SAHA SAN ANTONIO HOUSING AUTHORITY Opportunity Lives Here

San Antonio Housing Authority

Issue Date: March 06, 2020

Supplemental Reports

For the Month and Year-To-Date Ended February 29, 2020

(Unaudited and Subject to Review)

SAN ANTONIO HOUSING AUTHORITY

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

Ed Hinojosa Chief Financial Officer

Diana K. Fiedler
Director of Finance and
Accounting

Linda Le Controller

Jennifer Mireles Budget Manager

SAHA Combined

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

Partnerships

- 1. Property Management Reports
- 2. Key Financial Indicators

Account Balances

San Antonio Housing Authority **Property Management Monthly Report Public Housing** For the Period Ending 2/29/2020

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Monthly Year-to-Date

Rental Income History

			Curr	ent Year			Last Yea	r			Two Years A	.go	
Operating	Replacement	Tenant	January	December	November	February	January	December	November	February	January	December	November
Account	Reserves	Receivable											
9,252,824		141,372	925,688	924,835	932,071	940,134	902,817	856,725	903,246	878,430	873,450	797,898	1,788,509

Occupancy Information

				Curr	ent Month					Last Month	1		Year-to-Date	2
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Agency Units	15						15				.00			
Efficiencies	549	533	515	18	16			96.62%	533	517	94.17%	4,264	4,153	97.40%
1 Bedroom	2,031	1,879	1,845	34	152			98.19%	1,879	1,841	90.65%	15,030	14,751	98.14%
2 Bedrooms	1,894	1,878	1,798	80	16			95.74%	1,878	1,797	94.88%	15,010	14,309	95.33%
3 Bedrooms	1,260	1,259	1,179	80	1			93.65%	1,259	1,183	93.89%	10,088	9,440	93.58%
4 Bedrooms	221	221	208	13				94.12%	221	204	92.31%	1,768	1,648	93.21%
5 Bedrooms	44	44	43	1				97.73%	44	43	97.73%	352	331	94.03%
Total Units	6,014	5,814	5,588	226	185		15	96.11%	5,814	5,585	92.87%	46,512	44,632	95.96%

Co Oper

Account 1,465,639

Account Balances

Replacement

Reserves

Tenant

Receivable

65,491

San Antonio Housing Authority **Property Management Monthly Report** Alazan/Guadalupe

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Year-to-Date

22

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For the Period Ending 2/29/2020

Monthly

108,374

Year-	to-Date								
Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ıry	
Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

109,203

Occupancy Information

107,802

							-puncy inioi							
						Current Mont	n					Yea	r-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	Осс	Rate	Rate	Units	Units	Occ
Agency Units	1						1		.00					.00
Efficiency	40	40	39	1				30	97.50%			320	304	95.00%
Efficiency	40	40	39	1				30	97.30%			320	304	93.00%
1 Bedroom	16	16	15	1				30	93.75%			128	123	96.09%
2 Bedrooms	495	495	471	24				730	95.15%			3,960	3,729	94.17%
3 Bedrooms	180	180	166	14				426	92.22%			1,440	1,308	90.83%
4 Bedrooms	9	9	8	1				30	88.89%			72	63	87.50%
Total	741	740	699	41			1	1,247	94.46%			5,920	5,527	93.36%

San Antonio Housing Authority Property Management Monthly Report Blanco/San Pedro Arms For the Period Ending 2/29/2020

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Monthly Year-to-Date

Year-to-l	Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
213,053		(2,498)			27,337	27,125	28,116	1	1	1	10	5.00

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	62	62	60	2				61	96.77%			496	474	95.56%
1 Bedroom	50	50	50						100.00%			400	395	98.75%
2 Bedrooms	4	4	4						100.00%			32	32	100.00
Total	116	116	114	2				61	98.28%			928	901	97.09%

San Antonio Housing Authority Property Management Monthly Report Blueridge/VF/SF/Palm Lake For the Period Ending 2/29/2020

3/6/2020

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							Monthly						Year-to-D	Pate		
Α	account Bal	ances			Year-to Actual Rever		Ren	tal Income His	tory			Leasi	ng Sumn	nary		
Co Oper Account	Replace Reser		Tenant Receivable	 e	Due to Rate	Due to Occupancy	1/31/2020	12/31/2019	11/30/2019	Preleas Unit		Notices Vacate	Move Outs	Traffic	Lease Up Days	
90,168			(591)							0		0	0	1	.00	
							Occu	pancy Informa	ntion							
							Current Month							Yes	ar-to-Date	
Account Description	Total Units	Availa Unit		ipied nits	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		arket	Available Units	Occupied Units	Pct Occ
3 Bedrooms	16		16		16				487	.00				128		.(
4 Bedrooms	4		4		4				122	.00				32		.(
Total =	20		20		20				608	.00				160		.(
				M	Iaintenance S	Summary										

San Antonio Housing Authority **Property Management Monthly Report** Cassiano Homes For the Period Ending 2/29/2020

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Year-to-Date

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Monthly

Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasi	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
846,505		17,026			43,812	41,576	43,197	0	3	12	132	168.00

Occupancy Information

						Current Mont	h					Yea	r-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
Agency Units	5						5		.00					.00
													400	
1 Bedroom	24	24	24						100.00%			192	190	98.96%
2 Bedrooms	176	176	169	7				213	96.02%			1,408	1,353	96.09%
3 Bedrooms	187	187	176	11				335	94.12%			1,496	1,420	94.92%
4 Bedrooms	81	81	79	2				61	97.53%			648	627	96.76%
5 Bedrooms	26	26	25	1				30	96.15%			208	191	91.83%
Total	499	494	473	21			5	639	95.75%			3,952	3,781	95.67%

San Antonio Housing Authority Property Management Monthly Report Cheryl West/TL Shaley For the Period Ending 2/29/2020

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Year-to-Date

Y	ear	-to-	-D	at	(

Account Balances		Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
17,818		31,145			21,073	23,139	22,031	5	30	0	76	.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
Agency Units	1						1		.00					.00
1 Bedroom	14	14	14						100.00%			112	109	97.32%
2 Bedrooms	66	66	64	2				61	96.97%			516	505	97.87%
3 Bedrooms	58	58	55	3				91	94.83%			464	443	95.47%
4 Bedrooms	9	9	7	2				61	77.78%			72	58	80.56%
Total	148	147	140	7			1	213	95.24%			1,164	1,115	95.79%

San Antonio Housing Authority Property Management Monthly Report Cross Creek/Rutledge/Beldon For the Period Ending 2/29/2020

3/6/2020

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Monthly	
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Year-to-Date

Year-t	o-Date
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Ac	Account Balances		Actual Reve	al Revenue (Lost) Rental Income History Leasing Summ					ng Summa	ary		
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
206,857		32,860			29,583	27,493	27,947	1	1	1	1	8.00

Occupancy Information

Current Month												Yea	r-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%			168	165	98.21%
2 Bedrooms	74	74	70	4				122	94.59%			592	576	97.30%
3 Bedrooms	63	63	62	1				30	98.41%			504	485	96.23%
4 Bedrooms	9	9	9						100.00%			72	72	100.00
Total	167	167	161	6				183	96.41%			1,336	1,298	97.16%

San Antonio Housing Authority Property Management Monthly Report F Furey/C Andrews/Pin Oak II For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-Da	te
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	Account Balances		Actual Revo	enue (Lost)	Rental Income History Leasing Summary							
Co O	per Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Acco	unt Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
105,	182	15,309			21,879	22,359	23,752	1	1	3	350	.00

Occupancy Information

						Current Mont	h					Yea	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%			112	105	93.75%		
2 Bedrooms	41	41	41						100.00%			328	311	94.82%		
3 Bedrooms	79	79	79						100.00%			632	626	99.05%		
4 Bedrooms	6	6	6						100.00%			48	48	100.00		
Total	140	140	139	1				30	99.29%		:	1,120	1,090	97.32%		

San Antonio Housing Authority Property Management Monthly Report Fair Avenue/Matt Garcia For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Vea	r-to-	-Date

Ac	Account Balances			enue (Lost)	Kenta	I Income Hist	ory		Leasing Summary			
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
485,972		(6,819)			65,857	66,470	66,348	0	1	0	20	2.00

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	129	129	123	6				183	95.35%			1,032	1,008	97.67%	
1 Bedroom	137	137	133	4				122	97.08%			1,096	1,076	98.18%	
2 Bedrooms	4	4	4						100.00%			32	32	100.00	
3 Bedrooms	1	1	1						100.00%			8	8	100.00	
Total	271	271	261	10		=		304	96.31%			2,168	2,124	97.97%	

San Antonio Housing Authority Property Management Monthly Report Highview/W Sinkin For the Period Ending 2/29/2020

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Monthly Year-to-Date

Year-	to-Date
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Ac	count Balances		Actual Reve	enue (Lost)	Rental Income History Leasing Summary							
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
157,266		4,880			22,399	21,884	21,862	5	0	5	45	21.00

Occupancy Information

						Current Mont	h					Yea	ır-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	51	51	50	1				30	98.04%			408	399	97.79%
2 Bedrooms	35	35	32	3				91	91.43%			280	263	93.93%
3 Bedrooms	28	28	24	4				122	85.71%			224	204	91.07%
4 Bedrooms	4	4	3	1				30	75.00%			32	31	96.88%
Total	118	118	109	9		=		274	92.37%			944	897	95.02%

San Antonio Housing Authority Property Management Monthly Report Jewett Circle/G Cisneros For the Period Ending 2/29/2020

3/6/2020

Year-to-Date

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Monthly			

Year-to-Date

Ac	count Balances		Actual Revo	enue (Lost)	Rental Income History Leasing Summary						ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

Occupancy Information

						Current Montl	1					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	120	120	119	1				30	99.17%			960	950	98.96%
2 Bedrooms	10	10	10						100.00%			80	80	100.00
Total	130	130	129	1				30	99.23%			1,040	1,030	99.04%

San Antonio Housing Authority Property Management Monthly Report Kenwood/Glen Park/Park Square For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-Date	•
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Ac	Account Balances		Actual Reve	enue (Lost)	Renta	l Income Hist		Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
185,623		15,352			28,343	28,263	31,950	0	0	0	5	.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	51	51	49	2				61	96.08%			408	395	96.81%	
2 Bedrooms	42	42	40	2				61	95.24%			336	306	91.07%	
3 Bedrooms	19	19	19						100.00%			152	147	96.71%	
4 Bedrooms	2	2	2						100.00%			16	7	43.75%	
Total	114	114	110	4				122	96.49%			912	855	93.75%	

Co Oper

Account

228,604

Account Balances

Replacement Reserves

Receivable

694

Rate

Occupancy

San Antonio Housing Authority Property Management Monthly Report Lewis Chatham For the Period Ending 2/29/2020

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Days

.00

Year-to-Date

Outs

68

Traffic

108

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Monthly

	Year-to	-Date							
	Actual Reve	nue (Lost)	Renta	l Income Hist	tory		Leasi	ng Summary	
Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move	Lease Up

29,200

Unit

0

to Vacate

68

Occupancy Information

29,884

29,712

						Occ	upancy inioi	rmation						
						Current Mont	h					Yea	r-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	72	72	68	4				122	94.44%			576	569	98.78%
1 Bedroom	42	42	41	1				30	97.62%			336	327	97.32%
2 Bedrooms	4	4	4						100.00%			32	32	100.00
3 Bedrooms	1	1	1						100.00%			8	8	100.00
Total	119	119	114	5				152	95.80%			952	936	98.32%

San Antonio Housing Authority Property Management Monthly Report Lila Cockrell/South San For the Period Ending 2/29/2020

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						Monthly					<u> </u>	/ear-to-E	Pate		
				Year-to		_									
Co Oper Account	Account Bal Replace Reser	ement T	enant ceivable	Actual Reve Due to Rate	nue (Lost) Due to Occupancy	1/31/2020	tal Income His 12/31/2019		Prelease		Leasi otices Vacate	Move Outs		Lease Up Days	
128,781			1,754			16,702	16,755	16,747	0		0	0	0	.00	
						Оссі	pancy Inform	ation							
						Current Month	1						Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate		arket ate	Available Units	Occupied Units	Pct Occ
1 Bedroom	95	95	94	. 1				30	98.95%				760	755	99.34
2 Bedrooms	5	5	5						100.00%				40	39	97.50
Total _	100	100	99	1	:			30	99.00%				800	794	99.25
]	Maintenance	Summary										

San Antonio Housing Authority Property Management Monthly Report Lincoln Heights For the Period Ending 2/29/2020

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Monthly

Ac	Account Balances			enue (Lost)	Renta	l Income Hist	tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
508,538		23,781			43,688	43,555	43,362	13	126	9	22	9.00		

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	
Agency Units	8						8		.00					.00	
1 Bedroom	91	91	88	3				91	96.70%			728	694	95.33%	
2 Bedrooms	154	154	138	16				487	89.61%			1,232	1,107	89.85%	
3 Bedrooms	81	81	78	3				91	96.30%			648	609	93.98%	
4 Bedrooms	4	4	4						100.00%			32	26	81.25%	
Total	338	330	308	22			8	669	93.33%			2,640	2,436	92.27%	

San Antonio Housing Authority Property Management Monthly Report Madonna/Sahara Ramsey For the Period Ending 2/29/2020

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Year-t	o-Dat
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Year-to-Date

Ac	Account Balances			enue (Lost)	Renta	l Income Hist	ory	Leasing Summary					
Co Oper	Replacement Tenant		Due to	Due to	1/31/2020	12/31/2019	12/31/2019 11/30/2019		Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
252,253		1,399			23,037	22,911	23,022	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	35	1				30	97.22%			288	281	97.57%		
2 Bedrooms	40	40	39	1				30	97.50%			320	311	97.19%		
Total	76	76	74	2				61	97.37%			608	592	97.37%		

San Antonio Housing Authority Property Management Monthly Report Mirasol/CTK/Rangel For the Period Ending 2/29/2020

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Year-to-Date

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			Year-t	o-Date								
A	ccount Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
223,376		308			36,069	37,445	37,086	3	0	5	123	.00
					Occup	ancy Informa	tion					

Monthly

	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	71	71	71						100.00%			568	562	98.94%			
2 Bedrooms	66	66	64	2				61	96.97%			528	514	97.35%			
3 Bedrooms	102	102	100	2				61	98.04%			816	799	97.92%			
4 Bedrooms	6	6	6						100.00%			48	48	100.00			
5 Bedrooms	3	3	3						100.00%			24	24	100.00			
Total	248	248	244	4				122	98.39%			1,984	1,947	98.14%			

San Antonio Housing Authority Property Management Monthly Report Mission Park For the Period Ending 2/29/2020

3/6/2020

Year-to-Date

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Monthly

Year-to-Date	

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory	Leasing Summary						
Co Oper	Co Oper Replacement Tenant		Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
146,408		19,913			13,110	14.041	13,940	3	0	3	35	20.00		

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	8	8	8						100.00%			64	64	100.00
2 Bedrooms	43	43	42	1				30	97.67%			344	332	96.51%
3 Bedrooms	33	33	29	4				122	87.88%			264	256	96.97%
4 Bedrooms	10	10	9	1				30	90.00%			80	76	95.00%
5 Bedrooms	6	6	6						100.00%			48	48	100.00
Total	100	100	94	6				183	94.00%			800	776	97.00%

Co Oper

Account

365,756

Reserves

Receivable

15,609

Rate

Occupancy

San Antonio Housing Authority Property Management Monthly Report Parkview/College Park

3/6/2020

Days

5.00

Year-to-Date

Outs

2

Traffic

20

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For the Period Ending 2/29/2020

45,827

Monthly

			Year-to	-Date							
Account Balances			Actual Reve	nue (Lost)	Renta	ıl Income Hist	ory		Leasi	ng Summary	
er	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move	Lease Up

48,254

Unit

to Vacate

2

Occupancy Information

45,404

						Occ	upancy inioi	mation						
						Current Mont	h					Yea	r-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	96	96	95	1				30	98.96%			768	749	97.53%
1 Bedroom	116	116	116						100.00%			928	917	98.81%
2 Bedrooms	18	18	18						100.00%			144	144	100.00
3 Bedrooms	1	1	1						100.00%			8	8	100.00
Total _	231	231	230	1				30	99.57%			1,848	1,818	98.38%

Maintenance	Summary		

San Antonio Housing Authority Property Management Monthly Report Pin Oak I

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For the Period Ending 2/29/2020

						Monthly					Yes	ar-to-D	ate		
A	.ccount Bala	ances		Year-to		Rent	al Income His	tory			Leasing	g Sumn	nary		
Co Oper	Replace	ement To	enant	Due to	Due to	1/31/2020			Prelease	d No	tices	Move	•	Lease Up	
Account	Reser	ves Rec	eivable	Rate	Occupancy	<u> </u>			Unit	to V	acate	Outs	Traffic	Days	
63,360		(14	4,004)			12,545	12,944	12,726	0		0	0	0	.00	
						Occup	pancy Informa	tion							
						Current Month							Ye	ar-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	Marl Rat		Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%				96	96	100.00
1 Bedroom	36	36	34	. 2				61	94.44%				288	281	97.57%
2 Bedrooms	2	2	2						100.00%				16	16	100.00
Total	50	50	48	2				61	96.00%				400	393	98.25%
						<u>.</u>									
					Summary										
						-									

San Antonio Housing Authority Property Management Monthly Report Riverside/Midway/Linda Lou For the Period Ending 2/29/2020

3/6/2020

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Monthly	Year-to-Date
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Year-to-	Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
136,765		11,634			17,601	17,412	15,878	2	0	2	25	20.00

Occupancy Information

								Year-to-Date						
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	30	30	30						100.00%			240	238	99.17%
2 Bedrooms	37	37	37						100.00%			296	277	93.58%
3 Bedrooms	37	37	35	2				61	94.59%			296	280	94.59%
Total	104	104	102	2				61	98.08%			832	795	95.55%

San Antonio Housing Authority Property Management Monthly Report **Scattered Sites** For the Period Ending 2/29/2020

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						Monthly					Y	/ear-to-D	ate		
	Account Bal Replace		enant	Year-to Actual Reve		Ren:	tal Income His	tory 11/30/2019	Preleas	ed	Leasi Notices	ng Sumn Move		Lease Up	
Account	Reser		eivable	Rate	Occupancy				Unit		o Vacate	Outs	Traffic	Days	
282,958		2	5,744			8,233	10,065	10,920	2		1	0	18	.00	
						Occu	pancy Inform	ation							
						Current Month							Ye	ear-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		rket ate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	69	69	63	6				183	91.30%				571	531	92.99%
Total _	69	69	63	6				183	91.30%				571	531	92.99%
			I	Maintenance :	Summary										

San Antonio Housing Authority Property Management Monthly Report Springview For the Period Ending 2/29/2020

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Year-to-Date

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Monthly

Voor	40	Data

Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

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	21	21	19	2				61	90.48%			168	163	97.02%
1 Bedroom	42	42	41	1				30	97.62%			336	330	98.21%
2 Bedrooms	86	86	85	1				30	98.84%			688	666	96.80%
3 Bedrooms	30	30	23	7				213	76.67%			237	182	76.79%
4 Bedrooms	1	1		1				30	.00			8		.00
Total	180	180	168	12				365	93.33%			1,437	1,341	93.32%

San Antonio Housing Authority Property Management Monthly Report Sun Park/Frank Hornsby For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-to	o-Date
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Ac	count Balances		Actual Revenue (Lost)		Renta	l Income Hist	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
151,282		3,426			25,575	26,132	25,954	0	2	1	20	25.00	

Occupancy Information

	Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	119	119	115	4				122	96.64%			952	918	96.43%		
2 Bedrooms	5	5	5						100.00%			40	40	100.00		
Total	124	124	120	4				122	96.77%			992	958	96.57%		

San Antonio Housing Authority Property Management Monthly Report Sutton Homes/Le Chalet For the Period Ending 2/29/2020

3/6/2020

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Monthly	Year-to-Date

o-Date

Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
31,725		(155)			8,911	8,914	8,840	0	1	0	0	.00		

Occupancy Information

Current Month												Yea	Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	24	24	22	2				61	91.67%			192	185	96.35%	
2 Bedrooms	10	10	10						100.00%			80	79	98.75%	
Total	34	34	32	2				61	94.12%			272	264	97.06%	

San Antonio Housing Authority Property Management Monthly Report Tarry Towne/Escondida/Wmsburg Earth Paried Fading 2000200

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For the Period En	ding 2/29/2020

	Monthly										Year-to-D	ate		
A	ccount Bal	ances		Year-to		Ren	tal Income His	tory		Leas	ing Sumn	ıarv		
Co Oper	Replace	ment T	enant	Due to	Due to	1/31/2020		11/30/2019	Prelease		Move		Lease Up	
Account	Reser	ves Re	ceivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
177,965		(:	5,043)			36,489	36,230	36,817	0	1	0	16	.00	
						Occu	pancy Inform	ation						
						Current Month						Yo	ear-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg M	larket	Available	Occupied	Pct
<u>Description</u>	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	103	103	101	2				61	98.06%			824	813	98.679
2 Bedrooms	30	30	29	1				30	96.67%			240	234	97.50%
Total _	133	133	130	3				91	97.74%			1,064	1,047	98.409
_														
			1	Maintenance S	Summary									

San Antonio Housing Authority Property Management Monthly Report Victoria Plaza/Schnabel For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-to-Date	•
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Acc	count Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
628,611		(1,449)			13,537	13,527	13,469	4	3	0	391	83.00		

Occupancy Information

						Current Mont	h					Yea	ar-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	16				16				.00					.00
1 Bedroom	218	66	65	1	152			30	98.48%			528	525	99.43%
2 Bedrooms	20	4	4		16				100.00%			32	32	100.00
3 Bedrooms	1				1				.00					.00
Total	255	70	69	1	185			30	98.57%			560	557	99.46%

San Antonio Housing Authority **Property Management Monthly Report** Villa Hermosa/M McGuire For the Period Ending 2/29/2020

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Monthly	Ÿ
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Year-to-Date

Year-to-Dat	t
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
185,799		2,995			32,307	32,173	31,020	0	2	2	67	5.00

Occupancy Information

						Current Mont	h					Yea	r-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	60	60	58	2				61	96.67%			480	468	97.50%
1 Bedroom	58	58	58						100.00%			464	459	98.92%
2 Bedrooms	11	11	11						100.00%			88	85	96.59%
Total	129	129	127	2				61	98.45%			1,032	1,012	98.06%

San Antonio Housing Authority Property Management Monthly Report Villa Tranchese

3/6/2020

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Villa Tranchese For the Period Ending 2/29/2020

						Monthly					Y	ear-to-D	ate		
				Year-to		ъ.						6			
Co Oper	Account Bala Replace		enant	Actual Reve	Due to	1/31/2020	12/31/2019		Preleas	od N	Leasin otices	g Sumn Move		Lease Up	
Account	Reser		eivable	Rate	Occupancy		12/31/2019	11/30/2019	Unit		Vacate	Outs	Traffic	Days	
425,533			5,697)			53,675	53,042	52,308	5		3	8	130	38.00	
						Occuj	pancy Inform	ition							
						Current Month							Ye	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Mai	rket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	_ Ra	ate	Units	Units	Occ
Ecc.	41	41	41						100.000/				220	222	00.170/
Efficiency	41	41	41					••	100.00%				328	322	98.17%
1 Bedroom	139	139	138					30	99.28%				1,114	1,101	98.83%
2 Bedrooms	21	21	21						100.00%				166	165	99.40%
	201	201	200	1				30	99.50%		_		1,608	1,588	98.76%

Co Oper

Account

231,854

Account Balances

Replacement

Reserves

Tenant

Receivable

39,282

San Antonio Housing Authority Property Management Monthly Report Villa Veramendi

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Year-to-Date

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125

20.00

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For the Period Ending 2/29/2020

Monthly

25,294

Year-to-Date	

icai-t	0-Date								
Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ry	
Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

2

0

25,190

Occupancy Information

25,533

						Occ	upancy inioi	rmation						
						Current Mont	h					Yea	r-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
1.5.1	10	10	10						100.000/			0.6	0.6	100.00
1 Bedroom	12	12	12						100.00%			96	96	100.00
2 Bedrooms	62	62	60	2				61	96.77%			496	489	98.59%
3 Bedrooms	54	54	52	2				61	96.30%			432	426	98.61%
4 Bedrooms	32	32	31	1				30	96.88%			256	253	98.83%
5 Bedrooms	6	6	6						100.00%			48	44	91.67%
Total	166	166	161	5				152	96.99%			1,328	1,308	98.49%

San Antonio Housing Authority Property Management Monthly Report WC White

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For the Period Ending 2/29/2020

Description Units Occ Rate Rate Units Units Units Occ Rate Rate Units Units Units Occ Rate Rate Units Units Occ Rate Rate Units Units Occ Rate Rate Units Units Units Occ Rate Rate Units							Monthly					Year-to-D	ate		
Co Oper Replacement Tenant Due to Due to Account Reserves Receivable Rate Occupancy 1/31/2020 12/31/2019 11/30/2019 11/3	Α	.ccount Bal	ances				Rent	tal Income His	tory		Lea	ising Sumn	ıary		
Company Comp	-	-					1/31/2020	12/31/2019	11/30/2019		d Notices	Move		-	
Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Market Available Occupied Units	229,541		(1,908)			14,416	14,430	14,256	3	0	4	67	81.00	
Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Market Available Occupied Units Uni							Occu	pancy Inform	ation						
Description Units Occ Rate Rate Units Units Units Occ Rate Rate Units						(Current Month						Ye	ear-to-Date	
2 Bedrooms 6 6 6 6 100.00% 48 48				-										-	Pct Occ
	1 Bedroom	69	69	69						100.00%			552	551	99.829
Total 75 75 75 75 100 00% 600 500 0	2 Bedrooms	6	6	6						100.00%			48	48	100.0
100.007/0 000 399	Total _	75	75	75						100.00%			600	599	99.83
]	Maintenance	Summary									

San Antonio Housing Authority Property Management Monthly Report Westway/H Gonzalez For the Period Ending 2/29/2020

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Monthly Year-to-Date

Year-to	o-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
338,878		6,993			34,988	34,627	34,902	4	5	5	35	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		
1 Bedroom	69	69	68	1				30	98.55%			552	541	98.01%		
2 Bedrooms	46	46	46						100.00%			368	364	98.91%		
3 Bedrooms	62	62	61	1				30	98.39%			496	482	97.18%		
4 Bedrooms	26	26	26						100.00%			208	197	94.71%		
Total	203	203	201	2				61	99.01%		:	1,624	1,584	97.54%		

San Antonio Housing Authority Property Management Monthly Report Wheatley/Olive Pk/Village East For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-Da	te
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Account Balances Actua				enue (Lost)	Renta	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
163,922		(5,708)			5,294	5,102	5,026	0	0	1	279	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	25	25	24	1				30	96.00%			200	189	94.50%		
3 Bedrooms	17	17	17						100.00%			136	132	97.06%		
4 Bedrooms	5	5	5						100.00%			40	40	100.00		
5 Bedrooms	3	3	3						100.00%			24	24	100.00		
Total	50	50	49	1				30	98.00%			400	385	96.25%		

San Antonio Housing Authority Property Management Monthly Report Converse Ranch I

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For the Period Ending 2/29/2020

				Monthly						Year-to-Date						
					o-Date											
Account Balances Co Oper Replacement Tenant				Actual Revenue (Lost) Due to Due to		Rental Income F 1/31/2020 12/31/20		11/30/2019	Preleased		ing Sumn Move		Lease Up			
Account	Reser	ves Re	ceivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days			
4,244	256		256						0	0	0	0	.00			
						Occi	ipancy Informa	tion								
						Current Montl	1					Yea	ır-to-Date			
Account	Total	Available	vailable Occupied		Mod	Offline/Fire	Agency	Vacant	Pct	Avg M	larket	Available	Occupied	Pct		
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ		
l Bedroom	10	10	10)					100.00%			80	79	98.75		
2 Bedrooms	9	9	9	1					100.00%			72	69	95.839		
3 Bedrooms	6	6	6	i					100.00%			48	45	93.75		
Total	25	25	25						100.00%			200	193	96.509		
				Maintenance	Summary					_						

San Antonio Housing Authority Property Management Monthly Report Converse Ranch II For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-	to-D	ate
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Account Balances			Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(7,083)								0	0	0	0	.00		

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	6	6	6						100.00%			48	48	100.00	
2 Bedrooms	10	10	10						100.00%			80	77	96.25%	
3 Bedrooms	5	5	5						100.00%			40	39	97.50%	
Total	21	21	21						100.00%			168	164	97.62%	

San Antonio Housing Authority Property Management Monthly Report East Meadows

3/6/2020

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For the Period Ending 2/29/2020

			_			Monthly					Year-to-E	ate		
A	Account Bala	ances			-to-Date venue (Lost)	Ren	al Income His	tory		Lea	ising Sumn	nary		
Co Oper Account	Replace Reser		Tenant Receivable	Due to Rate	Due to Occupanc	1/31/2020 y	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate		Traffic	Lease Up Days	
37,534			(1)						0	0	0	0	.00	
						Occu	pancy Informa	tion						
						Current Month						Ye	ar-to-Date	
Account Description	Total Units	Availab Units	-		Mod Units	Offline/Fire Units	Agency Unit	Vacant Days		Avg N Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3		3	3					100.00%			24	24	100.0
2 Bedrooms	25	2	25	22	3			91	88.00%			200	185	92.50%
3 Bedrooms	37	3	37	36	1			30	97.30%			296	292	98.65%
4 Bedrooms	6		6	6					100.00%			48	48	100.0
Total _	71		71	67	4			122	94.37%			568	549	96.65%

San Antonio Housing Authority Property Management Monthly Report Gardens at San Juan Square For the Period Ending 2/29/2020

3/6/2020

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Monthly	Year-to-Date

Year-	to-D	ate
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
190,174								0	0	0	0	.00

Occupancy Information

						Current Mont	h					Yea	ır-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	3	3	2	1				30	66.67%			24	22	91.67%
2 Bedrooms	33	33	32	1				30	96.97%			264	252	95.45%
3 Bedrooms	24	24	23	1				30	95.83%			192	186	96.88%
4 Bedrooms	3	3	3						100.00%			24	24	100.00
Total	63	63	60	3		=		91	95.24%			504	484	96.03%

San Antonio Housing Authority Property Management Monthly Report HemisView Village

3/6/2020

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For the Period Ending 2/29/2020

						Monthly					Year-to-I	Date		
Α	account Bal	ances		Year-t	o-Date enue (Lost)	Ren	tal Income His	tory		L	easing Sumi	narv		
Co Oper	Replace		enant	Due to	Due to	1/31/2020		11/30/2019	Prelease	l Notic	es Move		Lease Up	
17,723	Reser	ves Kee	ceivable	Rate	Occupancy	<u> </u>	_		Unit 0	to Vac	ate Outs 0	Traffic 0	.00	
						Occu	pancy Informa	ntion						
						Current Month						Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%			112	112	100.0
2 Bedrooms	26	26	26						100.00%			208	208	100.0
3 Bedrooms	9 49	9 49	49	_					100.00%			72 392	387	93.069
=			= = = = = = = = = = = = = = = = = = = =	= =====	= =====				100.0070			392		90.727
				Maintenance	Summary									

San Antonio Housing Authority Property Management Monthly Report Midcrown Seniors Pavillion For the Period Ending 2/29/2020

3/6/2020

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							Monthly					`	Year-to-D	ate		
A	Account Bal	lances			Year-t Actual Revo	o-Date enue (Lost)	Ren	al Income His	tory			Leasi	ng Sumn	ıary		
Co Oper	Replace	ement	Ten	nant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Prelea	sed	Notices	Move	-	Lease Up	
Account	Rese	rves	Recei	ivable	Rate	Occupancy				Uni	t _	to Vacate	Outs	Traffic	Days	
(13,852)										0		0	0	0	.00	
							Occu	pancy Inform	ation							
							Current Month							Yes	ar-to-Date	
Account	Total	Availa	able	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	g Ma	arket	Available	Occupied	Pct
Description	Units	Uni	its	Units	Units	Units	Units	Unit	Days	Occ	Rat	e R	Rate	Units	Units	Occ
1 Bedroom	20		20	20						100.00%				160	160	100.0
2 Bedrooms	19		19	19						100.00%				152	147	96.71
Total –	39		39	39						100.00%				312	307	98.40

San Antonio Housing Authority Property Management Monthly Report The Park at Sutton Oaks For the Period Ending 2/29/2020

3/6/2020

Year-to-Date

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Year	m +a	na	+0

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasi	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(6,886)		33						0	0	0	0	.00

Monthly

Occupancy Information

						Current Mont	h					Yea	ır-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%			40	40	100.00
2 Bedrooms	35	35	34	1				30	97.14%			280	264	94.29%
3 Bedrooms	7	7	7						100.00%			56	53	94.64%
4 Bedrooms	2	2	2						100.00%			16	16	100.00
Total	49	49	48	1				30	97.96%			392	373	95.15%

San Antonio Housing Authority Property Management Monthly Report Refugio

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For the Period Ending 2/29/2020

						Monthly					Y	/ear-to-D	ate		
Ac	count Bala	ances		Year-t	o-Date enue (Lost)	Rent	tal Income His	torv			Leasii	ng Sumn	narv		
Co Oper	Replace		enant	Due to	Due to	1/31/2020		11/30/2019	Preleas	ed N	otices	Move		Lease Up	
Account	Reser	ves Rec	eivable	Rate	Occupancy				Unit	to	Vacate	Outs	Traffic	Days	
(5,513)		(397)						0		0	0	26	15.00	
						Occu	pancy Informa	ation							
						Current Month							Ye	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Ma	rket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	ate	Units	Units	Occ
1 Bedroom	19	19	19						100.00%				152	152	100.0
2 Bedrooms	20	20	20						100.00%				160	160	100.0
3 Bedrooms	11	11	11						100.00%				88	83	94.32%
Total	50	50	50						100.00%				400	395	98.75%

San Antonio Housing Authority Property Management Monthly Report San Juan Square

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For the Period Ending 2/29/2020

						Monthly			Year-to-Date							
	account Dal			Year-to		Dow	tal Income His	town.		Laga	: S					
Account Balances Co Oper Replacement Tenant Account Reserves Receivable		eceivable	nant Due to		1/31/202		11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days				
(10,355) (190)		(190)			Ogga	ipancy Informa	0 0			0	.00					
						Current Month		ition				Ye	ar-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days		8	Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	13	13	13	3					100.00%			104	99	95.19		
2 Bedrooms	16	10	5 14	1 2				61	87.50%			128	119	92.97		
3 Bedrooms	17	13	17	7					100.00%			136	128	94.129		
Total _	46	40	44	1 2				61	95.65%			368	346	94.029		
				Maintenance	Summary					_						

San Antonio Housing Authority Property Management Monthly Report San Juan Square II For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Vea	r-to-	-Da	te

Account Balances Actual Rev				enue (Lost)		Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,061		(848)						0	0	0	0	.00

Occupancy Information

Current Month											Yea	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	2	2	2						100.00%			16	16	100.00
2 Bedrooms	24	24	22	2				61	91.67%			192	178	92.71%
3 Bedrooms	20	20	18	2				61	90.00%			160	153	95.63%
4 Bedrooms	2	2	2						100.00%			16	14	87.50%
Total	48	48	44	4				122	91.67%			384	361	94.01%

San Antonio Housing Authority Property Management Monthly Report Sutton Oaks Phase I For the Period Ending 2/29/2020

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Monthly Year-to-Date

Year-to-Date	e
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Account Balances Actual				ctual Revenue (Lost) Rental Income History					Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(6,818)		113						0	0	0	0	.00		

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	10	10	9	1				30	90.00%			80	78	97.50%	
2 Bedrooms	34	34	30	4				122	88.24%			272	260	95.59%	
3 Bedrooms	5	5	5						100.00%			40	40	100.00	
Total	49	49	44	5				152	89.80%			392	378	96.43%	

San Antonio Housing Authority Property Management Monthly Report The Alhambra

3/6/2020 Page -

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For the Period Ending 2/29/2020

							Year-to-Date								
Account Balances Co Oper Replacement Tenant Account Reserves Receivable						Rental Income History 1/31/2020 12/31/2019 11/30/2019		Unit to Vacate Out			Move Outs	ve Lease Up ts Traffic Days			
(3,907)									0		0	0	0	.00	
						Occu	pancy Inform	ation							
	_					Current Month	ı							ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	l Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ
Description	Units	Units	_ Cints	_ Cints	- Units			Days		Kate		<u> </u>	Units	- Cints	
1 Bedroom	9	,)	8 1				30	88.89%				72	64	88.89%
2 Bedrooms	5	:	5	5					100.00%				40	40	100.00
Total	14	1.	1 1	3 1				30	92.86%				112	104	92.86%
_															
				Maintenance	Cummany										
-				Maintenance	Summary										

San Antonio Housing Authority Property Management Monthly Report Wheatley Senior Living For the Period Ending 2/29/2020

3/6/2020

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Monthly	Year-to-Date

Account Balances Actual Revenue (enue (Lost)	Renta	l Income Hist	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(10,993)								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	41						100.00%			324	312	96.30%		
Total	41	41	41						100.00%			324	312	96.30%		

Account Balances

San Antonio Housing Authority Property Management Monthly Report Beacon

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For the Period Ending 2/29/2020

Monthly	Year-to-Date

Rental Income History

			Curr	ent Year			Last Year				Two Years A	go	
Operating	Replacement	Tenant	January	December	November	February	January	December	November	February	January	December	November
Account	Reserves	Receivable											
15,105,684	2,673,419	1,157,602	1,729,045	1,707,810	1,779,364	1,621,073	1,629,087	745,745	2,680,615	1,602,760	1,592,390	1,594,093	1,606,204

Occupancy Information

			Current Month							Last Month	l	Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ	
Efficiencies	112	112	106	6				94.64%	112	108	96.43%	896	846	94.42%	
1 Bedroom	1,614	1,614	1,460	154				90.46%	1,614	1,486	92.07%	12,912	11,969	92.70%	
2 Bedrooms	1,027	1,027	944	83				91.92%	1,027	933	90.85%	8,216	6,569	79.95%	
3 Bedrooms	159	159	145	14				91.19%	159	149	93.71%	1,272	1,328	104.40%	
4 Bedrooms								.00			.00		759	.00	
Total Units	2,912	2,912	2,655	257				91.17%	2,912	2,676	91.90%	23,296	21,471	92.17%	

4 Bedrooms

Total Units

1,660

1,660

1,549

San Antonio Housing Authority **Property Management Monthly Report** Beacon **SAHA Managed Properties**

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For the Period Ending 2/29/2020

		Monthly									Year-t	o-Date		
Acc	count Balar	ıces						Rental I	ncome Histo	ry				
				Cu	rrent Year			Last Yea	r			Two Years	Ago	
Operating	Replace	ement	Tenant	January	December	November	February	January	December	November	February	January	December	Novembe
Account	Reser	ves	Receivable											-
11,718,945	2,127,	185	819,796	997,374	980,053	1,065,025	911,370	915,322	35,750	1,999,782	944,692	945,425	953,446	962,763
						Oc	cupancy Info	rmation						
				Cu	rrent Month					Last Month			Year-to-Date	
Account	Total	Availab	ole Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	111	1	11 105	6				94.59%	111	107	96.40%	888	838	94.37%
1 Bedroom	809	8	09 751	58				92.83%	809	755	93.33%	6,472	6,104	94.31%
2 Bedrooms	644	6	44 609	35				94.57%	644	603	93.63%	5,152	3,921	76.11%
3 Bedrooms	96		96 84	12				87.50%	96	86	89.58%	768	852	110.94%

.00

1,660

93.31%

.00

13,280

93.43%

1,551

759

12,474

.00

93.93%

San Antonio Housing Authority Property Management Monthly Report SAHDC Bella Claire Apts. For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-to	o-Date
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A	Account Balances A			enue (Lost)	Renta	l Income Hist		Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to Due to		12/31/2019	12/31/2019 11/30/2019		Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
(7,279)	47,379	36,833			39,461	39,164	39,406	2	0	1	38	13.00	

Occupancy Information

Current Month												Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	27	27	25	2				61	92.59%			216	210	97.22%		
2 Bedrooms	40	40	39	1				30	97.50%			320	198	61.88%		
4 Bedrooms									.00				116	.00		
Total	67	67	64	3				91	95.52%		:	536	524	97.76%		

Co Oper

Account

2,269,764

Account Balances

Replacement

Reserves

32,398

Tenant

Receivable

100,351

San Antonio Housing Authority Property Management Monthly Report SAHFC Burning Tree For the Period Ending 2/29/2020

3/6/2020

.00

Year-to-Date

4

0

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Mon	thly	

69,456

Year-t	o-Date											
Actual Rev	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary							
Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up			
Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days			

68,690

0

0

Occupancy Information

66,148

	Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	84	84	74	10				304	88.10%			672	599	89.14%	
2 Bedrooms	24	24	23	1				30	95.83%			192	178	92.71%	
Total	108	108	97	11				335	89.81%			864	777	89.93%	

Maintenance Summary

55,459

(55,064)

San Antonio Housing Authority Property Management Monthly Report SAHFC Castlepoint For the Period Ending 2/29/2020

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Monthly

Year-to-Dat	t
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Ac	count Balances		Actual Revo	enue (Lost)	ue (Lost) Rental Income History						Leasing Summary			
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
552,206	66,415	190,731	35,407	(24,977)	126,045	128,756	122,232	8	7	6	210	2.00		

Occupancy Information

						Current Mont	n					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	24	24	23	1				30	95.83%			192	185	96.35%		
1 Bedroom	136	136	132	4				122	97.06%			1,088	1,058	97.24%		
2 Bedrooms	60	60	59	1				30	98.33%			480	291	60.63%		
3 Bedrooms									.00				174	.00		
Total	220	220	214	6				183	97.27%			1,760	1,708	97.05%		

San Antonio Housing Authority **Property Management Monthly Report** SAHFC Churchill Estates, LLC For the Period Ending 2/29/2020

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							Monthly			Year-to-Date						
					Year-to											
Co Oper	Account Bal Replace		Tenar	nt .	Actual Revenue (Lost) Due to Due to		1/31/2020	tal Income His 12/31/2019		Prelease		easing Sumi		Lease Up		
Account	Reser	ves	Receiva	able	Rate	Occupancy				Unit	to Vaca	ate Outs	Traffic	Days		
635,981	64,6	09	76,21	5			34,214	33,161	32,681	0	0	0	56	1.00		
							Occu	pancy Inform	ation							
							Current Month						Y	ear-to-Date		
Account	Total	Availa	ble O	ccupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Uni	ts	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
2 Bedrooms	40		40	39	1				30	97.50%			320) 197	61.56%	
4 Bedrooms										.00				120	.00	
Total _	40		40	39	1				30	97.50%			320	317	99.06%	
=																
							_									
				N	Maintenance S	Summary										

San Antonio Housing Authority Property Management Monthly Report Claremont

3/6/2020

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For the Period Ending 2/29/2020

							Monthly			Year-to-Date								
A	Account Bal	ances			Year-t		Rent	al Income His	tory			Leasii	ng Summ	ıary				
		Tenan Receiva		Due to Rate	Due to Occupancy	1/31/2020			Prelease Unit	ed Not	tices Move		Traffic	Lease Up Days				
36,295			7,190	0	2,682		3,334	3,334	3,334	0)	0	0	.00			
							Occup	pancy Inform	ation									
						C	urrent Month							Ye	ar-to-Date			
Account Description	Total Units	Availa Uni		Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ		
3 Bedrooms	4		4	4						100.00%				32	32	100.0		
Total =	4		4	4						100.00%		_		32	32	100.0		
				N	Taintenance	Summary												

San Antonio Housing Authority **Property Management Monthly Report** Converse Ranch I LLC For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-to	-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
996,236	454,216	78.244	55,386	(39,916)	89,606	84,942	81.928	0	0	2	0	.00	

