	Converse Ranch I LLC	99	95	662			95.45%		118.18	94.35%	587,931	722		814	117.46		587,931	587,931
315440	Villa De Valencia	104	96	670	401	38,361	92.07%	268,529	97.12%	97.12%	443,501	653	19,631	679	93.27%	3,506-	171,466	167,961
465450	Reagan West Apts.	15	15	105			100.00		86.67%	86.67%	50,212	523		96	91.43%		50,212	50,212
1065120	Sunshine Plaza	100	95	662			94.50%		98.00%	98.00%	434,828	630		690	98.57%		434,828	434,828
1075130	Pecan Hill	100	95	662			94.50%		90.00%	90.00%	490,359	760		645	92.14%		490,359	490,359
1205340	SAHDC Dietrich Road	30	24	170	640	15,520	80.83%	108,640	83.33%	83.33%	109,396	615	20,480	178	84.76%	5,280-	4,524-	9,804-
1335211	SAHFC La Providencia	90	86	600	551	47,286	95.28%	331,002	97.78%	97.78%	327,894	545	15,440	602	95.56%	965-	4,073-	5,038-
1355290	SAHFC Towering Oaks Apts.	128	122	856	848	103,634	95.51%	725,436	92.97%	92.97%	681,551	852	81,381	800	89.29%	47,260	3,375	50,635
1375280	SAHFC Churchill Estate Apts	40	39	270	816	31,418	96.25%	219,925	97.50%	97.50%	234,837	845	1,632	278	99.29%	6,936-	7,975	1,038
1425475	SAHDC Bella Claire Apts.	67	65	455	605	39,355	97.01%	275,484	98.51%	98.51%	279,064	607	5,449	460	98.08%	3,027-	552	2,475-
1505462	Warren House	7	6	44			89.29%		100.00	100.00	22,608	514		44	89.80%		22,607	22,607
2095265	Sendero I PFC (Crown Meadows)	192	182	1,276	897	163,480	94.92%	1,144,361	89.06%	89.06%	1,210,800	966	80,731	1,254	93.30%	19,510	85,949	105,459
2375630	SH/CH PFC Cottage Creek	253	224	1,570	422	94,683	88.64%	662,778	90.51%	90.51%	1,235,694	756	57,841	1,634	92.26%	27,097-	545,819	518,722
2385640	SH/CH PFC Cottage Creek II	196	174	1,216	362	62,875	88.65%	440,124	85.20%	85.20%	868,303	748	76,355	1,161	84.62%	19,993	448,172	468,165
2395485	SH/CH PFC Courtland Heights	56	53	371	871	46,138	94.64%	322,963	92.86%	92.86%	339,660	946	28,727	359	91.58%	10,446	27,143	37,589
2495650	Woodhill Apts. PFC	532	473	3,313	840	397,656	88.96%	2,783,590	88.91%	88.91%	2,996,778	910	362,979	3,292	88.40%	17,552	230,741	248,294

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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 available 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 report) 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 1/31/2020

	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	18,654	542	1,443,502	92.98%	10,104,516	93.37%	101.61	14,155,320	912	872,274	18,816	93.79%	78,098	4,128,902	4,206,999

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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

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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)

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San Antonio Housing Authority  
Beacon  
SAHA Managed  
Revenue and Vacancy Loss Analysis  
As of 1/31/2020

