

SUPPLEMENTAL **REPORTS**





SUPPLEMENTAL REPORTS

For the Month and Year-to Date Ended April 30, 2020

Issue Date: May 12, 2020 (Unaudited and Subject to Review)

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

ED HINOJOSAChief Financial Officer

DIANA K. FIEDLERDirector of Finance
and Accounting

LINDA LE Controller **JENNIFER MIRELES**Budget Manager



Account Balances

San Antonio Housing Authority Property Management Monthly Report Public Housing For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Rental Income History

			Curr	ent Year			Last Yea	r			Two Years A	.go	
Operating	Replacement	Tenant	March	February	January	April	March	February	January	April	March	February	January
Account	Reserves	Receivable											
5,830,416		377,468	937,946	932,645	925,688	928,487	924,755	940,134	902,817	882,837	810,176	878,430	873,450

Occupancy Information

				Curr	ent Month					Last Month	ı		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
Agency Units	15						15				.00			
Efficiencies	549	533	512	21	16			96.06%	533	514	93.62%	5,330	5,179	97.17%
1 Bedroom	2,031	1,879	1,839	40	152			97.87%	1,879	1,842	90.69%	18,788	18,432	98.11%
2 Bedrooms	1,894	1,878	1,786	92	16			95.10%	1,878	1,793	94.67%	18,766	17,888	95.32%
3 Bedrooms	1,260	1,259	1,162	97	1			92.30%	1,259	1,166	92.54%	12,606	11,768	93.35%
4 Bedrooms	221	221	206	15				93.21%	221	206	93.21%	2,210	2,060	93.21%
5 Bedrooms	44	44	42	2				95.45%	44	42	95.45%	440	415	94.32%
Total Units	6,014	5,814	5,547	267	185		15	95.41%	5,814	5,563	92.50%	58,140	55,742	95.88%

San Antonio Housing Authority Property Management Monthly Report Alazan/Guadalupe For the Period Ending 4/30/2020

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Mo	nthly	r

y .	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	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,340,299		100,555			107,157	111,574	108,374	5	4	22	59	19.00

Occupancy Information

						Current Montl	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
Agency Units	1						1		.00					.00
Efficiency	40	40	38	2				61	95.00%			400	380	95.00%
1 Bedroom	16	16	15	1				30	93.75%			160	153	95.63%
2 Bedrooms	495	495	469	26				791	94.75%			4,950	4,670	94.34%
3 Bedrooms	180	180	163	17				517	90.56%			1,800	1,634	90.78%
4 Bedrooms	9	9	8	1				30	88.89%			90	79	87.78%
Total _	741	740	693	47			1	1,430	93.65%			7,400	6,916	93.46%

Co Oper

Account

231,979

Account Balances

Replacement

Reserves

Tenant

Receivable

2,405

Rate

Occupancy

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

5/12/2020

Days

5.00

Year-to-Date

Outs

1

Traffic

10

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	Blanco/San Pedro Arms	
Fo	the Period Ending 4/30/2020	

Year-to	-Date							
Actual Reve	nue (Lost)	Renta	l Income Hist	ory		Leasi	ng Summary	
Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move	Lease Up

27,337

Unit

to Vacate

1

Occupancy Information

27,807

						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%			620	594	95.81%
1 Bedroom	50	50	49	1				30	98.00%			500	494	98.80%
2 Bedrooms	4	4	4						100.00%			40	40	100.00
Total	116	116	113	3				91	97.41%			1,160	1,128	97.24%

Maintenance Summary

Monthly

28,338

San Antonio Housing Authority Property Management Monthly Report Blueridge/VF/SF/Palm Lake For the Period Ending 4/30/2020

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Monthly Year-to-Date

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	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
107,180		(591)						0	0	0	1	.00

Occupancy Information

Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	16	16		16				487	.00			160		.00
4 Bedrooms	4	4		4				122	.00			40		.00
Total	20	20		20				608	.00			200		.00

San Antonio Housing Authority **Property Management Monthly Report** Cassiano Homes

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Year-to-Date

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For the Period Ending 4/30/2020