Occupancy Information

Current Month											Yea	Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	60	60	58	2				61	96.67%			480	458	95.42%
2 Bedrooms	48	48	44	4				122	91.67%			384	356	92.71%
3 Bedrooms	16	16	16						100.00%			128	118	92.19%
Total	124	124	118	6				183	95.16%			992	932	93.95%

San Antonio Housing Authority Property Management Monthly Report Converse Ranch II, LLC For the Period Ending 2/29/2020

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Year-to-Date

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Monthly		

			Year-t	o-Date								
A	ccount Balances		Actual Revo	enue (Lost)	Rental Income History Leasing Summary							
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
103 311		54 197	(89 972)	112 370	71 081	74 349	73.737	0	0	4	0	00

Occupancy Information

						Current Montl	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	48	48	44	4				122	91.67%			384	353	91.93%
2 Bedrooms	40	40	36	4				122	90.00%			320	296	92.50%
3 Bedrooms	16	16	14	2				61	87.50%			128	122	95.31%
Total	104	104	94	10				304	90.38%		:	832	771	92.67%

San Antonio Housing Authority Property Management Monthly Report SAHDC Dietrich Road For the Period Ending 2/29/2020

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Monthly	Year-to-Date

o-Date

Ac	count Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
101,415		54,947			15,593	16,800	14,677	0	1	2	15	.00	

Occupancy Information

						Current Montl	'n					Yea	r-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	16	2				61	88.89%			144	80	55.56%
3 Bedrooms	12	12	10	2				61	83.33%			96	49	51.04%
4 Bedrooms									.00				75	.00
Total _	30	30	26	4				122	86.67%			240	204	85.00%

San Antonio Housing Authority Property Management Monthly Report SAHFC Encanta Villas For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-Date	•
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	Ac	count Balances		Actual Revenue (Lost)		Renta	Rental Income History			Leasing Summary					
	Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
	Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Davs		
_	Account	Teser ves	Receivable	Rate	Occupancy					to ruente	Outs	Traine	24,5		

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	56	56	53	3				91	94.64%			448	260	58.04%
4 Bedrooms									.00				155	.00
Total	56	56	53	3				91	94.64%			448	415	92.63%

San Antonio Housing Authority Property Management Monthly Report Homestead

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For the Period Ending 2/29/2020

-Date

	Account Balances				Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co	Oper I	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Acc	count	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
		reserves	Receivable	itate	Occupancy					to ruente	0445	Traine	24,5		

Monthly

Occupancy Information

						Current Mont	n					Yea	ır-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	17	17	15	2				61	88.24%			136	126	92.65%
1 Bedroom	70	70	63	7				213	90.00%			560	532	95.00%
2 Bedrooms	46	46	44	2				61	95.65%			368	352	95.65%
3 Bedrooms	24	24	18	6				183	75.00%			192	169	88.02%
Total	157	157	140	17				517	89.17%			1,256	1,179	93.87%

San Antonio Housing Authority Property Management Monthly Report SAHFC La Providencia For the Period Ending 2/29/2020

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Monthly Year-to-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
113,012	27,586	33,580			45,312	47,598	57,375	5	11	3	90	14.00

Occupancy Information

						Current Mont	n				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	34	34	32	2				61	94.12%			272	259	95.22%		
1 Bedroom	32	32	30	2				61	93.75%			256	249	97.27%		
2 Bedrooms	24	24	23	1				30	95.83%			192	116	60.42%		
4 Bedrooms									.00				63	.00		
Total	90	90	85	5				152	94.44%			720	687	95.42%		

San Antonio Housing Authority Property Management Monthly Report Pecan Hill

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For the Period Ending 2/29/2020

						Monthly						Year-to-Date								
A	.ccount Bal	ances			Year-to		Rent	al Income His	itory			Leasi	ng Summ	arv						
Co Oper Account	Replace	ement		nant ivable	Due to Rate	Due to Occupancy	1/31/2020			Preleas		Notices Vacate	Move Outs	-	Lease Up Days					
1,103,183				379			25,992	26,086	26,020	1		0	0	23	.00					
							Оссиј	oancy Inform	ation											
						(Current Month							Yea	ar-to-Date					
Account Description	Total Units	Availa Unit		Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		arket Late	Available Units	Occupied Units	Pct Occ				
Efficiency	18		18	18						100.00%				144	129	89.58%				
1 Bedroom	78		78	71	7				213	91.03%				624	577	92.47%				
2 Bedrooms	4		4	4						100.00%				32	20	62.50%				
4 Bedrooms										.00					12	.00				
Total _	100		100	93	7				213	93.00%				800	738	92.25%				

San Antonio Housing Authority Property Management Monthly Report Sendero I PFC (Crown Meadows) For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to	-Date
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2,039,382	139,158	199,647			165,001	164,140	240,622	8	0	11	0	.00

Occupancy Information

						Year-to-Date								
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	70	70	56	14				426	80.00%			560	490	87.50%
2 Bedrooms	98	98	89	9				274	90.82%			784	743	94.77%
3 Bedrooms	24	24	22	2				61	91.67%			192	188	97.92%
Total	192	192	167	25				760	86.98%			1,536	1,421	92.51%

San Antonio Housing Authority Property Management Monthly Report Sunshine Plaza For the Period Ending 2/29/2020

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						Monthly		·			Y	ear-to-D	ate		
				Year-to-											
Co Oper Account	Account Bal Replace Reser	ment T	enant eivable	Actual Rever Due to Rate	Due to Occupancy	1/31/2020	tal Income His 0 12/31/2019		Prelease		ices	Move Outs		Lease Up Days	
1,274,217			5,458			24,973	24,748	26,131	1			1	3	124.00	
						Occi	pancy Inform	ation							
						Current Month	1						Ye	ar-to-Date	
Account	Total	Available	Occupied		Mod	Offline/Fire	Agency	Vacant	Pct	Avg		rket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	ate	Units	Units	Occ
Efficiency	18	18	17	1				30	94.44%				144	139	96.53
1 Bedroom	82	82	79	3				91	96.34%				656	647	98.639
Total _	100	100	96	4				122	96.00%				800	786	98.25
Total =	100	100	96	4				122	96.00%				800	786	
]	Maintenance S	Summary	_									

San Antonio Housing Authority Property Management Monthly Report SAHFC Towering Oaks, LLC For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-to	o-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta		Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
984,317	218,341	28,729			102,847	99,325	98,914	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	62	2				61	96.88%			512	484	94.53%
2 Bedrooms	64	64	63	1				30	98.44%			512	441	86.13%
Total	128	128	125	3				91	97.66%			1,024	925	90.33%

San Antonio Housing Authority Property Management Monthly Report SAHFC Vera Cruz For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-	to-D	ate
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A	ccount Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
185,247		13,010	(1.343)	(1,598)	15,005	15,005	14,782					.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	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	27						100.00%			216	214	99.07%
2 Bedrooms	2	2	1	1				30	50.00%			16	15	93.75%
Total	29	29	28	1				30	96.55%			232	229	98.71%

San Antonio Housing Authority Property Management Monthly Report Villa De Valencia For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-	to-D	ate
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Ac	ccount Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(6,074)	250,757	72,263			40,259	26,612	39,737	0	15	1	31	69.00		

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	24	24	24						100.00%			192	183	95.31%
2 Bedrooms	80	80	76	4				122	95.00%			640	378	59.06%
4 Bedrooms									.00				218	.00
Total	104	104	100	4				122	96.15%			832	779	93.63%

San Antonio Housing Authority Property Management Monthly Report Warren House

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For the Period	Ending	2/29/2020

			_				<u> </u>	Year-to-E	Pate						
Α	Account Ba	lances			-to-Date venue (Lost)	Ren	al Income His	story			Leasi	ng Sumn	narv		
Co Oper Account	Replac	ement	Tenant Receivable	Due to Rate	Due to Occupancy	1/31/2020	12/31/2019	11/30/2019	Prelease Unit		otices Vacate	Move Outs	Traffic	Lease Up Days	
(1,107)			6,257			3,682	3,014	3,014	0		0	0	0	.00	
						Occu	pancy Inform	ation							
						Current Month							Ye	ar-to-Date	
Account Description	Total Units	Availab Units	•		Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		ate	Available Units	Occupied Units	Pct Occ
1 Bedroom	7		7	6	1			30	85.71%				56	50	89.299
Total _	7		7	6	1			30	85.71%				56	50	89.29%
				Maintenand	ee Summary										

3 Bedrooms

Total Units

63

1,252

63

1,252

61

1,106

2

146

San Antonio Housing Authority **Property Management Monthly Report** Beacon

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Third Party Managed Properties
For the Period Ending 2/29/2020

							Monthly			_		Year-te	o-Date		
Acc	count Balar	ıces							Rental I	ncome Histor	ry				
					Cui	rent Year			Last Yea	r			Two Year	es Ago	
Operating	Replace	ment	Ter	nant	January	December	November	February	January	December	November	February	Januar	y December	November
Account	Reser	ves	Rece	ivable											
3,386,739	522,2	234	3:	37,806	731,671	727,757	714,339	709,702	713,764	709,995	680,833	658,069	646,965	640,647	643,441
							Oc	cupancy Info	rmation						
					Cu	rrent Month					Last Month			Year-to-Date	
Account	Total	Avail	able	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Uni	its	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	1		1	1					100.00%	1	1	100.00%	8	8	100.00%
1 Bedroom	805		805	709	96				88.07%	805	731	90.81%	6,440	5,865	91.07%
2 Bedrooms	383		383	335	48				87.47%	383	330	86.16%	3,064	2,648	86.42%

96.83%

88.34%

63

1,252

63

1,125

100.00%

89.86%

504

10,016

476

8,997

94.44%

89.83%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Cottage Creek I For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-	Date
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Acc	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
185,681	180,511				98,392	112,936	99,336	0	1	13	0	.00

Occupancy Information

						Current Montl	'n					Yea	r-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	188	188	167	21				639	88.83%			1,504	1,384	92.02%
2 Bedrooms	64	64	56	8				243	87.50%			512	466	91.02%
3 Bedrooms	1	1	1						100.00%			8	8	100.00
Total _	253	253	224	29				882	88.54%			2,024	1,858	91.80%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Cottage Creek II For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-to-Date	
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
387,337	146,300				71,635	66,803	61,357	0	4	5	0	.00

Occupancy Information

						Current Month	h					Yea	r-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	1	1	1						100.00%			8	8	100.00
1 Bedroom	194	194	157	37				1,125	80.93%			1,552	1,304	84.02%
2 Bedrooms	1	1		1				30	.00			8	7	87.50%
Total	196	196	158	38				1,156	80.61%			1,568	1,319	84.12%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Courtland Heights For the Period Ending 2/29/2020

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Monthly	Year-to-Date

-Date

Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
2,085	16,800				45,984	43,927	44,609	0	1	0	0	.00	

Occupancy Information

		Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 D. J	24	24	22	2				<i>(</i> 1	01 (70/			102	104	05.920/		
1 Bedroom	24	24	22	2				61	91.67%			192	184	95.83%		
2 Bedrooms	24	24	20	4				122	83.33%			192	165	85.94%		
3 Bedrooms	8	8	7	1				30	87.50%			64	59	92.19%		
Total	56	56	49	7				213	87.50%			448	408	91.07%		

San Antonio Housing Authority Property Management Monthly Report SAHFC Monterrey Park For the Period Ending 2/29/2020

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Year-to-Date

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Monthly

	Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	tory	Leasing Summary					
_	Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up	
	Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
	224,795	61,304	(660)	39,887	(33,722)	135,290	134,909	136,240	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	110	2				61	98.21%			896	870	97.10%	
2 Bedrooms	88	88	83	5				152	94.32%			704	672	95.45%	
Total	200	200	193	7				213	96.50%			1,600	1,542	96.38%	

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San Antonio Housing Authority Property Management Monthly Report Reagan West Apts. For the Period Ending 2/29/2020

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Monthly	Year-to-Date
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Year-	to-D	ate
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2019	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
3,381	101,206				2,303	3,171	2,919	0	0	0	2	.00

Occupancy Information

	Current Month											Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			24	24	100.00
2 Bedrooms	8	8	7	1				30	87.50%			64	57	89.06%
3 Bedrooms	4	4	4						100.00%			32	29	90.63%
Total	15	15	14	1				30	93.33%			120	110	91.67%

Maintenance Summary

R55PMMR SAHA010

San Antonio Housing Authority Property Management Monthly Report Woodhill Apts. PFC For the Period Ending 2/29/2020

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						Monthly					Year-to-L	Pate		
A	account Bal	ances		Year-to		Ren	tal Income His	torv		Leas	ing Sumn	narv		
Co Oper Account	Replace	ement T	enant eeivable	Due to	Due to Occupancy	1/31/2020			Prelease Unit		Move Outs	•	Lease Up Days	
2,583,460	411,9					378,067	366,012	369,878	6	20	9	33	14.00	
						Оссі	pancy Inform	ation						
						Current Month	1					Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ		arket Rate	Available Units	Occupied Units	Pet Occ
1 Bedroom	284	284	250	34				1,034	88.03%			2,272	2,099	92.39%
2 Bedrooms	198	198	169	29				882	85.35%			1,584	1,281	80.87%
3 Bedrooms	50	50	49	1				30	98.00%			400	380	95.00%
	532	532	468	64				1,947	87.97%			4,256	3,760	88.35%

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending February 29, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, Unrestricted 9,356,375 = 2.04									
	Curr Liab Exc Curr Prtn LTD (4,595,042)									
50	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fund Balance 4,368,215									
	Average Monthly Operating 3,236,766 = 1.35									
	and Other Expenses IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)									
	2.47 IR >= 1.25									
	Tenant Receivable (TR)									
	Tenant Receivable 205 475									
	16141111111111111111111111111111111111									
	Days Receivable Outstanding: 9.36									
SS	Accounts Payable (AP)									
MASS	Accounts Payable (2,031,922) = 0.63									
	Total Operating Expenses 3,236,766 IR < 0.75									
	Occupancy Loss Occ %									
	Current Month 7.08% 96.11%									
	Year-to-Date 7.79% 95.96% IR >= 0.98									
	FASS KFI MP MASS KFI MP									
	QR 12.00 12 Accts Recyble 5.00 5									
	MENAR 6.51 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16									

FASS	KFI	MP	MASS	KFI	MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.51	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.51	25	Total Points	17.00	25

C	apital Fund Occi	ıpancy
	5.00	

Excess Cas	h
1,118,471	

Average Dwelling Rent									
Actual/UML	7,390,827	44,632	165.59						
Budget/UMA	7,128,203	46,512	153.26						
Increase (Decrease)	262,625	(1,880)	12.34						

Expense	Amount	Percent
Salaries and Benefits	\$ 154.11	27.86 %
Supplies and Materials	36.94	6.68
Fleet Costs	2.76	0.50
Outside Services	125.14	22.63
Jtilities	72.66	13.14
Protective Services	4.77	0.86
nsurance	24.80	13.22
Other Expenses	23.25	4.20
Total Average Expense	\$ 444.44	89.09 %

Last Tear										
Quick Ratio (QR)										
Current Assets, Unrestricted	3,821,006	= 1.04								
Curr Liab Exc Curr Prtn LTD	(3,667,187)	IR >= 2.0								

Months Expendable Net A	ssets Ratio (N	IEN/	AR)
Expendable Fund Balance	153,819	_	0.05
Average Monthly Operating	3,142,393		0.00
and Other Expenses		IF	R >= 4.0

Debt Service Coverage Ratio (DS	CR)
-8.79	IR >= 1.25

Tenant	Receivabl	e (TR)	
Tenant Receivable	3	10,982	= 0.04
Total Tenant Revenue	7,6	92,123	IR < 1.50
Days Receiva	able Outsta	nding: 10	0.09
Accou	nts Payab	le (AP)	
Accounts Payable	(1,5	30,720)	- 0.49
Total Operating Exper	nses 3,1	42,393	IR < 0.75
Occupancy	Loss	Occ %	
Current Month	8.00 %	95.14%	

FASSI	KFI	MP	MASS	KFI	MP
QR	7.40	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	7.40	25	Total Points	17.00	25

8.07 %

Year-to-Date

Capital Fund Occupancy
5.00

95.12%

IR >= 0.98

Excess Cash
(3,006,152)

Average Dwelling Rent			
Actual/UML	6,948,699	45,131	153.97
Budget/UMA	6,940,348	47,445	146.28
Increase (Decrease)	8,350	(2,314)	7.69

PUM / Percentage of Revenue				
Expense	ļ	Amount	Percent	
Salaries and Benefits	\$	146.95	28.63%	
Supplies and Materials		34.15	6.65	
Fleet Costs		2.75	0.54	
Outside Services		121.45	23.66	
Utilities		72.05	14.14	
Protective Services		4.23	0.82	
Insurance		18.52	14.14	
Other Expenses		43.70	8.51	
Total Average Expense	\$	443.80	97.11%	

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending February 29, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 3/6/2020 5:28:53PM

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 is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.
- 8. Accounts Payable measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.
- 9. Occupancy Loss measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.
- 10. Occupancy % (Occ %) emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.
- 11. Excess Cash represents the sum of certain current asset accounts less the sun of all current 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..."

2.06

IR >= 4.0

IR >= 1.25

0.08

0.40

IR < 0.75

IR >= 0.98

MP 5

16 25

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Alazan/Guadalupe - 741 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,493,123 = 2.84	Current Assets, Unrestricted 1,203,912
	Curr Liab Exc Curr Prtn LTD (525,225) $ R\rangle = 2.04$	${\text{Curr Liab Exc Curr Prtn LTD}} = \frac{3.1}{ R }$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 860,278	Expendable Fund Balance 820,837 = 2.0
Ī	Average Monthly Operating 416,927 and Other Expenses	Average Monthly Operating 397,919 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	2.00 IR >= 1.25	23.30 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 65,491 = 0.07	Tenant Receivable 72,070 = 0.0
	Total Tenant Revenue 930,443 IR < 1.50	Total Tenant Revenue 931,508 IR < 1.5
	Days Receivable Outstanding: 17.84	Days Receivable Outstanding: 19.13
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (164,852) = 0.40	Accounts Payable (157,935) = 0.4
	Total Operating Expenses 416,927 IR < 0.75	Total Operating Expenses 397,919 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.67% 94.46% Year-to-Date 6.76% 93.36% IR >= 0.98	Current Month 6.75 % 93.38% Year-to-Date 6.71 % 93.41% IR >= 0.9
	FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recyble 5.00 5	FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recyble 5.00 5
	MENAR 7.56 11 Accts Payable 4.00 4	MENAR 7.56 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 4.00 16	DSCR 2.00 2 Occupancy 4.00 16
	Total Points 21.56 25 Total Points 13.00 25	Total Points 21.56 25 Total Points 13.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

 Excess Cash
441,296
Average Dwelling Rent

Average	Dwelling Ro	ent	
Actual/UML	874,677	5,527	158.26
Budget/UMA	802,611	5,920	135.58
Increase (Decrease)	72,066	(393)	22.68

PUM / Percentage of Revenue				
Expense	1	Amount	Percent	
Salaries and Benefits	\$	167.75	27.44 %	
Supplies and Materials		44.59	7.29	
Fleet Costs		4.13	0.68	
Outside Services		146.80	24.02	
Utilities		66.71	10.91	
Protective Services		6.64	1.09	
Insurance		24.53	10.91	
Other Expenses		21.29	3.48	
Total Average Expense	\$	482.43	85.82 %	

Excess Cash	
420,715	

Average Dwelling Rent										
Actual/UML	847,898	5,530	153.33							
Budget/UMA	682,628	5,920	115.31							
Increase (Decrease)	165,270	(390)	38.02							

PUM / Percentage of Revenue										
Expense	,	Amount	Percent							
Salaries and Benefits	\$	167.62	28.05%							
Supplies and Materials		41.69	6.98							
Fleet Costs		4.62	0.77							
Outside Services		125.02	20.92							
Utilities		63.40	10.61							
Protective Services		5.62	0.94							
Insurance		19.58	10.61							
Other Expenses		21.09	3.53							
Total Average Expense	\$	448.64	82.40%							

1.07

IR >= 4.0

IR >= 1.25

-0.01

0.60

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Blanco/San Pedro Arms - 116 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.56}{(82,279)} = \frac{2.56}{ R }$	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{1.6}{(86,739)}$
	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 128,186	Expendable Fund Balance 56,361
_	Average Monthly Operating 56,883 = 2.25 and Other Expenses	Average Monthly Operating 52,854 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (2,498) = -0.01	Tenant Receivable (1,449) = -0.0
	Total Tenant Revenue 238,851 IR < 1.50	Total Tenant Revenue 231,203 IR < 1.8
	Days Receivable Outstanding: -2.72	Days Receivable Outstanding: -1.59
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (22,798) = 0.40	Accounts Payable (31,547) = 0.6
	Total Operating Expenses 56,883 IR < 0.75	Total Operating Expenses 52,854 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.72% 98.28%	Current Month 4.31 % 95.69%
	Year-to-Date 2.91% 97.09% IR >= 0.98	Year-to-Date 3.88 % 96.12% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5	QR 10.32 12 Accts Recvble 5.00 5
	MENAR 7.84 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 6.10 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 21.84 25 Total Points 21.00 25	Total Points 18.42 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

MENAR 7	.00 12 .84 11 .00 2	Accts Recv Accts Paya Occupancy Total Points	ble 4. 12.		5 4 16 25	QR MENAR DSCR Total Points	10.32 6.10 2.00 18.42	12 11 2 25	Accts Recvble Accts Payable Occupancy Total Points		0 4
Capital Fund Occupancy 5.00							Capit		und Occupancy	1	
		ess Cash 71,195						Exce	ess Cash 3,275		
Д	verage	Dwelling Re	nt				Aver	age	Dwelling Rent		
Actual/UML Budget/UMA Increase (Decr	ease)	220,051 228,756 (8,705)	901 928 (27)	244.2 246.3 (2.2	50	Actual/UML Budget/UMA Increase (Dec	crease)	2	32,689 9		245.56 250.74 (5.18)
PUM	/ Perce	ntage of Rev	enue/			Р	UM / Pe	rcer	tage of Reven	ne	
Expense Amount Percent Salaries and Benefits \$ 95.76 18.78 %						Expense Salaries and I	Benefits		Amount Per \$ 84.79	cent 18.57	 %

PUM / Percer	ntage of Rev	venue	PUM / Perc	enta	ge of Re	venue
xpense	Amount	Percent	Expense		Amount	Percent
alaries and Benefits	\$ 95.76	18.78 %	Salaries and Benefits	\$	84.79	18.57%
Supplies and Materials	23.52	4.61	Supplies and Materials		19.32	4.23
Fleet Costs	0.00	0.00	Fleet Costs		0.76	0.17
outside Services	145.16	28.47	Outside Services		128.83	28.22
Itilities	122.34	23.99	Utilities		127.21	27.86
rotective Services	0.00	0.00	Protective Services		0.00	0.00
nsurance	13.98	23.99	Insurance		11.33	27.86
Other Expenses	18.66	3.66	Other Expenses		24.93	5.46
Total Average Expense	\$ 419.42	103.51 %	Total Average Expense	\$	397.18	112.38%

= -1.05

IR >= 2.0

-1.88 IR >= 4.0

IR >= 1.25

= -1.03 IR < 1.50

= 0.54 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 20 Units Period Ending February 29, 2020

			Thi	is Year								La	st Year			
		Q	uick	Ratio (0	QR)						Q	uick	Ratio (QR)		
	Current Ass	sets, Uni	estri	cted	90,36	3 =	37.30		Cu	rrent Ass	ets, Unr	estric	ted	(9,19	7) _	-1.0
	Curr Liab E	xc Curr	Prtn I	_TD	(2,42	3) //	R >= 2.0		Cu	rr Liab E	xc Curr F	Prtn L	TD	(8,75	5) =	-1.0: R >= 2.
S	Months E	xpenda	ble N	let Asse	ets Ratio	(MENA	AR)		N	/lonths E	Expenda	ble N	et Ass	ets Ratio	(MEN	AR)
FASS	Expendabl	e Fund I	Balar	ice	87,94	0 _	10.56		Ex	pendable	Fund B	alanc	е	(17,95	2) _	-1.8
	Average M and Other			ting	7,00		12.56 R >= 4.0				onthly Op Expenses		ng	9,52		۲.00 .2 >= 4
	Debt	t Servic	e Co	verage l	Ratio (DS	CR)				Deb	t Servic	e Co	verage	Ratio (D	SCR)	
				0.00		IR	>= 1.25						0.00		IR	>= 1.2
		Tena	nt Re	eceivabl	le (TR))			Tena	nt Re	ceivab	le (TR)		
	Tenant Re	ceivable			(591)	_	-2.46		Te	nant Rec				(591)	_	-1.0
	Total Tena	nt Reve	nue		240		R < 1.50		To	tal Tenar	nt Reveni	ue		572		R < 1.5
	Days	Receiv	able	Outstan	iding: -5	98.39				Days	s Receiv	able	Outsta	nding: -2	251.07	
SS		Acco	unts	Payable	e (AP)						Acco	ounts	Payab	le (AP)		
MASS	Accounts F	Payable			(364)	_	0.05		Ac	counts P	ayable			(5,182)		0.5
	Total Oper	ating Ex	pens	es	7,003	IF	R < 0.75		Tot	tal Opera	iting Exp	ense	S	9,528	= //	R < 0.7
	Occupano	су		oss	Occ %	_				Occupai	псу		oss	Occ %	_	
	Current Mo			.00%	0.009					rrent Mo			.00 %	0.00%		
	Year-to-Da	ite	0	.00%	0.00%	6 IR	>= 0.98	J	Ye	ar-to-Dat	e	0	.00 %	0.00%	o IR	>= 0.9
	FASS	KFI	MP		MASS	KFI	MP			FASS	KFI	MP		MASS	KFI	MP
	QR	12.00	12	Accts F		5.00	5		QR		0.00			Recvble	5.00	5
	MENAR DSCR	11.00 2.00	11 2	Accts F	Payable	4.00 0.00			MEI DS	NAR	0.00 2.00	11 2		Payable	4.00 0.00	4 16
													Occup			
	Total Points	25.00	25	Total P	oints	9.00	25	J	lota	al Points	2.00	25	Total F	Points	9.00	25
		Capit	al Fu	nd Occ	upancy)			Capit	tal Fu	ınd Oc	cupancy		
			5	.00				J				5.	00			
1																
		_							$\overline{}$							

80,	,935		
Average Dw	velling Re	ent	
Actual/UML	0	0	0.00
Budget/UMA	0	160	0.00
Increase (Decrease)	0	(160)	0.00

PUM / Percentage of Revenue									
Expense	1	Amount	Percent						
Salaries and Benefits	\$	0.00	2.36 %						
Supplies and Materials		0.00	0.00						
Fleet Costs		0.00	0.00						
Outside Services		0.00	39.35						
Utilities		0.00	0.33						
Protective Services		0.00	0.00						
Insurance		0.00	0.33						
Other Expenses		0.00	0.98						
Total Average Expense	\$	0.00	43.35 %						

	5.00		
Ex	cess Cash		
	(27,490)		
Averag	je Dwelling F	Rent	
Actual/UML	(1,390)	0	0.00
Budget/UMA	0	384	0.00
Increase (Decrease)	(1,390)	(384)	0.00
PUM / Perc	entage of Re	evenue	
Expense	Amount	Percent	
Salarias and Danofita	¢ 0.00	20.000	,

ntage	or Ke	venue	
Ar	nount	Percent	
\$	0.00	30.98%	
	0.00	0.00	
	0.00	0.00	
	0.00	318.59	
	0.00	37.21	
	0.00	1.36	
	0.00	37.21	
	0.00	11.76	
\$	0.00	437.12%	
	Ar \$	* 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 318.59 0.00 37.21 0.00 1.36 0.00 37.21 0.00 11.76

KFI - FY Comparison for Cassiano Homes - 499 Units Period Ending February 29, 2020

		Th	is Yea	ır										
	Quick Ratio (QR)													
	Current Assets, U	cted	844,30	09 _	1.70									
	Curr Liab Exc Cui	rr Prtn	LTD	(497,50	11)	>= 2.0								
	Months Expendable Net Assets Ratio (MENAR)													
FASS	Expendable Fund			292,22		11,								
ıı.	Average Monthly			332,73	 =	0.88								
	and Other Expen	ses			IR	>= 4.0								
	Debt Serv	ice Co	verag	e Ratio (D	SCR)									
			-6.81		IR >	>= 1.25								
	Tenant Receivable (TR)													
	Tenant Receivab	17,026	_	0.05										
	Total Tenant Rev	- IR	< 1.50											
	Days Receivable Outstanding: 11.79													
MASS	Acc	Accounts Payable (AP)												
×	Accounts Payabl	(149,508)	=	0.45										
	Total Operating I	Expens	es	332,737	IR	< 0.75								
	Occupancy	L	.oss	Occ %	<u>6</u>									
	Current Month	_	5.21%	95.75										
	Year-to-Date	5	5.29%	95.67	% IR	>= 0.98								
	FASS KFI	MP		MASS	KFI	MP								
	QR 10.5			Recyble	5.00	5								
	MENAR 0.00 DSCR 0.00			s Payable pancy	4.00 8.00	4 16								
	Total Points 10.5			Points	17.00	25								
					17.00									
	Cap	oital Fu	ınd Od	ccupancy										

	Qı	uick F	Ratio (0	QR)		
Current As	sets, Unre	estrict	ted	867,59	2 =	1.90
Curr Liab I	Exc Curr F	Prtn L	TD	(456,48	1)	? >= 2.0
Months	Expenda	ble N	et Asse	ets Ratio	(MENA	NR)
Expendab	le Fund Ba	alance	е	411,11	1 _	4.05
Average Monthly Operating 304					9 =	1.35
and Other	Expenses	3			IF	? >= 4.0
De	bt Servic	e Cov	/erage	Ratio (D	SCR)	
		-	15.26		IR	>= 1.25
	Tenai	nt Re	ceivabl	le (TR)		
Tenant Re	ceivable			26,677	=	0.06
Total Tena	ınt Revenı	ле	4	24,153		2 < 1.50
Da	ys Receiv	vable	Outsta	inding:	16.44	
	Acco	unts	Payab	le (AP)		
Accounts Payable (279,894) _ 0.92						
Total Oper	ating Exp	enses	3	04,309	= IF	2 < 0.75
Occupa	ıncy	L	.oss	Occ %		
Current M	onth	7.	.41 %	93.52%	, 0	
Year-to-Da	ate	5.	.91 %	95.04%	IR:	>= 0.98
FAS	S KFI	MP		MASS	KFI	MP
QR	11.52	12		Recvble	5.00	5
MENAR	6.51			Payable	2.00	4
DSCR	0.00	2	Occup	-	8.00	16
Total Point	s 18.04	25	Total F	oints	15.00	25
	Capit	al Fu	nd Occ	cupancy		
		5.	00			
		Exce	ss Cas	h		

Last Year

	(42,113)		
Average	Dwelling Re	ent	
Actual/UML	343,258	3,781	90.79
Budget/UMA	378,033	3,952	95.66
Increase (Decrease)	(34,775)	(171)	(4.87)
DIIM / Porce	entage of Po	vonuo	

Excess Cash

5.00

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	167.11	27.50 %	
Supplies and Materials		58.99	9.71	
Fleet Costs		4.32	0.71	
Outside Services		179.75	29.58	
Utilities		91.85	15.11	
Protective Services		9.46	1.56	
Insurance		35.76	15.11	
Other Expenses		20.14	3.31	
Total Average Expense	\$	567.38	102.58 %	

		•					
Total Points 18.04	25 Total Poin	its 15.00 25					
Capital Fund Occupancy							
	5.00						
Excess Cash							
	105,091						
Average Dwelling Rent							
Actual/UML	351,653	3,756 93.62					
Budget/UMA	385,970	3,952 97.66					
Increase (Decrease)	(34,317)	(196) (4.04)					
PUM / Percentage of Revenue							
Expense	Amount	Percent					
Salaries and Benefits	\$ 151.10	24.84%					

53.28

196.56

77.69

11.08

26.03

22.25

\$ 542.45

4.46

8.76

0.73

32.31

12.77

1.82 12.77

3.66

97.66%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0.47

IR >= 4.0

IR >= 1.25

0.09 IR < 1.50

0.51

IR < 0.75

IR >= 0.98

MP 5

16

IR >= 2.0

KFI - FY Comparison for Cheryl West/TL Shaley - 148 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 45,683 = 0.44	Current Assets, Unrestricted 120,122
	Curr Liab Exc Curr Prtn LTD (102,663) $_{IR} >= 2.0$	${\text{Curr Liab Exc Curr Prtn LTD}} = 1.5$ ${ R } = 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (56,981)	Expendable Fund Balance 41,660 = 0,4
	Average Monthly Operating 96,378 = -0.59 and Other Expenses	Average Monthly Operating 89,278 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 31,145 = 0.15	Tenant Receivable 20,452 = 0.0
	Total Tenant Revenue 204,110 IR < 1.50	Total Tenant Revenue 221,086 IR < 1.8
	Days Receivable Outstanding: 38.97	Days Receivable Outstanding: 23.15
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (34,166) = 0.35	Accounts Payable (45,696) = 0.5
	Total Operating Expenses 96,378 IR < 0.75	Total Operating Expenses 89,278 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.41% 95.24% Year-to-Date 5.83% 95.79% IR >= 0.98	Current Month 6.08 % 95.86% Year-to-Date 7.77 % 94.14% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 2.00 5	QR 9.75 12 Accts Recvble 0.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16
	Total Points 2.00 25 Total Points 14.00 25	Total Points 11.75 25 Total Points 12.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Capital	Capital Fund Occupancy					
	5.00					
E	xcess Cash					
(47,928)						
Avera	ge Dwelling	Rent				
Actual/UML	198,066	1,092	181.38			
Budget/UMA	176,667	1,160	152.30			
Increase (Decrease)	21,399	(68)	29.08			

PUM / Percentage of Revenue						
Expense Amount Percent						
Salaries and Benefits	\$	201.16	35.25 %			
Supplies and Materials		67.29	11.79			
Fleet Costs		0.81	0.14			
Outside Services		208.90	36.61			
Utilities		54.35	9.52			
Protective Services		6.63	1.16			
Insurance		37.16	9.57			
Other Expenses		19.85	3.48			
Total Average Expense	\$	596.14	107.52 %			

Excess Cash (153,635)

Average Dwelling Rent

174,822

186,751

(11,930)

1,115

1,164

(49)

156.79

160.44

(3.65)

Actual/UML

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	216.30	36.31%		
Supplies and Materials		47.31	7.94		
Fleet Costs		0.94	0.16		
Outside Services		176.94	29.71		
Utilities		51.99	8.73		
Protective Services		6.52	1.10		
Insurance		26.77	8.73		
Other Expenses		25.41	4.27		
Total Average Expense	\$	552.19	96.94%		

KFI - FY Comparison for Cross Creek/Rutledge/Beldon - 167 Units Period Ending February 29, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 241,691 = 1.88							
	Curr Liab Exc Curr Prtn LTD (128,446)							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 113,245							
	Average Monthly Operating 99,539 = 1.14							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 32,860 = 0.14							
	Total Tenant Revenue 229,759 IR < 1.50							
	Days Receivable Outstanding: 34.93							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (36,423) = 0.37							
	Total Operating Expenses 99,539 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 3.59% 96.41%							
	Year-to-Date 2.84% 97.16% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 11.43 12 Accts Recvble 5.00 5							
	MENAR 6.20 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16							
	Total Points 19.63 25 Total Points 21.00 25							
	Capital Fund Occupancy							

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 241,691 = 1.88	Current Assets, Unrestricted 209,074 = 2.56
	Curr Liab Exc Curr Prtn LTD (128,446) _{IR >= 2.0}	Curr Liab Exc Curr Prtn LTD (81,693) $_{IR} >= 2.0$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 113,245 = 1,14	Expendable Fund Balance 127,381 = 1.43
	Average Monthly Operating 99,539 and Other Expenses /R >= 4.0	Average Monthly Operating 88,902 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00	0.00
	IR >= 1.25	IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	$\frac{\text{Tenant Receivable}}{\text{Tenant Receivable}} = 0.14$	Tenant Receivable 15,333 = 0.07
	Total Tenant Revenue 229,759 IR < 1.50 Days Receivable Outstanding: 34.93	Total Tenant Revenue 213,294 IR < 1.50
		Days Receivable Outstanding: 18.20
MASS	Accounts Payable (AP)	Accounts Payable (AP)
2	Accounts Payable (36,423) = 0.37	Accounts Payable (33,944) = 0.38
	Total Operating Expenses 99,539 IR < 0.75	Total Operating Expenses 88,902 _{IR < 0.75}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.59% 96.41% Year-to-Date 2.84% 97.16% IR >= 0.98	Current Month 1.80 % 98.20% Year-to-Date 3.89 % 96.11% IR >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 11.43 12 Accts Recvble 5.00 5 MENAR 6.20 11 Accts Payable 4.00 4	QR 12.00 12 Accts Recvble 5.00 5 MENAR 6.63 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 12.00 16
	Total Points 19.63 25 Total Points 21.00 25	Total Points 20.63 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	13,203		
Average	e Dwelling R	ent	
Actual/UML	216,515	1,298	166.81
Budget/UMA	194,661	1,336	145.70
Increase (Decrease)	21,854	(38)	21.10
PUM / Perc	entage of Re	venue	

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	233.88	41.73 %	
Supplies and Materials		46.84	8.36	
Fleet Costs		2.93	0.52	
Outside Services		105.96	18.91	
Utilities		71.28	12.72	
Protective Services		1.63	0.29	
Insurance		30.92	12.72	
Other Expenses		24.02	4.29	
Total Average Expense	\$	517.47	99.53 %	

Capita	I Fund Occu	pancy	
	5.00		
E	xcess Cash		
	37,800		
Avera	ge Dwelling	Rent	
Actual/UML	190,865	1,284	148.65
Budget/UMA	196,667	1,336	147.21
Increase (Decrease)	(5,802)	(52)	1.44
PUM / Per	centage of R	evenue	
_	_		

PUM / Perce	enta	ge of Re	venue	
Expense	4	Amount	Percent	
Salaries and Benefits	\$	170.19	31.21%	
Supplies and Materials		44.21	8.11	
Fleet Costs		4.16	0.76	
Outside Services		106.65	19.56	
Utilities		82.64	15.21	
Protective Services		0.02	0.00	
Insurance		24.15	15.21	
Other Expenses		36.38	6.67	
Total Average Expense	\$	468.40	96.73%	

KFI - FY Comparison for Fair Avenue/Matt Garcia - 271 Units Period Ending February 29, 2020

	Thi	is Year
	Quick	Ratio (QR)
	Current Assets, Unrestric	cted 475.580
	Curr Liab Exc Curr Prtn L	1000000000000000000000000000000000000
S	Months Expendable N	let Assets Ratio (MENAR)
FASS	Expendable Fund Balan	ice 128,530
	Average Monthly Opera and Other Expenses	$\frac{1}{1} = 0.98$
		verage Ratio (DSCR)
		0.16 IR >= 1.25
	Tenant Re	eceivable (TR)
	Tenant Receivable	(6,819) = -0.01
	Total Tenant Revenue	547,123 IR < 1.50
	Days Receivable	Outstanding: -3.13
SS	Accounts	Payable (AP)
MASS	Accounts Payable	(94,329) = 0.72
	Total Operating Expense	
	Occupancy L	oss Occ %
	Current Month 3	96.31%
	Year-to-Date 2	2.03% 97.97% 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 0.00 2 Total Points 12.00 25	Occupancy 12.00 16 Total Points 21.00 25
	Capital Fu	nd Occupancy

Quick Ratio (QR) Current Assets, Unrestricted (146,710)					
Current Assets, Unrestricted (146,710)					
Current Assets, Unrestricted (146,710)					
Curr Liab Exc Curr Prtn LTD (141,797) = $\frac{-1.03}{IR} > 2.0$					
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance (288,507)					
Average Monthly Operating 134,674 = -2.14					
and Other Expenses IR >= 4.0					
Debt Service Coverage Ratio (DSCR)					
-5.41					
Tenant Receivable (TR)					
Tenant Receivable $(4,564)$ = -0.01					
Total Tenant Revenue 520,805 IR < 1.50					
Days Receivable Outstanding: -2.18					
Accounts Payable (AP)					
Accounts Payable (68,815) _ 0.51					
Total Operating Expenses 134,674 = 0.58					
Occupancy Loss Occ %					
Current Month 2.95 % 97.05%					
Year-to-Date 2.31 % 97.69% 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					

KFI	MP	MASS	KFI	MP
0.00	12	Accts Recvble	5.00	5
0.00	11	Accts Payable	4.00	4
0.00	2	Occupancy	12.00	16
0.00	25	Total Points	21.00	25
	0.00 0.00	0.00 12 0.00 11 0.00 2		0.00 12 Accts Recvble 5.00 0.00 11 Accts Payable 4.00 0.00 2 Occupancy 12.00

Capital Fund Occupancy	
5.00	

	(3,424)		
Average	Dwelling R	ent	
Actual/UML	528,709	2,124	248.92
Budget/UMA	516,000	2,168	238.01
Increase (Decrease)	12,709	(44)	10.91

5.00

Excess Cash

PUM / Percer	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	156.04	32.27 %
Supplies and Materials		25.68	5.31
Fleet Costs		3.57	0.74
Outside Services		85.77	17.74
Utilities		86.76	17.94
Protective Services		3.16	0.65
Insurance		15.69	17.94
Other Expenses		25.47	5.27
Total Average Expense	\$	402.14	97.86 %

	(424,017)		
Avera	ge Dwelling	Rent	
Actual/UML	512,385	2,118	241.92
Budget/UMA	516,000	2,168	238.01
Increase (Decrease)	(3,615)	(50)	3.91

enta	ge of Re	venue	
4	Amount	Percent	
\$	152.90	33.44%	
	30.07	6.58	
	2.42	0.53	
	114.62	25.07	
	78.75	17.22	
	3.75	0.82	
	13.01	17.22	
	25.97	5.68	
\$	421.49	106.56%	
	\$	Amount \$ 152.90 30.07 2.42 114.62 78.75 3.75 13.01	30.07 6.58 2.42 0.53 114.62 25.07 78.75 17.22 3.75 0.82 13.01 17.22 25.97 5.68

(100,976)

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted

KFI - FY Comparison for F Furey/C Andrews/Pin Oak II - 140 Units Period Ending February 29, 2020

	This	s Year					
	Quick I	Ratio (QR)					
	Current Assets, Unrestric	ted 153,602	- = 1.61				
	Curr Liab Exc Curr Prtn L	TD (95,595					
	Months Expendable No	et Assets Ratio (I					
FASS	Expendable Fund Baland		,				
112	Average Monthly Operat		-= 0.65				
	and Other Expenses	,	IR >= 4.0				
	Debt Service Cov	erage Ratio (DSC	CR)				
	(0.00	ID > = 4.05				
			IR >= 1.25				
		ceivable (TR)					
	Tenant Receivable	15,309	= 0.08				
	Total Tenant Revenue 189,734 IR < 1.50 Days Receivable Outstanding: 20.45						
			.40				
MASS		Payable (AP)					
Z	Accounts Payable	(43,243)	= 0.48				
	Total Operating Expense	es 89,884	IR < 0.75				
	Occupancy Lo	Occ %					
		71% 99.29%					
	Year-to-Date 2.	68% 97.32%	IR >= 0.98				
	FASS KFI MP	MASS K	FI MP				
	QR 10.11 12	Accts Recvble	5.00 5				
	MENAR 0.00 11 DSCR 2.00 2	Accts Payable	4.00 4 2.00 16				
	Total Points 12.11 25	Total Points 2	21.00 25				
	Capital Fun	ad Occupancy					