		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	700			92.59%		90.74%	90.74%	477,006	701		680	89.95%		477,006	477,006
113	SAHFC Castlepoint	220	216	1,514	583	126,101	98.30%	882,708	98.18%	98.18%	876,499	587	26,823	1,494	97.01%	11,557	5,347	16,904
114	SAHFC Encanta Villas	56	49	343	760	37,240	87.50%	260,680	92.86%	92.86%	280,365	774	22,800	362	92.35%	14,440-	5,245	9,195-
121	Converse Ranch II, LLC	83	80	560			96.39%		109.64	87.50%	501,780	741		677	116.52		501,780	501,780
140	SAHFC Vera Cruz	29	28	198	544	15,372	97.41%	107,604	100.00	100.00	105,532	525	1,088	201	99.01%	1,768-	3,840-	5,608-
141	Homestead	157	151	1,054	584	87,845	95.86%	614,917	89.17%	89.17%	595,752	573	35,021	1,039	94.54%	8,464	10,702-	2,238-
151	Claremont	4	4	28			100.00		100.00	100.00	22,883	817		28	100.00		22,883	22,883
214	Converse Ranch I LLC	99	95	662			95.45%		118.18	94.35%	587,931	722		814	117.46		587,931	587,931
315440	Villa De Valencia	104	96	670	401	38,361	92.07%	268,529	97.12%	97.12%	443,501	653	19,631	679	93.27%	3,506-	171,466	167,961
1065120	Sunshine Plaza	100	95	662			94.50%		98.00%	98.00%	434,828	630		690	98.57%		434,828	434,828
1075130	Pecan Hill	100	95	662			94.50%		90.00%	90.00%	490,359	760		645	92.14%		490,359	490,359
1205340	SAHDC Dietrich Road	30	24	170	640	15,520	80.83%	108,640	83.33%	83.33%	109,396	615	20,480	178	84.76%	5,280-	4,524-	9,804-
1335211	SAHFC La Providencia	90	86	600	551	47,286	95.28%	331,002	97.78%	97.78%	327,894	545	15,440	602	95.56%	965-	4,073-	5,038-
1355290	SAHFC Towering Oaks Apts.	128	122	856	848	103,634	95.51%	725,436	92.97%	92.97%	681,551	852	81,381	800	89.29%	47,260	3,375	50,635
1375280	SAHFC Churchill Estate Apts	40	39	270	816	31,418	96.25%	219,925	97.50%	97.50%	234,837	845	1,632	278	99.29%	6,936-	7,975	1,038
1425475	SAHDC Bella Claire Apts.	67	65	455	605	39,355	97.01%	275,484	98.51%	98.51%	279,064	607	5,449	460	98.08%	3,027-	552	2,475-
1505462	Warren House	7	6	44			89.29%		100.00	100.00	22,608	514		44	89.80%		22,607	22,607
2095265	Sendero I PFC (Crown Meadows)	192	182	1,276	897	163,480	94.92%	1,144,361	89.06%	89.06%	1,210,800	966	80,731	1,254	93.30%	19,510	85,949	105,459
Total		1,614	1,532	10,721	461	705,612	94.89%	4,939,287	96.10%	102.85	7,682,584	703	310,477	10,925	96.70%	50,868	2,794,165	2,845,033

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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

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San Antonio Housing Authority  
Beacon  
Outside Managed Properties  
Revenue and Vacancy Loss Analysis  
As of 1/31/2020

		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	1,358	704	136,539	97.00%	955,774	95.50%	95.50%	982,089	728	35,894	1,349	96.36%	6,334	32,650	38,984
465450	Reagan West Apts.	15	15	105			100.00		86.67%	86.67%	50,212	523		96	91.43%		50,212	50,212
2375630	SH/CH PFC Cottage Creek	253	224	1,570	422	94,683	88.64%	662,778	90.51%	90.51%	1,235,694	756	57,841	1,634	92.26%	27,097-	545,819	518,722
2385640	SH/CH PFC Cottage Creek II	196	174	1,216	362	62,875	88.65%	440,124	85.20%	85.20%	868,303	748	76,355	1,161	84.62%	19,993	448,172	468,165
2395485	SH/CH PFC Courtland Heights	56	53	371	871	46,138	94.64%	322,963	92.86%	92.86%	339,660	946	28,727	359	91.58%	10,446	27,143	37,589
2495650	Woodhill Apts. PFC	532	473	3,313	840	397,656	88.96%	2,783,590	88.91%	88.91%	2,996,778	910	362,979	3,292	88.40%	17,552	230,741	248,294
Total		1,252	1,133	7,933	651	737,890	90.52%	5,165,229	89.86%	100.00	6,472,736	1,407	561,797	7,891	90.04%	27,229	1,334,737	1,361,966

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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