Year-to-Date

Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

Monthly

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
1 Bedroom	24	24	24						100.00%			240	238	99.17%
i Bedroom	24	24	24						100.00%			240	236	99.1/70
2 Bedrooms	176	176	164	12				365	93.18%			1,760	1,682	95.57%
3 Bedrooms	187	187	173	14				426	92.51%			1,870	1,768	94.55%
4 Bedrooms	81	81	79	2				61	97.53%			810	785	96.91%
5 Bedrooms	26	26	24	2				61	92.31%			260	239	91.92%
Total _	499	494	464	30			5	913	93.93%			4,940	4,712	95.38%

San Antonio Housing Authority **Property Management Monthly Report** Cheryl West/TL Shaley For the Period Ending 4/30/2020

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Monthly	Year-to-Date
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Year-	to-D	ate
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	Account Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(157,987)		35,614			21,107	21,786	21,073	5	30	0	76	.00

Occupancy Information

						Current Mont	n					Yea	r-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	Pet Occ
Agency Units	1						1		.00					.00
1 Bedroom	14	14	14						100.00%			140	137	97.86%
2 Bedrooms	66	66	65	1				30	98.48%			648	634	97.84%
3 Bedrooms	58	58	58						100.00%			580	559	96.38%
4 Bedrooms	9	9	7	2				61	77.78%			90	72	80.00%
Total	148	147	144	3			1	91	97.96%			1,458	1,402	96.16%

San Antonio Housing Authority Property Management Monthly Report Cross Creek/Rutledge/Beldon For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Vea	r-to-	Date

Ac	Account Balances Co Open Benlessment Topont		Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
100,040		40,138			29,378	28,926	29,583	1	1	1	1	8.00		

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
1 Bedroom	21	21	21						100.00%			210	207	98.57%
2 Bedrooms	74	74	71	3				91	95.95%			740	719	97.16%
3 Bedrooms	63	63	60	3				91	95.24%			630	607	96.35%
4 Bedrooms	9	9	8	1				30	88.89%			90	88	97.78%
Total	167	167	160	7				213	95.81%			1,670	1,621	97.07%

San Antonio Housing Authority Property Management Monthly Report F Furey/C Andrews/Pin Oak II For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-	to-Date	è
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Ac	Account Balances		Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(53,098)		23,206			23,635	23,055	21,879	1	1	3	350	.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
1 Bedroom	14	14	14						100.00%			140	133	95.00%
2 Bedrooms	41	41	41						100.00%			410	393	95.85%
3 Bedrooms	79	79	74	5				152	93.67%			790	775	98.10%
4 Bedrooms	6	6	6						100.00%			60	60	100.00
Total	140	140	135	5		=		152	96.43%		:	1,400	1,361	97.21%

San Antonio Housing Authority Property Management Monthly Report Fair Avenue/Matt Garcia For the Period Ending 4/30/2020

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Yea	r-to	ע-י	ato

Year-to-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
361,200		4,246			64,847	65,309	65,857	0	1	0	20	2.00

Occupancy Information

						Current Month	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
Efficiency	129	129	123	6				183	95.35%			1,290	1,254	97.21%
1 Bedroom	137	137	129	8				243	94.16%			1,370	1,337	97.59%
2 Bedrooms	4	4	4						100.00%			40	40	100.00
3 Bedrooms	1	1	1						100.00%			10	10	100.00
Total	271	271	257	14				426	94.83%			2,710	2,641	97.45%

San Antonio Housing Authority **Property Management Monthly Report** Highview/W Sinkin For the Period Ending 4/30/2020

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Year-to-Date

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Monthly

Year-to-Dat	6

Account Balances			Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
136,522		10,671			22,650	23,262	22,399	5	0	5	45	21.00		

Occupancy Information

	Current Month Year-to-Date													
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	50	1				30	98.04%			510	499	97.84%
2 Bedrooms	35	35	34	1				30	97.14%			350	331	94.57%
3 Bedrooms	28	28	24	4				122	85.71%			280	252	90.00%
4 Bedrooms	4	4	3	1				30	75.00%			40	37	92.50%
Total	118	118	111	7				213	94.07%			1,180	1,119	94.83%

San Antonio Housing Authority Property Management Monthly Report Jewett Circle/G Cisneros For the Period Ending 4/30/2020

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Monthly	Year-to-Date
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Year-to	o-Date
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Account Balances			Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
188,657		505			29,030	28,822	27,907	1	2	0	122	24.00		