$0 \text{ Exc Curr Prtn LTD}$ (215,054) = $\frac{-0.47}{ R > = 2.0}$
s Expendable Net Assets Ratio (MENAR)
ble Fund Balance (316,030) = -3.84
Monthly Operating 82,405 er Expenses IR >= 4.0
ebt Service Coverage Ratio (DSCR)
0.00 IR >= 1.25
Tenant Receivable (TR)
Receivable 15,974 = 0.10
nant Revenue 152,555 IR < 1.50
Days Receivable Outstanding: 25.76
Accounts Payable (AP)
s Payable (65,599) = 0.80
erating Expenses 82,405
ereting Eveneses 92 405
erating Expenses 82,405 IR < 0.75
erating Expenses 82,405 R < 0.75 Dancy Loss Occ %
Parameter Search 82,405 IR < 0.75
Dancy Loss Occ % Month 4.29 % 95.71% Date 3.13 % 96.88% IR >= 0.98
Dancy Loss Occ % Month 4.29 % 95.71% Date 3.13 % 96.88% IR >= 0.98 MASS KFI MP
SS KFI MP MASS KFI MP S Recyble 5.00 5 5 5 5 5 5 5 5 5
Column
Columbia
SS KFI MP MASS KFI MP MP MP MP MASS KFI MP MP MP MP MP MP MP M
SS KFI MP MASS KFI MP MP MASS KFI MP MP MASS KFI MP MP MASS KFI MP MP MP MP MP MP MP M
2

Budget	/UMA	14	7,000	1,120	131.25
Increas	se (Decrease)	3	4,431	(30)	35.20
	PUM / Percer	ntag	ge of Rev	venue	
Expen	se	,	Amount	Percen	t
Salarie	s and Benefits	\$	171.32	29.4	7 %
Supplie	es and Materials		32.12	5.5	3
Fleet C	costs		7.16	1.2	3
Outside	e Services		187.19	32.2	0
Utilities	3		94.84	16.3	1
Protect	tive Services		2.80	0.4	8
Insurar	nce		32.38	16.3	1
Other E	Expenses		21.91	3.7	7
Total A	verage Expense	\$	549.72	105.3	

(32,140)

Average Dwelling Rent

181,431

1,090

166.45

Actual/UML

Excess Cash							
(398,465)							
Average Dwelling Rent							
Actual/UML	137,803	1,085	127.01				
Budget/UMA	150,000	1,120	133.93				
Increase (Decrease)	(12,197)	(35)	(6.92)				
PLIM / Per	centage of R	evenue					

PUM / Percentage of Revenue						
	Amount	Percent				
\$	171.33	32.44%				
	30.37	5.75				
	1.74	0.33				
	185.36	35.09				
	77.33	14.96				
	0.00	0.00				
	22.48	14.96				
	42.10	7.97				
\$	530.71	111.50%				
	\$	Amount \$ 171.33 30.37 1.74 185.36 77.33 0.00 22.48 42.10				

KFI - FY Comparison for Highview/W Sinkin - 118 Units Period Ending February 29, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 159,054 = 1.37	Current Asset
	Curr Liab Exc Curr Prtn LTD (115,797) $_{IR} >= 2.0$	Curr Liab Exc
S	Months Expendable Net Assets Ratio (MENAR)	Months Ex
FASS	Expendable Fund Balance 43,257 = 0.58	Expendable F
	Average Monthly Operating 74,867 and Other Expenses IR >= 4.0	Average Montand Other Exp
	Debt Service Coverage Ratio (DSCR)	Debt \$
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable 4,880 = 0.03	Tenant Recei
	Total Tenant Revenue 179,559 IR < 1.50	Total Tenant I
	Days Receivable Outstanding: 6.66	Days
MASS	Accounts Payable (AP)	
Ž	Accounts Payable (67,009) = 0.90	Accounts Pay
	Total Operating Expenses 74,867 IR < 0.75	Total Operatir
	Occupancy Loss Occ %	Occupanc
	Current Month 7.63% 92.37%	Current Month
	Year-to-Date 4.98% 95.02% IR >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS K
	QR 8.99 12 Accts Recyble 5.00 5	QR
	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 8.00 16	MENAR DSCR
	Total Points 10.99 25 Total Points 15.00 25	Total Points
	Capital Fund Occupancy	
	5.00	

	Quick	Ratio (QR)		
Current Assets	, Unrestric	cted	163,83		0.40
Curr Liab Exc (Curr Prtn I	_TD	(65,81	- = 4)	2.49
Months Exp	endable l	let Ass	ets Ratio	(MENA	(R)
Expendable Fu	nd Baland	e	98,02	2 =	1.54
Average Month		ing	63,74	1	1.01
and Other Exp	enses			IR	? >= 4.0
Debt S	ervice Co	verage	Ratio (D	SCR)	
		0.00		ID:	>= 1.25
				IIX -	7- 1.25
	Tenant Ro	eceivab	le (TR)		
Tenant Receive			15,752	=	0.08
Total Tenant R			209,248		? < 1.50
Days F	Receivable	e Outst	anding:	18.31	
	Accounts	Payab	ole (AP)		
Accounts Paya	ble		(30,197)	_	0.47
Total Operating	g Expense	:S	63,741	- IR	? < 0.75
Occupancy	I	Loss	Occ %		
Current Month	7	7.63 %	92.37%		
Year-to-Date	3	3.60 %	96.40%	IR:	>= 0.98
FASS KI	I MP		MASS	KFI	MP
QR 1	2.00 12	Accts	Recvble	5.00	5
MENAR	6.79 11	Accts	Payable	4.00	4
DSCR	2.00 2	Occup	oancy	12.00	16
Total Points 2	20.79 25	Total	Points	21.00	25
	Capital F	und Oc	cupancy		
		.00	. ,		

Last Year

	Excess Cash		
	(31,928)		
	Average Dwelling Re	nt	
A . (1/1.18.41	477.000	007	400.00

Average	Dwelling Re	nt	
Actual/UML	177,903	897	198.33
Budget/UMA	204,000	944	216.10
Increase (Decrease)	(26,097)	(47)	(17.77)

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	132.76	23.23 %		
Supplies and Materials		42.73	7.48		
Fleet Costs		4.10	0.72		
Outside Services		200.47	35.08		
Utilities		112.35	19.66		
Protective Services		4.72	0.83		
Insurance		30.42	20.97		
Other Expenses		20.96	3.67		
Total Average Expense	\$	548.52	111.63 %		

	33,787					
Average Dwelling Rent						
Actual/UML	187,232	910	205.75			
Budget/UMA	199,333	944	211.16			
Increase (Decrease)	(12,102)	(34)	(5.41)			
DUM / D						

PUM / Percentage of Revenue						
,	Amount	Percent				
\$	133.41	23.71%				
	42.77	7.60				
	5.43	0.96				
	121.09	21.52				
	109.18	20.64				
	5.80	1.03				
	21.51	20.64				
	31.00	5.51				
\$	470.19	101.63%				
	\$	Amount \$ 133.41 42.77 5.43 121.09 109.18 5.80 21.51 31.00	Amount Percent \$ 133.41 23.71% 42.77 7.60 5.43 0.96 121.09 21.52 109.18 20.64 5.80 1.03 21.51 20.64 31.00 5.51			

KFI - FY Comparison for Jewett Circle/G Cisneros - 130 Units Period Ending February 29, 2020

		Th	is Year						La	st Y
		Quick	Ratio (QR)					Qι	ıick l	Rati
	Current Asset	ts, Unrestri	cted 183,4	13 _	2.33		Current Asse	ets, Unre	stric	ted
	Curr Liab Exc	Curr Prtn	LTD (78,6	44) _{IR}	>= 2.0		Curr Liab Ex	c Curr P	rtn L	TD
S	Months Exp	pendable N	let Assets Ratio	(MENA	R)		Months Ex	kpendal	ole N	et A
FASS	Expendable	Fund Balar	nce 104,7	70 _	4.00		Expendable	Fund Ba	lanc	е
	Average Mor and Other Ex		ting 57,4		1.82 >= 4.0		Average Mor and Other Ex			ng
	Debt S	Service Co	verage Ratio (D	SCR)			Debt	Service	Cov	/era
			0.00		·= 1.25					0.00
		Tenant Re	eceivable (TR)					Tenar	nt Re	ceiv
	Tenant Rece	eivable	(734)	_	0.00		Tenant Rece			
	Total Tenant	t Revenue	222,568	- IR	< 1.50		Total Tenant	Revenu	ie	
	Days I	Receivable	Outstanding:	-0.80		J	Day	s Recei	vable	9 Οι
SS		Accounts	Payable (AP)					Acco	unts	Pay
MASS	Accounts Pa	yable	(20,447)	_	0.36		Accounts Pa	yable		
	Total Operati	ting Expens	es 57,467	IR	< 0.75		Total Operati	ing Expe	enses	3
	Occupancy	/ L	oss Occ o	%			Occupano	су	L	.oss
	Current Mon	ith C	99.23	%			Current Mon	th	0	٬ 00
	Year-to-Date	e C	0.96% 99.04	% IR >	-= 0.98] [Year-to-Date	;	1.	.64 '
	FASS K	FI MP	MASS	KFI	MP		FASS	KFI	MP	
	QR 1	12.00 12	Accts Recyble	5.00	5		QR	11.09	12	Acc
	MENAR	7.21 11	Accts Payable	4.00	4		MENAR	0.00	11	Acc
	DSCR	2.00 2	Occupancy	16.00	16		DSCR	2.00	2	Oc
	Total Points 2	21.21 25	Total Points	25.00	25		Total Points	13.09	25	Tot
		Capital Fu	ind Occupancy) 1		Capit	al Fu	nd (
		5	.00						5.	00
					$\overline{}$	'				

Last Year								
Qı	uick	Ratio (QR)					
Current Assets, Unre	88,95	56 	1.81					
Curr Liab Exc Curr F	rtn L	TD	(49,15	(4)	? >= 2.0			
Months Expendable Net Assets Ratio (MENAR)								
Expendable Fund Ba	alanc	е	39,80)2 =	0.65			
Average Monthly Op and Other Expenses		ng	61,65	52	0.05			
Debt Service Coverage Ratio (DSCR)								
		0.00		IR	>= 1.25			
Tenant Receivable (TR)								
Tenant Receivable	_	0.00						
Total Tenant Revenu	ıe	2	211,749	IF	R < 1.50			
Days Recei	vabl	e Outst	tanding:	0.02				
Acco	unts	Payab	le (AP)					
Accounts Payable			(20,698)		0.34			
Total Operating Expe	ense	S	61,652	= IF	R < 0.75			
Occupancy		oss	Occ %)				
Current Month	0	.00 %	100.00%	6				
Year-to-Date	1	.64 %	98.36%	6 IR	>= 0.98			
FASS KFI	MP		MASS	KFI	MP			
QR 11.09	12	Accts	Recvble	5.00	5			
MENAR 0.00	11		Payable	4.00	4			
DSCR 2.00	2	Occup	ancy	16.00	16			
Total Points 13.09	25	Total I	Points	25.00	25			
Capit	al Fu	ınd Oc	cupancy					

 Excess Cash	
46,817	

Average Dwelling Rent						
Actual/UML	221,680	1,030	215.22			
Budget/UMA	213,239	1,040	205.04			
Increase (Decrease)	8,442	(10)	10.19			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	187.41	41.49 %	
Supplies and Materials		5.25	1.16	
Fleet Costs		2.70	0.60	
Outside Services		63.32	14.02	
Utilities		74.72	16.54	
Protective Services		0.00	0.00	
Insurance		25.16	16.54	
Other Expenses		19.67	4.35	
Total Average Expense	\$	378.23	94.71 %	

Excess Cash
(22,693)

Average Dwelling Rent					
Actual/UML	211,174	1,022	206.63		
Budget/UMA	214,068	1,039	206.03		
Increase (Decrease)	(2,894)	(17)	0.60		

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	186.78	42.55%	
Supplies and Materials		10.24	2.33	
Fleet Costs		1.80	0.41	
Outside Services		85.26	19.42	
Utilities		81.68	18.61	
Protective Services		0.00	0.00	
Insurance		19.18	18.61	
Other Expenses		29.87	6.81	
Total Average Expense	\$	414.81	108.75%	

KFI - FY Comparison for Kenwood/Glen/Park Square - 114 Units Period Ending February 29, 2020

	Thi	s Year	
	Quick	Ratio (QR)	
	Current Assets, Unrestric	Current A	
	Curr Liab Exc Curr Prtn L		Curr Liab
	Months Expendable N	et Assets Ratio (MENAR)	Months
ASS	Expendable Fund Balan	ce 128,326	Expendal
	Average Monthly Operate and Other Expenses	$\frac{1}{100} = 2.27$	Average and Othe
	Debt Service Cov	verage Ratio (DSCR)	D
		0.00 IR >= 1.25	
	Tenant Re	ceivable (TR)	
	Tenant Receivable	Tenant R	
	Total Tenant Revenue	Total Ten	
	Days Receivable		
SS	Accounts	Payable (AP)	
¥ ¥	Accounts Payable	(20,429) = 0.36	Accounts
	Total Operating Expense		Total Ope
	Occupancy Lo	oss Occ %	Occup
			Current N
	Year-to-Date 6	.25% 93.75% IR >= 0.98	Year-to-D
	FASS KFI MP	MASS KFI MP	FAS
	QR 12.00 12	Accts Recvble 5.00 5	QR
	MENAR 7.86 11		MENAR
			DSCR
	Total Points 21.86 25	Total Points 13.00 25	Total Poin
	Capital Fu	nd Occupancy	
	MASS FASS	Current Assets, Unrestrict Curr Liab Exc Curr Prtn L Months Expendable N Expendable Fund Balan Average Monthly Operat and Other Expenses Debt Service Cov Tenant Re Tenant Receivable Total Tenant Revenue Days Receivable Total Operating Expense Occupancy Current Month 3 Year-to-Date 6 FASS KFI MP QR 12.00 12 MENAR 7.86 11 DSCR 2.00 2 Total Points 21.86 25	Months Expendable Net Assets Ratio (MENAR)

Last Year				
Quick Ratio (QR)				
Current Assets, Unre	estricted	l 125,	643	2.63
Curr Liab Exc Curr P	rtn LTD	(47,	854)	R >= 2.0
Months Expendal	ble Net	Assets Ra	tio (MEN	AR)
Expendable Fund Ba	alance	77,	789 _	1.42
Average Monthly Op		54,	823	1.42
and Other Expenses			l.	R >= 4.0
Debt Service	e Cove	age Ratio	(DSCR)	
	0.	00	IR	>= 1.25
Tenar	nt Rece	ivable (TR)		
Tenant Receivable		5,284	<u> </u>	0.02
Total Tenant Revenue 219,509 IR < 1.50			R < 1.50	
Days Recei	vable C	outstanding	j : 5.96	
Acco	unts P	ayable (AP))	
Accounts Payable		(20,544	<u>-</u>	0.37
Total Operating Expe	enses	54,823	3 /	R < 0.75
Occupancy	Los	s Occ	%	
Current Month	2.63		7%	
Year-to-Date	2.52	2 % 97.48	3% <i>IR</i>	>= 0.98
FASS KFI	MP	MAS	S KFI	MP
QR 12.00		ccts Recvbl		5
MENAR 6.61		ccts Payabl		4
DSCR 2.00		ccupancy	12.00	16
Total Points 20.61	25 T	otal Points	21.00	25
Capit	al Fund	l Occupano	су	
	5.00			

	71,439				
Average	Dwelling Re	ent			
Actual/UML	228,165	855	266.86		
Budget/UMA	202,543	912	222.09		
Increase (Decrease)	25,622	(57)	44.77		
PLIM / Percentage of Revenue					

Excess Cash

5.00

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	188.26	32.22 %	
Supplies and Materials		35.25	6.03	
Fleet Costs		2.14	0.37	
Outside Services		56.53	9.68	
Utilities		87.57	14.99	
Protective Services		3.42	0.58	
Insurance		31.80	16.18	
Other Expenses		19.46	3.33	
Total Average Expense	\$	424.44	83.39 %	

Capital Fund Occupancy						
5.00						
Excess Cash						
23,029						
Avera	ge Dwelling R	lent				
Actual/UML	201,998	889	227.22			
Budget/UMA	192,000	912	210.53			
Increase (Decrease)	9,998	(23)	16.69			
PUM / Percentage of Revenue						
Expense	Amount	Percent	:			

\$ 131.34

11.83

117.53

99.03

21.92

24.31

\$ 407.74

1.10

0.67

26.90%

2.42

0.14

24.07

21.78

0.23

21.78

4.98

102.30%

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0.92

IR >= 4.0

IR >= 1.25

0.02

0.51

IR < 0.75

IR >= 0.98

MP 5

16

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Lewis Chatham - 119 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
Current Assets Unrestricted 232 858		Current Assets, Unrestricted 104,874
	$\frac{\text{Surrent research states}}{\text{Curr Liab Exc Curr Prtn LTD}} = 3.72$ $ R\rangle = 2.0$	$ \frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.9 $ $ \frac{1.9}{IR} > 2.9 $
6	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 170,277	Expendable Fund Balance 50,469 = 0.9
	Average Monthly Operating $50,299 = 3.39$ and Other Expenses $IR >= 4.0$	Average Monthly Operating 54,883 and Other Expenses IR >= 4.9
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 694 = 0.00	Tenant Receivable 3,914 = 0.0
	Total Tenant Revenue 238,624 IR < 1.50	Total Tenant Revenue 228,395 IR < 1.5
	Days Receivable Outstanding: 0.71	Days Receivable Outstanding: 4.19
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (26,656) = 0.53	Accounts Payable (28,194) = 0.5
	Total Operating Expenses 50,299 IR < 0.75	Total Operating Expenses 54,883 _{IR < 0.7}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.20% 95.80% Year-to-Date 1.68% 98.32% _{IR} >= 0.98	Current Month 1.68 % 98.32% Year-to-Date 2.31 % 97.69% IR >= 0.9
	1.00 /0 30.32 /0 IR >= 0.96	
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 9.50 11 Accts Payable 4.00 4	QR 11.65 12 Accts Recyble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 12.00 16
	Total Points 23.50 25 Total Points 25.00 25	Total Points 13.65 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	Excess Cash	
	119,737	
=		

Average	Dwelling Re	nt	
Actual/UML	234,129	936	250.14
Budget/UMA	229,803	952	241.39
Increase (Decrease)	4,326	(16)	8.75

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	120.02	24.78 %	
Supplies and Materials		27.85	5.75	
Fleet Costs		1.60	0.33	
Outside Services		58.50	12.08	
Utilities		107.91	22.28	
Protective Services		4.26	0.88	
Insurance		8.10	22.28	
Other Expenses		21.03	4.34	
Total Average Expense	\$	349.26	92.72 %	

Excess Cash
(4,708)

Avera	ige Dwelling I	Rent	
Actual/UML	224,595	930	241.50
Budget/UMA	220,000	952	231.09
Increase (Decrease)	4,595	(22)	10.41

PUM / Percentage of Revenue					
Expense	ļ	Amount	Percent		
Salaries and Benefits	\$	138.63	30.68%		
Supplies and Materials		29.64	6.56		
Fleet Costs		0.86	0.19		
Outside Services		49.20	10.89		
Utilities		133.51	29.54		
Protective Services		8.21	1.82		
Insurance		7.24	29.54		
Other Expenses		24.79	5.49		
Total Average Expense	\$	392.08	114.70%		

KFI - FY Comparison for Lila Cockrell/South San - 100 Units Period Ending February 29, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 134,880	Current Asse
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.34$ $_{IR} >= 2.0$	Curr Liab Ex
	Months Expendable Net Assets Ratio (MENAR)	Months E
FASS	Expendable Fund Balance 77,285	Expendable
ш.	Average Monthly Operating 39,739 = 1.94 and Other Expenses	Average Mor
	Debt Service Coverage Ratio (DSCR)	Debt
	0.00	Debt
	IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable 1,754 = 0.01	Tenant Rece
	Total Tenant Revenue 136,596 IR < 1.50	Total Tenant
	Days Receivable Outstanding: 3.13	Day
MASS	Accounts Payable (AP)	
ξ	Accounts Payable (23,792) = 0.60	Accounts Pa
	Total Operating Expenses 39,739 IR < 0.75	Total Operat
	Occupancy Loss Occ %	Occupan
	Current Month 1.00% 99.00%	Current Mon
	Year-to-Date 0.75% 99.25% IR >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS
	QR 12.00 12 Accts Recvble 5.00 5	QR
	MENAR 7.39 11 Accts Payable 4.00 4	MENAR
	DSCR 2.00 2 Occupancy 16.00 16	DSCR
	Total Points 21.39 25 Total Points 25.00 25	Total Points
	Capital Fund Occupancy	
	5.00	

Las	st Year			
ıick F	Ratio (C	QR)		
strict	ed	60,02	5 _	1.55
rtn L7	ΓD	(38,82	1)	? >= 2.0
ole Ne	et Asse	ets Ratio	(MENA	AR)
lance	•	21,20	4 _	0.55
eratin	ıg	38,44	5 -	0.55
			IF	? >= 4.0
Cov	erage	Ratio (D	SCR)	
(0.00		IR	>= 1.25
nt Red	ceivab	le (TR)		
		5,436	_	0.04
ie	1	38,819	_ IF	R < 1.50
vable	Outst	anding:	9.64	
unts	Payab	le (AP)		
	((19,439)		0.51
enses	i	38,445	= IF	R < 0.75
L	oss	Occ %		
4.	00 %	96.00%		
3.	00 %	97.00%	i IR	>= 0.98
MP		MASS	KFI	MP
			5.00	5
		•		4
				16
25	Total F	Points	21.00	25
	strick Festrict Into Lance Property of the Pro	censes Loss 4.00 % 3.00 % MP 12 Accts 11 Accts 2 Occup	Coverage Ratio (DS	Stricted 60,025 rtn LTD (38,821) =

	37,344		
Avera	age Dwelling Re	nt	
Actual/UML	133,291	794	167.87
Budget/UMA	137 949	800	172.44

(4,658)

(6)

(4.56)

Increase (Decrease)

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	127.81	31.40 %	
Supplies and Materials		18.84	4.63	
Fleet Costs		1.01	0.25	
Outside Services		83.09	20.42	
Utilities		38.41	9.44	
Protective Services		0.00	0.00	
Insurance		32.31	9.44	
Other Expenses		23.94	5.88	
Total Average Expense	\$	325.41	81.45 %	

	(17,253)		
Avera	ge Dwelling Ro	ent	
Actual/UML	130,989	776	168.80
Budget/UMA	134,133	800	167.67
Increase (Decrease)	(3,144)	(24)	1.13

Excess Cash

5.00

A		
	amount	Percent
\$	85.43	23.66%
	27.68	7.67
	1.13	0.31
	96.66	26.77
	49.50	13.71
	4.19	1.16
	24.69	13.71
	34.90	9.66
\$	324.16	96.65%
		27.68 1.13 96.66 49.50 4.19 24.69 34.90

KFI - FY Comparison for Lincoln Heights - 338 Units Period Ending February 29, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 511,690 = 2.43
	Curr Liab Exc Curr Prtn LTD (210,227) IR >= 2.0
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 269,381 = 1.50
	Average Monthly Operating 179,954
	and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	0.31 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 23,781 = 0.06
	Total Tenant Revenue 400,844 IR < 1.50
	Days Receivable Outstanding: 14.56
MASS	Accounts Payable (AP)
¥	Accounts Payable (78,291) = 0.44
	Total Operating Expenses 179,954 IR < 0.75
	Occupancy Loss Occ %
	Current Month 8.88% 93.33%
	Year-to-Date 9.91% 92.27% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 6.73 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 4.00 16
	Total Points 18.73 25 Total Points 13.00 25
	Total Fullits 16.73 23 Total Fullits 13.00 23
	Canital Fund Occupancy

DSCR 0.00 2	Occupanc	y 4.00 16	
Total Points 18.73 25	Total Poin	ts 13.00 25	
Capital F	und Occupa	ancy	
	5.00		
			_
Exc	ess Cash		_)
	88,448		
Average	Dwelling Re	ent	
Actual/UML	356,035	2,436 146.16	
Budget/UMA	346,888	2,640 131.40	
Increase (Decrease)	9,147	(204) 14.76	J
PUM / Perce	ntage of Re	venue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 167.91	29.16 %	
Supplies and Materials	60.26	10.47	
Fleet Costs	3.02		
Outside Services	137.31		
Utilities	46.73	-	
Protective Services	13.99		
Insurance	23.00	8.15	

21.52

3.74 86.43 %

Other Expenses

Total Average Expense \$ 473.75

			La	st Yea	ır		
		Qι	ıick	Ratio	(QR)		
	Current Assets, U	Jnre	stric	ted	(560,54	4) =	-2.48
	Curr Liab Exc Cu	rr P	rtn L	TD	(226,02	9)	-2.40 ? >= 2.0
1	Months Exper	dak	ole N	et Ass	sets Ratio	(MENA	AR)
	Expendable Fund	l Ba	lanc	е	(786,57	2)	0.00
	Average Monthly	Ор	eratii	ng	263,91	<u> </u>	-2.98
	and Other Expen	ses				IF	? >= 4.0
	Debt Ser	vice	Co	verage	Ratio (D	SCR)	
			-1	83.83		IR	>= 1.25
	Te	nar	ıt Re	ceival	ole (TR)		
	Tenant Receivab	le			16,118	=	0.04
	Total Tenant Rev	enu	ie		385,437		2 < 1.50
	Days Re	ceiv	able	Outs	tanding:	10.56	
	A	ссо	unts	Paya	ble (AP)		
	Accounts Payable	е		(123,969)		0.47
	Total Operating E	хрє	ense	3	263,910	= IR	0. 4 7 ? < 0.75
Ì	Occupancy		L	.oss	Occ %		$\overline{}$
	Current Month		9	.47 %	92.73%	- , 0	
	Year-to-Date		10	.06 %	92.12%	o IR	>= 0.98
(FASS KFI		MP		MASS	KFI	MP
	QR 0.	00	12	Accts	Recvble	5.00	5
		00	11		Payable	4.00	4
		00	2		pancy	4.00	16
	Total Points 0.	00	25	Total	Points	13.00	25

Capital Fund Occupancy
- aprila i ana o coapano,
5 00
0.00

Avera	ge Dwelling	Rent	
Actual/UML	358,805	2,432	147.53
Budget/UMA	353,333	2,640	133.84
Increase (Decrease)	5,471	(208)	13.70

(1,051,493)

PUM / Perce	nta	ge of Re	venue
Expense	,	Amount	Percent
Salaries and Benefits	\$	172.19	30.10%
Supplies and Materials		48.30	8.44
Fleet Costs		1.44	0.25
Outside Services		132.06	23.09
Utilities		57.57	10.09
Protective Services		9.36	1.64
Insurance		18.82	10.09
Other Expenses		302.16	52.83
Total Average Expense	\$	741.91	136.54%

1.88

IR >= 4.0

IR >= 1.25

0.00

0.21

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

27.66

1.30

98.55

81.04

0.00

15.57

28.00

480.14

5.15

0.24

18.34

16.13

0.00

16.13

5.21

103.63%

KFI - FY Comparison for Madonna/Sahara Ramsey - 76 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 258,560 = 5.92	Current Assets, Unrestricted 106,589
	Curr Liab Exc Curr Prtn LTD $(43,693)$ -3.92	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 4.1$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 214,867	Expendable Fund Balance 80,918 = 1,8
	Average Monthly Operating $44,261$ = 4.85 and Other Expenses $IR >= 4.0$	Average Monthly Operating 42,987 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 1,399 = 0.01	Tenant Receivable 350 = 0.0
	Total Tenant Revenue 183,941 IR < 1.50	Total Tenant Revenue 174,598 IR < 1.8
	Days Receivable Outstanding: 1.85	Days Receivable Outstanding: 0.49
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable (8,746) = 0.20	Accounts Payable (8,875) = 0.2
	Total Operating Expenses 44,261 IR < 0.75	Total Operating Expenses 42,987 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.63% 97.37%	Current Month 0.00 % 100.00%
	Year-to-Date 2.63% 97.37% IR >= 0.98	Year-to-Date 0.49 % 99.51% /R >= 0.8
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 7.29 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 25.00 25 Total Points 21.00 25	Total Points 21.29 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

5.95

0.37

19.57

16.25

0.03

17.40

3.61

103.02 %

33.57

110.36

91.64

0.15

20.31

20.37

503.19

2.08

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

MENAR 11.00 11	Accts Payab	ole 4.0	00 4	MENAR	7.29	11	Accts Payabl	e 4.	00 4
DSCR 2.00 2	Occupancy	12.0	00 16	DSCR	2.00	2	Occupancy	16.	00 16
Total Points 25.00 25	Total Points	21.0	00 25	Total Points	21.29	25	Total Points	25.	00 25
Capital F	und Occupan	су			Capit	al Fu	ınd Occupan	у	
	5.00					5.	.00		
Ex	cess Cash				I	Exce	ess Cash		
	170,391					(37,696		
Average	Dwelling Ren	ıt			Aver	age	Dwelling Ren	t	
Actual/UML	470 400		004.45	Actual/UML		4	69,148	605	279.58
Actual/OIVIL	178,460	592	301.45	 Actual/OIVIL		- 1	09, 140	005	213.50
Budget/UMA	178,460 173,133	608	284.76	Budget/UMA			70,000	608	279.61
	•				crease)		,		
Budget/UMA Increase (Decrease)	173,133	608	284.76	Budget/UMA Increase (Dec	,	1	70,000	608	279.61
Budget/UMA Increase (Decrease)	173,133 5,327	608 (16)	284.76 16.69	Budget/UMA Increase (Dec	,	1	70,000 (852)	608 (3)	279.61 (0.02)

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Mirasol/CTK/Rangel - 248 Units Period Ending February 29, 2020

		Thi	s Year	
		Quick	Ratio (QR)	
	Current Assets,	Unrestric	cted 243,6	13 = 1.09
	Curr Liab Exc C	Curr Prtn I	_TD (223,7	
S	Months Expe	ndable N	et Assets Ratio	o (MENAR)
FASS	Expendable Fι	ınd Balan	ce 19,8	30 = 0.12
	Average Month and Other Exp		ting 162,4	41
	Debt Se	rvice Cov	verage Ratio (D	SCR)
			0.00	IR >= 1.25
	Т	enant Re	eceivable (TR)	
	Tenant Receiv	able	308	= 0.00
	Total Tenant R		345,676	IR < 1.50
	Days R	eceivable	Outstanding:	0.22
25	A	ccounts	Payable (AP)	
MASS	Accounts Paya	able	(114,839)	= 0.71
	Total Operating	g Expens	es 162,441	IR < 0.75
	Occupancy	L	oss Occ 9	<u>%</u>
	Current Month	-	.61% 98.39	
	Year-to-Date	1	.86% 98.14	% IR >= 0.98
	FASS KFI	MP	MASS	KFI MP
		.63 12	Accts Recvble	5.00 5
	_	.00 11	Accts Payable	4.00 4 16.00 16
			Occupancy	
	Total Points 9	.63 25	Total Points	25.00 25

					111	~ 0.75
Occupanc	у	L	oss	Occ %	0	
Current Moi	nth	1	.61%	98.39	%	
Year-to-Dat	е	1	.86%	98.14	% <i>IR</i> ?	>= 0.98
FASS P	(FI	MP		MASS	KFI	MP
QR	7.63	12	Accts I	Recvble	5.00	5
MENAR	0.00	11	Accts I	Payable	4.00	4
DSCR	2.00	2	Occup	ancy	16.00	16
Total Points	9.63	25	Total F	Points	25.00	25
	Canit	al Fu	nd Occ	unancy		

Capital F	und Occupa	ancy	
	5.00		
Exc	cess Cash		
	(143,463)		
Average	Dwelling R	ent	
Actual/UML	287,387	1,947	147.61
Budget/UMA	245,667	1,984	123.82
Increase (Decrease)	41,721	(37)	23.78
mcrease (Decrease)	41,721	(01)	

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	156.25	28.31 %		
Supplies and Materials		52.63	9.53		
Fleet Costs		4.16	0.75		
Outside Services		244.38	44.27		
Utilities		45.87	8.31		
Protective Services		2.46	0.45		
Insurance		32.50	8.39		
Other Expenses		17.18	3.11		
Total Average Expense	\$	555.43	103.12 %		

Last Year			
Quick Ratio	(QR)		
Current Assets, Unrestricted	142,070	= 0.87	
Curr Liab Exc Curr Prtn LTD	(163,341)	IR >= 2.0	
Months Expendable Net As	sets Ratio (M	ENAR)	
Expendable Fund Balance	(21,271)	= -0.15	
Augustalia Operation	420.270	0.10	

Average Monthly Operating

and Other Expenses	IR >= 4.0
Debt Service Coverage Ratio (DSCI	R)
0.00	IR >= 1.25

138,279

Tenant Receivable (TR)				
Tenant Receivable	7,673	_	0.03	
Total Tenant Revenue	304,096	_	IR < 1.50	
Days Receivable (Outstanding:	6.13		

Accounts Payable (AP)				
Accounts Payable	(104,627)	- 0.76		
Total Operating Expenses	138,279	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	1.61 %	98.39%	
Year-to-Date	2.57 %	97.43%	IR >= 0.98

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

Capital	Fund	Occupancy
	5.00	

Excess Cash
(161,209)
Average Dwelling Bent

Average Dwelling Rent						
Actual/UML 246,590 1,933 127.57						
Budget/UMA	231,995	1,984	116.93			
Increase (Decrease)	14,595	(51)	10.64			

PUM / Percentage of Revenue			
Expense	A	Amount	Percent
Salaries and Benefits	\$	144.85	31.47%
Supplies and Materials		42.63	9.26
Fleet Costs		8.36	1.82
Outside Services		180.48	39.21
Utilities		48.82	10.61
Protective Services		5.34	1.16
Insurance		23.40	10.61
Other Expenses		26.35	5.73
Total Average Expense	\$	480.24	109.88%

KFI - FY Comparison for Mission Park - 100 Units Period Ending February 29, 2020

		This Year	Last Year			
		Quick Ratio (QR)	Quick Ratio (QR)			
		Current Assets, Unrestricted 166,625 = 1,77	Current Assets, Unrestricted (15,044)			
		Curr Liab Exc Curr Prtn LTD (94,299) - 1.77	Curr Liab Exc Curr Prtn LTD $(51,110)$ = -0.29 $_{IR} >= 2.0$			
S		Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)			
FASS	2	Expendable Fund Balance 72,326 = 1.05	Expendable Fund Balance (66,154) = -1.00			
		Average Monthly Operating 68,593 and Other Expenses IR >= 4.0	Average Monthly Operating 66,466 and Other Expenses 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 19,913 = 0.16	Tenant Receivable 10,468 = 0.11			
		Total Tenant Revenue 123,167 IR < 1.50	Total Tenant Revenue 93,533 IR < 1.50			
	Days Receivable Outstanding: 39.65		Days Receivable Outstanding: 27.66			
MASS	Accounts Payable (AP)		Accounts Payable (AP)			
Ž		Accounts Payable (47,883) = 0.70	Accounts Payable (27,201) – 0.41			
		Total Operating Expenses 68,593 IR < 0.75	Total Operating Expenses 66,466 IR < 0.75			
		Occupancy Loss Occ %	Occupancy Loss Occ %			
		Current Month 6.00% 94.00%	Current Month 4.00 % 96.00%			
		Year-to-Date 3.00% 97.00% IR >= 0.98	Year-to-Date 3.63 % 96.38 % IR >= 0.98			
	- 1		FASS KFI MP MASS KFI MP			
		FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP			
		QR 10.88 12 Accts Recvble 2.00 5	QR 0.00 12 Accts Recvble 0.00 5			
		QR 10.88 12 Accts Recvble 2.00 5 MENAR 6.08 11 Accts Payable 4.00 4	QR 0.00 12 Accts Recvble 0.00 5 MENAR 0.00 11 Accts Payable 4.00 4			
		QR 10.88 12 Accts Recvble 2.00 5	QR 0.00 12 Accts Recvble 0.00 5			
		QR 10.88 12 Accts Recvble 2.00 5 MENAR 6.08 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	QR 0.00 12 Accts Recyble 0.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16			
		QR 10.88 12 Accts Recvble 2.00 5 MENAR 6.08 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16 Total Points 18.96 25 Total Points 18.00 25	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			
		QR 10.88 12 Accts Recvble 2.00 5 MENAR 6.08 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16 Total Points 18.96 25 Total Points 18.00 25 Capital Fund Occupancy	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			

Dwelling Re	nt	
110,875	776	142.88
91,039	800	113.80
19,836	(24)	29.08
	110,875 91,039	91,039 800

3,586

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	159.01	24.28 %
Supplies and Materials		47.94	7.32
Fleet Costs		0.00	0.00
Outside Services		199.24	30.42
Utilities		105.09	16.05
Protective Services		8.24	1.26
Insurance		48.02	16.05
Other Expenses		23.36	3.57
Total Average Expense	\$	590.90	98.94 %

L .	ACESS Casii		
(135,612)			
Avera	ge Dwelling F	Rent	
Actual/UML	79,938	771	103.68
Budget/UMA	93,333	800	116.67
Increase (Decrease)	(13,395)	(29)	(12.99)

PUM / Percentage of Revenue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	172.60	34.03%	
Supplies and Materials		65.42	12.90	
Fleet Costs		1.14	0.22	
Outside Services		186.39	36.75	
Utilities		78.06	15.72	
Protective Services		5.30	1.04	
Insurance		31.48	15.72	
Other Expenses		27.28	5.38	
Total Average Expense	\$	567.67	121.78%	

KFI - FY Comparison for Parkview/College Park - 231 Units Period Ending February 29, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 374,251	= 2.40				
	Curr Liab Exc Curr Prtn LTD (155,693)	2.70				
S	Months Expendable Net Assets Ratio (N	/IENAR)				
FASS	Expendable Fund Balance 218,558	- 0.04				
	Average Monthly Operating 98,727	- = 2.21				
	and Other Expenses	IR >= 4.0				
	Debt Service Coverage Ratio (DSC	R)				
	0.00 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 15,609 = 0.04					
	Total Tenant Revenue 387,368	IR < 1.50				
	Days Receivable Outstanding: 10.32					
MASS	Accounts Payable (AP)					
×	Accounts Payable (49,906)	= 0.51				
	Total Operating Expenses 98,727	IR < 0.75				
	Occupancy Loss Occ %					
	Current Month 0.43% 99.57%					
	Year-to-Date 1.62% 98.38%	IR >= 0.98				
	FASS KFI MP MASS KF	I MP				
		5.00 5				
		4.00 4 6.00 16				
		5.00 25				
	Total Points 21.78 25 Total Points 2	5.00 25				

TASS KEI IVIP		IVIP	IVIASS	KFI	IVIP
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

Excess Cash				
119,446				
Average Dwelling Rent				
Actual/UML	366,130	1,818	201.39	
Budget/UMA	352,102	1,848	190.53	
Increase (Decrease)	14,028	(30)	10.86	

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	173.28	37.11 %
Supplies and Materials		40.92	8.76
Fleet Costs		0.08	0.02
Outside Services		43.49	9.31
Utilities		48.98	10.49
Protective Services		7.71	1.65
nsurance		17.03	10.49
Other Expenses		21.51	4.61
Total Average Expense	\$	352.99	82.44 %

Last Year			
Quick Ratio	(QR)		
Current Assets, Unrestricted	119,997	= 1.39	
Curr Liab Exc Curr Prtn LTD	(86,040)	IR >= 2.0	

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	33,957	= 0.32		
Average Monthly Operating	107,533	0.02		
and Other Expenses		IR >= 4.0		

Debt Service Coverage Ratio (DSCI	R)
0.00	IR >= 1.25

Tenant Receivable (TR)			
Tenant Receivable	6,492	= 0.02	
Total Tenant Revenue	363,334	IR < 1.50	
Days Receivable Outstanding: 4 59			

Accounts Payable (AP)			
Accounts Payable	(28,084)	- 0.26	
Total Operating Expenses	107,533	IR < 0.75	

Occupancy	Loss	Occ %	· ·
Current Month	2.16 %	97.84%	
Year-to-Date	3.57 %	96.43%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP		
QR		9.09	12	Accts Recvble	5.00	5	
MENAF	₹	0.00	11	Accts Payable	4.00	4	
DSCR		2.00	2	Occupancy	12.00	16	
Total P	oints	11.09	25	Total Points	21.00	25	

Capi	tal Fund Occupancy	
	5.00	

Excess Cash
(74,391)
A comp B colling Book

Average Dwelling Rent					
Actual/UML	336,701	1,782	188.95		
Budget/UMA	346,667	1,848	187.59		
Increase (Decrease)	(9,966)	(66)	1.36		

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	193.78	46.02%	
Supplies and Materials		44.24	10.51	
Fleet Costs		0.78	0.19	
Outside Services		76.01	18.05	
Utilities		50.72	12.05	
Protective Services		7.49	1.78	
Insurance		13.33	12.05	
Other Expenses		27.08	6.43	
Total Average Expense	\$	413.44	107.07%	

= 0.07

1,544

KFI - FY Comparison for Pin Oak I - 50 Units Period Ending February 29, 2020

		Т	his Year	Last Year
		Quic	k Ratio (QR)	Quick Ratio (QR)
		Current Assets, Unrest	ricted 49,342 = 1.39	Current Assets, Unrestricted
		Curr Liab Exc Curr Prtr		Curr Liab Exc Curr Prtn LTD (2
	S	Months Expendable	Net Assets Ratio (MENAR)	Months Expendable Net Assets R
FASS	Expendable Fund Bala	ance 13,845	Expendable Fund Balance (2	
		Average Monthly Operand Other Expenses	rating $\frac{1}{27,796} = 0.50$	Average Monthly Operating 2 and Other Expenses
		Debt Service C	overage Ratio (DSCR)	Debt Service Coverage Ratio
		0.00 IR >= 1.25	0.00	
	Tenant F	Receivable (TR)	Tenant Receivable (TI	
	Tenant Receivable	(14,004)0.14	Tenant Receivable (11,3	
	Total Tenant Revenue 99,637 $= -0.14$	Total Tenant Revenue 87,1		
		Days Receivable	e Outstanding: -34.43	Days Receivable Outstandin
5	2	Account	s Payable (AP)	Accounts Payable (A
	MASS	Accounts Payable	(15,550) = 0.56	Accounts Payable (10,9
		Total Operating Exper	ises 27,796 IR < 0.75	Total Operating Expenses 26,0
		Occupancy	Loss Occ %	Occupancy Loss Oc
		Current Month	4.00% 96.00%	Current Month 0.00 % 100
		Year-to-Date	1.75% 98.25% IR >= 0.98	Year-to-Date 3.00 % 97.
		FASS KFI MF	MASS KFI MP	FASS KFI MP MA
		QR 9.07 12		QR 0.00 12 Accts Recv
		MENAR 0.00 11	•	MENAR 0.00 11 Accts Paya
		DSCR 2.00 2	Occupancy 16.00 16	DSCR 2.00 2 Occupancy
		Total Points 11.07 25	Total Points 25.00 25	Total Points 2.00 25 Total Points
		Capital F	und Occupancy	Capital Fund Occupa
			5.00	5.00

	Curr Liab Exc Curr Prtn LTD (22,018) = 0.07
	Months Expendable Net Assets Ratio (MENAR)
	Expendable Fund Balance (20,474) = -0.79
	Average Monthly Operating 26,076 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable $(11,379)$ = -0.13
	Total Tenant Revenue 87,171 IR < 1.50
J	Days Receivable Outstanding: -31.74
	Accounts Payable (AP)
	Accounts Payable (10,958) - 0.42
	Total Operating Expenses 26,076
	Occupancy Loss Occ %
	Current Month 0.00 % 100.00%
J	Year-to-Date 3.00 % 97.00 % IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	DSCR 2.00 2 Occupancy 12.00 16 Total Points 2.00 25 Total Points 21.00 25
J	Total Points 2.00 25 Total Points 21.00 25
	Capital Fund Occupancy
	5.00
	Excess Cash
J	(46,623)