Monthly						Year-to-Date								
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	November	November	October	January	November	November	October	
1,250,593	2,425,461	75,007	657,256	643,263	655,134	626,740	624,910	617,140	618,663	606,826	613,354	608,619	611,752	
Occupancy Information														
Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
1 Bedroom	554	554	532	22				96.03%	554	532	96.03%	554	532	96.03%
2 Bedrooms	327	327	300	27				91.74%	327	304	92.97%	327	300	91.74%
3 Bedrooms	40	40	39	1				97.50%	40	40	100.00%	40	39	97.50%
Total Units	921	921	871	50				94.57%	921	876	95.11%	921	871	94.57%

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2020	11/30/2020	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(20,194)	393,783				192,007	192,960	193,571	15	0	21	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	85	6				183	93.41%			91	85	93.41%
2 Bedrooms	93	93	77	16				487	82.80%			93	77	82.80%
Total	184	184	162	22				669	88.04%			184	162	88.04%

Maintenance Summary

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## Maintenance Summary

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Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2020	11/30/2020	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
67,832	229,334	18,062			112,495	113,901	128,134	0	0	0	0	.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	100	100	94	6				183	94.00%			100	94	94.00%
2 Bedrooms	96	96	92	4				122	95.83%			96	92	95.83%
Total	196	196	186	10				304	94.90%			196	186	94.90%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2020	11/30/2020	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
125,100	330,788				99,762	96,821	94,187	0	0	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
1 Bedroom	140	140	138	2				61	98.57%			140	138	98.57%
2 Bedrooms	10	10	10						100.00%			10	10	100.00
Total	150	150	148	2				61	98.67%			150	148	98.67%

Maintenance Summary

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	12/31/2020	11/30/2020	10/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
878,757	482,108				147,495	146,211	147,707	1	0	2	0	.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		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	89	4				122	95.70%			93	89	95.70%
2 Bedrooms	86	86	82	4				122	95.35%			86	82	95.35%
3 Bedrooms	31	31	30	1				30	96.77%			31	30	96.77%
Total	210	210	201	9				274	95.71%			210	201	95.71%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper	Replacement	Tenant	Actual Revenue (Lost)		12/31/2020	11/30/2020	10/31/2019	Preleased	Notices	Move	Lease Up
Account	Reserves	Receivable	Due to	Due to				Unit	to Vacate	Outs	Traffic
			Rate	Occupancy							Days
37,008	335,999				79,653	80,104	78,526	0	0	1	0
											.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	110	110	106	4				122	96.36%			110	106	96.36%
2 Bedrooms	10	10	8	2				61	80.00%			10	8	80.00%
Total	120	120	114	6				183	95.00%			120	114	95.00%

Maintenance Summary

Period Ending January 31, 2020

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,881,219	=	0.14
	Curr Liab Exc Curr Prtn LTD		(13,782,117)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(12,344,286)	=	-18.82
	Average Monthly Operating and Other Expenses		655,892		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.06		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		18,062	=	0.03
	Total Tenant Revenue		668,356		IR < 1.50
	Days Receivable Outstanding: 0.84				
MASS	Accounts Payable (AP)				
	Accounts Payable		(58,016)	=	0.09
	Total Operating Expenses		655,892		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		5.43%	94.57%	
	Year-to-Date		5.43%	94.57%	
	IR >= 0.98				
</					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		2,484,259	=		0.18
Curr Liab Exc Curr Prtn LTD		(13,608,474)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(11,567,604)	=		-15.92
Average Monthly Operating and Other Expenses		726,607			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.79			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		9,777	=		0.02
Total Tenant Revenue		649,758			IR < 1.50
Days Receivable Outstanding: 0.47					
Accounts Payable (AP)					
Accounts Payable		(48,357)	=		0.07
Total Operating Expenses		726,607			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.89 %	95.11%		
Year-to-Date		4.89 %	95.11%		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	0.00	2	Occupancy	8.00	16
Total Points	0.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(13,216,687)			
Average Dwelling Rent			
Actual/UML	644,871	871	740.38
Budget/UMA	312,805	921	339.64
Increase (Decrease)	332,067	(50)	400.74
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 131.18	16.11 %	
Supplies and Materials	6.36	0.78	
Fleet Costs	0.00	0.00	
Outside Services	61.56	7.56	
Utilities	52.02	6.39	
Protective Services	11.14	1.37	
Insurance	74.89	7.52	
Other Expenses	32.54	4.00	
Total Average Expense	\$ 369.70	43.72 %	

Excess Cash			
(12,510,371)			
Average Dwelling Rent			
Actual/UML	626,740	876	715.46
Budget/UMA	643,721	921	698.94
Increase (Decrease)	(16,981)	(45)	16.52
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 136.39	17.59 %	
Supplies and Materials	8.75	1.13	
Fleet Costs	0.00	0.00	
Outside Services	139.13	17.94	
Utilities	33.13	5.46	
Protective Services	9.52	1.23	
Insurance	70.44	5.46	
Other Expenses	42.61	5.49	
Total Average Expense	\$ 439.97	54.29 %	



# KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted935,895</div><div>Curr Liab Exc Curr Prtn LTD(2,434,283)</div><div>=0.38</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance(1,498,388)</div><div>Average Monthly Operating and Other Expenses176,026</div><div>=-8.51</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.11</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable0</div><div>Total Tenant Revenue203,381</div><div>=0.00</div><div>IR &lt; 1.50</div></div> <div><b>Days Receivable Outstanding:</b> 0.00</div>																			
	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(8,614)</div><div>Total Operating Expenses176,026</div><div>=0.05</div><div>IR &lt; 0.75</div></div>																			
MASS	<div><div><b>Occupancy</b></div><div><b>Loss</b></div><div><b>Occ %</b></div><div>Current Month11.96%88.04%</div><div>Year-to-Date11.96%88.04%</div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>1.00 2</td><td>Occupancy</td><td>0.00 16</td></tr><tr><td>Total Points</td><td>1.00 25</td><td>Total Points</td><td>9.00 25</td></tr></table>	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	0.00 16	Total Points	1.00 25	Total Points
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	0.00 16																	
Total Points	1.00 25	Total Points	9.00 25																	
<b>Capital Fund Occupancy</b> <div><div>5.00</div></div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,223,564		= 0.45	
Curr Liab Exc Curr Prtn LTD		(2,745,889)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,522,325)		= -8.68	
Average Monthly Operating and Other Expenses		175,477		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		1.05		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		195,003		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(8,576)		= 0.05	
Total Operating Expenses		175,477		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		14.67 %		85.33%	
Year-to-Date		14.67 %		85.33% 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		1.00 2		Occupancy 0.00 16	
Total Points		1.00 25		Total Points 9.00 25	
Capital Fund Occupancy					
5.00					

<b>Excess Cash</b>	
(1,703,647)	
<b>Average Dwelling Rent</b>	
Actual/UML	193,607 162 1,195.10
Budget/UMA	201,785 184 1,096.66
Increase (Decrease)	(8,179) (22) 98.44
<b>PUM / Percentage of Revenue</b>	
<b>Expense</b>	<b>Amount Percent</b>
Salaries and Benefits	\$ 147.01 11.71 %
Supplies and Materials	9.03 0.72
Fleet Costs	0.00 0.00
Outside Services	90.52 7.21
Utilities	22.10 1.76
Protective Services	19.19 1.53
Insurance	102.74 4.42
Other Expenses	41.20 3.28
Total Average Expense	\$ 431.78 30.63 %

<b>Excess Cash</b>	
(1,713,449)	
<b>Average Dwelling Rent</b>	
Actual/UML	187,566 157 1,194.69
Budget/UMA	207,415 184 1,127.26
Increase (Decrease)	(19,849) (27) 67.43
<b>PUM / Percentage of Revenue</b>	
<b>Expense</b>	<b>Amount Percent</b>
Salaries and Benefits	\$ 132.24 10.65 %
Supplies and Materials	1.85 0.15
Fleet Costs	0.00 0.00
Outside Services	94.82 7.63
Utilities	31.43 4.97
Protective Services	10.89 0.88
Insurance	99.66 4.97
Other Expenses	33.61 2.71
Total Average Expense	\$ 404.51 31.96 %