Average	Dwelling Re	nt	
Actual/UML	99,480	393	253.13
Budget/UMA	98,667	400	246.67
Increase (Decrease)	813	(7)	6.46

Excess Cash (14,022)

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	168.34	35.10 %	
Supplies and Materials		44.72	9.32	
Fleet Costs		0.00	0.00	
Outside Services		114.20	23.81	
Utilities		100.23	20.90	
Protective Services		0.00	0.00	
Insurance		21.31	20.90	
Other Expenses		22.67	4.73	
Total Average Expense	\$	471.46	114.77 %	

E	xcess Cash					
	(46,623)					
Average Dwelling Rent						
Actual/UML	86,484	388	222.90			
Budget/UMA	97,333	400	243.33			
Increase (Decrease)	(10,849)	(12)	(20.44)			
PUM / Percentage of Revenue						

PUM / Percentage of Revenue					
Expense	A	Amount	Percent		
Salaries and Benefits	\$	112.06	27.67%		
Supplies and Materials		37.63	9.29		
Fleet Costs		0.00	0.00		
Outside Services		87.39	21.58		
Utilities		151.63	37.44		
Protective Services		0.00	0.00		
Insurance		31.36	37.44		
Other Expenses		38.84	9.59		
Total Average Expense	\$	458.91	143.01%		

IR >= 2.0

-0.24

IR >= 4.0

IR >= 1.25

0.19

IR < 1.50

KFI - FY Comparison for Riverside/Midway/Linda Lou - 104 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 138,828 1.66	Current Assets, Unrestricted 50,432
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.66$ $\frac{1.66}{IR} >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.7$ $ R\rangle = 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 55,161 = 0.79	Expendable Fund Balance (15,626) = -0.2
	Average Monthly Operating 69,895 and Other Expenses 69,895	Average Monthly Operating 65,306 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 11,634 = 0.10	Tenant Receivable 24,311 = 0.1
	Total Tenant Revenue 113,550 IR < 1.50	Total Tenant Revenue 126,843 IR < 1.8
	Days Receivable Outstanding: 25.58	Days Receivable Outstanding: 47.05
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (31,665) = 0.45	Accounts Payable (25,847) = 0.4
	Total Operating Expenses 69,895 IR < 0.75	Total Operating Expenses 65,306 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.92% 98.08%	Current Month 3.85 % 96.15%
	Year-to-Date 4.45% 95.55% IR >= 0.98	Year-to-Date 3.85 % 96.15% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 10.36 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 12.36 25 Total Points 17.00 25	Total Points 2.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	Capital Fund Occupancy 5.00
	0.00	0.00

Days Receivable Outstanding: 25.58	Days Receivable Outstanding: 47.05			
Accounts Payable (AP)	Accounts Payable (AP)			
Accounts Payable (31,665) = 0.45	Accounts Payable (25,847) _ 0,40			
Total Operating Expenses 69,895 IR < 0.75	Total Operating Expenses 65,306 IR < 0.75			
Occupancy Loss Occ %	Occupancy Loss Occ %			
Current Month 1.92% 98.08%	Current Month 3.85 % 96.15%			
Year-to-Date 4.45% 95.55% 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 10.36 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recvble 5.00 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 12.36 25 Total Points 17.00 25	Total Points 2.00 25 Total Points 21.00 25			
Capital Fund Occupancy	Capital Fund Occupancy			
5.00	5.00			
Excess Cash	Excess Cash			
(14,958)	(81,192)			
Average Dwelling Rent	Average Dwelling Rent			
Actual/UML 129,531 795 162.93	Actual/UML 114,334 800 142.92			
Budget/UMA 111,333 832 133.81	Budget/UMA 109,981 832 132.19			
Increase (Decrease) 18,198 (37) 29.12	Increase (Decrease) 4,352 (32) 10.73			
PUM / Percentage of Revenue	PUM / Percentage of Revenue			
Expense Amount Percent	Expense Amount Percent			

PUM / Percentage of Revenue				
Expense Amount Percent				
Salaries and Benefits	5	130.58	22.91 %	
Supplies and Materials		72.27	12.68	
Fleet Costs		2.18	0.38	
Outside Services		204.15	35.82	
Utilities		77.20	13.55	
Protective Services		9.59	1.68	
Insurance		32.74	13.55	
Other Expenses		26.12	4.58	
Total Average Expense S	5	554.83	105.15 %	

Actual/UML	114	,334	800	142.92	
Budget/UMA	109	,981	832	132.19	
Increase (Decrease)	4	,352	(32)	10.73	
PUM / Perc	enta	ge of Re	venue		
Expense Amount Percent					
Salaries and Benefits	\$	176.88	33.13	3%	
Supplies and Materials		44.66	8.36	3	
Fleet Costs		1.40	0.26	3	
Outside Services		180.13	33.74	ļ	
Utilities		89.30	16.91	l	
Protective Services		4.20	0.79)	
Insurance		23.20	16.91	l	
Other Expenses		27.89	5.22	2	
Total Average Expense	\$	547.65	115.32	2%	

KFI - FY Comparison for Scattered Sites - 75 Units Period Ending February 29, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestric	ted 299,462	- = 5.78				
	Curr Liab Exc Curr Prtn L	.TD (51,785	- 0.70				
S	Months Expendable N	MENAR)					
FASS	Expendable Fund Balan	ce 247,677	-= 4.47				
	Average Monthly Operat and Other Expenses	ing 55,417	IR >= 4.0				
	Debt Service Cov	verage Ratio (DSC	R)				
	(0.00	IR >= 1.25				
	Tenant Receivable (TR)						
	Tenant Receivable	25,744	0.07				
	Total Tenant Revenue	70,447	= 0.37 $IR < 1.50$				
	Days Receivable	Outstanding: 89	.91				
SS	Accounts Payable (AP)						
MASS	Accounts Payable	(11,707)	= 0.21				
	Total Operating Expense	es 55,417	IR < 0.75				
	Occupancy Lo	oss Occ %					
	Current Month 8.	70% 91.30%					
	Year-to-Date 37.	.09% 92.99%	IR >= 0.98				
	FASS KFI MP MASS KFI MF						
	QR 12.00 12	Accts Recvble	0.00 5				
	MENAR 11.00 11 DSCR 2.00 2	Accts Payable Occupancy	4.00 4 4.00 16				
	Total Points 25.00 25	Total Points	8.00 25				
	Total Folints 25.00 25 Total Folints 0.00 25						
	Canital Fund Occupancy						

Capital Fund Occupancy 5.00

191,785				
Average	Dwelling Re	nt		
Actual/UML	89,564	531	168.67	
Budget/UMA	133,333	571	233.51	
Increase (Decrease)	(43,769)	(40)	(64.84)	

PUM / Percentage of Revenue				
Expense Amount Percent				
Salaries and Benefits	\$	214.82	20.73 %	
Supplies and Materials		10.75	1.04	
Fleet Costs		11.26	1.09	
Outside Services		197.89	19.10	
Utilities		50.81	4.90	
Protective Services		1.06	0.10	
Insurance		70.54	4.91	
Other Expenses		101.62	9.81	
Total Average Expense	\$	658.74	61.68 %	

Last Yo	ear	
Quick Ratio	o (QR)	
Current Assets, Unrestricted	255,733	= 243
Curr Liab Exc Curr Prtn LTD	(105,251)	IR >= 2.43

Expendable Fund Balance 150,482 Average Monthly Operating 64,448 and Other Expenses 18 >= 4.0	Months Expendable Net Assets Ratio (MENAR)				
Average Monthly Operating 64,448	Expendable Fund Balance	150,482	= 233		
and Other Expenses $IR \ge 4.0$		64,448	2.00		
1 11 114	and Other Expenses		IR >= 4.0		

Debt Service Coverage Ratio (DS	SCR)
0.00	IR >= 1.25

Tenant Receivable (TR)					
Tenant Receivable 45,113 = 0.21					
Total Tenant Revenue 215,205 IR					
Days Receivable Outstanding: 54.04					

Accounts Pa	ayable (AP)	
Accounts Payable	(48,627)	- 0.75
Total Operating Expenses	64,448	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	0.65 %	99.35%	
Year-to-Date	4.22 %	97.65%	IR >= 0.98

FA	SS KFI	MP	MASS KFI MP		MP	
QR	12.00	12	Accts Recyble	2.00	5	
MENAR	7.96	11	Accts Payable	2.00	4	
DSCR	2.00	2	Occupancy	12.00	16	
Total Poi	nts 21.96	25	Total Points	16.00	25	

Capital Fund	Occupancy
5.00	

Excess Cash
85,951

Average Dwelling Rent						
Actual/UML	183,832	1,249	147.18			
Budget/UMA	180,000	1,279	140.73			
Increase (Decrease)	3,832	(30)	6.45			

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	73.74	15.29%		
Supplies and Materials		18.14	3.76		
Fleet Costs		1.89	0.39		
Outside Services		149.18	30.93		
Utilities		4.47	0.93		
Protective Services		0.45	0.09		
Insurance		25.21	0.93		
Other Expenses		75.36	15.63		
Total Average Expense	\$	348.45	67.95%		

KFI - FY Comparison for Spingview Convent - 0 Units Period Ending February 29, 2020

			Thi	is Year					
		Q	uick	Ratio (0	QR)				
	Current Asse Curr Liab Exc				(164,910	<u> </u>	-9.24 >= 2.0		Current Curr Lia
6	Months Ex	penda	ble N	let Asse	ets Ratio ((MENA	R)		Month
FASS	Expendable	Fund E	Balan	ice	(182,759	9) _	17.07		Expenda
	Average Mo and Other E			ting	10,706	3	17.07 !>= 4.0		Average and Oth
	Debt S	Service	e Cov	verage	Ratio (DS	CR)			ı
				0.00		IR :	>= 1.25		
		Tena	nt Re	eceivab	le (TR)				
	Tenant Rece Total Tenant	t Reve			0 23,621		0.00 2 < 1.50	•	Tenant F Total Te
	Days	Recei	vable	e Outst	anding: 0	0.00			
MASS			unts	Payabl	e (AP)				
Ž	Accounts Pa Total Operat		pens	es	(4,216) 10,706	= IR	0.39		Account Total Op
	Occupancy	,	L	oss	Occ %				Occu
	Current Mon Year-to-Date			0.00% 0.00%	0.00% 0.00%		>= 0.98		Current Year-to-
	FASS K	FI	MP		MASS K	(FI	MP		F.A
	QR MENAR DSCR	0.00 0.00 2.00	12 11 2		Recvble Payable ancy	5.00 4.00 0.00	5 4 16		QR MENAR DSCR
	Total Points	2.00	25	Total F	oints	9.00	25		Total Poi
		Capit	al Fu	nd Occ	upancy)	
			5.	.00					

Last Year					
Quic	k Ratio (C	QR)			
Current Assets, Unrest	ricted	(70,365)	_	-3.98	
Curr Liab Exc Curr Prtr	LTD	(17,678)	1	-3.90 >= 2.0	
Months Expendable	Net Asse	ets Ratio (MENA	R)	
Expendable Fund Bala	nce	(88,043)	_	-7.97	
Average Monthly Opera	ating	11,050	_	-1.91	
and Other Expenses			IR	>= 4.0	
Debt Service C	overage	Ratio (DS	CR)		
	0.00		IR >	= 1.25	
Tenant I	Receivabl	e (TR)			
Tenant Receivable 0 = 0.0					
Total Tenant Revenue 27,561				< 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(6,127)		0.55	
Total Operating Expens	ses	11,050	= IR	< 0.75	
Occupancy	Loss	Occ %			
Current Month	0.00 %	0.00%			
Year-to-Date	0.00 %	0.00%	IR >	= 0.98	
FASS KFI M	Р	MASS K	FI	MP	
QR 0.00 1	2 Accts F	Recvble	5.00	5	
MENAR 0.00 1		- ,	4.00	4	
DSCR 2.00	2 Occupa	ancy	0.00	16	
Total Points 2.00 2	5 Total P	oints	9.00	25	
		upancy			

Excess Cash	
(193,484)	
Average Dwelling Rent	

Average Dv	velling Ren	t	
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00

Expense	1	Amount	Percent
Salaries and Benefits	\$	0.00	90.24 %
Supplies and Materials		0.00	22.34
Fleet Costs		0.00	0.00
Outside Services		0.00	90.70
Jtilities		0.00	148.37
Protective Services		0.00	0.00
Insurance		0.00	148.37
Other Expenses		0.00	8.83
Total Average Expense	\$	0.00	508.85 %

Excess Cash
(99,115)

5.00

Average Dwelling Rent							
Actual/UML 0 0.00							
Budget/UMA	0	0	0.00				
Increase (Decrease)	0	0	0.00				

PUM / Percentage of Revenue					
Expense	Α	mount	Percent		
Salaries and Benefits	\$	0.00	75.94%		
Supplies and Materials		0.00	19.89		
Fleet Costs		0.00	0.00		
Outside Services		0.00	67.04		
Utilities		0.00	144.95		
Protective Services		0.00	0.00		
Insurance		0.00	144.95		
Other Expenses		0.00	11.18		
Total Average Expense	\$	0.00	463.93%		

-1.02

IR >= 2.0

-1.49

IR >= 4.0

IR >= 1.25

0.04 IR < 1.50

0.23 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Springview - 180 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 210,249 = 1.37	Current Assets, Unrestricted (78,519)
	Curr Liab Exc Curr Prtn LTD (153,552) $\frac{1.37}{ R } = 2.0$	$\frac{1}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{-1.0}{(76,951)} = \frac{-1.0}{IR} = \frac{-1.0}{IR}$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 56,697	Expendable Fund Balance (155,471)
_	Average Monthly Operating 122,661 and Other Expenses $ R\rangle = 0.46$	Average Monthly Operating 104,140 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 5,888 = 0.02	Tenant Receivable 11,868 = 0.0
	Total Tenant Revenue 290,837 IR < 1.50	Total Tenant Revenue 286,401 IR < 1.8
	Days Receivable Outstanding: 4.92	Days Receivable Outstanding: 10.10
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (50,221) = 0.41	Accounts Payable (24,304) = 0.2
	Total Operating Expenses 122,661 IR < 0.75	Total Operating Expenses 104,140
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 6.67% 93.33%	Current Month 8.24 % 91.76%
	Year-to-Date 6.88% 93.32% IR >= 0.98	Year-to-Date 6.59 % 93.41% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 8.97 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
	Total Points 10.97 25 Total Points 13.00 25	Total Points 2.00 25 Total Points 13.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	(66,805)		
Aver	age Dwelling R	ent	
Actual/UML	255,148	1,341	190.27
Budget/UMA	252,000	1,437	175.37

3,148

(96)

14.90

Increase (Decrease)

Excess Cash

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	187.38	34.31 %	
Supplies and Materials		42.83	7.84	
Fleet Costs		7.23	1.32	
Outside Services		208.03	38.09	
Utilities		103.90	19.02	
Protective Services		9.52	1.74	
Insurance		41.77	19.02	
Other Expenses		29.19	5.35	
Total Average Expense	\$	629.85	126.71 %	

(260,560)						
Avera	ge Dwelling	Rent				
Actual/UML	248,755	1,360	182.91			
Budget/UMA	256,667	1,456	176.28			
Increase (Decrease)	(7 912)	(96)	6.63			

PUM / Percentage of Revenue					
Expense	A	Amount	Percent		
Salaries and Benefits	\$	190.39	38.64%		
Supplies and Materials		35.47	7.20		
Fleet Costs		4.32	0.88		
Outside Services		133.62	27.12		
Utilities		106.62	21.64		
Protective Services		2.36	0.48		
Insurance		27.66	21.64		
Other Expenses		33.44	6.79		
Total Average Expense	\$	533.88	124.38%		

Last Year

KFI - FY Comparison for Sun Park/Hornsby - 124 Units Period Ending February 29, 2020

	Т	his Year					
	Quick	Ratio (QR)					
	Current Assets, Unrestr	ricted 150,279 = 1.88					
	Curr Liab Exc Curr Prtn						
S	Months Expendable	Net Assets Ratio (MENAR)					
FASS	Expendable Fund Bala	nce 70,427 = 1.21					
	Average Monthly Opera and Other Expenses	ating $58,004$ $= 1.21$					
	Debt Service Co	overage Ratio (DSCR)					
		0.00 IR >= 1.25					
	Tenant Receivable (TR)						
	Tenant Receivable	3,426 = 0.02					
	Total Tenant Revenue	202,218 IR < 1.50					
	Days Receivable Outstanding: 4.14						
MASS	Accounts Payable (AP)						
Ž	Accounts Payable	(35,338) = 0.61					
	Total Operating Expens	ses 58,004 _{IR < 0.75}					
	Occupancy I	Loss Occ %					
		3.23% 96.77%					
	Year-to-Date	3.43% 96.57% IR >= 0.98					
	FASS KFI MP	MASS KFI MP					
	QR 11.43 12						
	MENAR 6.31 11 DSCR 2.00 2	· · · · · · · · · · · · · · · · · · ·					
	Total Points 19.75 25						
	13.611 01110 13.73 23	10ta 1 011to 21.00 20					
	0						

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 150,279 _ 1 89	Current Assets, Unrestricted 83,864
$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.88$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.58$
IR >= 2.0	IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 70,427	Expendable Fund Balance 30,745 = 0.54
Average Monthly Operating 58,004 = 1.21	Average Monthly Operating 57,149
and Other Expenses IR >= 4.0	and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.00	0.00
IR >= 1.25	IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable $3,426 = 0.02$	Tenant Receivable 6,368 = 0.03
Total Tenant Revenue 202,218 IR < 1.50	Total Tenant Revenue 213,396 IR < 1.50
Days Receivable Outstanding: 4.14	Days Receivable Outstanding: 7.35
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (35,338) = 0.61	Accounts Payable (21,074)
Total Operating Expenses 58,004	$\frac{\text{Accounts 1 ayable}}{\text{Total Operating Expenses}} \frac{(21,074)}{57,149} = \frac{0.37}{(R < 0.75)}$
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 3.23% 96.77%	Current Month 4.03 % 95.97%
Year-to-Date 3.43% 96.57% IR >= 0.98	Year-to-Date 5.24 % 94.76% IR >= 0.98
1. 10 July	100.10 20.0
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 11.43 12 Accts Recvble 5.00 5	QR 9.98 12 Accts Recyble 5.00 5
MENAR 6.31 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16
Total Points 19.75 25 Total Points 21.00 25	Total Points 11.98 25 Total Points 17.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
12,156	(26,694)
12,100	(20,094)
Average Dwelling Bent	Average Dwelling Bent

Average	Dwelling Re	nt	
Actual/UML	206,449	958	215.50
Budget/UMA	201,506	992	203.13
Increase (Decrease)	4,943	(34)	12.37

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	163.43	36.61 %		
Supplies and Materials		26.36	5.91		
Fleet Costs		0.70	0.16		
Outside Services		94.66	21.21		
Utilities		62.57	14.02		
Protective Services		0.78	0.18		
Insurance		24.80	14.38		
Other Expenses		21.26	4.76		
Total Average Expense	\$	394.57	97.22 %		

WILLW 11 0.00		riodio i ay	abic i	.00			
DSCR 2.00	2	Occupanc	y 8.	.00	16		
Total Points 11.98	25	Total Poin	ts 17.	.00	25		
Canita	l Fi	and Occup	ancv				
Capital Fund Occupancy 5.00							
		.00					
E	xce	ess Cash)		
	(2	26,694)			J		
Avera	age	Dwelling R	ent				
Actual/UML	2	201,301	940	21	4.15		
Budget/UMA	1	96,667	992	19	8.25		
Increase (Decrease)		4,634	(52)	1	5.90		
PUM / Per	rcer	ntage of Re	venue				
Expense		Amount	Percent				
Salaries and Benefits		\$ 180.96	41.9	7%			
Supplies and Materials	S	24.05	5.5	8			

0.41

78.94

71.32

20.55

28.74

\$ 407.94

2.98

0.09

18.31

16.99

0.69

16.99

6.67 107.29%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Sutton/Le Chalet - 34 Units Period Ending February 29, 2020

	This '	Year				
	Quick Ratio (QR)					
	Current Assets, Unrestricte	d 32,478	= 1.85			
	Curr Liab Exc Curr Prtn LTI	O (17,533)	IR >= 2.0			
SS	Months Expendable Net	Assets Ratio (MI	ENAR)			
FASS	Expendable Fund Balance		= 0.79			
	Average Monthly Operating	g 18,991				
	and Other Expenses		IR >= 4.0			
	Debt Service Cover	age Ratio (DSCR	R)			
	0.00 IR >= 1.2					
	Tenant Rece	ivable (TR)				
	Tenant Receivable	(155)	= 0.00			
	Total Tenant Revenue	67,109	IR < 1.50			
	Days Receivable O	utstanding: -0.5	6			
SS	Accounts Pa	yable (AP)				
MASS	Accounts Payable	(2,424)	= 0.13			
	Total Operating Expenses	18,991	IR < 0.75			
	Occupancy Los	s Occ %				
	Current Month 5.88	94.12%				
	Year-to-Date 2.94	1% 97.06%	IR >= 0.98			
	FASS KFI MP	MASS KFI	MP			
			.00 5			
		,	.00 4			
		· ·	.00 16			
	Total Points 13.29 25 To	otal Points 21	.00 25			
	Capital Fund Occupancy					

Capital Fund	Occupancy
5.00	

923

10.91

(8)

	(4,096)		
Avera	ge Dwelling Re	nt	
Actual/UML	67,490	264	255.64
Budget/UMA	66,567	272	244.73

Increase (Decrease)

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	181.25	34.55 %	
Supplies and Materials		32.72	6.24	
Fleet Costs		0.00	0.00	
Outside Services		103.11	19.66	
Utilities		120.54	22.98	
Protective Services		0.00	0.00	
Insurance		5.21	22.98	
Other Expenses		20.07	3.83	
Total Average Expense	\$	462.90	110.22 %	

Last Year			
Quick Ratio ((QR)		
Current Assets, Unrestricted	110,629	= 5.76	
Curr Liab Exc Curr Prtn LTD	(19,217)	= 5.76 IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)			

Months Expendable Net Asse	ts Ratio (Mi	ENAR)
Expendable Fund Balance	91,412	= 5.08
Average Monthly Operating	18,009	0.00
and Other Expenses		IR >= 4.0

Debt Service Coverage Ratio (DSC	CR)
0.00	IR >= 1.25

Tenant Receivable (TR)				
Tenant Receivable	522	= 0.01		
Total Tenant Revenue	IR < 1.50			
Days Receivable Outstanding: 1.82				

Accounts Payable (AP)				
Accounts Payable	(10,795)	- 0.60		
Total Operating Expenses	18,009	IR < 0.75		

Occupancy	Loss	Occ %	Ì
Current Month	2.94 %	97.06%	
Year-to-Date	3.31 %	96.69%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP
QR	12.00	12	Accts Recyble	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
73,343

Average Dwelling Rent							
Actual/UML	64,363	263	244.73				
Budget/UMA	65,753	272	241.74				
Increase (Decrease)	(1,389)	(9)	2.99				

PUM / Percentage of Revenue							
Expense	,	Amount	Percent				
Salaries and Benefits	\$	190.03	35.51%				
Supplies and Materials		20.55	3.84				
Fleet Costs		0.00	0.00				
Outside Services		126.75	23.69				
Utilities		122.44	22.88				
Protective Services		0.00	0.00				
Insurance		5.32	22.88				
Other Expenses		19.99	3.74				
Total Average Expense	\$	485.08	112.53%				

KFI - FY Comparison for Tarry Towne/Escondida/Wmburg - 133 Units Period Ending February 29, 2020

		This Year	
		Quick Ratio (QR)	
		$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.60}{(72,912)} = 2.60$	Current Ass Curr Liab E
	S	Months Expendable Net Assets Ratio (MENAR)	Months
	FASS	Expendable Fund Balance 116,422	Expendable
		Average Monthly Operating 66,154 and Other Expenses 66,154 IR >= 4.0	Average M and Other I
		Debt Service Coverage Ratio (DSCR)	Del
		0.00 IR >= 1.25	
		Tenant Receivable (TR)	
		Tenant Receivable (5,043) = -0.02	Tenant Red
		Total Tenant Revenue 293,915 IR < 1.50	Total Tena
		Days Receivable Outstanding: -4.18	Da
	MASS	Accounts Payable (AP)	
	Ž	Accounts Payable (20,433) = 0.31	Accounts F
		Total Operating Expenses 66,154 IR < 0.75	Total Opera
		Occupancy Loss Occ %	Occupa
		Current Month 2.26% 97.74% Year-to-Date 1.60% 98.40% IR >= 0.98	Current Mo Year-to-Da
		FASS KFI MP MASS KFI MP	FASS
		QR 12.00 12 Accts Recvble 5.00 5	QR
		MENAR 7.11 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR DSCR
		Total Points 21.11 25 Total Points 25.00 25	Total Points
		Capital Fund Occupancy	

		La	st Yea	r		
	Qı	ıick	Ratio (QR)		
Current Asset	s, Unre	estric	ted	(853,99	00)	-13.01
Curr Liab Exc	Curr P	rtn L	TD	(65,63	(5)	R >= 2.0
Months Exp	pendal	ole N	et Ass	ets Ratio	(MEN	AR)
Expendable F	und Ba	alanc	е	(919,62	25)	40.07
Average Mont	hly Op	eratii	ng	72,58		-12.67
and Other Exp	penses				II.	R >= 4.0
Debt S	Service	e Co	verage	Ratio (D	SCR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceivab	ole (TR)		
Tenant Receiv	vable			(2,442)	_	-0.01
Total Tenant F	Revenu	ıe		290,342	_ //	R < 1.50
Days	Receiv	/able	Outst	tanding:	-2.04	
	Acco	unts	Payal	ole (AP)		
Accounts Pay	able			(36,097)		0.50
Total Operatin	ng Expe	ense	S	72,585	= //	R < 0.75
Occupancy	у	L	.oss	Occ %)	
Current Month	1	0	.00 %	100.00%	6	
Year-to-Date		0	.85 %	99.15%	6 IR	>= 0.98
FASS K	(FI	MP		MASS	KFI	MP
QR	0.00	12	Accts	Recvble	5.00	5
MENAR	0.00	11		Payable	4.00	4
DSCR	2.00	2	Occup	oancy	16.00	16
Total Points	2.00	25	Total	Points	25.00	25
	Capit	al Fu	ınd Oc	cupancy		
5.00						

L		49,873		
	Average	Dwelling R	ent	
Γ	Actual/UML	293,967	1,047	280.77
	Budget/UMA	289,667	1,064	272.24
	Increase (Decrease)	4,300	(17)	8.53

5.00

Excess Cash

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	177.21	35.33 %			
Supplies and Materials		25.50	5.08			
Fleet Costs		2.10	0.42			
Outside Services		82.83	16.51			
Utilities		98.37	19.61			
Protective Services		0.00	0.00			
Insurance		23.27	19.61			
Other Expenses		20.57	4.10			
Total Average Expense	\$	429.87	100.66 %			

	(992,616)		
Avera	ge Dwelling	Rent	
Actual/UML	288,915	1,055	273.85
Budget/UMA	285,333	1,064	268.17
Increase (Decrease)	3,582	(9)	5.68

PUM / Percentage of Revenue						
,	Amount	Percent				
\$	176.47	36.67%				
	25.03	5.20				
	8.62	1.79				
	118.03	24.53				
	104.43	21.70				
	0.00	0.00				
	16.91	21.70				
	24.59	5.11				
\$	474.08	116.69%				
	\$	Amount \$ 176.47 25.03 8.62 118.03 104.43 0.00 16.91 24.59				

KFI - FY Comparison for Victoria Plaza/Schnabel - 255 Units Period Ending February 29, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, Uni	estric	cted	620,5	18 _	0.96				
	Curr Liab Exc Curr Prtn LTD (643,190) R >= 2.0									
S										
FASS	Expendable Fund I	Balan	ice	(22,67	72)	0.40				
	Average Monthly C		ting	54,4	52	-0.42				
	and Other Expense	es				IR >= 4.0				
	Debt Service	e Co	verage	Ratio (D	SCR)					
		1,12	28,452.	(I.	R >= 1.25				
	Tena	nt Re	eceivab	ole (TR)						
	Tenant Receivable			(1,449)	=	-0.01				
	Total Tenant Reve			110,342		IR < 1.50				
	Days Recei	vable	Outst	anding:	-3.19					
MASS	Acco	unts	Payab	le (AP)						
Ž	Accounts Payable			590,687)	=	10.85				
	Total Operating Ex	pens	es	54,452		IR < 0.75				
	Occupancy	L	oss	Occ %	<u>6</u>					
	Current Month 72.94% 98.57%									
	Year-to-Date 72.70% 99.46% IR >= 0.98									
	FASS KFI	MP		MASS	KFI	MP				
	QR 0.00	12		Recvble	5.00	-				
	MENAR 0.00	11		Payable	0.00					
	DSCR 2.00	2	Occup		16.00					
	Total Points 2.00	25	Total I	Points	21.00	0 25				
	Capital Fund Occupancy									

		La	st Year			
	Qı	ıick	Ratio (QR)		
Current Asse	ts, Unre	estric	ted	284,16	4	4.66
Curr Liab Exc	Curr P	rtn L	TD	(61,01	4)	2 >= 2.0
Months Ex	pendal	ole N	et Ass	ets Ratio	(MENA	AR)
Expendable I	Fund Ba	alanc	е	223,15	0 _	3.43
Average Mor		eratiı	ng	65,00	1 -	3.43
and Other Ex	penses				IF	? >= 4.0
Debt	Service	Cov	verage	Ratio (D	SCR)	
			34.16		IR	>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Rece	ivable			(486)	_	0.00
Total Tenant	Revenu	ıe		97,473	IF	2 < 1.50
Days Receivable Outstanding: -1.25						
	Acco	unts	Payab	le (AP)		
Accounts Pag	yable		((28,228)	_	0.43
Total Operati	ng Expe	enses	3	65,001	_ IF	2 < 0.75
Occupano	у	L	.oss	Occ %		
Current Mont	th	72	.94 %	98.57%	, D	
Year-to-Date		73	.04 %	98.21%) IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12	Accts	Recvble	5.00	5
MENAR	9.57			Payable	4.00	4
DSCR	2.00	2	<u> </u>		16.00	16
Total Points	23.57	25	Total F	Points	25.00	25
	Capit	al Fu	nd Oc	cupancy		
5.00						

	(76,120)							
Average Dwelling Rent								
Actual/UML	106,335	557	190.91					
Budget/UMA	135,789	560	242.48					
Increase (Decrease)	(29,454)	(3)	(51.57)					

Excess Cash

5.00

Expense	4	Amount	Percent
Salaries and Benefits	\$	230.99	19.83 %
Supplies and Materials		23.65	2.03
Fleet Costs		1.85	0.16
Outside Services		87.24	7.49
Jtilities		71.16	6.11
Protective Services		0.03	0.00
nsurance		42.58	6.11
Other Expenses		53.05	4.55
Total Average Expense	\$	510.56	46.28 %

Capital	Fund Occup	ancy					
	5.00						
E	cess Cash						
159,166							
Averag	Average Dwelling Rent						
Actual/UML	95,563	550	173.75				
Budget/UMA	93,333	560	166.67				
Increase (Decrease)	2,229	(10)	7.08				
PUM / Percentage of Revenue							
Expense	Amount	Percent					
Salaries and Benefits	\$ 227.16	20.8	7%				

32.83

0.80

124.23

98.17

31.06

113.64

\$ 632.62

4.72

3.02

0.07

11.41 9.02

0.43

9.02

10.44

64.29%

Supplies and Materials

Outside Services

Protective Services

Total Average Expense

Other Expenses

Fleet Costs

Utilities

Insurance

1.91

IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.46 IR < 0.75

IR >= 0.98

MP

IR >= 2.0

KFI - FY Comparison for Villa Hermosa/McGuire - 129 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 187,871 = 1.97	Current Assets, Unrestricted 172,014
	Curr Liab Exc Curr Prtn LTD (95,501) $_{IR} >= 2.0$	${\text{Curr Liab Exc Curr Prtn LTD}} = 2.8$ $ R\rangle = 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 92,370 = 1.46	Expendable Fund Balance 110,524 = 1.9
	Average Monthly Operating 63,365 and Other Expenses 63,365	Average Monthly Operating 57,815 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 2,995 = 0.01	Tenant Receivable (58) = 0.0
	Total Tenant Revenue 259,246 IR < 1.50	Total Tenant Revenue 254,811 IR < 1.8
	Days Receivable Outstanding: 2.81	Days Receivable Outstanding: -0.06
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (34,543) = 0.55	Accounts Payable (26,510) = 0.4
	Total Operating Expenses 63,365 IR < 0.75	Total Operating Expenses 57,815
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.55% 98.45%	Current Month 2.33 % 97.67%
	Year-to-Date 1.94% 98.06% /R >= 0.98	Year-to-Date 3.68 % 96.32% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 11.84 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 6.67 11 Accts Payable 4.00 4	MENAR 7.34 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 12.00 16
	Total Points 20.51 25 Total Points 25.00 25	Total Points 21.34 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	28,768		
Aver	age Dwelling R	ent	
Actual/UML	254,546	1,012	251.53
Budget/UMA	247,712	1,032	240.03

6,834

(20)

11.50

Increase (Decrease)

Excess Cash

Expense	Amount	Percent
Salaries and Benefits	\$ 141.35	28.03 %
Supplies and Materials	19.45	3.86
Fleet Costs	0.60	0.12
Outside Services	102.76	20.38
Utilities	117.28	23.25
Protective Services	5.01	0.99
nsurance	19.62	23.25
Other Expenses	21.44	4.25
Total Average Expense	\$ 427.52	104.13 %

QR										
DSCR 2.00 2 Occupancy 12.00 16 Total Points 21.34 25 Total Points 21.00 25 Capital Fund Occupancy 5.00		QR	12.00	12	Accts Rec	vble 5	5.00	5		
Total Points 21.34 25 Total Points 21.00 25		MENAR	7.34	11	Accts Pay	able 4	.00	4		
Capital Fund Occupancy 5.00		DSCR	2.00	2	Occupano	y 12	2.00	16		
Excess Cash		Total Points	21.34	25	Total Poin	ts 21	.00	25		
Excess Cash										
Section Sect		5.00								
Section Sect										
Average Dwelling Rent Actual/UML 249,458 994 250.96 Budget/UMA 249,663 1,032 241.92 Increase (Decrease) (206) (38) 9.04 PUM / Percentage of Revenue Expense Amount Percent	(Excess Cash								
Average Dwelling Rent Actual/UML 249,458 994 250.96 Budget/UMA 249,663 1,032 241.92 Increase (Decrease) (206) (38) 9.04 PUM / Percentage of Revenue Expense Amount Percent										
Actual/UML 249,458 994 250.96 Budget/UMA 249,663 1,032 241.92 Increase (Decrease) (206) (38) 9.04 PUM / Percentage of Revenue Expense Amount Percent										
Budget/UMA 249,663 1,032 241.92 Increase (Decrease) (206) (38) 9.04 PUM / Percentage of Revenue Expense Amount Percent			Aver	age	Dwelling R	ent				
PUM / Percentage of Revenue Expense Amount Percent		Actual/UML	ual/UML		49,458	994	25	0.96		
PUM / Percentage of Revenue Expense Amount Percent		Budget/UMA		2	49,663	1,032	24	1.92		
Expense Amount Percent		Increase (Dec	crease)		(206)	(38)		9.04		
Expense Amount Percent		PUM / Percentage of Revenue								
						3				
Salaries and Benefits \$ 140.42 28.53%		Expense			Amount	Percen	t			
		Salaries and I	Benefits		\$ 140.42	28.5	53%			

21.11

60.98

126.68

1.29

14.63

33.41

398.88

0.36

4.29

0.07

12.39 25.73

0.26

25.73

6.79

103.79%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Other Expenses

Protective Services

Total Average Expense

2.01

IR >= 4.0

IR >= 1.25

0.00

0.34

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Villa Tranchese - 201 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 418,151 = 2.88	Current Assets, Unrestricted 273,945
	Curr Liab Exc Curr Prtn LTD (145,258) -2.00	$ \frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 3.5 $
10	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 199,173 = 2.06	Expendable Fund Balance 196,075 = 2.0
	Average Monthly Operating 96,617 and Other Expenses $IR >= 4.0$	Average Monthly Operating 97,547 and Other Expenses 97,547
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.72 IR >= 1.25	4.05 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (5,697) = -0.01	Tenant Receivable (182) = 0.0
	Total Tenant Revenue 439,118 IR < 1.50	Total Tenant Revenue 421,332 IR < 1.8
	Days Receivable Outstanding: -3.28	Days Receivable Outstanding: -0.11
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (48,830) = 0.51	Accounts Payable (33,560) = 0.3
	Total Operating Expenses 96,617 IR < 0.75	Total Operating Expenses 97,547 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.50% 99.50%	Current Month 2.99 % 97.01%
	Year-to-Date 1.24% 98.76% IR >= 0.98	Year-to-Date 2.55 % 97.45% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 7.56 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 7.48 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 21.56 25 Total Points 25.00 25	Total Points 21.48 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

MENAR 7.56 11 DSCR 2.00 2	,	e 4.00 16.00	4 16	MENAR DSCR	7.48	11	Accts Payable Occupancy	4.0	
Total Points 21.56 25	Total Points	25.00	25	Total Points	21.48	25	Total Points	21.0	0 25
Capital F	und Occupano	y			Capit	al Fu	ınd Occupanc	у	
	5.00					5.	.00		
Exc	cess Cash					Exce	ss Cash		
	102,103					(97,978		
Average	Dwelling Rent				Aver	age	Dwelling Rent		
Actual/UML	420,038	1,588 26	34.51	Actual/UML		4	05,150 1,5	67	258.55
Budget/UMA	401,333	1,608 24	19.59	Budget/UMA		3	89,467 1,6	808	242.21
Increase (Decrease)	18,705	(20) 1	4.92	Increase (De	crease)		15,683	(41)	16.35
PUM / Perce	entage of Reve	nue		Р	UM / Pe	rcen	tage of Reven	ue	
Expense	Amount P	ercent		Expense			Amount Pe	rcent	
Salaries and Benefits	\$ 182.61	34.04 %		Salaries and	Benefits		\$ 179.84	35.25	%

Expense	1	Amount	Percent
Salaries and Benefits	\$	182.61	34.04 %
Supplies and Materials		17.72	3.30
Fleet Costs		3.24	0.60
Outside Services		56.32	10.50
Jtilities		94.07	17.53
Protective Services		2.36	0.44
nsurance		21.36	17.53
Other Expenses		23.47	4.38
Total Average Expense	\$	401.14	88.32 %

PUM / Percentage of Revenue						
Expense	A	Amount	Percent			
Salaries and Benefits	\$	179.84	35.25%			
Supplies and Materials		22.92	4.49			
Fleet Costs		2.12	0.42			
Outside Services		72.71	14.25			
Utilities		93.47	18.32			
Protective Services		2.28	0.45			
Insurance		15.83	18.32			
Other Expenses		25.87	5.07			
Total Average Expense	\$	415.04	96.56%			

KFI - FY Comparison for Villa Veramendi - 166 Units Period Ending February 29, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, Unrestricted 280,545 = 1.61									
	Curr Liab Exc Curr Prtn LTD (174,613) $IR \ge 2.0$									
S	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fund Balance 105,932 = 0.92									
	Average Monthly Operating 115,457									
	and Other Expenses IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)									
	0.00 IR >= 1.25									
	Tenant Receivable (TR)									
	T (D : 1)									
	$\frac{\text{Ienant Receivable}}{\text{Total Tenant Revenue}} \frac{39,282}{230,317} = 0.17$									
	Days Receivable Outstanding: 41.56									
SS	Accounts Payable (AP)									
MASS	Accounts Payable (89,298) = 0.77									
	Total Operating Expenses 115,457 IR < 0.75									
	Occupancy Loss Occ %									
	Current Month 3.01% 96.99%									
	Year-to-Date 1.51% 98.49% IR >= 0.98									
	FASS KFI MP MASS KFI MP									
	QR 10.11 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 12.11 25 Total Points 20.00 25									
	Capital Fund Occupancy									

Total Points	12.11	25	Total Points	20.00	25
	Capit	al Fu	ınd Occupancy		
	-	5	.00		

Excess Cash	
(10,043)	

Average	Dwelling R	ent	
Actual/UML	200,567	1,308	153.34
Budget/UMA	176,667	1,328	133.03
Increase (Decrease)	23,901	(20)	20.31

Expense	Amount	Percent
Salaries and Benefits	\$ 177.99	27.04 %
Supplies and Materials	61.84	9.39
Fleet Costs	3.38	0.51
Outside Services	213.83	32.48
Utilities	94.62	14.37
Protective Services	5.28	0.80
Insurance	23.83	14.56
Other Expenses	18.42	2.80
Total Average Expense	\$ 599.17	101.95 %

Last Ye	ar	
Quick Ratio	(QR)	
Current Assets, Unrestricted	67,839	= 0.59
Curr Liab Exc Curr Prtn LTD	(114,353)	IR >= 2.0

Months Expendable Net	Assets Ratio (MENAR)
Expendable Fund Balance	(46,514) = -0.41
Average Monthly Operating	114,369
and Other Expenses	IR >= 4.0

Debt Service Coverage Ratio (DS	CR)
0.00	IR >= 1.25

Tenant Rece	eivable (TR)	
Tenant Receivable	15,600	= 0.09
Total Tenant Revenue	181,314	IR < 1.50
Days Receivable C	outstanding: 21.	11

Accounts Payable (AP)				
Accounts Payable	(71,582)	- 0.63		
Total Operating Expenses	114,369	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	2.41 %	97.59%	
Year-to-Date	3.31 %	96.69%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	0.00	12	Accts Recyble	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
(161,409)

Average Dwelling Rent								
Actual/UML	172,347	1,284	134.23					
Budget/UMA	183,333	1,328	138.05					
Increase (Decrease)	(10,986)	(44)	(3.83)					

PUM / Percentage of Revenue									
Expense	,	Amount	Percent						
Salaries and Benefits	\$	161.51	29.04%						
Supplies and Materials		67.64	12.16						
Fleet Costs		7.44	1.34						
Outside Services		209.44	37.66						
Utilities		99.64	17.97						
Protective Services		5.99	1.08						
Insurance		18.08	17.97						
Other Expenses		24.64	4.43						
Total Average Expense	\$	594.37	121.65%						

KFI - FY Comparison for WC White - 75 Units Period Ending February 29, 2020

	This	s Year						
	Quick F	Ratio (QR)						
	Current Assets, Unrestric	ted 229,853 = 6.24						
	Curr Liab Exc Curr Prtn L							
S	Months Expendable No	et Assets Ratio (MENAR)						
FASS	Expendable Fund Baland	ce 193,016 = 6.13						
	Average Monthly Operat	ing 31,506						
	and Other Expenses	IR >= 4.0						
		rerage Ratio (DSCR)						
	0.00 IR >= 1.25							
	Tenant Re	ceivable (TR)						
	Tenant Receivable	(1,908) = -0.02						
	Total Tenant Revenue 115,381 IR < 1.50							
		Outstanding: -4.06						
MASS		Payable (AP)						
Ž	Accounts Payable	(7,960) = 0.25						
	Total Operating Expense	es 31,506 _{IR < 0.75}						
	Occupancy Lo	Occ %						
		00% 100.00%						
	Year-to-Date 0.	17% 99.83% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
		Accts Recvble 5.00 5						
		Accts Payable 4.00 4 Occupancy 16.00 16						
	Total Points 25.00 25	Total Points 25.00 25						
	Capital Fur	nd Occupancy						
	- Capital I di							