# KFI - FY Comparison for HemisView Village - 61 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted</div><div>(599,640)</div></div> <div><div>Curr Liab Exc Curr Prtn LTD</div><div>(3,857,273)</div></div> <div>= -0.16</div> <div>IR &gt;= 2.0</div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance</div><div>(4,456,913)</div></div> <div><div>Average Monthly Operating and Other Expenses</div><div>50,973</div></div> <div>= -87.44</div> <div>IR &gt;= 4.0</div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div>0.32</div> <div>IR &gt;= 1.25</div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable</div><div>0</div></div> <div><div>Total Tenant Revenue</div><div>14,373</div></div> <div>= 0.00</div> <div>IR &lt; 1.50</div>																			
<b>Days Receivable Outstanding:</b> 0.00																				
MASS	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable</div><div>(384)</div></div> <div><div>Total Operating Expenses</div><div>50,973</div></div> <div>= 0.01</div> <div>IR &lt; 0.75</div>																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>1.64%</td><td>98.36%</td></tr><tr><td>Year-to-Date</td><td>1.64%</td><td>98.36%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	1.64%	98.36%	Year-to-Date	1.64%	98.36%										
	Occupancy	Loss	Occ %																	
Current Month	1.64%	98.36%																		
Year-to-Date	1.64%	98.36%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>0.00 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	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
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																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(234,974)	=		-0.06
Curr Liab Exc Curr Prtn LTD		(3,746,517)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(3,981,490)	=		-82.44
Average Monthly Operating and Other Expenses		48,296			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.30			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		14,881			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(176)	=		0.00
Total Operating Expenses		48,296			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		8.20 %	91.80%		
Year-to-Date		8.20 %	91.80%		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			
(4,500,845)			
Average Dwelling Rent			
Actual/UML	13,331	60	222.18
Budget/UMA	13,381	61	219.36
Increase (Decrease)	(50)	(1)	2.82
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 121.55	24.22 %	
Supplies and Materials	7.80	1.55	
Fleet Costs	0.00	0.00	
Outside Services	44.13	8.79	
Utilities	42.83	8.53	
Protective Services	16.66	3.32	
Insurance	92.46	8.53	
Other Expenses	28.43	5.66	
Total Average Expense	\$ 353.86	60.61 %	

Excess Cash			
(4,035,002)			
Average Dwelling Rent			
Actual/UML	13,361	56	238.59
Budget/UMA	12,642	61	207.24
Increase (Decrease)	719	(5)	31.35
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 111.61	22.61 %	
Supplies and Materials	6.36	1.29	
Fleet Costs	0.00	0.00	
Outside Services	52.39	10.61	
Utilities	51.59	10.45	
Protective Services	9.64	1.95	
Insurance	93.13	10.45	
Other Expenses	20.96	4.25	
Total Average Expense	\$ 345.69	61.61 %	

# KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units

Period Ending January 31, 2020

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This Year																				
FASS	<b>Quick Ratio (QR)</b> <div><div>Current Assets, Unrestricted242,839</div><div>Curr Liab Exc Curr Prtn LTD(144,693)</div><div>=1.68</div><div>IR &gt;= 2.0</div></div>																			
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div>Expendable Fund Balance(8,536)</div><div>Average Monthly Operating and Other Expenses92,573</div><div>=-0.09</div><div>IR &gt;= 4.0</div></div>																			
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>1.67</div><div>IR &gt;= 1.25</div></div>																			
	<b>Tenant Receivable (TR)</b> <div><div>Tenant Receivable18,062</div><div>Total Tenant Revenue117,504</div><div>=0.15</div><div>IR &lt; 1.50</div></div> <div>Days Receivable Outstanding: 4.77</div>																			
MASS	<b>Accounts Payable (AP)</b> <div><div>Accounts Payable(23,993)</div><div>Total Operating Expenses92,573</div><div>=0.26</div><div>IR &lt; 0.75</div></div>																			
	<div><div><div>Occupancy</div><div>Loss</div><div>Occ %</div></div><div><div>Current Month</div><div>5.10%</div><div>94.90%</div></div><div><div>Year-to-Date</div><div>5.10%</div><div>94.90%</div></div><div>IR &gt;= 0.98</div></div>																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>10.46 12</td><td>Accts Recvble</td><td>2.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>12.46 25</td><td>Total Points</td><td>14.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	10.46 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	12.46 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	10.46 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	12.46 25	Total Points	14.00 25																	
<b>Capital Fund Occupancy</b> <div>5.00</div>																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		325,345	=	2.04	
Curr Liab Exc Curr Prtn LTD		(159,166)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		59,497	=	0.34	
Average Monthly Operating and Other Expenses		176,254		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
-0.35				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		9,777	=	0.09	
Total Tenant Revenue		112,859		IR < 1.50	
Days Receivable Outstanding: 2.69					
Accounts Payable (AP)					
Accounts Payable		(26,095)	=	0.15	
Total Operating Expenses		176,254		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.55 %	97.45%		
Year-to-Date		2.55 %	97.45%		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	0.00	2	Occupancy	12.00	16
Total Points	12.00	25	Total Points	16.00	25
Capital Fund Occupancy					
5.00					

<b>Excess Cash</b>			
(227,895)			
<b>Average Dwelling Rent</b>			
Actual/UML	115,009	186	618.33
Budget/UMA	129,303	196	659.71
Increase (Decrease)	(14,294)	(10)	(41.38)
<b>PUM / Percentage of Revenue</b>			
Expense	Amount	Percent	
Salaries and Benefits	\$ 101.62	15.13 %	
Supplies and Materials	3.39	0.50	
Fleet Costs	0.00	0.00	
Outside Services	23.28	3.47	
Utilities	77.61	11.55	
Protective Services	9.68	1.44	
Insurance	46.66	11.55	
Other Expenses	37.16	5.53	
Total Average Expense	\$ 299.40	49.18 %	

<b>Excess Cash</b>			
(228,735)			
<b>Average Dwelling Rent</b>			
Actual/UML	112,216	191	587.52
Budget/UMA	111,680	196	569.80
Increase (Decrease)	536	(5)	17.72
<b>PUM / Percentage of Revenue</b>			
Expense	Amount	Percent	
Salaries and Benefits	\$ 147.89	24.13 %	
Supplies and Materials	15.01	2.45	
Fleet Costs	0.00	0.00	
Outside Services	327.89	53.50	
Utilities	18.12	2.96	
Protective Services	9.42	1.54	
Insurance	42.62	2.96	
Other Expenses	99.93	16.31	
Total Average Expense	\$ 660.88	103.84 %	

KFI - FY Comparison for O'Connor Ltd. Partnership - 150 Units

Period Ending January 31, 2020

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This Year																																								
FASS	Quick Ratio (QR)																																							
	Current Assets, Unrestricted		201,387	=	0.13																																			
	Curr Liab Exc Curr Prtn LTD		(1,530,343)		IR >= 2.0																																			
FASS	Months Expendable Net Assets Ratio (MENAR)																																							
	Expendable Fund Balance		(1,442,274)	=	-14.80																																			
	Average Monthly Operating and Other Expenses		97,423		IR >= 4.0																																			
FASS	Debt Service Coverage Ratio (DSCR)																																							
			0.84		IR >= 1.25																																			
MASS	Tenant Receivable (TR)																																							
	Tenant Receivable		0	=	0.00																																			
	Total Tenant Revenue		99,077		IR < 1.50																																			
MASS	Days Receivable Outstanding: 0.00																																							
	Accounts Payable (AP)																																							
MASS	Accounts Payable		(2,214)	=	0.02																																			
	Total Operating Expenses		97,423		IR < 0.75																																			
MASS	Occupancy	Loss	Occ %																																					
	Current Month	1.33%	98.67%																																					
	Year-to-Date	1.33%	98.67%	IR >= 0.98																																				
<table><tr><th colspan="3">FASS KFI</th><th>MP</th><th colspan="2">MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00</td><td>12</td><td></td><td>Accts Recvble</td><td>5.00</td><td>5</td></tr><tr><td>MENAR</td><td>0.00</td><td>11</td><td></td><td>Accts Payable</td><td>4.00</td><td>4</td></tr><tr><td>DSCR</td><td>0.00</td><td>2</td><td></td><td>Occupancy</td><td>16.00</td><td>16</td></tr><tr><td>Total Points</td><td>0.00</td><td>25</td><td></td><td>Total Points</td><td>25.00</td><td>25</td></tr></table>						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
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																																								