Last YearQuick Ratio (QR)Current Assets, Unrestricted Curr Liab Exc Curr Prtn LTD (27,707) $166,080$ (27,707) $= 5.99$ (R >= 2.0)Months Expendable Net Assets Ratio (MENAR)Expendable Fund Balance Average Monthly Operating and Other Expenses $138,374$ (R >= 4.51)Debt Service Coverage Ratio (DSCR)0.00 $1R >= 1.25$ Tenant Receivable (TR)Tenant Receivable Total Tenant Revenue 901 (14,398) $= 0.01$ (R < 1.50)Days Receivable Outstanding: Total Operating Expenses $(7,969)$ (7,969) Total Operating Expenses $= 0.26$ (R < 0.75)OccupancyLossOcc %
$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{5.99}{ R } = \frac{5.99}{ R$
Curr Liab Exc Curr Prtn LTD $(27,707)$ = 5.99 $ R>= 2.0$ Months Expendable Net Assets Ratio (MENAR)Expendable Fund Balance $138,374$ Average Monthly Operating and Other Expenses= 4.51 $ R>= 4.0$ Debt Service Coverage Ratio (DSCR)0.00 $ R>= 1.25$ Tenant Receivable (TR)Tenant Receivable901 $ R>= 1.25$ Days Receivable Outstanding: 1.94 Accounts Payable (AP)Accounts Payable $(7,969)$ $ R>= 0.26$ $ R<0.75$
Curr Liab Exc Curr Prtn LTD (27,707) $_{IR} >= 2.0$ Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 138,374 Average Monthly Operating 30,705 and Other Expenses $_{IR} >= 4.51$ Debt Service Coverage Ratio (DSCR) 0.00 $_{IR} >= 1.25$ Tenant Receivable (TR) Tenant Receivable (TR) Total Tenant Revenue 114,398 $_{IR} < 1.50$ Days Receivable Outstanding: 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 $_{IR} < 0.75$
Expendable Fund Balance 138,374 Average Monthly Operating 30,705 and Other Expenses $30,705$ Debt Service Coverage Ratio (DSCR) 0.00 Tenant Receivable (TR) Tenant Receivable 901 Total Tenant Revenue 114,398 Days Receivable Outstanding: 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 $= 0.26$ $= 0.26$ $= 0.26$
Average Monthly Operating and Other Expenses $IR >= 4.51$ Debt Service Coverage Ratio (DSCR) 0.00 Tenant Receivable (TR) Tenant Receivable 901 Total Tenant Revenue 114,398 Days Receivable Outstanding: 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 $IR >= 4.51$ $IR >= 4.0$ $IR >= 1.25$
Average Monthly Operating and Other Expenses $IR >= 4.0$ Debt Service Coverage Ratio (DSCR) 0.00 Tenant Receivable (TR) Tenant Receivable 901 Total Tenant Revenue 114,398 Days Receivable Outstanding: 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 $IR >= 4.0$ $IR >= 4.0$
$ \begin{array}{c c} \textbf{Debt Service Coverage Ratio (DSCR)} \\ \hline 0.00 \\ \hline & \\ \hline & \\ \hline \textbf{Tenant Receivable (TR)} \\ \hline \hline \textbf{Tenant Receivable} & 901 \\ \hline \textbf{Total Tenant Revenue} & 114,398 \\ \hline \textbf{Days Receivable Outstanding: } 1.94 \\ \hline \hline \textbf{Accounts Payable (AP)} \\ \hline \hline \textbf{Accounts Payable} & (7,969) \\ \hline \hline \textbf{Total Operating Expenses} & 30,705 \\ \hline \end{array} = \begin{array}{c} 0.26 \\ R < 0.75 \\ \hline \end{array} $
$ \begin{array}{c cccc} \hline \textbf{Tenant Receivable (TR)} \\ \hline \textbf{Tenant Receivable} & 901 \\ \hline \textbf{Total Tenant Revenue} & 114,398 & = 0.01 \\ \hline \textbf{Days Receivable Outstanding: } 1.94 \\ \hline \textbf{Accounts Payable (AP)} \\ \hline \textbf{Accounts Payable} & (7,969) \\ \hline \textbf{Total Operating Expenses} & 30,705 & = 0.26 \\ \hline \textbf{IR} < 0.75 \\ \hline \end{array} $
Tenant Receivable (TR) Tenant Receivable 901 Total Tenant Revenue 114,398 Days Receivable Outstanding: 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 $= 0.26$ $ R < 0.75$
Total Tenant Revenue 114,398 = 0.01 Revenue 114,398 = 0.01 Revenue 114,398 = 0.01 Revenue 1.94 Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 = 0.26 Revenue 1.94
Total Tenant Revenue $114,398$ $IR < 1.50$ Days Receivable Outstanding: 1.94 Accounts Payable (AP)Accounts Payable $(7,969)$ $= 0.26$ Total Operating Expenses $30,705$ $= 0.26$
Accounts Payable (AP) Accounts Payable (7,969) Total Operating Expenses 30,705 = $\frac{0.26}{IR < 0.75}$
$\frac{\text{Accounts Payable}}{\text{Total Operating Expenses}} \qquad \frac{(7,969)}{30,705} \qquad = \frac{0.26}{IR < 0.75}$
Total Operating Expenses 30,705 = 0.20 IR < 0.75
Total Operating Expenses 30,705 IR < 0.75
Occupancy Loss Occ %
Current Month 1.33 % 98.67%
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 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	
161,332	
	Excess Cash 161,332

5.00

Average Dwelling Rent									
Actual/UML	113,037	599	188.71						
Budget/UMA	112,000	600	186.67						
Increase (Decrease)	1,037	(1)	2.04						

PUM / Percentage of Revenue									
Expense		Amount	Percent						
Salaries and Benefits	\$	144.96	32.68 %						
Supplies and Materials		23.05	5.20						
Fleet Costs		2.84	0.64						
Outside Services		69.57	15.68						
Utilities		60.03	13.53						
Protective Services		5.10	1.15						
Insurance		17.04	13.53						
Other Expenses		28.74	6.48						
Total Average Expense	\$	351.33	88.90 %						

Excess Cash
107,986

Average Dwelling Rent								
Actual/UML	110,231	591	186.52					
Budget/UMA	113,333	600	188.89					
Increase (Decrease)	(3,103)	(9)	(2.37)					

PUM / Percentage of Revenue									
Expense	A	Amount	Percent						
Salaries and Benefits	\$	134.27	33.62%						
Supplies and Materials		24.45	6.12						
Fleet Costs		0.97	0.24						
Outside Services		59.10	14.80						
Utilities		63.48	15.90						
Protective Services		5.05	1.27						
Insurance		13.51	15.90						
Other Expenses		41.76	10.46						
Total Average Expense	\$	342.60	98.30%						

0.18

IR >= 4.0

IR >= 1.25

0.05

0.39

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Westway/H Gonzalez - 203 Units Period Ending February 29, 2020

	This Year	Last Year			
	Quick Ratio (QR)	Quick Ratio (QR)			
	Current Assets, Unrestricted 352,895 = 2.62	Current Assets, Unrestricted 102,912			
	Curr Liab Exc Curr Prtn LTD (134,794) $= 2.02$	$\frac{1.2}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.2$ $\frac{1.2}{IR} >= 2$			
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)			
FASS	Expendable Fund Balance 218,101 = 1.91	Expendable Fund Balance 19,842 = 0.1			
	Average Monthly Operating 114,199 and Other Expenses IR >= 4.0	Average Monthly Operating 110,449 and Other Expenses IR >= 4.1			
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)			
	0.00 IR >= 1.25	0.00 IR >= 1.2			
	Tenant Receivable (TR)	Tenant Receivable (TR)			
	Tenant Receivable 6,993 = 0.02	Tenant Receivable 11,726 = 0.0			
	Total Tenant Revenue 295,293 IR < 1.50	Total Tenant Revenue 215,882 IR < 1.5			
	Days Receivable Outstanding: 5.85	Days Receivable Outstanding: 13.50			
MASS	Accounts Payable (AP)	Accounts Payable (AP)			
×	Accounts Payable (47,711) = 0.42	Accounts Payable (42,644) = 0.3			
	Total Operating Expenses 114,199 IR < 0.75	Total Operating Expenses 110,449 IR < 0.7			
	Occupancy Loss Occ %	Occupancy Loss Occ %			
	Current Month 0.99% 99.01%	Current Month 4.93 % 95.07%			
	Year-to-Date 2.46% 97.54% IR >= 0.98	Year-to-Date 4.93 % 95.54 % IR >= 0.9			
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP			
	QR 12.00 12 Accts Recvble 5.00 5	QR 8.35 12 Accts Recvble 5.00 5			
	MENAR 7.33 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16			
	Total Points 21.33 25 Total Points 21.00 25	Total Points 10.35 25 Total Points 17.00 25			
	Capital Fund Occupancy	Capital Fund Occupancy			
	5.00	5.00			

QR	12.00	12	Accts Recvbl	e 5.0	0 5		QR	8.35	12	Accts Recyble	5.00	5
MENAR	7.33	11	Accts Payabl	e 4.0	0 4		MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.0	0 16		DSCR	2.00	2	Occupancy	8.00	16
Total Points	21.33	25	Total Points	21.0	0 25	J	Total Points	10.35	25	Total Points	17.00	25
Capital Fund Occupancy						Capital Fund Occupancy						
5.00												
Excess Cash						Excess Cash						
103,353						(91,409)						
Average Dwelling Rent						Aver	age	Dwelling Rent				
Actual/UMI	_		277,079	1,584	174.92		Actual/UML		1	97,912 1,5	43 1	28.26
Budget/UN	1A		193,453	1,624	119.12		Budget/UMA		1	63,333 1,6	15 1	01.14
Increase (E	Decreas	e)	83,626	(40)	55.80		Increase (Dec	crease)		34,579 (72)	27.13
PUM / Percentage of Revenue					Р	UM / Pe	rcer	itage of Reven	ue			
Expense Amount Percent						Expense			Amount Per	cent		

Expense	4	Amount	Percent
Salaries and Benefits	\$	196.16	32.83 %
Supplies and Materials		31.70	5.31
Fleet Costs		2.23	0.37
Outside Services		120.37	20.14
Utilities		91.82	15.36
Protective Services		2.71	0.45
Insurance		26.33	15.36
Other Expenses		23.37	3.91
Total Average Expense	\$	494.70	93.74 %

PUM / Percentage of Revenue					
,	Amount	Percent			
\$	160.38	31.86%			
	41.03	8.15			
	1.93	0.38			
	161.96	32.17			
	86.47	17.18			
	2.42	0.48			
	19.25	17.18			
	28.82	5.73			
\$	502.27	113.13%			
	\$	Amount \$ 160.38 41.03 1.93 161.96 86.47 2.42 19.25 28.82			

0.37

IR >= 2.0

-8.45

IR >= 4.0

IR >= 1.25

-0.10 IR < 1.50

0.35

IR < 0.75

KFI - FY Comparison for Wheatley/Olive Pk/Village East - 50 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 153,142 = 3.40	Current Assets, Unrestricted 175,186 = 0.3
	Curr Liab Exc Curr Prtn LTD (45,020) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD $(476,579)$ = 0.3
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 108,122 = 3.00	Expendable Fund Balance (301,393) = -8.4
	Average Monthly Operating 36,033 and Other Expenses IR >= 4.0	Average Monthly Operating 35,647 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (5,708) = -0.11	Tenant Receivable (5,903) = -0.1
	Total Tenant Revenue 50,125 IR < 1.50	Total Tenant Revenue 57,200 IR < 1.
	Days Receivable Outstanding: -27.68	Days Receivable Outstanding: -26.34
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable (15,352) = 0.43	Accounts Payable (12,356) = 0.3
	Total Operating Expenses 36,033 IR < 0.75	Total Operating Expenses 35,647 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.00% 98.00%	Current Month 6.00 % 94.00%
	Year-to-Date 3.75% 96.25% IR >= 0.98	Year-to-Date 4.00 % 96.00% IR >= 0.0
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 8.93 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 22.93 25 Total Points 21.00 25	Total Points 2.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Current Mo Year-to-Da				3.00% 6.25%	IR >= 0.98						94.00% 96.00%	,	IR >= 0.98
FASS	KFI	MP	MA	ASS KFI	MP		FASS I	KFI	MP		MASS	KFI	MP
QR	12.00	12	Accts Recv	ble 5.0	00 5		QR	0.00	12	Accts Re	cvble	5.00	0 5
MENAR	8.93	11	Accts Paya	ble 4.0	00 4		MENAR	0.00	11	Accts Pa	yable	4.00	0 4
DSCR	2.00	2	Occupancy	12.0	00 16		DSCR	2.00	2	Occupar	су	12.00	0 16
Total Points	22.93	25	Total Points	s 21.0	00 25		Total Points	2.00	25	Total Po	ints	21.0	0 25
	Capit	al Fu	ınd Occupar	псу				Capit	al Fu	ınd Occu	pancy		
		5	.00						5.	00			
		Excess Cash 72,005 Excess Cash (337,242)											
	Aver	-		nt					(3		Rent		
Actual/UMI		-	72,005	nt 385	114.49		Actual/UML		(3 age	37,242)	Rent	34	134.83
Actual/UMI Budget/UN	L	-	72,005 Dwelling Re		114.49 145.00		Actual/UML Budget/UMA		(3 age	37,242) Dwelling	38		134.83 151.67
	L 1A	age	72,005 Dwelling Re 44,077	385				Aver	(3 age	37,242) Dwelling 51,776	38 40	00	
Budget/UM Increase (I	L IA Decreas	age l	72,005 Dwelling Re 44,077 58,000	385 400 (15)	145.00		Budget/UMA Increase (Dec	Aver	(3	37,242) Dwelling 51,776 60,667	38 40 (*	00 16)	151.67
Budget/UM Increase (I	L IA Decreas	age l	72,005 Dwelling Rev 44,077 58,000 (13,923)	385 400 (15) venue	145.00		Budget/UMA Increase (Dec	Aver	(3	37,242) Dwelling 51,776 60,667 (8,891)	38 40 (*	00 16) ie	151.67
Budget/UN Increase (I	L 1A Decrease PUM / Po	e)	72,005 Dwelling Red 44,077 58,000 (13,923) ntage of Rev	385 400 (15) venue	145.00 (30.51)		Budget/UMA Increase (Dec	Aver	(3 age	37,242) Dwelling 51,776 60,667 (8,891) tage of F	38 40 (** Revenu	00 16) ie	151.67 (16.83)

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0.00

6.22

27.47

12.08

629.71

206.57

136.22

0.00

24.87

16.40

0.75

16.40

1.45

88.92%

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	169.12	24.65 %			
Supplies and Materials		70.75	10.31			
Fleet Costs		0.07	0.01			
Outside Services		182.85	26.65			
Utilities		138.21	20.15			
Protective Services		15.52	2.26			
nsurance		31.74	20.15			
Other Expenses		16.36	2.38			
Total Average Expense	\$	624.62	106.57 %			

8.83

IR >= 4.0

IR >= 1.25

IR >= 2.0

KFI - FY Comparison for Beacon - 2,912 Units

Period Ending February 29, 2020

	This Year	Last Year	
	Quick Ratio (QR)	Quick Ratio (QR)	
	Current Assets, Unrestricted 22,068,901 = 3.41	Current Assets, Unrestricted 22,508,766	2.4
	Curr Liab Exc Curr Prtn LTD $(6,462,963)$ $_{IR} >= 2.0$	Curr Liab Eye Curr Prtn LTD (6 441 754)	3.4 = 2.
Ŋ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR	()
FASS	Expendable Fund Balance 13,897,027 = 7.91	Expendable Fund Balance 14,576,304	8.8
	Average Monthly Operating 1,756,455 and Other Expenses $1,756,455$	Average Monthly Operating 1,650,038	
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)	
	1.27 IR >= 1.25	-0.88	1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)	
	Tenant Receivable 1,083,100 = 0.08	Tenant Peceivable 620 226	0.0
	Total Tenant Revenue 14,125,495 IR < 1.50		
	Days Receivable Outstanding: 18.81	Days Receivable Outstanding: 11.34	
SS	Accounts Payable (AP)	Accounts Payable (AP)	
MASS	Accounts Payable (1,358,710) = 0.77	Accounts Payable (566,450)	0.3
	Total Operating Expenses 1,756,455	Total Operating Expanses 1 650 038	
	Occupancy Loss Occ %	Occupancy Loss Occ %	
	Current Month 8.83% 91.17%	Current Month 8.00 % 92.00%	
	Year-to-Date 7.83% 92.17% IR >= 0.98	Year-to-Date 7.52 % 92.48% IR >=	0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI M	MP
	QR 12.00 12 Accts Recyble 5.00 5	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	MENAR 11.00 11 Accts Payable 4.00 DSCR 0.00 2 Occupancy 4.00	4 16
	Total Points 25.00 25 Total Points 11.00 25		25
	Capital Fund Occupancy	Conital Fund Occurrency	
	5.00	Capital Fund Occupancy 5.00	
	0.00	J 0.00	

636.63

21,471

8.59

4.74

62.89 %

Tenant Receivable (TR)									
Tenant Receivable		6	30,336	_	0.05				
Total Tenant Revenu	ıe	13,4	93,233		R < 1.50				
Days Receiv	/able	Outsta	nding: 1	1.34					
Accounts Payable (AP)									
Accounts Payable		(5	66,450)		0.34				
Total Operating Expe	ense	s 1,6	50,038	= IF	R < 0.75				
Occupancy		.oss	Occ %						
Current Month	_	.00 %	92.00%						
Year-to-Date	7	.52 %	92.48%	IR	>= 0.98				
FASS KFI	MP		MASS	KFI	MP				
QR 12.00	12		Recvble	5.00	5				
MENAR 11.00	11	Accts F							
DSCR 0.00	2	2 Occupancy 4.00 16							
Total Points 23.00	25	Total P	oints	13.00	25				
Capit	al Fu	ınd Occ	upancy						
	5.	00							
	Exce	ss Cas	h						
	12	,413,36 ²	l						
Aver	age	Dwellin	g Rent						
Actual/UML	13,2	29,371	21,549	9 61	13.92				
Budget/UMA	13,8	73,164	23,30	1 59	95.39				
Increase (Decrease)	(6	43,793)	(1,75	2) 1	18.53				
PUM / Pe	rcen	tage of	Revenue)					
Expense		Amou	ınt Perc	ent					
0-1		Φ 4F4	0.4	4 000/					

, 1010.0 O=	,	,	,					
Budget/UMA	13,84	8,682	23,296	594.47				
Increase (Decrease)	(17	9,695)	(1,825)	42.16				
PUM / Percentage of Revenue								
Expense		Amount	Percent					
Salaries and Benefits	\$	174.91	23.69	%				
Supplies and Materia	ls	30.48	4.13					
Fleet Costs		0.85	0.11					
Outside Services		108.75	14.73					
Utilities		45.49	6.16					
Protective Services		5.39	0.73					

37.97

35.02

438.85

Excess Cash 11,599,251

Average Dwelling Rent

13,668,987

Actual/UML

Insurance

Other Expenses

Total Average Expense \$

PUM / Percentage of Revenue							
Expense	,	Amount	Percent				
Salaries and Benefits	\$	151.34	21.28%				
Supplies and Materials		29.17	4.10				
Fleet Costs		0.68	0.09				
Outside Services		98.44	13.84				
Utilities		54.21	8.83				
Protective Services		5.79	0.81				
Insurance		34.08	8.83				
Other Expenses		42.17	5.93				
Total Average Expense	\$	415.88	63.73%				

KFI - FY Comparison for Beacon - 2,912 Units Period Ending February 29, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 3/6/2020 5:28:09PM

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 is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.
- 8. Accounts Payable measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.
- 9. Occupancy Loss measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.
- 10. Occupancy % (Occ %) emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.
- 11. Excess Cash represents the sum of certain current asset accounts less the sun of all current 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 February 29, 2020

	Ihis	Year								
	Quick Ratio (QR)									
	Current Assets, Unrestrict	ed 13,188,084 = 4.05								
	Curr Liab Exc Curr Prtn L									
S	Months Expendable Ne	et Assets Ratio (MENAR)								
FASS	Expendable Fund Balanc	e 8,809,848 = 9.22								
	Average Monthly Operati									
	and Other Expenses	IR >= 4.0								
	Debt Service Cove	erage Ratio (DSCR)								
	1	.76 IR >= 1.25								
	Tenant Receivable (TR)									
	Tenant Receivable	1,083,760 = 0.13								
	Total Tenant Revenue	8,230,471 IR < 1.50								
	Days Receivable Outstanding: 32.23									
SS	Accounts Payable (AP)									
MASS	Accounts Payable	(575,800) = 0.60								
	Total Operating Expense									
	Occupancy Lo	ss Occ %								
	0 0 0 0	93.31%								
	Year-to-Date 6.0	07% 93.93% IR >= 0.98								
	FASS KFI MP	MASS KFI MP								
	QR 12.00 12	Accts Recvble 5.00 5								
		Accts Payable 4.00 4								
		Occupancy 4.00 16								
	Total Points 25.00 25	Total Points 13.00 25								

	Qι	ıick l	Ratio (QR)		
Current Asset	s, Unre	estrict	ted	12,920,71	9	4.10
Curr Liab Exc	Curr P	rtn L	TD	(3,151,25	i8) =	4.10 IR >= 2.0
Months Ex	pendal	ole N	et Ass	ets Ratio	(MEN	NAR)
Expendable F	und Ba	alance	е	8,850,84	4	9.33
Average Mont	thly Op	eratir	ng	948,42	4 =	9.33
and Other Exp	penses					IR >= 4.0
Debt \$	Service	e Cov	/erage	Ratio (D	SCR)	
		-	0.55		,	R >= 1.25
					•	7.20
T I D		nt Re		le (TR)		
Tenant Received Total Tenant I				965,066	=	0.08
				anding:	10 12	IR < 1.50
Days					19.15	
		unts		ole (AP)		
Accounts Pay		(388,105)				0.41
Total Operatir	ng Expe	enses	3 5	948,424		IR < 0.75
Occupanc	<u>y</u>		oss	Occ %	<u>.</u>	
Current Month	า	7.	.47 %	92.53%	6	
Year-to-Date		5.	.74 %	94.26%	6 1	R >= 0.98
FASS K	(FI	MP		MASS	KFI	MP
~	12.00	12	Accts	Recvble	5.00	5
	11.00	11		Payable	4.00	•
DSCR	0.00	2	Occup	•	8.00	
Total Points	23.00	25	Total	Points	17.00	25
	Capit	al Fu	nd Oc	cupancy		
		5.	.00			
		_				

7,403,830								
Average Dwelling Rent								
Actual/UML	7,877,976	12,474	631.55					
Budget/UMA	7,801,500	13,280	587.46					
Increase (Decrease)	76,477	(806)	44.09					
	<u> </u>	<u> </u>						

Capital Fund Occupancy 5.00

Excess Cash

Expense	4	Amount	Percent
Salaries and Benefits	\$	157.96	21.51 %
Supplies and Materials		33.75	4.60
Fleet Costs		1.37	0.19
Outside Services		84.82	11.55
Jtilities		49.57	6.75
Protective Services		2.35	0.32
nsurance		38.85	8.88
Other Expenses		22.55	3.07
Total Average Expense	\$	391.22	56.87 %

5.00									
Ex	cess	Cash							
	7,506	5,690							
Average Dwelling Rent									
Actual/UML	7,6	54,541	17,477	437.98					
Budget/UMA	7,32	28,082	18,542	395.22					
Increase (Decrease)	32	26,458	(1,065)	42.76					
PUM / Percentage of Revenue									
Expense	A	Amount	Percent						
Salaries and Benefits	\$	108.64	21.1	6%					
Supplies and Materials		23.75	4.6	3					

0.79

64.17

37.70

1.61

27.01

26.65

\$ 290.32

0.15

12.50

8.98

0.31

8.98

5.19

61.91%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

IR >= 2.0

-0.44 IR >= 4.0

IR >= 1.25

0.08 IR < 1.50

1.43 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for SAHDC Bella Claire Apts. - 67 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 116,445 = 0.99	Current Assets, Unrestricted 186,618
	Curr Liab Exc Curr Prtn LTD (117,226) $R >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.0$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (31,682) = -0.86	Expendable Fund Balance (15,523) = -0.4
	Average Monthly Operating 36,696	Average Monthly Operating 35,507
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.15 IR >= 1.25	0.59 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 36,833 = 0.11	Tenant Receivable 23,272 = 0.0
	Total Tenant Revenue 321,258 IR < 1.50	Total Tenant Revenue 282,193 IR < 1.8
	Days Receivable Outstanding: 27.90	Days Receivable Outstanding: 20.08
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (53,639) = 1.46	Accounts Payable (50,721) - 1,4
	Total Operating Expenses 36,696 IR < 0.75	Total Operating Expenses 35,507
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.48% 95.52%	Current Month 8.96 % 91.04%
	Year-to-Date 2.24% 97.76% IR >= 0.98	Year-to-Date 5.22 % 94.78% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 5.00 5	QR 7.58 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 1.00 2 Occupancy 12.00 16	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 0.00 2 Occupancy 8.00 16
	Total Points 1.00 25 Total Points 19.00 25	Total Points 7.58 25 Total Points 15.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	(159,474)		
Average	Dwelling Re	nt	
Actual/UML	318,423	524	607.68
Budget/UMA	324,527	536	605.46
Increase (Decrease)	(6,104)	(12)	2.22

Excess Cash

PUM / Percer	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	167.08	27.25 %
Supplies and Materials		26.91	4.39
Fleet Costs		2.30	0.37
Outside Services		88.65	14.46
Utilities		56.16	9.16
Protective Services		0.00	0.00
Insurance		42.18	9.16
Other Expenses		22.43	3.66
Total Average Expense	\$	405.72	68.46 %

E	xcess Cash									
(107,637)										
Avera	ge Dwelling F	Rent								
Actual/UML	272,118	508	535.67							
Budget/UMA	301,425	536	562.36							
Increase (Decrease)	(29,306)	(28)	(26.69)							
PUM / Per	centage of Re	evenue								

PUM / Perce	nta	ge of Re	venue	
Expense		Amount	Percent	
Salaries and Benefits	\$	126.15	22.71%	
Supplies and Materials		56.04	10.09	
Fleet Costs		0.00	0.00	
Outside Services		127.68	22.99	
Utilities		64.27	11.57	
Protective Services		0.00	0.00	
Insurance		17.63	11.57	
Other Expenses		36.84	6.63	
Total Average Expense	\$	428.59	85.55%	

KFI - FY Comparison for SAHFC Burning Tree - 108 Units Period Ending February 29, 2020

			Thi	is Year							La	st Yea	r
		Q	uick	Ratio (QR)					Qı	uick	Ratio (QR)
	Current Ass	ets, Un	restri	cted	2,373,32	26 _	14.87		Current A	Assets, Unre	estric	ted	2,29
	Curr Liab E	xc Curr	Prtn I	_TD	(159,60	191	R >= 2.0		Curr Liab	Exc Curr F	Prtn L	.TD	(10
S	Months E	xpenda	ble N	let Ass	ets Ratio	(MENA	(R)		Month	s Expenda	ble N	let Ass	ets R
FASS	Expendable	e Fund	Balar	ice	2,105,11	6 _	05.07		Expenda	ble Fund Ba	alanc	e	2,19
	Average M and Other			ting	60,02	20	35.07 R >= 4.0			Monthly Op r Expenses		ng	5
	Debt	Servic	e Co	verage	Ratio (DS	SCR)			D	ebt Servic	e Co	verage	Ratio
				1.21			>= 1.25					-0.06	
		Tena	nt Re	eceivab	ole (TR)					Tenai	nt Re	ceivab	ole (TI
	Tenant Red	ceivable	:		100,351	_	0.18		Tenant R	eceivable			34,2
	Total Tena	nt Reve	nue	,	545,808	IF	R < 1.50		Total Ter	nant Reveni	ue	;	549,8
	Days	s Recei	vable	Outst	anding: 4	14.78		J		ays Recei	vable	Outst	andir
2		Acco	unts	Payab	le (AP)					Acco	unts	Payak	ole (A
MASS	Accounts F	Payable			(25,124)	_	0.42		Accounts	Payable			(21,5
	Total Opera	ating Ex	pens	es	60,020	IF	R < 0.75	J	Total Ope	erating Exp	ense	s	57,9
	Occupano	су	L	oss	Occ %	, D			Occup	ancy	ı	oss	Oc
	Current Mo	onth		.19%	89.819				Current N			.26 %	90.
	Year-to-Da	ite	10	.07%	89.939	% IR	>= 0.98	J	Year-to-E	Date	6	.83 %	93.
	FASS	KFI	MP		MASS	KFI	MP		FA	SS KFI	MP		MA
	QR	12.00	12		Recvble	2.00	5		QR	12.00		Accts	
	MENAR	11.00	11		Payable	4.00	4		MENAR	11.00	11	Accts	•
	DSCR	1.00	_2	Occup		0.00	16		DSCR	0.00	2	Occup	<u>_</u>
	Total Points	24.00	25	Total I	Points	6.00	25	J	Total Poir	nts 23.00	25	Total	Points
		Capit	al Fu	nd Oc	cupancy)		Capit	al Fu	ınd Oc	cupa
			5	.00				J			5	.00	

Current Asset	ts, Unre	estric	ted	2,296,618		04 50
Curr Liab Exc	Curr P	rtn L	TD	(106,425	_ = 5)	21.58 R >= 2.0
				. 5 .:		
Months Ex				ets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	2,190,193	3 =	37.80
Average Mon			ng	57,940	5	07.00
and Other Ex	penses				IF	R >= 4.0
Debt	Service	e Cov	/erage	Ratio (DS	CR)	
		-	-0.06		IR	>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Recei				34,266		0.06
Total Tenant	Revenu	ıe	5	49,896	= IF	0.00 2 < 1.50
Days	Receiv	able	Outsta	anding: 1	5.16	
	Acco	unts	Payab	le (AP)		
Accounts Pay	able		((21,581)	_	0.37
Total Operation	ng Expe	enses	3	57,940	_ IF	R < 0.75
Occupanc	у	L	.oss	Occ %		
Current Mont	h	9	.26 %	90.74%		
Year-to-Date		6.	.83 %	93.17%	IR	>= 0.98
FASS F	(FI	MP		MASSI	KFI	MP
QR	12.00	12	Accts I	Recvble	0.00	5
MENAR	11.00			Payable	4.00	4
DSCR	0.00	2	Occup		4.00	16
Total Points	23.00	25	Total F	Points	8.00	25
	Capit	al Fu	nd Occ	cupancy		
		5.	00			
		Exce	ss Cas	h		

Average	Dwelling Re	nt	
Actual/UML Budget/UMA	547,234 546,839	777 864	704.29 632.92
Increase (Decrease)	395	(87)	71.38
PIIM / Perc	entage of Rev	/eniie	

Excess Cash 2,036,698

PUM / Percer	nta	ige of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	140.78	20.04 %
Supplies and Materials		37.11	5.28
Fleet Costs		0.43	0.06
Outside Services		86.64	12.33
Utilities		17.25	2.46
Protective Services		0.00	0.00
Insurance		36.31	2.46
Other Expenses		18.48	2.63
Total Average Expense	\$	337.01	45.26 %

DSCR 0.00		Occupanc	y 4.	UU	16							
Total Points 23.00	25	Total Poin	ts 8.	00	25							
Capital Fund Occupancy												
	5	.00										
•	Exce	ess Cash										
	2,	123,661										
Aver	age	Dwelling R	ent									
Actual/UML	5	40,058	805	670	0.88							
Budget/UMA	5	67,799	864	65	7.17							
Increase (Decrease)	(27,740)	(59)	1:	3.71							
PUM / Pe	rcer	ntage of Re	venue									
Expense		Amount	Percent									
Salaries and Benefits		\$ 132.67	19.4	2%								
Supplies and Materia	ls	30.10	4.4	1								

0.38

59.53

24.46

0.00

31.89

39.32

\$ 318.34

0.06

8.71 3.58

0.00

3.58

5.76

45.52%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

2.49

IR >= 4.0

IR >= 1.25

0.04

0.23

IR < 0.75

IR < 1.50

IR >= 2.0

38.47

3.71

96.14

68.39

32.97

23.61

458.78

0.00

6.30

0.61

15.75

11.25

0.00

11.25

3.87

81.05%

KFI - FY Comparison for SAHFC Castlepoint - 220 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 744,414 = 2.47	Current Assets, Unrestricted 631,501
	Curr Liab Exc Curr Prtn LTD (300,787) $_{IR} >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{3}{ R }$
s,	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 328,843 = 3.05	Expendable Fund Balance 325,068 = 2
	Average Monthly Operating 107,702 and Other Expenses IR >= 4.0	Average Monthly Operating 130,631 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.85	0.83
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 190,731 = 0.19	Tenant Receivable 44,783 = 0
		Total Tenant Revenue 1,049,544 IR < 1
	Days Receivable Outstanding: 45.37	Days Receivable Outstanding: 10.38
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (87,288) = 0.81	Accounts Payable (29,765) = 0
	Total Operating Expenses 107,702 IR < 0.75	Total Operating Expenses 130,631
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.73% 97.27%	Current Month 1.82 % 98.18%
	Year-to-Date 2.95% 97.05% IR >= 0.98	Year-to-Date 2.33 % 97.67% _{IR} >= 0
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI N
	QR 12.00 12 Accts Recyble 2.00 5	QR 12.00 12 Accts Recvble 0.00
	MENAR 9.01 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 8.18 11 Accts Payable 4.00 DSCR 0.00 2 Occupancy 12.00 1
	Total Points 23.01 25 Total Points 16.00 25	Total Points 20.18 25 Total Points 16.00 2
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

27.59

3.38

60.63

48.18

0.61

35.06

17.40

339.18

4.60

0.56

10.12

8.04

0.10

8.16

2.90

58.92 %

Current Month Year-to-Date			7.27% 7.05%	IR	>= 0.98	Current Mon Year-to-Date		-	.82 % .33 %	98.18% 97.67%	,	IR >= 0.98
FASS KFI	MP	M	ASS KI	FI	MP	FASS	KFI	MP		MASS	KFI	MP
QR 12.0	0 12	Accts Recv	vble	2.00	5	QR	12.00	12	Accts F	Recvble	0.0	0 5
MENAR 9.0	11	Accts Paya	able	2.00	4	MENAR	8.18	11	Accts F	Payable	4.0	0 4
DSCR 2.0	00 2	Occupancy	y 1	2.00	16	DSCR	0.00	2	Occupa	ancy	12.0	0 16
Total Points 23.0	1 25	Total Point	ts 1	6.00	25	Total Points	20.18	25	Total P	oints	16.0	0 25
Ca	pital F	ınd Occupa	ıncy				Capit	al Fu	ınd Occ	upancy		
	5	5.00						5.	.00			
Excess Cash												
		ess Cash 202,039							ess Cast 76,119	h		
A	2		ent					1				
Actual/UML	verage	202,039	ent 1,708	3 58	38.38	Actual/UML		1 age	76,119		9	595.18
	verage	202,039 Dwelling Re			38.38 35.07	Actual/UML Budget/UMA		1 age 1,0	76,119	g Rent		595.18 550.86
Actual/UML	verage	202,039 Dwelling Re 1,004,951	1,708	56			Aver	1 age 1,0 9	76,119 Dwelling 23,108	g Rent 1,71 1,76		
Actual/UML Budget/UMA Increase (Decre	verage ase)	202,039 Dwelling Re 1,004,951 994,520	1,708 1,760 (52	56	65.07	Budget/UMA Increase (De	Aver	1 rage 1,0 9	76,119 Dwelling 23,108 69,510	g Rent 1,71 1,70	60 11)	550.86
Actual/UML Budget/UMA Increase (Decre	verage ase)	Dwelling Re 1,004,951 994,520 10,431	1,708 1,760 (52 venue) 56	65.07	Budget/UMA Increase (De	Aver	1 rage 1,0 9	76,119 Dwelling 23,108 69,510 53,598 stage of	g Rent 1,71 1,70	60 (11)	550.86

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

= 10.48

IR >= 2.0

22.99

IR >= 4.0

IR >= 1.25

0.11 IR < 1.50

0.40

IR < 0.75

KFI - FY Comparison for SAHFC Churchill Est, LLC - 40 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 759,123 = 11.25	Current Assets, Unrestricted 640,328
	Curr Liab Exc Curr Prtn LTD $(67,486)$ $_{IR} >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{10.4}{ R }$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 651,114	Expendable Fund Balance 541,071 = 22.9
	Average Monthly Operating 19,413 = 33.54 and Other Expenses	Average Monthly Operating 23,531 and Other Expenses 23,531
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	2.51 IR >= 1.25	1.97 IR >= 1.3
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 76,215 = 0.28	Tenant Receivable 30,975 = 0.1
	Total Tenant Revenue 272,608 IR < 1.50	Total Tenant Revenue 272,950 IR < 1.5
	Days Receivable Outstanding: 67.97	Days Receivable Outstanding: 27.66
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable $(4,435)$ = 0.23	Accounts Payable (9,500) = 0.4
	Total Operating Expenses 19,413 IR < 0.75	Total Operating Expenses 23,531 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.50% 97.50%	Current Month 0.00 % 100.00%
	Year-to-Date 0.94% 99.06% IR >= 0.98	Year-to-Date 3.13 % 96.88% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 0.00 5	QR 12.00 12 Accts Recyble 0.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 25.00 25 Total Points 20.00 25	Total Points 25.00 25 Total Points 16.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Year-to-Date	(0.94% 9	9.06%	IR >= 0.9	98	Year-to-Date	;	3	.13 %	96.88%	6 IF	R >= 0.98
FASS KFI MP MASS KFI MP				FASS KFI MP		MASS KFI MP			MP			
QR 12.0	0 12	Accts Recv	vble 0.	.00 5		QR	12.00	12	Accts I	Recvble	0.00	5
MENAR 11.0	0 11	Accts Paya	able 4.	.00 4		MENAR	11.00	11	Accts I	Payable	4.00	4
DSCR 2.0	0 2	Occupancy	y 16.	.00 16	;	DSCR	2.00	2	Occup	ancy	12.00	16
Total Points 25.0	0 25	Total Point	ts 20.	.00 25		Total Points	25.00	25	Total F	Points	16.00	25
Capital Fund Occupancy							Capit	al Fu	ınd Occ	cupancy		
5.00						5.	.00					
	Exc	ess Cash						Exce	ss Cas	h		
	5	573,671						4	71,047			
A	erage	Dwelling Re	ent				Aver	age	Dwellin	g Rent		
Actual/UML		267,723	317	844.55	5	Actual/UML		2	61,330	31	0 8	43.00
Budget/UMA		247,392	320	773.10)	Budget/UMA		2	55,056	32	20 7	97.05
Increase (Decre	ase)	20,331	(3)	71.45		Increase (De	crease)		6,274	(1	10)	45.95
PUM / Percentage of Revenue				PUM / Percentage of Revenue								
Expense		Amount	Percent	t		Expense			Amou	unt Perd	cent	
Salaries and Be	nefits	\$ 85.12	9.90) %		Salaries and	Benefits		\$ 136	.12	15.46%	, 0

Expense	-	Amount	Percent
Salaries and Benefits	\$	85.12	9.90 %
Supplies and Materials		8.69	1.01
Fleet Costs		0.00	0.00
Outside Services		89.50	10.41
Jtilities		7.85	0.91
Protective Services		0.00	0.00
nsurance		55.55	0.91
Other Expenses		7.86	0.91
Total Average Expense	\$	254.57	24.06 %

PUM / Percentage of Revenue										
Expense Amount Percent										
\$	136.12	15.46%								
	34.40	3.91								
	0.00	0.00								
	107.60	12.22								
	6.29	0.71								
	0.00	0.00								
	69.70	0.71								
	13.57	1.54								
\$	367.69	34.56%								
	\$	Amount \$ 136.12 34.40 0.00 107.60 6.29 0.00 69.70 13.57								

IR >= 2.0

18.56

IR >= 4.0

IR >= 1.25

0.04

1.83

IR < 0.75

IR < 1.50

KFI - FY Comparison for Claremont - 4 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
FASS	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{44,035}{(4,696)} = \frac{9.38}{ R > 2.0}$	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{32,085}{(4,800)} = \frac{6.6}{ R }$
	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
AS	Expendable Fund Balance 32,965	Expendable Fund Balance 20,911 = 18.5
ľ	Average Monthly Operating 1,792 = 18.40 and Other Expenses	Average Monthly Operating 1,127 and Other Expenses 1,127
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	2.93 IR >= 1.25	-0.26
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 7,190 = 0.27	Tenant Receivable 985 = 0.0
	Total Tenant Revenue 26,217 IR < 1.50	Total Tenant Revenue 22,881 IR < 1.8
	Days Receivable Outstanding: 66.64	Days Receivable Outstanding: 10.46
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable $(1,745)$ = 0.97	Accounts Payable (2,065) = 1.8
	Total Operating Expenses 1,792 IR < 0.75	Total Operating Expenses 1,127 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00%	Current Month 0.00 % 100.00%
	Year-to-Date 0.00% 100.00% IR >= 0.98	Year-to-Date 0.00 % 100.00 % /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 0.00 5	QR 12.00 12 Accts Recyble 0.00 5
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 0.00 4 DSCR 0.00 2 Occupancy 16.00 16
	Total Points 25.00 25 Total Points 18.00 25	Total Points 23.00 25 Total Points 16.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

32

32

0

819.28

735.48

83.80

J	Year-to-Date		0	.00 %	100.00%	6	IR >= 0.98
	FASS K	FASS KFI			MASS	KFI	MP
	QR	12.00	12	Accts	Recvble	0.0	0 5
	MENAR	11.00	11	Accts	Payable	0.0	0 4
	DSCR	0.00	2	Occup	oancy	16.0	0 16
	Total Points	23.00	25	Total	Points	16.0	0 25
		Capit	al Fu	nd Oc	cupancy		
			5.	00			
			Exce	ss Cas	sh		
		l		ss Cas	sh		
			1	19,346	sh ng Rent		
	Actual/UML		age	19,346	ng Rent	32	713.50
	Actual/UML Budget/UMA		age	19,346 Dwelli i	ng Rent	32 32	713.50
		Aver	age	19,346 Dwellii 22,832	ng Rent	32	
	Budget/UMA Increase (Decr	Aver	age	Dwellii 22,832 0 22,832	ng Rent	0	0.00

PUM / Percentage of Revenue							
Expense Amount Percent							
Salaries and Benefits	\$	124.14	15.15 %				
Supplies and Materials		0.00	0.00				
Fleet Costs		0.00	0.00				
Outside Services		141.00	17.21				
Utilities		47.46	5.79				
Protective Services		0.00	0.00				
nsurance		54.19	5.79				
Other Expenses		8.42	1.03				
Total Average Expense	\$	375.21	44.98 %				

Excess Cash 30,623

Average Dwelling Rent 26,217

23,535

2,682

Actual/UML

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue										
Expense Amount Percent										
Salaries and Benefits	\$	33.08	4.63%							
Supplies and Materials		20.36	2.85							
Fleet Costs		0.00	0.00							
Outside Services		72.29	10.11							
Utilities		35.82	5.01							
Protective Services		0.00	0.00							
Insurance		19.63	5.01							
Other Expenses		9.90	1.39							
Total Average Expense	\$	191.08	28.99%							

KFI - FY Comparison for Converse Ranch I LLC - 124 Units Period Ending February 29, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 1,189,582 = 9.03								
	Curr Liab Exc Curr Prtn LTD (131,768) IR >= 2.0								
Ŋ	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance 940,062 = 14,23								
	Average Monthly Operating 66,075								
	and Other Expenses IR >= 4.0								
	Debt Service Coverage Ratio (DSCR)								
	1.64 IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable 78,244 = 0.11								
	Total Tenant Revenue 686,726 IR < 1.50								
	Days Receivable Outstanding: 27.80								
MASS	Accounts Payable (AP)								
Ž	Accounts Payable (14,051) = 0.21								
	Total Operating Expenses 66,075 IR < 0.75								
	Occupancy Loss Occ %								
	Current Month 4.84% 95.16%								
	Year-to-Date 6.05% 93.95% IR >= 0.98								
	FASS KFI MP MASS KFI MP								
	QR 12.00 12 Accts Recyble 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								
	10tal 1 0lltts 20.00 20 10tal 1 0lltts 10.00 20								
	Capital Fund Occupancy								

_							
			La	st Year			
	Current Asse	ets, Unre	estric	ted	1,139,409) _	7.84
	Curr Liab Ex	c Curr P	rtn L	TD	(145,401	١١	7.0 4 >= 2.0
	Months E	xpendal	ole N	et Ass	ets Ratio	(MENA	R)
	Expendable	Fund Ba	lanc	е	879,708	3 _	13.07
	Average Mor		eratii	ng	67,314	1	13.07 >= 4.0
			Co	vorago	Ratio (DS		7-4.0
	Dept	Service	; 00	1.50	Kallo (DS	ick)	
				1.00		IR :	>= 1.25
		Tenar	ıt Re	ceivab	le (TR)		
	Tenant Rece		43,255			=	0.06
	Total Tenant			6		< 1.50	
	Days				anding: 1	5.76	$-\!\!\!\!-\!$
			unts		le (AP)		
	Accounts Pa				(21,322)	=	0.32
	Total Operat	ing Expe	enses	S	67,314	IR	< 0.75
	Occupan	су		.oss	Occ %		
	Current Mon	•	8.06 % 91.94%				
ı	Year-to-Date	,	4	.84 %	95.16%	IR:	>= 0.98
	FASS	KFI	MP		MASS	KFI	MP
	QR	12.00	12		Recvble	5.00	5
	MENAR DSCR	11.00	11 2	Occup	Payable	4.00 8.00	4 16
	Total Points		25	Total F	-	17.00	25
		Capit	al Fu	ind Occ	cupancy		
		Capit		00	Japanoy		

5.00	
Excess Cash	

	Excess Cash) (
	759,788] [
1	Average Dwelling Rent		

Average Dwelling Rent							
Actual/UML	675,414	932	724.69				
Budget/UMA	659,944	992	665.27				
Increase (Decrease)	15,470	(60)	59.43				

PUM / Percen	ta	ge of Rev	/enue	
Expense	4	Amount	Percent	
Salaries and Benefits	\$	139.51	17.89 %	
Supplies and Materials		32.05	4.11	
Fleet Costs		0.00	0.00	
Outside Services		73.70	9.45	
Utilities		14.86	1.91	
Protective Services		4.02	0.52	
Insurance		63.37	1.91	
Other Expenses		14.38	1.84	
Total Average Expense	\$	341.90	37.62 %	

Excess Cash	
736,417	

Avera	Rent		
Actual/UML	658,422	944	697.48
Budget/UMA	802,614	992	809.09
Increase (Decrease)	(144,192)	(48)	(111.61)

PUM / Perce	enta	ge of Re	venue
Expense	4	Amount	Percent
Salaries and Benefits	\$	123.98	16.48%
Supplies and Materials		23.72	3.15
Fleet Costs		0.11	0.01
Outside Services		70.63	9.39
Utilities		14.12	1.88
Protective Services		2.38	0.32
Insurance		61.06	1.88
Other Expenses		58.99	7.84
Total Average Expense	\$	354.98	40.96%

KFI - FY Comparison for Converse Ranch II - 104 Units Period Ending February 29, 2020

	Т	his Year								
	Quic	k Ratio (QR)								
	Current Assets, Unrest	tricted 148,565 = 0.32								
	Curr Liab Exc Curr Prtr									
S	Months Expendable	Net Assets Ratio (MENAR)								
FASS	Expendable Fund Bala	ance (487,698)								
	Average Monthly Oper	$\frac{1}{\text{rating}} = -9.81$								
	and Other Expenses	IR >= 4.0								
	Debt Service Co	overage Ratio (DSCR)								
		1.56 IR >= 1.25								
	Tenant F	Receivable (TR)								
	Tenant Receivable 54,197 = 0.									
	Total Tenant Revenue									
	Days Receivab	le Outstanding: 22.72								
SS	Account	ts Payable (AP)								
MASS	Accounts Payable	(17,742) = 0.36								
	Total Operating Expen									
	Occupancy	Loss Occ %								
	Current Month	9.62% 90.38%								
	Year-to-Date	7.33% 92.67% IR >= 0.98								
	FASS KFI MF	P MASS KFI MP								
	QR 0.00 12									
	MENAR 0.00 11									
	DSCR 2.00 2									
	Total Points 2.00 25	5 Total Points 13.00 25								
	Capital Fund Occupancy									
	Capital F	-und Occupancy								

		La	st Yea	r				
Quick Ratio (QR)								
Current Assets, Unrestricted 245,553								
Curr Liab Exc	Curr P	rtn L	TD	(546,51	8) = _{IF}	0.45 R >= 2.0		
Months Ex	oendal	ole N	et Ass	ets Ratio	(MENA	AR)		
Expendable F	und Ba	alanc	е	(462,25	0) _	10.10		
Average Mont			ng	45,74	6	10.10		
and Other Exp	enses				IF	? >= 4.0		
Debt	Service	e Cov	/erage	Ratio (D	SCR)			
			1.53		IR	>= 1.25		
	Tenar	nt Re	ceivab	le (TR)				
Tenant Recei				11,382	_	0.02		
Total Tenant I	Revenu	ıe	!	548,085	IF	R < 1.50		
Days	Recei	vabl	Outs	tanding:	5.10			
	Acco	unts	Payab	ole (AP)				
Accounts Pay	able			(15,173)	_	0.33		
Total Operatir	ıg Expe	enses	3	45,746	_ IF	R < 0.75		
Occupanc	/	L	.oss	Occ %				
Current Month	1	-	.92 %	98.08%	, D			
Year-to-Date		3	.49 %	96.51%) IR	>= 0.98		
FASS K	FI	MP		MASS	KFI	MP		
QR	0.00			Recvble	5.00	5		
MENAR	0.00			Payable	4.00	4		
DSCR	2.00	2			12.00	16		
Total Points	2.00	25	lotal	Points	21.00	25		
	Capit	al Fu	nd Oc	cupancy				
5.00								

	(547,102)							
Average	Average Dwelling Rent							
Actual/UML	571,384	771	741.09					
Budget/UMA	548,985	832	659.84					
Increase (Decrease)	22,399	(61)	81.26					

Excess Cash

5.00

PUM / Percentage of Revenue						
Expense Amount Percent						
Salaries and Benefits	\$	144.87	18.37 %			
Supplies and Materials		2.70	0.34			
Fleet Costs		0.00	0.00			
Outside Services		55.52	7.04			
Utilities		16.64	2.11			
Protective Services		5.35	0.68			
Insurance		40.82	2.11			
Other Expenses		47.80	6.06			
Total Average Expense	\$	313.70	36.71 %			

	(517,584)		
Avera	age Dwelling	Rent	
Actual/UML	538,615	803	670.75
Budget/UMA	670,228	832	805.56
Increase (Decrease)	(131,613)	(29)	(134.81)

Excess Cash

A	Amount	Percent
\$	111.61	15.90%
	2.34	0.33
	0.00	0.00
	61.27	8.73
	13.20	1.88
	1.40	0.20
	35.73	1.88
	58.35	8.31
\$	283.90	37.24%
	\$	\$ 111.61 2.34 0.00 61.27 13.20 1.40 35.73 58.35

KFI - FY Comparison for SAHDC Dietrich Road Apts. - 30 Units Period Ending February 29, 2020

		Th	is Yea	r		
		uick	Ratio	(QR)		
	Current Assets, Un	restri	cted	135,889	_ =	5.51
	Curr Liab Exc Curr	Prtn l	LTD	(24,682	7	>= 2.0
	Months Expenda	ahla N	lot As	sots Ratio (I		$\overline{}$
FASS	Expendable Fund			111,206		14)
T.	Average Monthly			18,950	_ =	5.87
	and Other Expens		9		IR	>= 4.0
	Debt Service	e Co	verage	Ratio (DSC	CR)	
			0.00		IR :	>= 1.25
	Tens	ant Re	ocoiva	ble (TR)		
	Tenant Receivable					
	Total Tenant Reve	= R	0.38 < 1.50			
	Days Recei	vable	Outs	144,019 tanding: 92	.97	
SS	Acce	ounts	Payal	ole (AP)		
MASS	Accounts Payable			(10,920)	=	0.58
	Total Operating Ex	xpens	es	18,950		< 0.75
	Occupancy	L	.oss	Occ %		
	Current Month	13	3.33%	86.67%		
	Year-to-Date	15	5.00%	85.00%	IR >	>= 0.98
	FASS KFI	MP		MASS K	FI	MP
	QR 12.00		Accts	Recvble	0.00	5
	MENAR 11.00			Payable	4.00	4
	DSCR 2.00			pancy	0.00	16
	Total Points 25.00	25	Total	Points	4.00	25
	Сарі	tal Fu	ınd Oc	cupancy		

Lust rour					
C	Quick	Ratio ((QR)		
Current Assets, Un	restric	ted	204,665		6.32
Curr Liab Exc Curr	Prtn L	TD	(32,402	_ = 2)	0.32
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund E	Balanc	е	172,263	3	0.77
Average Monthly O and Other Expense		ng	19,634		8.77 ? >= 4.0
Debt Servi	ce Co	verage	Ratio (DS	CR)	
		0.00		IR	>= 1.25
Tena	ant Re	ceival	ole (TR)		
Tenant Receivable			51,246	_	0.37
Total Tenant Rever	nue		138,419	_	2 < 1.50
Days Rece	ivable	Outst	tanding: 9	0.10	
Acc	ounts	Payal	ble (AP)		
Accounts Payable			(8,391)		0.43
Total Operating Exp	ense	S	19,634	= IF	2 < 0.75
Occupancy	L	oss	Occ %		
Current Month	_	.33 %	76.67%		
Year-to-Date	21	.67 %	78.33%	IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 12.00			Recvble	0.00	5
MENAR 11.00			Payable	4.00	4
DSCR 2.00			pancy	0.00	16
Total Points 25.00	25	Total	Points	4.00	25
Сар	ital Fu	ınd Oc	cupancy		
	5.	.00			
Excess Cash					
144.270					

Last Year

Actual/UML 127.288 204	
A ctual/LIMI 127 200 204	
Actual/UML 127,288 204	623.96
Budget/UMA 150,267 240	626.11
Increase (Decrease) (22,978) (36)	(2.15)

Excess Cash

5.00

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	120.90	17.13 %
Supplies and Materials		51.34	7.27
Fleet Costs		0.00	0.00
Outside Services		183.24	25.96
Utilities		52.23	7.40
Protective Services		33.35	4.72
Insurance		75.79	14.60
Other Expenses		29.09	4.12
Total Average Expense	\$	545.95	81.20 %

Capital Fund Occupancy				
5.00				
Excess Cash				
144,270				
Average Dwelling Rent				
Actual/UML	124,736	188	663.49	
Budget/UMA	136,893	240	570.39	
Increase (Decrease)	(12,157)	(52)	93.10	
PUM / Percentage of Revenue				
POW / Per	centage of Re	venue		
Expense	Amount	Percent		
Salaries and Benefits	\$ 200.55	27.2	4%	

25.82

141.80

69.66

28.32

135.33

64.11

\$ 665.61

0.00

3.51

0.00

19.26 12.73

3.85

12.73

8.71

88.02%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

= 20.29

= 24.59

IR >= 4.0

IR >= 1.25

IR >= 2.0

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 891,166 = 17.84	Current Assets, Unrestricted 942,272
	Curr Liab Exc Curr Prtn LTD $(49,955)$ $= 17.64$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{20.2}{ R > 2}$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 785,266 = 21.47	Expendable Fund Balance 895,828 = 24.5
	Average Monthly Operating 36,574 and Other Expenses 36,574	Average Monthly Operating 36,428 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.16 IR >= 1.25	-0.04 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 44,256 = 0.13	Tenant Receivable 55,028 = 0.1
	Total Tenant Revenue 329,841 IR < 1.50	Total Tenant Revenue 291,879 IR < 1.
	Days Receivable Outstanding: 32.67	Days Receivable Outstanding: 45.90
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (15,484) = 0.42	Accounts Payable (10,099) = 0.2
	Total Operating Expenses 36,574 _{IR < 0.75}	Total Operating Expenses 36,428 _{IR < 0.}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.36% 94.64%	Current Month 21.43 % 78.57%
	Year-to-Date 7.37% 92.63% IR >= 0.98	Year-to-Date 15.63 % 84.38% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 11.00 11 Accts Payable 4.00 4	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	DSCR 0.00 2 Occupancy 0.00 16
	Total Points 24.00 25 Total Points 13.00 25	Total Points 23.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Tenant Receivable (TR)	Tenant Receivable (TR)	
Tenant Receivable 44,256 = 0.13	Tenant Receivable 55,028 = 0.19	
Total Tenant Revenue 329,841 IR < 1.50	Total Tenant Revenue 291,879 IR < 1.50	
Days Receivable Outstanding: 32.67	Days Receivable Outstanding: 45.90	
Accounts Payable (AP)	Accounts Payable (AP)	
Accounts Payable (15,484) = 0.42	Accounts Payable (10,099) _ 0,28	
Total Operating Expenses 36,574 IR < 0.75	Total Operating Expenses 36,428 = 0.28	
Occupancy Loss Occ %	Occupancy Loss Occ %	
Current Month 5.36% 94.64%	Current Month 21.43 % 78.57%	
Year-to-Date 7.37% 92.63% IR >= 0.98	Year-to-Date 15.63 % 84.38 % IR >= 0.98	
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP	
QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5	
MENAR 11.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4	
DSCR 1.00 2 Occupancy 4.00 16	DSCR 0.00 2 Occupancy 0.00 16	
Total Points 24.00 25 Total Points 13.00 25	Total Points 23.00 25 Total Points 9.00 25	
Capital Fund Occupancy Capital Fund Occupancy		
5.00	5.00	
Excess Cash	Excess Cash	
743,160	853,852	
Average Dwelling Rent Average Dwelling Rent		
Actual/UML 321,943 415 775.77	Actual/UML 289,225 378 765.15	
Budget/UMA 326,880 448 729.64	Budget/UMA 308,315 448 688.20	
Increase (Decrease) (4,937) (33) 46.12	Increase (Decrease) (19,090) (70) 76.94	
PUM / Percentage of Revenue PUM / Percentage of Revenue		

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	120.29	15.13 %
Supplies and Materials		58.59	7.37
Fleet Costs		0.00	0.00
Outside Services		94.29	11.86
Utilities		73.29	9.22
Protective Services		0.00	0.00
Insurance		43.57	9.22
Other Expenses		22.32	2.81
Total Average Expense	\$	412.34	55.62 %

Dudger OlviA	500	,515	++0	000.20	
Increase (Decrease)	(19,090)		(70)	76.94	
PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	150.08	19.44	1%	
Supplies and Materials		41.64	5.39	9	
Fleet Costs		0.00	0.00)	
Outside Services		82.33	10.66	3	
Utilities		83.28	10.78	3	
Protective Services		0.00	0.00)	
Insurance		44.99	10.78	3	
Other Expenses		69.46	9.00	<u>)</u>	
Total Average Expense	\$	471.77	66.0	5%	

3.52

IR >= 4.0

IR >= 1.25

0.08

0.57

IR < 0.75

IR >= 0.98

MP

16

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Homestead - 157 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 614,915 = 4.69	Current Assets, Unrestricted 574,161
	Curr Liab Exc Curr Prtn LTD (131,235) $\frac{1}{ R } >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.9}{IR} > 2.9$
1	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 462,712	Expendable Fund Balance 360,216 = 3.5
	Average Monthly Operating 99,314 = 4.66	Average Monthly Operating 102,255
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	2.50 IR >= 1.25	6.08 IR >= 1.1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 69,474 = 0.09	Tenant Receivable 65,582 = 0.0
	Total Tenant Revenue 807,826 IR < 1.50	Total Tenant Revenue 838,942 IR < 1.
	Days Receivable Outstanding: 20.95	Days Receivable Outstanding: 19.02
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (45,955) = 0.46	Accounts Payable (58,383) = 0.5
	Total Operating Expenses 99,314 IR < 0.75	Total Operating Expenses 102,255 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 10.83% 89.17%	Current Month 4.46 % 95.54%
	Year-to-Date 6.13% 93.87% IR >= 0.98	Year-to-Date 4.30 % 95.70% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 11.00 11 Accts Payable 4.00 4	QR 12.00 12 Accts Recyble 5.00 5 MENAR 9.70 11 Accts Payable 4.00 4
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENAR 9.70 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16
	Total Points 25.00 25 Total Points 13.00 25	Total Points 23.70 25 Total Points 17.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	319,930		
Average	Dwelling Re	ent	
Actual/UML	676,411	1,179	573.72
Budget/UMA	703,929	1,256	560.45
Increase (Decrease)	(27,518)	(77)	13.26

Excess Cash

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	157.38	22.97 %
Supplies and Materials		23.78	3.47
Fleet Costs		2.68	0.39
Outside Services		51.18	7.47
Utilities		71.76	10.47
Protective Services		5.32	0.78
Insurance		32.63	23.20
Other Expenses		21.54	3.14
Total Average Expense	\$	366.27	71.89 %

Capital Fund Occupancy					
5.00					
E	xcess Cash				
	214,231				
Average Dwelling Rent					
Actual/UML	703,526	1,202	585.30		
Budget/UMA	677,702	1,256	539.57		
Increase (Decrease)	25,824	(54)	45.72		
PUM / Percentage of Revenue					
Expense	Amoun	t Percent			
Salaries and Benefits	\$ 145.8	3 20.8	9%		

26.69

2.33

66.41

81.26

23.31

30.45

384.91

8.62

3.82

0.33

9.51 24.72

1.23

24.72

4.36 89.61%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units Period Ending February 29, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets Unrestricted 136 926	Curre
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.90$	Curr
	IR >= 2.0	
SS	Months Expendable Net Assets Ratio (MENAR)	Mo
FASS	Expendable Fund Balance 6,964 = 0.11	Expe
	Average Monthly Operating 61,477	Aver
	and Other Expenses IR >= 4.0	and
	Debt Service Coverage Ratio (DSCR)	
	-0.33	
	Tenant Receivable (TR)	
		Tena
	$\frac{\text{Ienant Receivable}}{\text{Total Tenant Revenue}} \frac{33,580}{367,226} = 0.09$	Tota
	Days Receivable Outstanding: 22.37	100
ړ	Accounts Payable (AP)	í
MASS	Accounts Payable (23.050)	Acco
2	Total Operating Expenses C4 477	Tota
	11(10.70	\ <u> </u>
	Occupancy Loss Occ %	00
	Current Month 5.56% 94.44%	Curr
	Year-to-Date 4.58% 95.42% IR >= 0.98	Year
	FASS KFI MP MASS KFI MP	
	QR 11.54 12 Accts Recvble 5.00 5	QR
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 8.00 16	MEN/ DSCI
	Total Points 11.54 25 Total Points 17.00 25	
	Total Politics 11.34 25 Total Politics 17.00 25	Total
	Capital Fund Occupancy	

Quick Ratio (QR)						
Current Assets, Unrestricted 350,657	4.50					
Curr Liab Exc Curr Prtn LTD (78,003)	4.50 R >= 2.0					
Months Expendable Net Assets Ratio (MEN	AR)					
Expendable Fund Balance 216,315 =	4.48					
Average Monthly Operating 48,315	4.40 R >= 4.0					
Debt Service Coverage Ratio (DSCR)						
0.67	>= 1.25					
Tenant Receivable (TR)						
Tenant Receivable 16,884 =	0.04					
	R < 1.50					
Days Receivable Outstanding: 10.86						
Accounts Payable (AP)						
Accounts Payable (22,373)	0.46					
Total Operating Expenses 48,315	R < 0.75					
Occupancy Loss Occ %						
Current Month 3.33 % 96.67%						
Year-to-Date 4.03 % 95.97% 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					
<u>DSCR</u> 0.00 2 <u>Occupancy</u> 8.00	16					
Total Points 23.00 25 Total Points 17.00	25					
Capital Fund Occupancy						
5.00						
Excess Cash						
161.452						

Last Year

	(60,883)				
	. , ,				
Average Dwelling Rent					
Actual/UML	374,690	687	545.40		
Budget/UMA	372 159	720	516.89		

2,531

(33)

28.51

Increase (Decrease)

Excess Cash

5.00

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	168.61	31.54 %		
Supplies and Materials		31.65	5.92		
Fleet Costs		0.00	0.00		
Outside Services		95.97	17.95		
Utilities		104.72	19.59		
Protective Services		5.79	1.08		
Insurance		31.45	19.69		
Other Expenses		23.67	4.43		
Total Average Expense	\$	461.86	100.21 %		

Capita	ii Fund Occupa	ancy	
	5.00		
E	xcess Cash		
	161,452		
			$\overline{}$
Avera	ige Dwelling R	ent	
Actual/UML	372,695	691	539.36
Budget/UMA	363,221	720	504.47
Increase (Decrease)	9,474	(29)	34.88
PUM / Per	centage of Re	venue	
Expense	Amount	Percent	:

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	151.09	27.58%		
Supplies and Materials		25.11	4.58		
Fleet Costs		0.00	0.00		
Outside Services		88.12	16.09		
Utilities		60.77	11.10		
Protective Services		8.32	1.52		
Insurance		28.78	11.10		
Other Expenses		22.30	4.07		
Total Average Expense	\$	384.50	76.05%		

= 10.51

= 16.75

IR >= 4.0

IR >= 1.25

0.03 IR < 1.50

0.45 IR < 0.75

IR >= 0.98

MP

IR >= 2.0

KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units Period Ending February 29, 2020

	This Year	Last Year				
	Quick Ratio (QR)	Quick Ratio (QR)				
FASS	Current Assets, Unrestricted 1,130,611 = 14.89	Current Assets, Unrestricted 927,975				
	$ \frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 14.89 $ $ R>= 2.0 $	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 10.5$				
	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance 1,054,669 = 19.04	Expendable Fund Balance 839,666 = 16.7				
	Average Monthly Operating 55,385 and Other Expenses IR >= 4.0	Average Monthly Operating 50,121 and Other Expenses				
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)				
	0.00 IR >= 1.25	0.00 IR >= 1.2				
	Tenant Receivable (TR)	Tenant Receivable (TR)				
	Tenant Receivable 11,379 = 0.05	Tenant Receivable 6,622 = 0.0				
	Total Tenant Revenue 220,289 IR < 1.50	Total Tenant Revenue 214,145 R < 1.8				
	Days Receivable Outstanding: 12.55 Days Receivable Outstanding: 7.52					
MASS	Accounts Payable (AP)	Accounts Payable (AP)				
×	Accounts Payable (27,228) = 0.49	Accounts Payable (22,717) = 0.4				
	Total Operating Expenses 55,385 IR < 0.75	Total Operating Expenses 50,121 IR < 0.7				
	Occupancy Loss Occ %	Occupancy Loss Occ %				
	Current Month 7.00% 93.00%	Current Month 9.00 % 91.00%				
	Year-to-Date 7.75% 92.25% IR >= 0.98	Year-to-Date 6.13 % 93.88% IR >= 0.9				
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF				
	QR 12.00 12 Accts Recyble 5.00 5 MENAR 11.00 11 Accts Payable 4.00 4	QR 12.00 12 Accts Recyble 5.00 5 MENAR 11.00 11 Accts Payable 4.00 4				
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	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	Total Points 25.00 25 Total Points 13.00 25				
	Capital Fund Occupancy	Capital Fund Occupancy				
	5.00	5.00				

Exc	cess Cash					
997,098						
Average	Dwelling Re	ent				
Actual/UML	202,791	738	274.78			
Budget/UMA	152,577	800	190.72			
Increase (Decrease)	50,214	(62)	84.06			
PUM / Perce	entage of Re	venue				

Expense	Amount	Percent
Salaries and Benefits	\$ 194.57	24.68 %
Supplies and Materials	23.17	2.94
Fleet Costs	0.00	0.00
Outside Services	160.39	20.35
Jtilities	43.17	5.48
Protective Services	0.00	0.00
nsurance	34.59	8.30
Other Expenses	26.10	3.31
Total Average Expense	\$ 482.00	65.06 %

QR	12.00	12	Accts Rec	vble 5.	00	5
MENAR	11.00	11	Accts Paya	able 4.	00	4
DSCR	2.00	2	Occupanc	y 4.	00	16
Total Points	25.00	25	Total Point	ts 13.	00	25
	Capit	al Fu	ınd Occupa	ancy		
		5	.00			
		Exce	ess Cash			
	7	86,635				
Average Dwelling Rent						
Actual/UML		1	96,182	751	261	.23
Budget/UMA		2	01,387	800	251	.73_
Increase (Dec	crease)		(5,205)	(49)	9	.49
Р	UM / Pe	rcer	tage of Re	venue		
Expense			Amount	Percent		
Salaries and I	3enefits		\$ 179.98	23.2	4%	
					_	

PUM / Percentage of Revenue					
	Amount	Percent			
\$	179.98	23.24%			
	29.88	3.86			
	0.00	0.00			
	87.01	11.24			
	51.16	9.43			
	0.00	0.00			
	24.81	9.43			
	40.67	5.25			
\$	413.51	62.46%			
	\$	Amount \$ 179.98 29.88 0.00 87.01 51.16 0.00 24.81 40.67	Amount Percent \$ 179.98 23.24% 29.88 3.86 0.00 0.00 87.01 11.24 51.16 9.43 0.00 0.00 24.81 9.43 40.67 5.25		

Last Year

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units Period Ending February 29, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, Unrestricted 2,208,035 = 9.11									
	Curr Liab Exc Curr Prtn LTD (242,349) $_{IR} >= 2.0$									
10	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fund Balance 1,680,172									
Ξ.	Average Monthly Operating 130,809 = 12.84									
	and Other Expenses IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)									
	1.46 IR >= 1.25									
	Tenant Receivable (TR)									
	$\frac{\text{Tenant Receivable}}{\text{Total Tenant Revenue}} \frac{199,647}{1,449,285} = \frac{0.14}{IR < 1.50}$									
	Days Receivable Outstanding: 34.10									
MASS	Accounts Payable (AP)									
₹ ¥	Accounts Payable (54,576) = 0.42									
	Total Operating Expenses 130,809 IR < 0.75									
	Occupancy Loss Occ %									
	Current Month 13.02% 86.98%									
	Year-to-Date 7.49% 92.51% 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									
	10tal 1 0llitis 20.00 25 10tal 1 0llitis 15.00 25									
	Capital Fund Occupancy									

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 2,208,035 = 9.11	Current Assets, Unrestricted 2,071,758 = 9.87
Curr Liab Exc Curr Prtn LTD (242,349)	Curr Liab Exc Curr Prtn LTD (209,973) $= 9.67$ $ R\rangle = 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 1,680,172 = 12.84	Expendable Fund Balance 1,587,461 = 13.68
Average Monthly Operating 130,809	Average Monthly Operating 116,035
and Other Expenses IR >= 4.0	and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
1.46 IR >= 1.25	1.66 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 199,647 = 0.14	Tenant Receivable 109,286 = 0.08
Total Tenant Revenue 1,449,285 IR < 1.50	Total Tenant Revenue 1,387,267
Days Receivable Outstanding: 34.10	Days Receivable Outstanding: 19.34
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (54,576) = 0.42	Accounts Payable (33,755) _ 0,29
Total Operating Expenses 130,809 IR < 0.75	Total Operating Expenses 116,035 = 0.29
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 13.02% 86.98%	Current Month 13.02 % 86.98%
Year-to-Date 7.49% 92.51% IR >= 0.98	Year-to-Date 8.01 % 91.99% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
MENAR 11.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 4.00 16	DSCR 2.00 2 Occupancy 1.00 16
Total Points 25.00 25 Total Points 13.00 25	Total Points 25.00 25 Total Points 10.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
1,546,792	1,457,414
Average Dwelling Rent	Average Dwelling Rent

	1,546,792		
Averag	e Dwelling R	ent	
Actual/UML	1,339,781	1,421	942.84
Budget/UMA	1,276,943	1,536	831.34
Increase (Decrease)	62,837	(115)	111.50
PUM / Pero	entage of Re	venue	

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	164.03	16.08 %	
Supplies and Materials		47.38	4.65	
Fleet Costs		0.00	0.00	
Outside Services		77.43	7.59	
Utilities		43.97	4.31	
Protective Services		0.00	0.00	
Insurance		33.47	7.58	
Other Expenses		24.62	2.41	
Total Average Expense	\$	390.91	42.62 %	

Capita	ar i unu Occup	Janey	
	5.00		
	Excess Cash		
	1,457,414		
Aver	age Dwelling	Rent	
Actual/UML	1,291,636	1,413	914.11
Budget/UMA	1,398,068	1,536	910.20
Increase (Decrease)	(106,431)	(123)	3.91
PUM / Pe	rcentage of R	evenue	
F	A	. D	

ntag	ge of Re	venue	
A	Amount	Percent	
\$	100.05	10.19%	
	56.00	5.70	
	0.16	0.02	
	100.22	10.21	
	47.06	5.16	
	0.00	0.00	
	29.92	5.16	
	32.41	3.30	
\$	365.81	39.75%	
	\$	Amount \$ 100.05 56.00 0.16 100.22 47.06 0.00 29.92 32.41	56.00 5.70 0.16 0.02 100.22 10.21 47.06 5.16 0.00 0.00 29.92 5.16 32.41 3.30

IR >= 2.0

24.39

IR >= 4.0

IR >= 1.25

0.08

IR < 1.50

0.30

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,294,481 = 17.34	Current Assets, Unrestricted 1,212,730
	Curr Liab Exc Curr Prtn LTD $(74,657)$ $IR >= 2.0$	Curr Liab Exc Curr Prtn LTD (133 851)
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,219,824 = 27.33	Expendable Fund Balance 1,078,879 = 24.3
	Average Monthly Operating 44,635 and Other Expenses IR >= 4.0	Average Monthly Operating 44,242
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 6,458 = 0.03	Tenant Receivable 14.405
	Total Tenant Revenue 203,370 IR < 1.50	Total Tenant Revenue 192,381 IR < 1.
	Days Receivable Outstanding: 7.72	Days Receivable Outstanding: 18.31
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (16,695) = 0.37	
	Total Operating Expenses 44,635 IR < 0.75	Total Operating Expenses 44,242 _{IR < 0.}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.00% 96.00%	Current Month 2.00 % 98.00%
	Year-to-Date 1.75% 98.25% IR >= 0.98	Year-to-Date 3.25 % 96.75% IR >= 0.
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MI
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 25.00 25 Total Points 25.00 25	Total Points 25.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Total Operating Ex	xpenses 44,	635	IR < 0.75	Total Operat	ing Exp	ense	s 44	4,242	= /	0.30 R < 0.75
Occupancy Current Month Year-to-Date	4.00%	Occ % 96.00% 98.25%	₹ >= 0.98	Occupano Current Mon Year-to-Date	th		2.00 %	Occ % 98.00% 96.75%	, 0	>= 0.98
FASS KFI QR 12.00 MENAR 11.00 DSCR 2.00 Total Points 25.00 Capi	12 Accts Rec 11 Accts Paya 2 Occupanc	able 4.00 y 16.00 ts 25.00	16	GR MENAR DSCR Total Points	12.00 11.00 2.00 25.00	25		ayable ncy ints	5.00 4.00 12.00 21.00	MP 5 4 16 25
	5.00						.00			
	Excess Cash 1,172,795						oss Cash 031,481			
Ave	rage Dwelling Re	ent			Aver	age	Dwelling	Rent		
Actual/UML Budget/UMA Increase (Decreas	201,911 180,025 se) 21,886	800 2	256.88 225.03 31.85	Actual/UML Budget/UMA Increase (De		1	87,784 87,565 219	77 80 (2		42.61 34.46 8.16
PUM / P	ercentage of Re	venue		Р	UM / Pe	ercer	ntage of F	Revenu	е	
Expense		Percent		Expense	D		Amoun			
Salaries and Bene	TITS \$ 2086/	32 85 %	١	Salaries and I	Renetits		\$ 1784	. /	7 94%	1

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	208.67	32.85 %	
Supplies and Materials		22.00	3.46	
Fleet Costs		7.11	1.12	
Outside Services		58.03	9.14	
Utilities		48.34	7.61	
Protective Services		0.00	0.00	
Insurance		33.90	7.61	
Other Expenses		23.74	3.74	
Total Average Expense	\$	401.79	65.52 %	

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	178.47	27.94%	
Supplies and Materials		23.68	3.71	
Fleet Costs		3.14	0.49	
Outside Services		92.38	14.46	
Utilities		46.63	7.30	
Protective Services		0.00	0.00	
Insurance		26.84	7.30	
Other Expenses		31.60	4.95	
Total Average Expense	\$	402.74	66.16%	

= 16.58 IR >= 2.0

= 11.54 IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.04 IR < 0.75

IR >= 0.98

MP

16

KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,100,748 = 10.37	Current Assets, Unrestricted 1,042,920
	Curr Liab Exc Curr Prtn LTD $(106,193)$ $= 10.37$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{16.5}{IR} > 2$
v.	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 894,562 = 11.79	Expendable Fund Balance 885,792 = 11.5
	Average Monthly Operating 75,854	Average Monthly Operating 76,733
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.98 IR >= 1.25	2.09 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 28,729 = 0.04	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 798,296 IR < 1.50	Total Tenant Revenue 800,105 IR < 1.5
	Days Receivable Outstanding: 8.76	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (46,347) = 0.61	Accounts Payable (3,324) = 0.0
	Total Operating Expenses 75,854 IR < 0.75	Total Operating Expenses 76,733
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.34% 97.66%	Current Month 8.59 % 91.41%
	Year-to-Date 9.67% 90.33% R >= 0.98	Year-to-Date 5.76 % 94.24% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 1.00 16	DSCR 2.00 2 Occupancy 8.00 16
	Total Points 25.00 25 Total Points 10.00 25	Total Points 25.00 25 Total Points 17.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Fyeese Cook	Evenes Cook

	739,995		
Avera	age Dwelling R	ent	
Actual/UML	782,503	925	845.95
Budget/UMA	831,084	1,024	811.61

(48,581)

(99)

34.34

Increase (Decrease)

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	97.60	11.31 %		
Supplies and Materials		74.74	8.66		
Fleet Costs		0.00	0.00		
Outside Services		109.13	12.64		
Utilities		41.25	4.78		
Protective Services		0.00	0.00		
Insurance		41.29	7.06		
Other Expenses		22.28	2.58		
Total Average Expense	\$	386.29	47.03 %		

Capital Fund Occupancy						
5.00						
E	xcess Cash					
717,696						
Avera	Average Dwelling Rent					
Actual/UML	778,013	965	806.23			
Budget/UMA	806,710	1,024	787.80			
Increase (Decrease)	(28,697)	(59)	18.43			
PUM / Percentage of Revenue						
Expense	Amount	Percent				

133.96

24.70

0.00

91.37

18.95

0.00

76.80

43.53

389.31

16.16%

2.98

0.00

11.02

3.65

0.00

3.65

5.25 42.70%

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units Period Ending February 29, 2020

	Th	is Year				
	Quick	Ratio (QR)				
	Current Assets, Unrestri	cted 200,109 = 8.23				
	Curr Liab Exc Curr Prtn					
S	Months Expendable N	Net Assets Ratio (MENAR)				
FASS	Expendable Fund Balar	nce 171,710				
_	Average Monthly Opera	$\frac{15,898}{\text{ating}} = 10.80$				
	and Other Expenses	IR >= 4.0				
	Debt Service Co	verage Ratio (DSCR)				
		0.60 <i>IR</i> >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable	13.010				
	Total Tenant Revenue	$\frac{13,010}{122,307} = 0.11$ $IR < 1.50$				
	Days Receivable	Outstanding: 25.86				
SS	Accounts	Payable (AP)				
MASS	Accounts Payable	(5,641) = 0.35				
	Total Operating Expens					
	Occupancy L	oss Occ %				
	Current Month 3	96.55%				
	Year-to-Date 1	1.29% 98.71% 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					

Occupant	- y		033 000	/0			
Current Mo	onth	3	.45% 96.5	5%			
Year-to-Da	te	1	.29% 98.7	1% <i>IR</i> :	>= 0.98		
FASS	KFI	MP	MASS	S KFI	MP		
QR	12.00	12	Accts Recyble	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						

Capital F	und Occupa	ncy			
	5.00				
Exc	cess Cash				
	153,733				
Average	Dwelling Re	nt			
Actual/UML	120,632	229	526.78		
Budget/UMA	123,573	232	532.64		
Increase (Decrease)	(2,941)	(3)	(5.87)		
PUM / Percentage of Revenue					
Expense	Amount	Percent			

Expense	4	Amount	Percent	
Salaries and Benefits	\$	175.63	32.88 %	
Supplies and Materials		11.54	2.16	
Fleet Costs		0.00	0.00	
Outside Services		85.60	16.03	
Utilities		51.64	9.67	
Protective Services		1.86	0.35	
Insurance		54.40	9.67	
Other Expenses		48.65	9.11	
Total Average Expense	\$	429.31	79.86 %	

Last Year				
Quick Ratio (QR)			
Current Assets, Unrestricted	223,306	= 6.07		
Curr Liab Exc Curr Prtn LTD	(36,779)	IR >= 2.0		
Months Expendable Net Ass	ets Ratio (M	ENAR)		
Expendable Fund Balance	182,653			

Debt Service Coverage	Ratio (DSCF	₹)
Average Monthly Operating and Other Expenses	16,173	IR >= 4.0
Expendable Fund Balance	182,653	= 11.29

-0.60

		IR >= 1.25
Tenant Reco	eivable (TR)	
Tenant Receivable	12,709	= 0.08
Total Tenant Revenue	156,291	IR < 1.50

Days Receivable Out	tstanding: 26	5.37
Accounts Pay		
Accounts Payable	(5,344)	- 0.33
Total Operating Expenses	16,173	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.90 %	93.10%	
Year-to-Date	4.31 %	95.69%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	12.00	12	Accts Recyble	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
164,204
Average Dwelling Rent

Average Dwelling Rent						
Actual/UML	117,043	222	527.22			
Budget/UMA	121,465	232	523.55			
Increase (Decrease)	(4,422)	(10)	3.66			

PUM / Percentage of Revenue					
Expense	Amount	Percent			
Salaries and Benefits	\$	194.92	36.94%		
Supplies and Materials		21.30	4.04		
Fleet Costs		0.00	0.00		
Outside Services		86.65	16.42		
Utilities		43.97	8.33		
Protective Services		11.49	2.18		
Insurance		47.71	8.33		
Other Expenses		66.09	12.52		
Total Average Expense	\$	472.13	88.75%		

IR >= 2.0

-12.71

IR >= 4.0

IR >= 1.25

0.39

0.83

IR < 0.75

IR >= 0.98

0.00

2.00

0.00 2.00 MP

5

4

16

IR < 1.50

KFI - FY Comparison for Villa de Valencia - 104 Units Period Ending February 29, 2020

	This Year							
		Quick	Ratio ((QR)				
	Current Assets, U	nrestri	cted	57,79	1 _	0.05		
	Curr Liab Exc Cur	3)	0.05 >= 2.0					
S	Months Expend	lable N	let Ass	ets Ratio	(MENA	R)		
FASS	Expendable Fund	d Balar	nce	(1,136,275	5)	17.00		
_	Average Monthly		ating	65,47°	 1	17.36		
	and Other Expen	ses			IR	>= 4.0		
	Debt Servi	ce Co	verage	Ratio (DS	CR)			
			0.00		IR >	·= 1.25		
	Tenant Receivable (TR)							
	Tenant Receivable 72,263 - 0.0							
	Total Tenant Revenue 286,660				= IR	0.25 < <i>1.50</i>		
	Days Receivable Outstanding: 61.37							
SS	Accounts Payable (AP)							
MASS	Accounts Payabl	=	1.82					
	Total Operating E	xpens	es	65,471	IR	< 0.75		
	Occupancy		oss	Осс %				
	Current Month		3.85%	96.15%				
	Year-to-Date		6.37%	93.63%) IR >	>= 0.98		
	FASS KFI	MP		MASS M	(FI	MP		
	QR 0.00			Recvble	0.00	5		
	MENAR 0.00 DSCR 2.00			Payable	0.00 4.00	4 16		
			•					
	Total Points 2.00	25	lotal	Points	4.00	25		
	0.1/15.10							

DOOR	2.00		Оссирансу	7.00	-10	
Total Points	2.00	25	Total Points	4.00	25	
	Capital Fund Occupancy					
			00			

Last Year Quick Ratio (QR) Current Assets, Unrestricted 161,219 Curr Liab Exc Curr Prtn LTD (1,023,792)**Months Expendable Net Assets Ratio (MENAR)** Expendable Fund Balance (862,573)**Average Monthly Operating** 67,867 and Other Expenses **Debt Service Coverage Ratio (DSCR)** 0.00 **Tenant Receivable (TR)** Tenant Receivable 104,359 Total Tenant Revenue 265,321 **Days Receivable Outstanding: 95.62 Accounts Payable (AP)** Accounts Payable (56, 141)**Total Operating Expenses** 67,867 **Occupancy** Loss Occ % **Current Month** 12.50 % 87.50% Year-to-Date 10.04 % 89.96% **FASS KFI MP MASS KFI** QR 0.00 12 Accts Recyble Accts Payable **MENAR** 0.00 11 **DSCR** 2.00 2 Occupancy **Total Points** 2.00 25 Total Points

Capital Fund Occupancy	
5.00	

Excess Cash	
(1,201,937)	

Average	Dwelling Re	nt	
Actual/UML	779	374.13	
Budget/UMA	316,157	832	380.00
Increase (Decrease)	(24,713)	(53)	(5.87)

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	245.69	37.71 %		
Supplies and Materials		47.08	7.23		
Fleet Costs		1.28	0.20		
Outside Services		111.33	17.09		
Utilities		96.21	14.77		
Protective Services		3.72	0.57		
Insurance		22.24	14.39		
Other Expenses		35.09	5.39		
Total Average Expense	\$	562.64	97.33 %		

Excess Cash
(931,369)

Capital Fund Occupancy 5.00

Average Dwelling Rent						
Actual/UML	753	339.95				
Budget/UMA	316,157	837	377.73			
Increase (Decrease)	(60,174)	(84)	(37.78)			

PUM / Percentage of Revenue					
Expense	Amount	Percent			
Salaries and Benefits	\$	228.63	36.45%		
Supplies and Materials		55.87	8.91		
Fleet Costs		2.08	0.33		
Outside Services		137.97	22.00		
Utilities		134.22	21.40		
Protective Services		1.00	0.16		
Insurance		18.53	21.40		
Other Expenses		36.71	5.85		
Total Average Expense	\$	615.01	116.51%		