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		196,948	=		0.14
Curr Liab Exc Curr Prtn LTD		(1,400,864)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,317,234)	=		-13.84
Average Monthly Operating and Other Expenses		95,192			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.77			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		93,607			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,110)	=		0.01
Total Operating Expenses		95,192			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.33 %	98.67%		
Year-to-Date		1.33 %	98.67%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	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			
(1,568,469)			
Average Dwelling Rent			
Actual/UML	97,848	148	661.13
Budget/UMA	(99,028)	150	(660.19)
Increase (Decrease)	196,876	(2)	1,321.32
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 126.77	18.94 %	
Supplies and Materials	5.99	0.89	
Fleet Costs	0.00	0.00	
Outside Services	60.15	8.99	
Utilities	60.73	9.07	
Protective Services	0.00	0.00	
Insurance	71.07	9.07	
Other Expenses	32.65	4.88	
Total Average Expense	\$ 357.36	51.84 %	

Excess Cash			
(1,450,333)			
Average Dwelling Rent			
Actual/UML	92,762	148	626.77
Budget/UMA	92,631	150	617.54
Increase (Decrease)	131	(2)	9.23
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 125.44	19.83 %	
Supplies and Materials	9.36	1.48	
Fleet Costs	0.00	0.00	
Outside Services	63.52	10.04	
Utilities	42.69	6.75	
Protective Services	0.00	0.00	
Insurance	67.84	6.75	
Other Expenses	30.02	4.75	
Total Average Expense	\$ 338.86	49.60 %	

# KFI - FY Comparison for Refugio Street, LP - 210 Units

Period Ending January 31, 2020

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,003,540	=	0.22
	Curr Liab Exc Curr Prtn LTD		(4,566,643)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(3,692,958)	=	-22.60
	Average Monthly Operating and Other Expenses		163,426		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.11		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		155,604		IR < 1.50
	Days Receivable Outstanding: 0.00				
	Accounts Payable (AP)				
	Accounts Payable		(2,570)	=	0.02
	Total Operating Expenses		163,426		IR < 0.75
	Occupancy		Loss	Occ %	
	Current Month		4.29%	95.71%	
Year-to-Date		4.29%	95.71%		
IR >= 0.98					
FASS KFI      MP      MASS KFI      MP					
QR		0.00	12	Accts Recvble	5.00      5
MENAR		0.00	11	Accts Payable	4.00      4
DSCR		1.00	2	Occupancy	8.00      16
Total Points		1.00	25	Total Points	17.00      25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		908,877		= 0.20	
Curr Liab Exc Curr Prtn LTD		(4,452,409)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(3,673,387)		= -24.27	
Average Monthly Operating and Other Expenses		151,371		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		1.27		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		158,354		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,800)		= 0.01	
Total Operating Expenses		151,371		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		2.38 %		97.62%	
Year-to-Date		2.38 %		97.62% IR >= 0.98	
FASS KFI		MP		MASS KFI MP	
QR		0.00 12		Accts Recvble 5.00 5	
MENAR		0.00 11		Accts Payable 4.00 4	
DSCR		2.00 2		Occupancy 12.00 16	
Total Points		2.00 25		Total Points 21.00 25	
Capital Fund Occupancy					
5.00					

<b>Excess Cash</b>			
(3,871,625)			
<b>Average Dwelling Rent</b>			
Actual/UML	147,143	201	732.05
Budget/UMA	147,844	210	704.02
Increase (Decrease)	(701)	(9)	28.03
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 154.51	17.90 %	
Supplies and Materials	8.16	0.95	
Fleet Costs	0.00	0.00	
Outside Services	82.68	9.58	
Utilities	57.22	6.63	
Protective Services	18.87	2.19	
Insurance	75.82	8.15	
Other Expenses	25.63	2.97	
Total Average Expense	\$ 422.88	48.36 %	

<b>Excess Cash</b>			
(3,839,195)			
<b>Average Dwelling Rent</b>			
Actual/UML	146,017	205	712.28
Budget/UMA	143,736	210	684.46
Increase (Decrease)	2,281	(5)	27.82
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 135.68	16.27 %	
Supplies and Materials	10.19	1.22	
Fleet Costs	0.00	0.00	
Outside Services	76.27	9.14	
Utilities	45.91	7.42	
Protective Services	20.92	2.51	
Insurance	70.42	7.42	
Other Expenses	24.12	2.89	
Total Average Expense	\$ 383.51	46.87 %	