KFI - FY Comparison for Warren House - 7 Units Period Ending February 29, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 5,941 = 0.48								
	Curr Liab Exc Curr Prtn LTD (12,498) IR >= 2.0								
S	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance $(15,307)$ = -4.85								
	Average Monthly Operating 3,158								
	and Other Expenses IR >= 4.0								
	Debt Service Coverage Ratio (DSCR)								
	0.41 IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable 6,257 = 0.23								
	Total Tenant Revenue 27,617 IR < 1.50								
	Days Receivable Outstanding: 55.82								
MASS	Accounts Payable (AP)								
Ž	Accounts Payable $(5,534)$ = 1.75								
	Total Operating Expenses 3,158 IR < 0.75								
	Occupancy Loss Occ %								
	Current Month 14.29% 85.71%								
	Year-to-Date 10.71% 89.29% IR >= 0.98								
	FASS KFI MP MASS KFI MP								
	QR 0.00 12 Accts Recvble 2.00 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 2.00 25								
	Total Politis 0.00 25 Total Politis 2.00 25								
	Canital Fund Occupancy								

Debt Service C	overage Ratio (D	SCR)	Debt Serv
	0.41	IR >= 1.25	
Tenant I	Receivable (TR)		Ter
Tenant Receivable	6,257	- 0.00	Tenant Receivable
Total Tenant Revenue		= 0.23 $IR < 1.50$	Total Tenant Reve
Days Receivab	le Outstanding:	55.82	Days Rec
Account		Ac	
Accounts Payable	(5,534)	= 1.75	Accounts Payable
Total Operating Exper	nses 3,158	IR < 0.75	Total Operating Ex
Occupancy	Loss Occ 9	%	Occupancy
Current Month	14.29% 85.71	%	Current Month
Year-to-Date	10.71% 89.29	% IR >= 0.98	Year-to-Date
FASS KFI MI	P MASS	KFI MP	FASS KFI
QR 0.00 12		2.00 5	QR 7.7
MENAR 0.00 11	Accts Payable	0.00 4	MENAR 0.0
DSCR 0.00 2	Occupancy	0.00 16	DSCR 0.0
Total Points 0.00 25	Total Points	2.00 25	Total Points 7.7
Capital F	und Occupancy		Ca
	5.00		
Ex	cess Cash		
	(19,450)		
Average	Dwelling Rent		Av
Actual/UML	27,237	50 544.73	Actual/UML
Budget/UMA	22,162	56 395.75	Budget/UMA
Increase (Decrease)	5,075	(6) 148.98	Increase (Decreas

Last Year									
Qu	ick	Ratio (C	QR)						
Current Assets, Unre	12,155		4 44						
Curr Liab Exc Curr P	Curr Liab Exc Curr Prtn LTD				1.11 >= 2.0				
Months Expendable Net Assets Ratio (MENAR)									
Expendable Fund Ba	lanc	е	(7,525)	4.40				
Average Monthly Operand Other Expenses	eratii	ng	1,702		-4.42				
· · · · · · · · · · · · · · · · · · ·					>= 4.0				
Debt Service	Co		Ratio (DS	CR)					
		0.13		IR :	>= 1.25				
Tenan	t Re	ceivabl	e (TR)						
Tenant Receivable			5,206	_	0.24				
Total Tenant Revenu	е		21,550	IR	< 1.50				
Days Receiv	able	Outsta	nding: 58	8.88					
Accor	unts	Payabl	le (AP)						
Accounts Payable			(2,151)	_	1.26				
Total Operating Expe	nse	S	1,702	_	2 < 0.75				
Occupancy	L	oss	Осс %						
Current Month		.29 %	85.71%						
Year-to-Date	12	.50 %	87.50%	IR :	>= 0.98				
FASS KFI	MP		MASS H	(FI	MP				
QR 7.74		Accts F		2.00	5				
MENAR 0.00			Payable	2.00	4				
DSCR 0.00	2	Occupa	-	0.00	16				
Total Points 7.74	25	Total P	oints	4.00	25				
Capita	al Fu	ind Occ	upancy						
	5.	00							

	(10,400)		
Average	Dwelling Re	nt	
Actual/UML	27,237	50	544.73
Budget/UMA	22,162	56	395.75
Increase (Decrease)	5,075	(6)	148.98

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	112.18	20.31 %		
Supplies and Materials		29.20	5.29		
Fleet Costs		0.00	0.00		
Outside Services		112.43	20.35		
Jtilities		85.38	15.46		
Protective Services		0.00	0.00		
nsurance		62.07	15.46		
Other Expenses		9.77	1.77		
Total Average Expense	\$	411.02	78.64 %		

	(10,105)		
Avera	ge Dwelling F	Rent	
Actual/UML	21,236	49	433.38
Budget/UMA	46,583	56	831.84
Increase (Decrease)	(25,348)	(7)	(398.46)

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	30.33	6.90%		
Supplies and Materials		3.61	0.82		
Fleet Costs		0.00	0.00		
Outside Services		56.53	12.85		
Utilities		79.52	18.08		
Protective Services		0.00	0.00		
Insurance		27.50	18.08		
Other Expenses		11.36	2.58		
Total Average Expense	\$	208.85	59.31%		

IR >= 2.0

4.61

IR >= 4.0

IR >= 1.25

0.00

IR < 1.50

0.09

IR < 0.75

IR >= 0.98

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,252 Units Period Ending February 29, 2020

	Th	is Year						
	Quick	Ratio (QR)						
	Current Assets, Unrestri	$\frac{\text{cted}}{\text{4,307,404}} = 7.17$						
	Curr Liab Exc Curr Prtn							
Ŋ	Months Expendable N	Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balar	nce 3,116,762 = 4.43						
	Average Monthly Opera and Other Expenses							
		verage Ratio (DSCR)						
		2.22						
		IR >= 1.25						
	Tenant Receivable (TR)							
	Tenant Receivable	(660) = 0.00						
	Total Tenant Revenue	5,864,899 IR < 1.50						
	Days Receivable Outstanding: -0.03							
SS	Accounts Payable (AP)							
MASS	Accounts Payable	(74,901) = 0.11						
	Total Operating Expens							
	Occupancy L	oss Occ %						
		88.34%						
	Year-to-Date 10	0.17% 89.83% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
	QR 12.00 12	Accts Recvble 5.00 5						
	MENAR 11.00 11	Accts Payable 4.00 4						
	DSCR 2.00 2	Occupancy 0.00 16						
	Total Points 25.00 25	Total Points 9.00 25						

FAS	S 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 Point	s 25.00	25	Total Points	9.00	25

Capital Fund Occupancy	
5.00	

	Last	Year	r		
Q	uick Ra	atio (QR)		
Current Assets, Unro	estricte	d	4,256,14	9	6.8
Curr Liab Exc Curr F	Prtn LTI	D	(621,61	8)	IR >= 2
Months Expenda	ble Net	t Ass	ets Ratio	(MEN	NAR)
Expendable Fund Ba	alance		3,062,439)	4.6
Average Monthly Op	perating	1	664,860	_ =	4.0
and Other Expenses	3				IR >= 4
Debt Servic	e Cove	rage	Ratio (DS	SCR)	
	2	.31		ı	R >= 1.
Tena	nt Rece	eivab	le (TR)		
Tenant Receivable			0		0.0
Total Tenant Reven	ue	5,5	503,569	=	IR < 1.
Days Recei	ivable (Outst	tanding:	0.00	
Acco	ounts P	ayab	le (AP)		
Accounts Payable			(60,633)		0.0
Total Operating Exp	enses	6	664,860	=	IR < 0.
Occupancy	Lo	SS	Occ %		
Current Month	8.7	1 %	91.29%		
Year-to-Date	9.7	2 %	90.28%	1	R >= 0.
FASS KFI	MP		MASS	KFI	MF
QR 12.00	12 A	Accts	Recvble	5.00	·
MENAR 11.00	11 A	Accts	Payable	4.00	4

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	

	2,323,131		
Averag	je Dwelling R	Rent	
Actual/UML	5,791,010	8,997	643.66
Budget/UMA	6,047,182	10,016	603.75
Increase (Decrease)	(256,172)	(1,019)	39.91

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	140.97	19.03 %	
Supplies and Materials		25.96	3.51	
Fleet Costs		0.00	0.00	
Outside Services		120.70	16.30	
Utilities		39.82	5.38	
Protective Services		9.61	1.30	
Insurance		36.19	8.24	
Other Expenses		47.15	6.37	
Total Average Expense	\$	420.40	60.12 %	

2,280,651						
	Average Dwelling F	Rent				
Actual/UML	5,574,830	9,042	616.55			
Budget/UMA	5,742,468	10,016	573.33			

(167,638)

Increase (Decrease)

(974)

43.22

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	130.99	18.72%		
Supplies and Materials		23.61	3.37		
Fleet Costs		0.00	0.00		
Outside Services		107.50	15.36		
Utilities		56.33	8.65		
Protective Services		10.69	1.53		
Insurance		28.63	8.65		
Other Expenses		42.92	6.13		
Total Average Expense	\$	400.68	62.41%		

KFI - FY Comparison for Cottage Creek I - 253 Units Period Ending February 29, 2020

	This Year								
		Quick	Ratio	(QR)					
	Current Assets, Ur	restri	cted	(463,35	i0) _	-4.41			
	Curr Liab Exc Curr	Prtn	LTD	(105,05	52) _{IF}	? >= 2.0			
Ŋ	Months Expendable Net Assets Ratio (MENAR								
FASS	Expendable Fund	Balar	nce	(641,50	9) _	4 OF			
	Average Monthly and Other Expens		iting	129,64		-4.95 ? >= 4.0			
	Debt Servi	ce Co	verage	Ratio (DS	SCR)				
	0.00 IR >= 1.25								
	Tenant Receivable (TR) Tenant Receivable 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
	Total Tenant Revenue			785,318	=	0.00 ? < 1.50			
	Days Receivable Outstanding: 0.00								
SS	Accounts Payable (AP)								
MASS	Accounts Payable (24,785) = 0.19								
	Total Operating E	xpens	es	129,641		Q < 0.75			
	Occupancy	L	.oss	Occ %)				
	Current Month		.46%	88.549	-				
	Year-to-Date	3	3.20%	91.809	% IR	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 0.00			Recvble	5.00	5			
	MENAR 0.00			Payable	4.00	4			
	DSCR 2.00			pancy	1.00	16			
	Total Points 2.00	25	lotal	Points	10.00	25			

Quick	Ratio (QR)				
Current Assets, Unrestri	oted (463,350) = -4.41				
Curr Liab Exc Curr Prtn					
Months Expendable N	let Assets Ratio (MENAR)				
Expendable Fund Balar					
Average Monthly Opera and Other Expenses	$\frac{129,641}{1R} = \frac{-4.95}{1R}$				
Debt Service Co	verage Ratio (DSCR)				
	0.00 IR >= 1.25				
Tenant Re	eceivable (TR)				
Tenant Receivable	0 = 0.00				
Total Tenant Revenue 785,318 IR < 1.50					
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable	(24,785) = 0.19				
Total Operating Expens					
Occupancy L	oss Occ %				
Current Month 11	.46% 88.54%				
Year-to-Date 8	.20% 91.80% <i>IR</i> >= 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 1.00 16				
Total Points 2.00 25	Total Points 10.00 25				

Capital F	und Occupa	ancy				
5.00						
Exc	cess Cash					
	(799,915)					
Average Dwelling Rent						
Actual/UML	839,357	1,858	451.75			
Budget/UMA	764,612	2,024	377.77			
Increase (Decrease)	74,745	(166)	73.98			
PUM / Perce	entage of Re	evenue				

PUM / Percentage of Revenue				
Expense	1	Amount	Percent	
Salaries and Benefits	\$	138.83	21.04 %	
Supplies and Materials		32.65	4.95	
Fleet Costs		0.00	0.00	
Outside Services		110.73	16.78	
Utilities		48.36	7.33	
Protective Services		14.95	2.27	
Insurance		31.17	7.33	
Other Expenses		40.55	6.15	
Total Average Expense	\$	417.25	65.85 %	

Last Ye	ear				
Quick Ratio	(QR)				
Current Assets, Unrestricted	(230,786) = -0.86				
Curr Liab Exc Curr Prtn LTD	(268,863) = -0.86 IR >= 2.0				
Months Expendable Net A	ssets Ratio (MENAR)				
Expendable Fund Balance	(570,659)				
Average Monthly Operating	118,730 = -4.81				
and Other Expenses	IR >= 4.0				
Debt Service Coverage Ratio (DSCR)					
0.00	IR >= 1.25				
Tenant Receiv	able (TR)				
Tenant Receivable	0 = 0.00				
Total Tenant Revenue	719,507 IR < 1.50				
Days Receivable Ou	tstanding: 0.00				
Accounts Pay	able (AP)				
Accounts Payable	(17,668) - 0.15				
Total Operating Expenses	118,730 = 0.13				
Occupancy Loss	Occ %				
Current Month 11.46 %					
Year-to-Date 11.41 %	% 88.59% IR >= 0.98				
FASS KFI MP	MASS KFI MP				
QR 0.00 12 Acc	ts Recvble 5.00 5				

FASS F	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	

Average Dwelling Rent							
Actual/UML	755,235	1,793	421.21				
Budget/UMA	717,628	2,024	354.56				
Increase (Decrease)	37,607	(231)	66.65				

Excess Cash (710,896)

PUM / Percentage of Revenue				
	Amount	Percent		
\$	158.61	25.36%		
	22.93	3.67		
	0.00	0.00		
	90.76	14.51		
	47.38	7.58		
	17.49	2.80		
	21.88	7.58		
	37.46	5.99		
\$	396.50	67.47%		
	\$	Amount \$ 158.61 22.93 0.00 90.76 47.38 17.49 21.88 37.46		

KFI - FY Comparison for Cottage Creek II - 196 Units Period Ending February 29, 2020

				3	•				
	This Year								
	Quick Ratio (QR)								
	Current Assets, Unr	estric	ted	663,585	_ =	8.26			
	Curr Liab Exc Curr F	Prtn L	.TD	(80,348	7	>= 2.0			
S	Months Expendal	ole N	et Ass	ets Ratio (I	MENA	R)			
FASS	Expendable Fund E	Balan	ce	533,376	_	5.97			
	Average Monthly O		ing	89,309		5.91			
	and Other Expense	S			IR	>= 4.0			
	Debt Service	Cov	erage	Ratio (DSC	CR)				
		IR >	>= 1.25						
	Tenant Receivable (TR)								
	Tenant Receivable			0	=	0.00			
	Total Tenant Rever	489,697		< 1.50					
	Days Recei	vable	Outs	tanding: 0.	00				
SS	Acco	unts	Payab	le (AP)					
MASS	Accounts Payable	=	0.25						
	Total Operating Expenses 89,309				IR	< 0.75			
	Occupancy	Lo	oss	Occ %					
	Current Month	19.	.39%	80.61%					
	Year-to-Date	15.	.88%	84.12%	IR >	>= 0.98			
	FASS KFI	MP		MASS K	FI	MP			
	QR 12.00	12		Recvble	5.00	5			
	MENAR 11.00	11		Payable	4.00	4			
	DSCR 2.00	2	Occup	•	0.00	16			
	Total Points 25.00	25	Total	Points	9.00	25			
	Capita	Capital Fund Occupancy							

Last Year						
Quick Ratio (QR)						
Current Asse	ets, Unre	estric	ted	447,533	3 =	6 50
Curr Liab Ex	c Curr P	rtn L	TD	(67,883	3)	6.59 ? >= 2.0
Months Ex	cpendal	ole N	let Ass	ets Ratio	(MENA	NR)
Expendable	Fund Ba	alanc	е	331,218	3 _	4.07
Average Mor			ng	81,327	- =	4.07
and Other Ex	rpenses				IR	? >= 4.0
Debt	Service	e Co	verage	Ratio (DS	CR)	
			0.00		IR :	>= 1.25
	Tenar	nt Re	ceivat	ole (TR)		
Tenant Rece	ivable			0	_	0.00
Total Tenant Revenue				457,495	IR	2 < 1.50
Days Receivable Outstanding: 0.00						
Accounts Payable (AP)						
Accounts Pa	yable		(14,142)			0.17
Total Operat	ing Expe	ense	S	81,327	= IR	2 < 0.75
Occupan	су	L	oss	Occ %		
Current Mon	th		.12 %	93.88%		
Year-to-Date	;	11	.03 %	88.97%	IR:	>= 0.98
FASS	KFI	MP		MASSI	KFI	MP
QR	12.00			Recvble	5.00	5
MENAR	11.00			Payable	4.00	4
DSCR	2.00			0.00	16	
Total Points	25.00	25	Total	Points	9.00	25
	Capit	al Fu	ınd Oc	cupancy		
5.00						

Excess Cash						
429,875						
Average Dwelling Rent						
Actual/UML	510,589	1,319	387.10			
Budget/UMA	509,930	1,568	325.21			

658

(249)

61.89

Increase (Decrease)

5.00

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	145.08	23.37 %	
Supplies and Materials		35.17	5.66	
Fleet Costs		0.00	0.00	
Outside Services		113.78	18.33	
Utilities		42.58	6.86	
Protective Services		16.61	2.68	
Insurance		19.98	6.86	
Other Expenses		35.62	5.74	
Total Average Expense	\$	408.82	69.49 %	

- apita	r r arra Godap	unoy					
5.00							
[E	xcess Cash						
	233,892						
Average Dwelling Rent							
Avera	ge Dweiling R	ent					
Actual/UML	482,797	1,395	346.09				
Budget/UMA	484,869	1,568	309.23				
Increase (Decrease)	(2,072)	(173)	36.86				
PUM / Percentage of Revenue							
Expense	Amount	Percent					

PUM / Percentage of Revenue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	118.80	20.40%	
Supplies and Materials		24.17	4.15	
Fleet Costs		0.00	0.00	
Outside Services		83.48	14.33	
Utilities		39.87	6.84	
Protective Services		17.66	3.03	
Insurance		23.13	6.84	
Other Expenses		41.25	7.08	
Total Average Expense	\$	348.36	62.68%	

= 18.35

IR >= 2.0

15.21

IR >= 4.0

IR >= 1.25

0.00

0.24

IR < 0.75

IR >= 0.98

MP

IR < 1.50

KFI - FY Comparison for Courtland Heights PFC - 56 Units Period Ending February 29, 2020

		This Year	Last Year	
		Quick Ratio (QR)	Quick Ratio (QR)	
		Current Assets, Unrestricted 624,128 = 16.01	Current Assets, Unrestricted 6	02,283
		Curr Liab Exc Curr Prtn LTD (38,984) $ R\rangle = 2.0$	Curr Liab Exc Curr Prtn LTD ($\frac{32,824}{32,824} = 18.3$
FASS		Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets	Ratio (MENAR)
		Expendable Fund Balance 535,937	Expendable Fund Balance 5	21,664
		Average Monthly Operating 40,564 and Other Expenses IR >= 4.0	Average Monthly Operating and Other Expenses	$\frac{21,861}{34,304} = 15.2$ $IR >= 4.$
		Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Rat	tio (DSCR)
		0.00 IR >= 1.25	0.00	IR >= 1.2
		Tenant Receivable (TR)	Tenant Receivable (7	TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable	0 = 0.0	
	Total Tenant Revenue 361,434 IR < 1.50	Total Tenant Revenue 347,		
		Days Receivable Outstanding: 0.00	Days Receivable Outstand	ling: 0.00
5	MASS	Accounts Payable (AP)	Accounts Payable (A	AP)
ı	⋛	Accounts Payable $(1,549)$ = 0.04		$\frac{264)}{=}$ = 0.2
		Total Operating Expenses 40,564 IR < 0.75	Total Operating Expenses 34,	304 IR < 0.7
		Occupancy Loss Occ %	Occupancy Loss O	Occ %
		Current Month 12.50% 87.50% Year-to-Date 8.93% 91.07% IR >= 0.98		2.86% 2.63% IR >= 0.9
		FASS KFI MP MASS KFI MP	FASS KFI MP N	MASS KFI MP
		QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Rec	
		MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	MENAR 11.00 11 Accts Pay DSCR 2.00 2 Occupance	
		Total Points 25.00 25 Total Points 10.00 25	Total Points 25.00 25 Total Point	<u> </u>
		Capital Fund Occupancy 5.00	Capital Fund Occupa	ancy
		5.00	5.00	

487,585							
Average	Dwelling Re	nt					
Actual/UML	353,396	408	866.17				
Budget/UMA	366,985	448	819.16				
Increase (Decrease)	(13,588)	(40)	47.01				

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	187.56	21.17 %	
Supplies and Materials		35.43	4.00	
Fleet Costs		0.00	0.00	
Outside Services		138.70	15.66	
Utilities		32.28	3.64	
Protective Services		0.00	0.00	
Insurance		47.71	7.16	
Other Expenses		78.91	8.91	
Total Average Expense	\$	520.57	60.53 %	

QR								
DSCR 2.00 2 Occupancy 4.00 16 Total Points 25.00 25 Total Points 13.00 25 Capital Fund Occupancy 5.00	QR 12.00 12	Accts Recvble 5.00 5						
Total Points 25.00 25 Total Points 13.00 25	MENAR 11.00 11	Accts Payable 4.00 4						
Capital Fund Occupancy 5.00	DSCR 2.00 2	Occupancy 4.00 16						
Excess Cash 478,063 Average Dwelling Rent Actual/UML 344,395 415 829.87 Budget/UMA 355,116 448 792.67 Increase (Decrease) (10,721) (33) 37.20 PUM / Percentage of Revenue Expense Amount Percent	Total Points 25.00 25	Total Points 13.00 25						
Excess Cash 478,063 Average Dwelling Rent Actual/UML 344,395 415 829.87 Budget/UMA 355,116 448 792.67 Increase (Decrease) (10,721) (33) 37.20 PUM / Percentage of Revenue Expense Amount Percent	Capital Fund Occupancy							
Average Dwelling Rent		5.00						
Average Dwelling Rent								
Average Dwelling Rent	Excess Cash							
Actual/UML 344,395 415 829.87 Budget/UMA 355,116 448 792.67 Increase (Decrease) (10,721) (33) 37.20 PUM / Percentage of Revenue Expense Amount Percent	478,063							
Budget/UMA 355,116 448 792.67 Increase (Decrease) (10,721) (33) 37.20 PUM / Percentage of Revenue Expense Amount Percent	Average	Dwelling Rent						
PUM / Percentage of Revenue Expense Amount Percent	Actual/UML	344,395 415 829.87						
PUM / Percentage of Revenue Expense Amount Percent	Budget/UMA	355,116 448 792.67						
Expense Amount Percent	Increase (Decrease)	(10,721) (33) 37.20						
	PUM / Percentage of Revenue							
Salaries and Benefits \$ 158.11 18.87%	Expense	Amount Percent						
	Salaries and Benefits	\$ 158.11 18.87%						

20.20

0.00

100.35

48.38

57.71

61.83

446.59

0.00

2.41

0.00

11.97 6.71

0.00

6.71

7.38

54.04%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units Period Ending February 29, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 324,141 = 3.53	C						
	Curr Liab Exc Curr Prtn LTD (91,773) R >= 2.0							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 105,641							
	Average Monthly Operating 122,572 = 0.86 and Other Expenses	a						
	Debt Service Coverage Ratio (DSCR)							
	2.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable (660) = 0.00							
	Total Tenant Revenue 1,169,588 IR < 1.50							
	Days Receivable Outstanding: -0.14							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (8,833) = 0.07	A						
	Total Operating Expenses 122,572 _{IR < 0.75}	Ī						
	Occupancy Loss Occ %							
	Current Month 3.50% 96.50%	C						
	Year-to-Date 3.63% 96.38% IR >= 0.98	Y						
	FASS KFI MP MASS KFI MP							
	QR 12.00 12 Accts Recyble 5.00 5	Q						
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	M D						
	Total Points 14.00 25 Total Points 21.00 25	To						
	Capital Fund Occupancy							

Last Year							
Current Asse	ts, Unre	estric	ted	353,57		- -	
Curr Liab Exc Curr Prtn LTD (61,955					= 55)	5.71 R >= 2.0	
Months Expendable Net Assets Ratio (AR)	
Expendable	Fund Ba	alanc	е	168,68	32	4 40	
Average Monthly Operating 120,77 and Other Expenses						1.40 R >= 4.0	
	•			Potio (D		1.0	
Dept	Service	3 00	1.84	Ratio (D	SCR)		
			1.04		IR	>= 1.25	
	Tenar	nt Re	ceivat	ole (TR)			
Tenant Receivable					_	0.00	
Total Tenant Revenue			1,	107,551	_ IF	R < 1.50	
Days Receivable Outstanding: 0.00							
	Acco	unts	Payal	ole (AP)			
Accounts Pa	yable			(5,442)		0.05	
Total Operati	ng Expe	ense	S	120,779	= IF	R < 0.75	
Occupano	у	L	.oss	Occ %)		
Current Mon	th	6	.00 %	94.00%	6		
Year-to-Date		4	.63 %	95.38%	6 IR	>= 0.98	
FASS KFI MP MASS KFI M						MP	
QR	12.00	12	Accts	Recvble	5.00	5	
MENAR	6.58			Payable	4.00	4	
DSCR	2.00	2		pancy	8.00	16	
Total Points	20.58	25	Total	Points	17.00	25	

Capital Fund Occupancy
5.00

Excess Cash (39,642)

Capital Fund Occupancy
5.00

Average Dwelling Rent						
1,079,862	1,542	700.30				
1,073,697	1,600	671.06				
6,166	(58)	29.24				
	1,079,862 1,073,697	1,079,862 1,542 1,073,697 1,600				

Expense		Amount	Percent	
Salaries and Benefits	\$	138.97	18.32 %	
Supplies and Materials		19.82	2.61	
Fleet Costs		0.00	0.00	
Outside Services		140.34	18.50	
Jtilities		18.00	2.37	
Protective Services		4.64	0.61	
nsurance		34.48	7.79	
Other Expenses		41.21	5.43	
otal Average Expense	\$	397.46	55.65 %	

	Excess Cash						
37,818							
Average Dwelling Rent							
Actual/UML	1,028,820	1,526	674.19				
Budget/UMA	1,024,586	1,600	640.37				
Increase (Decrease)	4,234	(74)	33.83				
PUM / Percentage of Revenue							

PUM / Percentage of Revenue					
Expense	A	Amount	Percent		
Salaries and Benefits	\$	152.54	21.02%		
Supplies and Materials		30.49	4.20		
Fleet Costs		0.00	0.00		
Outside Services		132.51	18.26		
Utilities		29.40	6.99		
Protective Services		6.29	0.87		
Insurance		10.39	6.99		
Other Expenses		46.94	6.47		
Total Average Expense	\$	408.55	64.78%		

IR >= 2.0

1.49

IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.06 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Reagan West Apartments - 15 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 7,631 = 0.16	Current Assets, Unrestricted 15,046
	Curr Liab Exc Curr Prtn LTD $(46,444)$ $R >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.6$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (38,813) = -3.31	Expendable Fund Balance 9,325 = 1,4
	Average Monthly Operating 11,729 and Other Expenses IR >= 4.0	Average Monthly Operating 6,276 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable $0 = 0.00$	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 21,615 IR < 1.50	Total Tenant Revenue 22,153 IR < 1.8
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (381) = 0.03	Accounts Payable (394) = 0.0
	Total Operating Expenses 11,729 IR < 0.75	Total Operating Expenses 6,276 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 6.67% 93.33%	Current Month 6.67 % 93.33%
	Year-to-Date 8.33% 91.67% IR >= 0.98	Year-to-Date 2.50 % 97.50 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	MENAR 6.71 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 2.00 25 Total Points 10.00 25	Total Points 20.71 25 Total Points 21.00 25
	Conital Fund Occurrency	Conital Fund Conveners
	Capital Fund Occupancy 5.00	Capital Fund Occupancy 5.00
	5.00	5.00

	51,375)			
Average Dwelling Rent				
Actual/UML	22,664	110	206.04	
Budget/UMA	22,353	120	186.28	
Increase (Decrease)	311	(10)	19.76	

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	36.13	7.88 %		
Supplies and Materials		82.27	17.95		
Fleet Costs		0.00	0.00		
Outside Services		376.46	82.12		
Utilities		53.60	11.69		
Protective Services		0.00	0.00		
Insurance		11.98	11.69		
Other Expenses		83.80	18.28		
Total Average Expense	\$	644.25	149.62 %		

Excess Cash							
2,232							
Average Dwelling Rent							
Actual/UML	20,918	117	178.79				
Budget/UMA	22,102	120	184.18				
Increase (Decrease)	(1,184)	(3)	(5.40)				
PUM / Percentage of Revenue							

PUM / Perce	PUM / Percentage of Revenue														
Expense		Amount	Percent												
Salaries and Benefits	\$	21.87	4.87%												
Supplies and Materials		44.93	10.01												
Fleet Costs		0.00	0.00												
Outside Services		105.34	23.46												
Utilities		55.89	12.45												
Protective Services		0.00	0.00												
Insurance		8.72	12.45												
Other Expenses		41.94	9.34												
Total Average Expense	\$	278.69	72.56%												

= 16.64

IR >= 2.0

8.66

IR >= 4.0

IR >= 1.25

0.00

IR < 1.50

0.05

IR < 0.75

IR >= 0.98

MP 5

16

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units Period Ending February 29, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 3,151,268 = 13.24	Current Assets, Unrestricted 3,068,502 = 16.6
	Curr Liab Exc Curr Prtn LTD (238,020) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD (184,371) = $\frac{10.6}{IR} > 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 2,622,129 = 8.56	Expendable Fund Balance 2,602,210 = 8.6
	Average Monthly Operating 306,377 and Other Expenses	Average Monthly Operating 300,617 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.72 IR >= 1.25	1.68 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 3,037,246 IR < 1.50	Total Tenant Revenue 2,958,849 IR < 1.8
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (16,585) = 0.05	Accounts Payable (14,723) = 0.0
	Total Operating Expenses 306,377 IR < 0.75	Total Operating Expenses 300,617
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 12.03% 87.97%	Current Month 9.59 % 90.41%
	Year-to-Date 11.65% 88.35% IR >= 0.98	Year-to-Date 10.81 % 89.19% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16	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	Total Points 25.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Capital	Fund Occupa	ıncy			Capit	al Fund Occu	pancy	
	3.00			J		3.00		
E	xcess Cash) [Excess Cash		
	2,299,430					2,242,369		
Averag	je Dwelling Re	ent			Aver	age Dwelling	Rent	
Actual/UML	2,985,142	3,760	793.92		Actual/UML	2,942,665	3,796	775.20
Budget/UMA	3,309,606	4,256	777.63		Budget/UMA	3,138,167	4,256	737.35
Increase (Decrease)	(324,464)	(496)	16.29]	Increase (Decrease)	(195,502)	(460)	37.85
PUM / Per	centage of Re	venue			PUM / Pe	rcentage of R	evenue	

Expense	4	Amount	Percent
Salaries and Benefits	\$	139.41	17.26 %
Supplies and Materials		19.27	2.39
Fleet Costs		0.00	0.00
Outside Services		110.58	13.69
Utilities		44.00	5.45
Protective Services		7.87	0.97
Insurance		44.51	9.22
Other Expenses		52.37	6.48
Total Average Expense	\$	418.00	55.46 %

PUM / Percentage of Revenue														
Expense	A	Amount	Percent											
Salaries and Benefits	\$	114.17	15.02%											
Supplies and Materials		20.68	2.72											
Fleet Costs		0.00	0.00											
Outside Services		115.03	15.13											
Utilities		78.32	10.38											
Protective Services		8.18	1.08											
Insurance		38.61	10.38											
Other Expenses		42.45	5.58											
Total Average Expense	\$	417.45	60.29%											

San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 2/29/2020

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8:09:31

			Budgeted							Actual							Rent Variance			
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P			
										t Month										
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To			
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	<u>%</u>	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total		
532	Refugio	50	47	376			94.00%		100.00	100.00				395	98.75%					
533	Scattered Sites	163	159	1,270	102	16,232	97.39%	129,858	38.65%	91.30%	89,564	169	79,039	531	40.72%	75,563	35,269	110,832		
537	San Juan Square	46	45	358			97.28%		95.65%	95.65%				346	94.02%					
538	The Alhambra	14	13	102			91.07%		92.86%	92.86%				104	92.86%					
541	HemisView Village	49	48	386			98.47%		100.00	100.00				387	98.72%					
549	Converse Ranch I	25	24	192			96.00%		100.00	100.00				193	96.50%					
550	Midcrown Seniors Pavillion	39	39	308			98.72%		100.00	100.00				307	98.40%					
551	Converse Ranch II	21	21	168			100.00		100.00	100.00				164	97.62%					
552	San Juan Square II	48	45	362			94.27%		91.67%	91.67%				361	94.01%					
553	Sutton Oaks Phase I	49	48	382			97.45%		89.80%	89.80%				378	96.43%					
554	Pin Oak I	50	48	382	247	11,778	95.50%	94,228	96.00%	96.00%	99,480	253	1,727	393	98.25%	2,713-	2,539	175-		
555	Gardens at San Juan Square	63	61	486			96.43%		95.24%	95.24%				484	96.03%					
556	The Park at Sutton Oaks	49	49	390			99.49%		97.96%	97.96%				373	95.15%					
558	East Meadows	71	70	560			98.59%		94.37%	94.37%				549	96.65%					
559	Wheatley Senior Living	40	39	312			97.50%		102.50	100.00				312	97.50%					
6010	Alazan-Apache Courts	685	639	5,112	136	86,708	93.28%	693,666	94.16%	94.30%	787,853	155	52,109	5,096	92.99%	2,139	96,326	98,464		
6050	Lincoln Heights	338	316	2,528			93.49%		91.12%	93.33%	356,035	146		2,436	90.09%		356,035	356,035		
6060	Cassiano Homes	499	477	3,816	95	45,171	95.59%	361,368	94.79%	95.75%	343,258	91	19,982	3,781	94.71%	3,307	14,802-	11,495-		
6108	Dr. Charles Andrews Apts.	52	51	406	136	6,913	97.60%	55,305	100.00	100.00	68,804	167	409	413	99.28%	954-	12,545	11,591		
6120	Villa Veramendi Apts.	166	161	1,286	133	21,385	96.84%	171,077	96.99%	96.99%	200,567	153	2,661	1,308	98.49%	2,927-	26,564	23,637		
6124	Frank Hornsby	59	55	440			93.22%		100.00	100.00	80,001	173		463	98.09%		80,001	80,001		
6126	Glen Park Apts.	26	26	208	112	2,917	100.00	23,333	96.15%	96.15%	34,739	187	2,468	186	89.42%	2,468	13,873	16,341		
6127	Guadalupe Homes	56	54	432			96.43%		96.43%	96.43%	86,824	201		431	96.21%		86,824	86,824		
6129	Raymundo Rangel Apts	26	26	206	154	3,962	99.04%	31,693	100.00	100.00	33,352	160		208	100.00	308-	1,351	1,044		

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	Budgeted Actual										Rent Variance							
		A	В	С	D	E	F	G	Н	I	J	К	L	M	N	0	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
6130	South San Apts	30	29	232			96.67%		96.67%	96.67%	42,074	176		239	99.58%		42,074	42,074
6135	Mirasol Homes Target Site	174	169	1,348	113	18,965	96.84%	151,717	97.70%	97.70%	192,395	141	3,377	1,362	97.84%	1,576-	39,102	37,526
6136	Springview	182	170	1,362	173	29,465	93.54%	235,721	92.31%	93.33%	255,148	190	19,904	1,341	92.10%	3,621	23,048	26,669
6143	Christ The King	48	48	380	148	7,051	98.96%	56,407	100.00	100.00	61,640	164	1,039	377	98.18%	445	5,678	6,123
6180	Victoria Plaza Apts.	185	185	1,480			100.00		.00	.00	221-				.00			
6190	Villa Tranchese Apts.	201	195	1,564	250	48,792	97.26%	390,339	99.50%	99.50%	420,038	265	4,992	1,588	98.76%	6,010-	23,689	17,679
6220	Villa Hermosa Apts.	66	65	518	234	15,125	98.11%	121,000	98.48%	98.48%	125,648	242	1,869	520	98.48%	467-	4,181	3,714
6230	Sun Park Lane Apts.	65	61	486	244	14,798	93.46%	118,385	93.85%	93.85%	126,448	255	6,090	495	95.19%	2,192-	5,871	3,679
6240	Mission Park Apts.	100	97	778			97.25%		94.00%	94.00%	110,875	143		776	97.00%		110,875	110,875
6260	Tarry Towne Apts.	98	96	766	287	27,438	97.70%	219,505	98.98%	98.98%	224,489	290	3,152	773	98.60%	2,006-	2,978	972
6270	Parkview Apts.	153	144	1,156	196	28,332	94.44%	226,653	99.35%	99.35%	242,177	202	5,098	1,198	97.88%	8,251-	7,273	978-
6280	Fair Avenue Apts.	216	212	1,694	251	53,098	98.03%	424,784	95.83%	95.83%	448,029	266	10,282	1,687	97.63%	1,735	24,980	26,715
6290	Blanco Apts.	100	97	772			96.50%		98.00%	98.00%	189,887	245		775	96.88%		189,887	189,887
6300	Lewis Chatham Apts.	119	116	926			97.27%		95.80%	95.80%	234,129	250		936	98.32%		234,129	234,129
6310	Riverside Apts.	74	71	564	98	6,907	95.27%	55,255	97.30%	97.30%	76,564	137	3,429	557	94.09%	686	21,995	22,681
6320	Madonna Apts.	60	59	474	265	15,718	98.75%	125,743	96.67%	96.67%	130,644	279	2,918	469	97.71%	1,326	6,228	7,555
6322	Sahara-Ramsey Apts.	16	16	128	358	5,725	100.00	45,800	100.00	100.00	47,816	389	1,789	123	96.09%	1,789	3,805	5,594
6330	Linda Lou A & B Apts.	10	10	78	208	2,031	97.50%	16,250	100.00	100.00	15,676	196		80	100.00	417-	990-	1,407-
6331	Escondida Apts.	20	20	160	250	5,000	100.00	40,000	100.00	100.00	44,350	277		160	100.00		4,350	4,350
6333	Williamsburg Apts.	15	15	120	208	3,125	100.00	25,000	86.67%	86.67%	25,128	220	1,250	114	95.00%	1,250	1,378	2,628
6340	Cheryl West Apts.	82	79	628			95.73%		92.68%	92.68%	123,822	196		632	96.34%		123,822	123,822
6350	Village East Apts.	24	23	184	146	3,354	95.83%	26,833	100.00	100.00	17,607	95	875	186	96.88%	292-	9,518-	9,809-
6352	Olive Park Apts.	26	25	200	144	3,606	96.15%	28,846	96.15%	96.15%	26,471	133	1,298	199	95.67%	144	2,231-	2,087-
6360	College Park Additions	78	76	604			96.79%		100.00	100.00	123,953	200		620	99.36%		123,953	123,953

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					Bı	udgeted						Actual				Re	ent Variance	
		A	В	С	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
6380	Jewett Circle Apts.	75	73	582	235	17,117	97.00%	136,939	100.00	100.00	146,932	247	941	596	99.33%	3,294-	6,699	3,405
6390	Kenwood North Apts.	53	52	416			98.11%		113.21	96.77%	132,077	273		483	113.92		132,077	132,077
6400	Midway Apts.	20	20	160	229	4,583	100.00	36,667	100.00	100.00	37,291	236	458	158	98.75%	458	1,082	1,540
6410	San Pedro Arms Apts.	16	15	120			93.75%		100.00	100.00	30,164	239		126	98.44%		30,164	30,164
6420	W. C. White Apts.	75	74	594	187	13,860	99.00%	110,882	100.00	100.00	113,037	189	187	599	99.83%	933-	1,221	288
6430	Highview Apts.	68	66	530	230	15,263	97.43%	122,107	88.24%	88.24%	100,600	199	8,755	506	93.01%	5,529	15,978-	10,448-
6440	Cross Creek Apts.	66	63	500			94.70%		96.97%	96.97%	67,315	132		509	96.40%		67,315	67,315
6450	Park Square Apts.	26	25	198	215	5,315	95.19%	42,519	96.15%	96.15%	51,816	279	4,724	186	89.42%	2,577	11,874	14,451
6460	Kenwood Manor Apts.	9	9	72	99	894	100.00	7,154	.00	.00	9,534		7,154		.00	7,154		7,154
6470	Westway Apts.	152	145	1,156	96	13,944	95.07%	111,550	98.68%	98.68%	195,967	166	3,667	1,178	96.88%	2,115-	82,302	80,187
6480	Marie McGuire Apts.	63	59	474			94.05%		98.41%	98.41%	128,898	262		492	97.62%		128,898	128,898
6490	M. C. Beldon Apts.	35	33	260	190	6,191	92.86%	49,525	97.14%	97.14%	56,982	208	1,143	274	97.86%	2,667-	4,790	2,123
6500	F. J. Furey Apts.	66	63	502	109	6,854	95.08%	54,828	98.48%	98.48%	81,314	159	1,966	510	96.59%	874-	25,612	24,739
6510	H. B. Gonzalez Apts.	51	49	388	187	9,049	95.10%	72,389	100.00	100.00	81,112	200	373	406	99.51%	3,358-	5,365	2,006
6520	W. R. Sinkin Apts.	50	50	398	197	9,784	99.50%	78,275	98.00%	98.00%	77,303	198	1,770	391	97.75%	1,377	405	1,782
6530	Pin Oak II Apts.	22	22	176	186	4,083	100.00	32,667	100.00	100.00	31,313	188	1,670	167	94.89%	1,670	316	1,987
6540	George Cisneros Apts.	55	54	428	164	8,763	97.27%	70,102	98.18%	98.18%	74,748	172	983	434	98.64%	983-	3,663	2,680
6550	Matt Garcia Apts.	55	54	430	188	10,099	97.73%	80,788	98.18%	98.18%	80,680	185	564	437	99.32%	1,315-	1,424-	2,739-
6560	L. C. Rutledge Apts.	66	63	506			95.83%		95.45%	95.45%	92,219	179		515	97.54%		92,219	92,219
6570	T. L. Shaley Apts.	66	60	482	121	7,303	91.29%	58,423	96.97%	98.46%	51,000	106	5,454	483	91.48%	121-	7,545-	7,666-
6580	Lila Cockrell Apts.	70	69	554	173	11,954	98.93%	95,631	100.00	100.00	91,217	164	863	555	99.11%	173-	4,587-	4,760-
6590	O. P. Schnabel Apts.	70	69	554	169	11,707	98.93%	93,654	98.57%	98.57%	106,556	191	507	557	99.46%	507-	12,395	11,888
	Total	6,055	5,819	46,549	110	640,358	96.10%	5,122,864	91.76%	95.46%	7,323,337	167	266,934	44,368	91.59%	68,787	2,259,947	2,328,733

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San Antonio Housing Authority Beacon Revenue and Vacancy Loss Analysis As of 2/29/2020