# KFI - FY Comparison for Science Park II, LP - 120 Units

Period Ending January 31, 2020

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2/13/2020 12:46:00PM

This Year																					
FASS	<b>Quick Ratio (QR)</b> <div><div><div>Current Assets, Unrestricted</div><div>97,198</div></div><div>=</div><div>0.08</div></div> <div><div>Curr Liab Exc Curr Prtn LTD</div><div>(1,248,882)</div></div> <div>IR &gt;= 2.0</div>																				
	<b>Months Expendable Net Assets Ratio (MENAR)</b> <div><div><div>Expendable Fund Balance</div><div>(1,245,216)</div></div><div>=</div><div>-16.50</div></div> <div><div>Average Monthly Operating and Other Expenses</div><div>75,472</div></div> <div>IR &gt;= 4.0</div>																				
	<b>Debt Service Coverage Ratio (DSCR)</b> <div><div>0.96</div><div>IR &gt;= 1.25</div></div>																				
MASS	<b>Tenant Receivable (TR)</b> <div><div><div>Tenant Receivable</div><div>0</div></div><div>=</div><div>0.00</div></div> <div><div>Total Tenant Revenue</div><div>78,418</div></div> <div>IR &lt; 1.50</div>																				
	<b>Days Receivable Outstanding:</b> 0.00																				
	<b>Accounts Payable (AP)</b> <div><div><div>Accounts Payable</div><div>(20,242)</div></div><div>=</div><div>0.27</div></div> <div><div>Total Operating Expenses</div><div>75,472</div></div> <div>IR &lt; 0.75</div>																				
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>5.00%</td><td>95.00%</td></tr><tr><td>Year-to-Date</td><td>5.00%</td><td>95.00%</td></tr></table> <div>IR &gt;= 0.98</div>	Occupancy	Loss	Occ %	Current Month	5.00%	95.00%	Year-to-Date	5.00%	95.00%											
Occupancy	Loss	Occ %																			
Current Month	5.00%	95.00%																			
Year-to-Date	5.00%	95.00%																			
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>0.00 25</td><td>Total Points</td><td>17.00 25</td></tr></table>		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
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																		
<b>Capital Fund Occupancy</b> <div>5.00</div>																					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		64,498	=		0.06
Curr Liab Exc Curr Prtn LTD		(1,103,629)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,132,664)	=		-14.16
Average Monthly Operating and Other Expenses		80,017			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.75			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		75,054			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(10,600)	=		0.13
Total Operating Expenses		80,017			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.83 %	99.17%		
Year-to-Date		0.83 %	99.17%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	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					

<b>Excess Cash</b>			
(1,344,206)			
<b>Average Dwelling Rent</b>			
Actual/UML	77,934	114	683.63
Budget/UMA	(80,481)	120	(670.68)
Increase (Decrease)	158,415	(6)	1,354.31
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 126.55	18.40 %	
Supplies and Materials	3.97	0.58	
Fleet Costs	0.00	0.00	
Outside Services	56.66	8.24	
Utilities	37.17	5.40	
Protective Services	0.00	0.00	
Insurance	75.42	5.40	
Other Expenses	26.94	3.92	
Total Average Expense	\$ 326.71	41.94 %	

<b>Excess Cash</b>			
(1,243,657)			
<b>Average Dwelling Rent</b>			
Actual/UML	74,818	119	628.72
Budget/UMA	75,616	120	630.13
Increase (Decrease)	(798)	(1)	(1.41)
<b>PUM / Percentage of Revenue</b>			
<b>Expense</b>	<b>Amount</b>	<b>Percent</b>	
Salaries and Benefits	\$ 149.95	23.77 %	
Supplies and Materials	5.66	0.90	
Fleet Costs	0.00	0.00	
Outside Services	137.72	21.84	
Utilities	16.91	2.68	
Protective Services	0.00	0.00	
Insurance	69.15	2.68	
Other Expenses	20.20	3.20	
Total Average Expense	\$ 399.59	55.07 %	