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		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
111	SAHFC Monterrey Park	200	194	1,552	704	136,539	97.00%	1,092,313	96.50%	96.50%	1,124,391	729	40,821	1,542	96.38%	7,038	39,116	46,154
112	SAHFC Burning Tree	108	100	800			92.59%		89.81%	89.81%	547,234	704		777	89.93%		547,234	547,234
113	SAHFC Castlepoint	220	216	1,730	583	126,101	98.30%	1,008,810	97.27%	97.27%	1,004,951	588	30,321	1,708	97.05%	12,875	9,016	21,891
114	SAHFC Encanta Villas	56	49	392	760	37,240	87.50%	297,920	94.64%	94.64%	321,943	776	25,080	415	92.63%	17,480-	6,543	10,937-
121	Converse Ranch II, LLC	83	80	640			96.39%		113.25	90.38%	571,384	741		771	116.11		571,384	571,384
140	SAHFC Vera Cruz	29	28	226	544	15,372	97.41%	122,976	96.55%	96.55%	120,632	527	1,632	229	98.71%	1,632-	3,976-	5,608-
141	Homestead	157	151	1,204	584	87,845	95.86%	702,763	89.17%	89.17%	676,411	574	44,944	1,179	93.87%	14,592	11,759-	2,833
151	Claremont	4	4	32			100.00		100.00	100.00	26,217	819		32	100.00		26,217	26,217
214	Converse Ranch I LLC	99	95	756			95.45%		119.19	95.16%	675,414	725		932	117.68		675,414	675,414
315440	Villa De Valencia	104	96	766	401	38,361	92.07%	306,890	96.15%	96.15%	512,367	658	21,234	779	93.63%	5,208-	200,268	195,060
465450	Reagan West Apts.	15	15	120			100.00		93.33%	93.33%	57,458	522		110	91.67%		57,458	57,458
1065120	Sunshine Plaza	100	95	756			94.50%		96.00%	96.00%	497,836	633		786	98.25%		497,836	497,836
1075130	Pecan Hill	100	95	756			94.50%		93.00%	93.00%	564,245	765		738	92.25%		564,245	564,245
1205340	SAHDC Dietrich Road	30	24	194	640	15,520	80.83%	124,160	86.67%	86.67%	127,288	624	23,040	204	85.00%	6,400-	3,272-	9,672-
1335211	SAHFC La Providencia	90	86	686	551	47,286	95.28%	378,288	94.44%	94.44%	374,690	545	18,198	687	95.42%	551-	4,150-	4,701-
1355290	SAHFC Towering Oaks Apts.	128	122	978	848	103,634	95.51%	829,070	97.66%	97.66%	782,503	846	83,924	925	90.33%	44,929	1,638-	43,291
1375280	SAHFC Churchill Estate Apts	40	39	308	816	31,418	96.25%	251,343	97.50%	97.50%	267,723	845	2,448	317	99.06%	7,344-	9,035	1,691
1425475	SAHDC Bella Claire Apts.	67	65	520	605	39,355	97.01%	314,839	95.52%	95.52%	318,423	608	7,266	524	97.76%	2,422-	1,162	1,260-
1505462	Warren House	7	6	50			89.29%		85.71%	85.71%	27,237	545		50	89.29%		27,237	27,237
2095265	Sendero I PFC (Crown Meadov	ws) 192	182	1,458	897	163,480	94.92%	1,307,841	86.98%	86.98%	1,339,781	943	103,156	1,421	92.51%	33,189	65,130	98,319
2375630	SH/CH PFC Cottage Creek	253	224	1,794	422	94,683	88.64%	757,461	88.54%	88.54%	1,405,251	756	70,085	1,858	91.80%	26,987-	620,803	593,816
2385640	SH/CH PFC Cottage Creek II	196	174	1,390	362	62,875	88.65%	502,999	80.61%	80.61%	998,846	757	90,106	1,319	84.12%	25,693	521,539	547,232
2395485	SH/CH PFC Courtland Heights	56	53	424	871	46,138	94.64%	369,100	87.50%	87.50%	390,058	956	34,821	408	91.07%	13,928	34,886	48,814
2495650	Woodhill Apts. PFC	532	473	3,786	840	397,656	88.96%	3,181,245	87.97%	87.97%	3,425,366	911	416,754	3,760	88.35%	21,980	266,101	288,082

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San Antonio Housing Authority Beacon Revenue and Vacancy Loss Analysis

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As of 2/29/2020

				Bu	udgeted						Actual				R	ent Variance	
	A	В	С	D	E	F	G	Н	I	J	K	L	M	N	О	P	
								Current	Month								
Total	2,866	2,665	21,318	542	1,443,502	92.98%	11,548,018	92.64%	101.61	16,157,648	912	1,013,830	21,471	93.65%	106,200	4,715,829	4,822,029

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O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority

Beacon

SAHA Managed

Revenue and Vacancy Loss Analysis

As of 2/29/2020

					В	udgeted						Actual				R	ent Variance	
		A	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	P	
									Currer	nt Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
112	SAHFC Burning Tree	108	100	800			92.59%		89.81%	89.81%	547,234	704		777	89.93%		547,234	547,234
113	SAHFC Castlepoint	220	216	1,730	583	126,101	98.30%	1,008,810	97.27%	97.27%	1,004,951	588	30,321	1,708	97.05%	12,875	9,016	21,891
114	SAHFC Encanta Villas	56	49	392	760	37,240	87.50%	297,920	94.64%	94.64%	321,943	776	25,080	415	92.63%	17,480-	6,543	10,937-
121	Converse Ranch II, LLC	83	80	640			96.39%		113.25	90.38%	571,384	741		771	116.11		571,384	571,384
140	SAHFC Vera Cruz	29	28	226	544	15,372	97.41%	122,976	96.55%	96.55%	120,632	527	1,632	229	98.71%	1,632-	3,976-	5,608-
141	Homestead	157	151	1,204	584	87,845	95.86%	702,763	89.17%	89.17%	676,411	574	44,944	1,179	93.87%	14,592	11,759-	2,833
151	Claremont	4	4	32			100.00		100.00	100.00	26,217	819		32	100.00		26,217	26,217
214	Converse Ranch I LLC	99	95	756			95.45%		119.19	95.16%	675,414	725		932	117.68		675,414	675,414
315440	Villa De Valencia	104	96	766	401	38,361	92.07%	306,890	96.15%	96.15%	512,367	658	21,234	779	93.63%	5,208-	200,268	195,060
1065120	Sunshine Plaza	100	95	756			94.50%		96.00%	96.00%	497,836	633		786	98.25%		497,836	497,836
1075130	Pecan Hill	100	95	756			94.50%		93.00%	93.00%	564,245	765		738	92.25%		564,245	564,245
1205340	SAHDC Dietrich Road	30	24	194	640	15,520	80.83%	124,160	86.67%	86.67%	127,288	624	23,040	204	85.00%	6,400-	3,272-	9,672-
1335211	SAHFC La Providencia	90	86	686	551	47,286	95.28%	378,288	94.44%	94.44%	374,690	545	18,198	687	95.42%	551-	4,150-	4,701-
1355290	SAHFC Towering Oaks Apts.	128	122	978	848	103,634	95.51%	829,070	97.66%	97.66%	782,503	846	83,924	925	90.33%	44,929	1,638-	43,291
1375280	SAHFC Churchill Estate Apts	40	39	308	816	31,418	96.25%	251,343	97.50%	97.50%	267,723	845	2,448	317	99.06%	7,344-	9,035	1,691
1425475	SAHDC Bella Claire Apts.	67	65	520	605	39,355	97.01%	314,839	95.52%	95.52%	318,423	608	7,266	524	97.76%	2,422-	1,162	1,260-
1505462	Warren House	7	6	50			89.29%		85.71%	85.71%	27,237	545		50	89.29%		27,237	27,237
2095265	Sendero I PFC (Crown Meado	ws) 192	182	1,458	897	163,480	94.92%	1,307,841	86.98%	86.98%	1,339,781	943	103,156	1,421	92.51%	33,189	65,130	98,319
	Total	1,614	1,532	12,252	461	705,612	94.89%	5,644,899	95.97%	102.85	8,756,278	702	361,243	12,474	96.61%	64,547	3,175,926	3,240,473

GPR: Gross Potential Rent

A: No of Units - Number of Units

G: Budgeted YTD Rent - C multiplied by D

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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

H: Current Month Occ % - Current month's occupancy divided by A

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the reportt) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

N: Actual YTD Occ % - M divided by (A multiplied by the number of months in the report)

O: Rent Variance Due to Occ: (C minus M) multiplied by D

P: Rent Variance Due to Rate - (K minus D) multiplied by M

San Antonio Housing Authority Beacon Outside Managed Properties

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Revenue and Vacancy Loss Analysis

As of 2/29/2020

			Budgeted						Actual							Rent Variance		
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	О	P	
									Curre	nt Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
111	SAHFC Monterrey Park	200	194	1,552	704	136,539	97.00%	1,092,313	96.50%	96.50%	1,124,391	729	40,821	1,542	96.38%	7,038	39,116	46,154
465450	Reagan West Apts.	15	15	120			100.00		93.33%	93.33%	57,458	522		110	91.67%		57,458	57,458
2375630	SH/CH PFC Cottage Creek	253	224	1,794	422	94,683	88.64%	757,461	88.54%	88.54%	1,405,251	756	70,085	1,858	91.80%	26,987-	620,803	593,816
2385640	SH/CH PFC Cottage Creek II	196	174	1,390	362	62,875	88.65%	502,999	80.61%	80.61%	998,846	757	90,106	1,319	84.12%	25,693	521,539	547,232
2395485	SH/CH PFC Courtland Heights	56	53	424	871	46,138	94.64%	369,100	87.50%	87.50%	390,058	956	34,821	408	91.07%	13,928	34,886	48,814
2495650	Woodhill Apts. PFC	532	473	3,786	840	397,656	88.96%	3,181,245	87.97%	87.97%	3,425,366	911	416,754	3,760	88.35%	21,980	266,101	288,082
	Total	1,252	1,133	9,066	651	737,890	90.52%	5,903,119	88.34%	100.00	7,401,369	1,413	652,587	8,997	89.83%	41,653	1,539,903	1,581,556

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

Account Balances

San Antonio Housing Authority Property Management Monthly Report Partnership For the Period Ending 2/29/2020

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Montnly	Year-to-Date

Rental Income History

Current Year						Last Year			Two Years Ago				
Operating	Replacement	Tenant	January	December	November	February	December	December	November	February	December	December	November
Account	Reserves	Receivable											
1,541,477	2,396,355	55,152	644,871	657,256	643,263	626,650	626,740	624,910	617,140	612,346	606,826	613,354	608,619

Occupancy Information

				Curr	ent Month				Last Month		Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
1 Bedroom	554	554	535	19				96,57%	554	532	96.03%	1,108	1,067	96.30%
2 Bedrooms	327	327	300	27				91.74%	327	300	91.74%	654	600	91.74%
3 Bedrooms	40	40	39	1				97.50%	40	39	97.50%	80	78	97.50%
Total Units	921	921	874	47				94.90%	921	871	94.57%	1,842	1,745	94.73%

San Antonio Housing Authority Property Management Monthly Report HemisView Market Units For the Period Ending 2/29/2020

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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	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
38,326	414.230		28,696	(43,866)	193,607	192,007	192,960	15	0	21	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	91	91	88	3				91	96.70%			182	173	95.05%		
2 Bedrooms	93	93	78	15				456	83.87%			186	155	83.33%		
Total	184	184	166	18				548	90.22%			368	328	89.13%		

Maintenance Summary

San Antonio Housing Authority Property Management Monthly Report HemisView Village For the Period Ending 2/29/2020

3/6/2020

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Monthly	Year-to-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
241,149	133,415				13,331	25,843	13,266	0	0	0	0	.00

Occupancy Information

	Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	20	20	20						100.00%			40	40	100.00		
2 Bedrooms	32	32	32						100.00%			64	63	98.44%		
3 Bedrooms	9	9	9						100.00%			18	18	100.00		
Total	61	61	61						100.00%			122	121	99.18%		

San Antonio Housing Authority Property Management Monthly Report Midcrowne Seniors Pavillion LP For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-t	o-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
11,448	239,959	19,323			115,009	112,495	113,901	0	0	0	0	.00

Occupancy Information

Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	100	100	93	7				213	93.00%			200	187	93.50%
2 Bedrooms	96	96	89	7				213	92.71%			192	181	94.27%
Total	196	196	182	14				426	92.86%			392	368	93.88%

San Antonio Housing Authority Property Management Monthly Report O'Connor Road, LP For the Period Ending 2/29/2020

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Year-to	o-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
173,755	261,804				97,848	99,762	96,821	0	0	5	0	.00

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Description	Omts		Units		Units		- Cilit	Days		Nate	Nate	- Cints		
1 Bedroom	140	140	136	4				122	97.14%			280	274	97.86%
2 Bedrooms	10	10	10						100.00%			20	20	100.00
Total	150	150	146	4				122	97.33%			300	294	98.00%

San Antonio Housing Authority Property Management Monthly Report Refugio Street, LP For the Period Ending 2/29/2020

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Monthly Year-to-Date

o-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,024,774	505,118				147,143	147,495	146,211	1	0	2	0	.00

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	93	93	89	4				122	95.70%			186	178	95.70%	
2 Bedrooms	86	86	82	4				122	95.35%			172	164	95.35%	
3 Bedrooms	31	31	30	1				30	96.77%			62	60	96.77%	
Total	210	210	201	9				274	95.71%			420	402	95.71%	

San Antonio Housing Authority Property Management Monthly Report Science Park II, LP For the Period Ending 2/29/2020

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Monthly	Year-to-Date

Year-t	to-D	ate
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Account Balances Actual R		Actual Revo	enue (Lost) Rental Income History		Leasing Summary							
Co Oper	Replacement	Tenant	Due to	Due to	1/31/2020	12/31/2020	11/30/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
52,025	317,395				77,934	79,653	80,104	0	0	1	0	.00

Occupancy Information

						Current Montl	h					Yea	r-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	109	1				30	99.09%			220	215	97.73%
2 Bedrooms	10	10	9	1				30	90.00%			20	17	85.00%
Total	120	120	118	2				61	98.33%			240	232	96.67%
:														

KFI - FY Comparison for Partnerships - 921 Units

Period Ending February 29, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 2,179,643 = 0.15					
	Curr Liab Exc Curr Prtn LTD (14,067,804) - 0.15					
Ŋ	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance (12,362,507)					
	Average Monthly Operating 620,234 and Other Expenses					
	Debt Service Coverage Ratio (DSCR)					
	1.23 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 19,323 = 0.01					
	Total Tenant Revenue 1,342,532 IR < 1.50					
	Days Receivable Outstanding: 0.85					
MASS	Accounts Payable (AP)					
¥	Accounts Payable (46,498) = 0.07					
	Total Operating Expenses 620,234 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 5.10% 94.90%					
	Year-to-Date 5.27% 94.73% 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					

DSCR	1.00	2	Occupancy	8.00	16	
Total Points	1.00	25	Total Points	17.00	25	
Capital Fund Occupancy						
5.00						

(13,215,039)

Average Dwelling Rent					
Actual/UML	1,288,260	1,745	738.26		
Budget/UMA	627,700	1,842	340.77		
Increase (Decrease)	660,560	(97)	397.49		

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	126.54	15.56 %	
Supplies and Materials		9.91	1.22	
Fleet Costs		0.03	0.00	
Outside Services		59.01	7.26	
Utilities		49.95	6.14	
Protective Services		10.56	1.30	
Insurance		42.49	7.31	
Other Expenses		31.55	3.88	
Total Average Expense	\$	330.05	42.67 %	

Last Year

Quick Rati		
Current Assets, Unrestricted	2,536,167	= 0.18
Curr Liab Exc Curr Prtn LTD	(13,710,645)	IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance	(11,617,867)	= -16.89			
Average Monthly Operating	687,866	- 10.00			
and Other Expenses		IR >= 4.0			

Debt Service Coverage Ratio (DSC	R)
0.91	IR >= 1.25

Tenant	Receivab	le (TR)				
Tenant Receivable		15,442	= 0.01			
Total Tenant Revenue	306,717	IR < 1.50				
Days Receivable Outstanding: 0.70						
Accounts Payable (AP)						
Accounts Payable	((37,077)	- 0.05			
Total Operating Exper	nses 6	887,866	IR < 0.75			
Occupancy	Loss	Осс %				
Current Month	4.99 %	95.01%				

FASS	KFI	MP	MASS	KFI	MP
QR	0.00	12	Accts Recyble	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

4.94 %

Year-to-Date

Capital Fund Occupancy 5.00

95.06%

IR >= 0.98

Excess Cash
(12 526 096)

Average Dwelling Rent								
Actual/UML 1,253,390 1,751 715.81								
Budget/UMA	1,287,714	1,842	699.08					
Increase (Decrease) (34,323) (91) 16.73								

PUM / Percentage of Revenue							
Expense		Amount	Percent				
Salaries and Benefits	\$	127.90	16.40%				
Supplies and Materials		11.74	1.51				
Fleet Costs		0.00	0.00				
Outside Services		111.57	14.30				
Utilities		46.48	7.18				
Protective Services		10.07	1.29				
Insurance		40.03	7.18				
Other Expenses		47.23	6.06				
Total Average Expense	\$	395.02	53.91%				

Last Year

KFI - FY Comparison for HemisView Market Units - 184 Units Period Ending February 29, 2020

	This Year								
		Quick	Ratio	(QR)					
	Current Assets,	Unrestri	cted	759,943	_	0.30			
	Curr Liab Exc C	urr Prtn	LTD	(2,510,001	7	2 >= 2.0			
S	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fu	nd Balaı	nce	(1,750,058) _	40 FF			
_	Average Month	ly Opera	ating	165,901		10.55			
	and Other Expe	enses			IR	>= 4.0			
	Debt Ser	CR)							
		IR :	>= 1.25						
	Tenant Receivable (TR)								
	Tenant Receiva	0	_	0.00					
	Total Tenant Re	415,085	IF	2 < 1.50					
	Days Re	ceivabl	e Outs	standing: 0.	00				
SS	Ad	ccounts	Paya	ble (AP)					
MASS	Accounts Payal	ole	(7,421)	_	0.04				
	Total Operating	Expens	ses	165,901		2 < 0.75			
	Occupancy	L	oss	Occ %					
	Current Month		9.78%	90.22%					
	Year-to-Date	10	0.87%	89.13%	IR :	>= 0.98			
	FASS KFI	FI	MP						
		00 12		Recvble	5.00	5			
	-	00 11		Payable	4.00	4			
		00 2		pancy	0.00	16			
	Total Points 1.	00 25	Total	Points	9.00	25			
	Capital Fund Occupancy								

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 759,943 = 0.30	Current Assets, Unrestricted 1,257,983 = 0.45
	Curr Liab Exc Curr Prtn LTD (2,510,001) (R >= 2.0	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.43$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (1,750,058)	Expendable Fund Balance (1,511,013) = -9.02
	Average Monthly Operating 165,901 and Other Expenses 18 = -10.55	Average Monthly Operating 167,498 and Other Expenses $IR >= 4.0$
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.22 IR >= 1.25	1.12 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.00
	Total Tenant Revenue 415,085 IR < 1.50	Total Tenant Revenue 392,079 IR < 1.50
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable $(7,421)$ = 0.04	Accounts Payable (8,584) = 0.05
	Total Operating Expenses 165,901 _{IR < 0.75}	Total Operating Expenses 167,498 IR < 0.75
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 9.78% 90.22%	Current Month 14.13 % 85.87%
	Year-to-Date 10.87% 89.13% IR >= 0.98	Year-to-Date 14.40 % 85.60 % /R >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 1.00 2 Occupancy 0.00 16	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	DSCR 1.00 2 Occupancy 0.00 16 Total Points 1.00 25 Total Points 9.00 25
	Total Politis 1.00 25 Total Politis 9.00 25	Total Politics 1.00 25 Total Folitis 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash
	(1,936,798)	(1,694,158)

(1,000,100)								
 Average Dwelling Rent								
Actual/UML	388,401	328 1,184.15						
Budget/UMA	403,571	368 1,096.66						
Increase (Decrease)	(15,170)	(40) 87.49						

PUM / Percentage of Revenue							
Expense		Amount	Percent				
Salaries and Benefits	\$	141.15	11.15 %				
Supplies and Materials		11.28	0.89				
Fleet Costs		0.13	0.01				
Outside Services		76.55	6.05				
Utilities		21.56	1.70				
Protective Services		19.26	1.52				
Insurance		50.74	4.34				
Other Expenses		41.13	3.25				
Total Average Expense	\$	361.80	28.92 %				

FASS KFI		MP	IV	IASS KFI		MP	
QR	0.00	12	Accts Rec	vble	5.00	5	
MENAR	0.00	11	Accts Pay	able	4.00	4	
DSCR	1.00	2	Occupanc	y	0.00	16	
Total Points	1.00	25	Total Poin	ts	9.00	25	
Capital Fund Occupancy							
5.00							
		Exce	ss Cash				
			694,158)				
		(1,	004,100)				
	Aver	age	Dwelling R	ent		· ·	
Actual/UML		3	70,796	315	1,17	7.13	
Budget/UMA		4	14,830	368	1,12	7.26	
Increase (Decr	ease)	(•	44,034)	(53)	4	9.87	
PUM / Percentage of Revenue							
_				_			
Expense			Amount	Percei	nt		
Salaries and B	enefits		\$ 122.16	9.	.81%		
Supplies and N	/lateria	ls	10.05	0.	.81		

0.00

70.16

50.58

13.17

49.67

53.54

\$ 369.33

0.00

5.64

6.60

1.06

6.60

4.30

34.83%

Fleet Costs

Utilities

Insurance Other Expenses

Outside Services

Protective Services

Total Average Expense

Last Year

KFI - FY Comparison for HemisView Village - 61 Units Period Ending February 29, 2020

	This Year									
		Q	uick	Ratio	(QR)					
	Current Assets	s, Uni	estri	cted	(294,85	1) _	-0.07			
	Curr Liab Exc	Curr	Prtn I	LTD	(3,989,04	3) _{IR}	>= 2.0			
S	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable F	und l	Balan	ice	(4,283,89	4) _	89.70			
	Average Mon	,		ting	47,76	0 -	09.70			
	and Other Exp	IR	>= 4.0							
	Debt Se	ervic			Ratio (DS	CR)				
	0.42 IR >=									
	Tenant Receivable (TR)									
	Tenant Receivable				0	=	0.00			
	Total Tenant I	29,689		< 1.50						
	Days F	Recei	vable	e Outs	tanding: (0.00				
MASS		Acco	unts	Payab	ole (AP)					
¥	Accounts Pay	able			(101)	=	0.00			
	Total Operatir	ng Ex	pens	es	47,760	IR	< 0.75			
	Occupancy		L	oss	Occ %					
	Current Month	1	0	.00%	100.00%	6				
	Year-to-Date		0	.82%	99.18%	6 IR	>= 0.98			
	FASS KF	1	MP		MASS I	KFI	MP			
		0.00	12		Recvble	5.00	5			
		0.00	11		Payable	4.00 16.00	4 16			
	DOCK	0.00 2 Occu			paricy	10.00	10			
	Total Points 0.00 25 Total Points 25.00 25									

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted (294,851) = -0.07	Current Assets, Unrestricted (231,437)
	Curr Liab Exc Curr Prtn LTD (3,989,043)	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{-0.06}{ R }$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (4,283,894)	Expendable Fund Balance (4,004,533) = -82,97
	Average Monthly Operating 47,760 = -89.70 and Other Expenses	Average Monthly Operating 48,263 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.42 IR >= 1.25	0.33 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.00
	Total Tenant Revenue 29,689 IR < 1.50	Total Tenant Revenue 28,899 IR < 1.50
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
٤	Accounts Payable (101) = 0.00	Accounts Payable (584) – 0.01
	Total Operating Expenses 47,760 _{IR < 0.75}	Total Operating Expenses 48,263 IR < 0.75
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00%	Current Month 1.64 % 98.36%
	Year-to-Date 0.82% 99.18% IR >= 0.98	Year-to-Date 4.92 % 95.08% IR >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recvble 5.00 5	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	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 8.00 16
	Total Points 0.00 25 Total Points 25.00 25	Total Points 0.00 25 Total Points 17.00 25
		Total Tollito 0.00 20 Total Tollito 11.00 20
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash
	(4.000.005)	(4.050.044)

Average	Dwelling Re	nt	
Actual/UML	26,861	121	221.99
Budget/UMA	26,762	122	219.36
Increase (Decrease)	99	(1)	2.63
PUM / Perce	ntage of Rev	enue	

(4,333,005)

PUM / Percentage of Revenue								
Expense	Expense Amount Percent							
Salaries and Benefits	\$	123.22	25.27 %					
Supplies and Materials		11.08	2.27					
Fleet Costs		0.02	0.00					
Outside Services		39.75	8.15					
Utilities		33.57	6.89					
Protective Services		16.64	3.41					
Insurance		45.85	6.89					
Other Expenses		27.82	5.71					
Total Average Expense	\$	297.94	58.59 %					

DSCR	0.00	2	Occupanc	y 8.	00	16				
Total Points	0.00	25	Total Poin	ts 17.	00	25				
Capital Fund Occupancy										
		5.	.00							
		Exce	ess Cash							
	(4,058,011)									
	Aver	age	Dwelling R	ent						
Actual/UML			26,475	116	22	8.23				
Budget/UMA			25,284	122	20	7.24				
Increase (Decr	ease)		1,191	(6)	2	0.99				
PU	M / Pe	rcen	tage of Re	venue						
Expense	Expense Amount Percent									
Salaries and B	enefits		\$ 106.20	22.6	3%					
Supplies and M	1aterial	S	8.96	1.9	1					

0.00

48.81

63.84

10.03

44.96

29.63

\$ 312.43

Fleet Costs Outside Services

Protective Services

Total Average Expense

Other Expenses

Utilities

Insurance

0.00

10.40

13.61

2.14 13.61

6.31

70.61%

KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units Period Ending February 29, 2020

	Th	is Year						
	Quick	Ratio (QR)						
	Current Assets, Unrestri	cted 231,524 = 1.60						
	Curr Liab Exc Curr Prtn	- 1.09						
S	Months Expendable N	Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balar							
_	Average Monthly Opera	•						
	and Other Expenses	IR >= 4.0						
	Debt Service Co	verage Ratio (DSCR)						
		1.68 IR >= 1.25						
	Tenant Receivable (TR)							
	Tenant Receivable	19,323 = 0.09						
	Total Tenant Revenue	226,699 IR < 1.50						
	Days Receivable Outstanding: 5.03							
MASS	Accounts Payable (AP)							
Ž	Accounts Payable	(23,167) = 0.26						
	Total Operating Expens	ses 89,208 _{IR < 0.75}						
	Occupancy L	oss Occ %						
		7.14% 92.86%						
	Year-to-Date 6	3.12% 93.88% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
	QR 10.51 12	Accts Recyble 5.00 5						
	MENAR 0.00 11 DSCR 2.00 2	Accts Payable 4.00 4 Occupancy 4.00 16						
	Total Points 12.51 25	Total Points 13.00 25						

Total Points	12.51	25	Total Points	13.00	25			
	Capit	al Fu	ınd Occupancy					
5.00								

This Year	
Quick Ratio (QR)	
Current Assets, Unrestricted 231,524 = 1.69	Current A
Curr Liab Exc Curr Prtn LTD (137,017) $_{IR} >= 2.0$	Curr Liab
Months Expendable Net Assets Ratio (MENAR)	Months
Expendable Fund Balance (17,797)	Expendat
Average Monthly Operating and Other Expenses $89,208 = -0.20$	Average I and Other
Debt Service Coverage Ratio (DSCR)	De
1.68 IR >= 1.25	
Tenant Receivable (TR)	
Tenant Receivable 19,323 = 0.09	Tenant Re
Total Tenant Revenue 226,699 IR < 1.50	Total Ten
Days Receivable Outstanding: 5.03	
Accounts Payable (AP)	
Accounts Payable $(23,167) = 0.26$	Accounts
Total Operating Expenses 89,208 IR < 0.75	Total Ope
Occupancy Loss Occ %	Occup
Current Month 7.14% 92.86%	Current M
Year-to-Date 6.12% 93.88% IR >= 0.98	Year-to-D
FASS KFI MP MASS KFI MP	FAS
OR 10.51 12 Accts Recyble 5.00 5	OR

Capital Fund Occupancy								
5.00								
Excess Cash								
(4	223,	379)						
Average	Dwe	elling Re	ent					
Actual/UML	Actual/UML 225,581 3							
Budget/UMA	25	8,549	392	659.56				
. /5	(0)	2.000	(0.4)	(40 EZ)				
Increase (Decrease)	(32	2,968)	(24)	(46.57)				
PUM / Perce	•		· · ·	(46.57)				
	ntag	ge of Re	· · ·					
PUM / Perce	ntag	ge of Rev	venue Percen	t				
PUM / Perce Expense	ntag	ge of Rev	venue Percent	t 3 %				
PUM / Perce Expense Salaries and Benefits	ntag	ge of Rev Amount 68.83	Percent 10.53	t 3%				
PUM / Perce Expense Salaries and Benefits Supplies and Materials	ntag	ge of Rev Amount 68.83 7.10	Percent 10.53 1.09 0.00	t 3 %				
PUM / Perce Expense Salaries and Benefits Supplies and Materials Fleet Costs	ntag	68.83 7.10 0.00	Percent 10.53 1.09 0.00 4.08	t 3 % 3)				
PUM / Perce Expense Salaries and Benefits Supplies and Materials Fleet Costs Outside Services	ntag	68.83 7.10 0.00 26.66	Percent 10.53 1.09 0.00 4.08 11.74	t 3 % 9)				

37.75

5.78

46.46 %

Other Expenses

Total Average Expense \$ 274.06

Last Yo	ear	
Quick Ratio	o (QR)	
Current Assets, Unrestricted	304,409	= 1.96
Curr Liab Exc Curr Prtn LTD	(155,455)	IR >= 2.0
Months Expendable Net A	ssets Ratio (N	IENAR)
Expendable Fund Balance	42,272	= 0.28
Average Monthly Operating and Other Expenses	149,097	IR >= 4.0
Debt Service Covera	ge Ratio (DSC	R)
0.23	3	IR >= 1.25
Tenant Receiv	able (TR)	
Tenant Receivable	15,442	= 0.07
Total Tenant Revenue	220 404	ID < 1.50

	rtooortak	(111)	
Tenant Receivable		15,442	= 0.07
Total Tenant Revenue	Total Tenant Revenue		
Days Receiv	able Outs	tanding: 3.	.99
Accou	ınts Payal	ble (AP)	
Accounts Payable		(13,537)	- 0.09
Total Operating Expension	nses	149,097	IR < 0.75
Occupancy	Loss	Occ %	
Current Month	3.06 %	96.94%	
Year-to-Date	2.81 %	97.19%	IR >= 0.98

FASS KFI		MP	MASS	MASS KFI		
QR	11.80	12	Accts Recyble	5.00	5	
MENAR	0.00	11	Accts Payable	4.00	4	
DSCR	0.00	2	Occupancy	12.00	16	
Total Points	11.80	25	Total Points	21.00	25	

Capital Fund Occupancy	
5.00	

(216,649)					
Avera	age Dwelling	Rent			
Actual/UML	225,141	381	590.92		
Budget/UMA	223,361	392	569.80		
Increase (Decrease)	1,781	(11)	21.12		

Excess Cash

PUM / Percentage of Revenue						
Expense	ļ	Amount	Percent			
Salaries and Benefits	\$	106.79	17.20%			
Supplies and Materials		17.14	2.76			
Fleet Costs		0.00	0.00			
Outside Services		237.12	38.19			
Utilities		35.84	5.77			
Protective Services		11.02	1.77			
Insurance		42.73	5.77			
Other Expenses		84.34	13.58			
Total Average Expense	\$	534.98	85.05%			

Last Year

KFI - FY Comparison for O'Connor Ltd. Partnership - 150 Units Period Ending February 29, 2020

		Th	is Yea	r						
		Quick	Ratio	(QR)						
	Current Assets, U			247,42	22	0.40				
	Curr Liab Exc Cu		(1,537,13	<u> </u>	0.16 ? >= 2.0					
	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fun	d Balar	nce	(1,411,98	3)					
т.	Average Monthly		iting	95,13	33 = -	14.84				
	and Other Exper	ises			IF	>= 4.0				
	Debt Service Coverage Ratio (DSCR									
	1.33 IR >= 1.25									
	Tenant Receivable (TR)									
	Tenant Receivat		0	=	0.00					
	Total Tenant Revenue 198,441					2 < 1.50				
	Days Red	Days Receivable Outstanding: 0.00								
SS	Ac	counts	Payal	ole (AP)						
MASS	Accounts Payab	le		8	=	0.00				
	Total Operating	Expens	es	95,133	IF	2 < 0.75				
	Occupancy	L	.oss	Occ %	<u> </u>					
	Current Month		2.67%	97.339						
	Year-to-Date	2	2.00%	98.009	% IR:	>= 0.98				
	FASS KFI	MP		MASS	KFI	MP				
	QR 0.0			Recvble	5.00	5				
	MENAR 0.0			Payable	4.00	4				
	DSCR 2.0			pancy	16.00	16				
	Total Points 2.0	0 25	Total	Points	25.00	25				
	Capital Fund Occupancy									

	Quick Ratio (QR)		_)		Qı	ıick l	Ratio (QR)		
	Current Assets, Unrestricted 247,422	2 = 0.·	6	Current Asse	ts, Unre	estric	ted 204,41	7	0.44
	Curr Liab Exc Curr Prtn LTD (1,537,138			Curr Liab Exc	Curr P	rtn L	TD (1,417,80	 = 5)	0.14 R >= 2.0
		: IR >= 1						i II	R >= 2.0
S	Months Expendable Net Assets Ratio	MENAR)		Months Ex	pendal	ole N	et Assets Ratio	(MEN	AR)
FASS	Expendable Fund Balance (1,411,983	3) 	4	Expendable F	Fund Ba	alanc	(1,326,70	7)	-14.36
	Average Monthly Operating 95,133	314.0	4	Average Mon			ng 92,41	3	14.50
	and Other Expenses	IR >= 4	.0	and Other Ex	penses			IF	R >= 4.0
	Debt Service Coverage Ratio (DS	CR)	_)	Debt	Service	e Cov	verage Ratio (D	SCR)	
	1.33	IR >= 1.	25				0.86	IP	>= 1.25
		11(> - 1.						IIX	7- 1.20
	Tenant Receivable (TR)		_			nt Re	ceivable (TR)		
	Tenant Receivable 0	= 0.0	_	Tenant Recei			0	=	0.00
	Total Tenant Revenue 198,441	IR < 1.	50	Total Tenant			186,399		R < 1.50
	Days Receivable Outstanding: 0.00			Days Receivable Outstanding: 0.00					
MASS	Accounts Payable (AP)				Acco	unts	Payable (AP)		
×	Accounts Payable 8	= 0.0	0	Accounts Pay	/able		(1,088)	_	0.01
	Total Operating Expenses 95,133	IR < 0.	75	Total Operation	ng Expe	enses	92,413	_ IF	R < 0.75
	Occupancy Loss Occ %			Occupano	y	L	oss Occ %		
	Current Month 2.67% 97.33%)		Current Mont		_	.33 % 96.67%	-	
	Year-to-Date 2.00% 98.00%	IR >= 0.	<mark>)8</mark>	Year-to-Date		2.	.33 % 97.67%	i IR	>= 0.98
	FASS KFI MP MASS K	KFI M		FASS I	KFI	MP	MASS	KFI	MP
	QR 0.00 12 Accts Recvble	5.00		QR	0.00		Accts Recvble	5.00	5
	MENAR 0.00 11 Accts Payable	4.00		MENAR	0.00	11	Accts Payable	4.00	4
		16.00 16	_	DSCR	0.00	2		12.00	16
	Total Points 2.00 25 Total Points	25.00 25		Total Points	0.00	25	Total Points	21.00	25
	Capital Fund Occupancy				Capit	al Fu	nd Occupancy		
	5.00					5.	00		
1									
	Excess Cash					Exce	ss Cash		

	(1,550,347)		
Avera	ge Dwelling Ren	t	
Actual/UML	196,839	294	669.52
Budget/UMA	(198,353)	300	(661.18)
Increase (Decrease) 395,192	(6)	1,330.70

PUM / Percei	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	139.33	20.64 %
Supplies and Materials		10.40	1.54
Fleet Costs		0.00	0.00
Outside Services		70.63	10.46
Utilities		52.70	7.81
Protective Services		0.00	0.00
Insurance		36.19	7.81
Other Expenses		27.38	4.06
Total Average Expense	\$	336.62	52.32 %

Capital	Fund Occupa	ncy	
	5.00		
E	xcess Cash		
	(1,460,526)		
	, , ,		
Averag	ge Dwelling Re	ent	
Actual/UML	184,950	293	631.23
Budget/UMA	185,304	300	617.68
Increase (Decrease)	(354)	(7)	13.55
PUM / Pero	centage of Rev	/enue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 129.87	20.4	1%

14.35

0.00

54.32

42.60

34.68

33.39

309.21

0.00

2.26

0.00

8.54

6.70

0.00

6.70

5.25

49.85%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0.21

IR >= 2.0

-24.46

IR >= 4.0

IR >= 1.25

0.00

0.01

IR < 0.75

IR >= 0.98

5.00

4.00

12.00

21.00

MP

5

4

16

IR < 1.50

Last Year

Quick Ratio (QR)

KFI - FY Comparison for Refugio Street, LP - 210 Units Period Ending February 29, 2020

		Th	is Yea	ır		
	(Quick	Ratio	(QR)		
	Current Assets, Ur	nrestri	cted	1,097,10	00 =	0.24
	Curr Liab Exc Cur	Prtn	LTD	(4,641,58	35)	2 >= 2.0
	Months Expend	able N	let As	sets Ratio	(MENA	R)
FASS	Expendable Fund Balance			(3,683,34	11)	
т.	Average Monthly	•	iting	152,53	33 = -	24.15
	and Other Expens	ses			IR	>= 4.0
	Debt Servi	ce Co	verag	e Ratio (D	SCR)	
			1.29		IR:	>= 1.25
	Ten	ant R	eceiva	ble (TR)		
	Tenant Receivabl	е		0	_	0.00
	Total Tenant Rev	enue		315,375		2 < 1.50
	Days Rece	eivabl	e Outs	standing:	0.00	
SS	Acc	ounts	Paya	ble (AP)		
MASS	Accounts Payable)		23	=	0.00
	Total Operating E	xpens	es	152,533	IF	2 < 0.75
	Occupancy	L	.oss	Occ %	0	
	Current Month		1.29%	95.71		
	Year-to-Date		1.29%	95.71	% <i>IR</i> :	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
	QR 0.00			s Recvble	5.00	5
	MENAR 0.00 DSCR 2.00			s Payable ipancy	4.00 8.00	4 16
	Total Points 2.00			Points	17.00	25
	10.0011 0111.0 2.00	20	Total	1 01110	17.00	

Current Assets, Unrestricted 948,914 Curr Liab Exc Curr Prtn LTD (4,486,405)**Months Expendable Net Assets Ratio (MENAR)** Expendable Fund Balance (3,667,346)**Average Monthly Operating** 149,907 and Other Expenses **Debt Service Coverage Ratio (DSCR)** 1.32 **Tenant Receivable (TR)** Tenant Receivable Total Tenant Revenue 320,588 Days Receivable Outstanding: 0.00 **Accounts Payable (AP)** Accounts Payable (1,792)**Total Operating Expenses** 149,907 **Occupancy** Loss Occ % **Current Month** 3.33 % 96.67% Year-to-Date 2.86 % 97.14% **FASS KFI MP MASS KFI** QR 0.00 12 Accts Recyble **MENAR** 0.00 11 Accts Payable **DSCR** 2.00 2 Occupancy **Total Points** 2.00 25 Total Points **Capital Fund Occupancy Capital Fund Occupancy** 5.00 5.00

(-	3,851,115)		
Average	e Dwelling Re	nt	
Actual/UML	294,334	402	732.17
Budget/UMA	295,689	420	704.02
Increase (Decrease)	(1,355)	(18)	28.15
PUM / Perc	entage of Rev	enue	

Excess Cash

PUM / Percei	nta	ge of Re	venue
Expense	A		Percent
Salaries and Benefits	\$	151.53	17.47 %
Supplies and Materials		12.19	1.41
Fleet Costs		0.00	0.00
Outside Services		80.40	9.27
Utilities		54.96	6.34
Protective Services		16.17	1.86
Insurance		37.91	7.93
Other Expenses		28.53	3.29
Total Average Expense	\$	381.70	47.57 %

E	xcess Cash		
	(3,831,690)		
Avera	ge Dwelling Ro	ent	
Actual/UML	295,895	408	725.23
Budget/UMA	287,473	420	684.46
Increase (Decrease)	8,422	(12)	40.77

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	141.74	16.72%	
Supplies and Materials		9.13	1.08	
Fleet Costs		0.00	0.00	
Outside Services		76.42	9.02	
Utilities		53.85	8.30	
Protective Services		19.92	2.35	
nsurance		35.38	8.30	
Other Expenses		30.32	3.58	
Total Average Expense	\$	366.76	49.35%	

KFI - FY Comparison for Science Park II, LP - 120 Units Period Ending February 29, 2020

		This Year	Last Year
		Quick Ratio (QR)	Quick Ratio (QR)
		Current Assets, Unrestricted 138,506 = 0.11	Current Assets, Unrestricted
		Curr Liab Exc Curr Prtn LTD $(1,253,021)$ $IR >= 2.0$	Curr Liab Exc Curr Prtn LTD (1.1
	2	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets
	FASS	Expendable Fund Balance (1,215,434)	Expendable Fund Balance (1,1
		Average Monthly Operating 69,699 and Other Expenses IR >= 4.0	Average Monthly Operating
		Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ra
		1.13 IR >= 1.25	0.74
		Tenant Receivable (TR)	Tenant Receivable (
		Tenant Receivable 0 = 0.00	Tenant Pecaivable
		Total Tenant Revenue 157,244 IR < 1.50	
		Days Receivable Outstanding: 0.00	Days Receivable Outstand
٤	3	Accounts Payable (AP)	Accounts Payable (
	MASS	Accounts Payable (15,839) = 0.23	Accounts Payable (11,
		Total Operating Expenses 69,699 IR < 0.75	Total Operating Expenses 90
		Occupancy Loss Occ %	Occupancy Loss (
		Current Month 1.67% 98.33%	Current Month 0.83 % 9
		Year-to-Date 3.33% 96.67% IR >= 0.98	Year-to-Date 0.83 % 9
		FASS KFI MP MASS KFI MP	FASS KFI MP
		QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Red
		MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Pay
		DSCR 1.00 2 Occupancy 12.00 16	DSCR 0.00 2 Occupand
		Total Points 1.00 25 Total Points 21.00 25	Total Points 0.00 25 Total Points
		Capital Fund Occupancy	Capital Fund Occup
		5.00	5.00

	Current Assets, Unrestricted 51,881 = 0.05
	Curr Liab Exc Curr Prtn LTD (1,108,889)
	Months Expendable Net Assets Ratio (MENAR)
	Expendable Fund Balance (1,150,540) = -14.26
	Average Monthly Operating 80,687 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	0.74 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00
	Total Tenant Revenue 150,569 IR < 1.50
	Days Receivable Outstanding: 0.00
	Accounts Payable (AP)
	Accounts Payable $(11,493)$ = 0.14
	Total Operating Expenses 80,687 IR < 0.75
	Occupancy Loss Occ %
	Current Month 0.83 % 99.17%
J	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
J	Total Points 0.00 25 Total Points 25.00 25
	Capital Fund Occupancy
	5.00
	Excess Cash
	(1,265,062)

Average	e Dwelling Re	nt	
Actual/UML	156,244	232	673.46
Budget/UMA	(158,518)	240	(660.49)
Increase (Decrease)	314,762	(8)	1,333.96

Excess Cash (1,320,396)

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	139.65	20.60 %
Supplies and Materials		7.22	1.06
Fleet Costs		0.00	0.00
Outside Services		43.83	6.47
Utilities		43.97	6.49
Protective Services		0.00	0.00
Insurance		37.58	6.49
Other Expenses		20.67	3.05
Total Average Expense	\$	292.91	44.16 %

	0.00				
Excess Cash					
(1,265,062)					
(1,200,002)					
Average Dwelling Rent					
Actual/UML	150,134	238	630.82		
Budget/UMA	151,462	240	631.09		
Increase (Decrease)	(1,328)	(2)	(0.28)		
PUM / Percentage of Revenue					
Expense	Amount	_			

T OIN / I Groomtage of Hovemas				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	153.71	24.30%	
Supplies and Materials		7.95	1.26	
Fleet Costs		0.00	0.00	
Outside Services		126.69	20.03	
Utilities		41.74	6.60	
Protective Services		0.00	0.00	
Insurance		35.08	6.60	
Other Expenses		34.12	5.39	
Total Average Expense	\$	399.30	64.17%	