Occupancy Information

Current Month										Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pet Occ
1 Bedroom	120	120	119	1				30	99.17%			1,200	1,189	99.08%
2 Bedrooms	10	10	10						100.00%			100	100	100.00
Total	130	130	129	1				30	99.23%			1,300	1,289	99.15%

San Antonio Housing Authority Property Management Monthly Report Kenwood/Glen Park/Park Square For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Account Balances			Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
142,657		19,144			28,505	27,882	28,343	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 De Jacon	51	£1	50	1				20	09 040/			510	404	06.969/
1 Bedroom	51	51	50	1				30	98.04%			510	494	96.86%
2 Bedrooms	42	42	42						100.00%			420	389	92.62%
3 Bedrooms	19	19	18	1				30	94.74%			190	183	96.32%
4 Bedrooms	2	2	2						100.00%			20	11	55.00%
Total =	114	114	112	2				61	98.25%			1,140	1,077	94.47%

San Antonio Housing Authority Property Management Monthly Report Lewis Chatham For the Period Ending 4/30/2020

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Monthly	Year-to-Date

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	Account Balances			evenue (Lost) Rental Income History			ory	Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
241,460		1,478			29,743	29,313	29,712	0	68	68	108	.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	72	72	67	5				152	93.06%			720	704	97.78%	
1 Bedroom	42	42	41	1				30	97.62%			420	409	97.38%	
2 Bedrooms	4	4	4						100.00%			40	40	100.00	
3 Bedrooms	1	1	1						100.00%			10	10	100.00	
Total	119	119	113	6				183	94.96%			1,190	1,163	97.73%	

San Antonio Housing Authority Property Management Monthly Report Lila Cockrell/South San For the Period Ending 4/30/2020

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						Monthly					Year-to-D	ate		
Co Oper Replacement Tenant Due to Rate Occupancy Due to Rate Occupancy Receivable Rate Occupancy Occupancy Rate Occupancy	account Bal	ances				Rent	tal Income Hi	story		Lea	sing Sumn	nary		
Account Total Available Units	•					3/31/2020	2/29/2020	1/31/2020					•	
Account Total Available Units			3,226			16,957	16,763	16,702	0	0	0	0	.00	
Account Total Available Occupied Units Uni						Occu	pancy Inform	ation						
Description Units Units Units Units Units Units Units Units Unit Days Occ Rate Rate Units Units 1 Bedroom 95 95 95 95 95 100.00% 950 945					•	Current Month						Ye	ear-to-Date	
			-										-	Pct Occ
2 Radrooms 5 5 5 5 5 100 00% 50 40	95	9	5 9	5					100.00%			950	945	99.47%
2 Dedition 5 5 5 5 5 100.00/6 50 49	5		5	5					100.00%			50	49	98.00%
Total 100 100 100 100 100 100 100 100 994	100	10	0 10	0					100.00%			1,000	994	99.40%
				Maintenance	Summary									
_		Replace Reser Total Units	Replacement Reserves R Total Availabl Units Units 95 9 5	Replacement Reserves Tenant Receivable 3,226 Total Units Available Units Occupied Units 95 95 9 5 5 5 100 100 10		Year-to-Date Actual Revenue (Lost) Due to Due to Rate Occupancy		Year-to-Date Actual Revenue (Lost) Rental Income His	Year-to-Date Actual Revenue (Lost) Rental Income History Jaj 2020 1/31/2020 Reserves Receivable Rate Occupancy 16,763 16,702 16,763	Vear-to-Date	Vear-to-Date Vear	Year-to-Date		Year-to-Date Year

San Antonio Housing Authority Property Management Monthly Report Lincoln Heights For the Period Ending 4/30/2020

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Monthly	Year-to-Date
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Year-	to-Date
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Ac	Account Balances			Revenue (Lost) Rental Income History			ory	Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(94,736)		44,453			44,078	44,069	43,688	13	126	9	22	9.00

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	Осс	Rate	Rate	Units	Units	Occ	
Agency Units	8						8		.00					.00	
1 Bedroom	91	91	89	2				61	97.80%			910	872	95.82%	
2 Bedrooms	154	154	138	16				487	89.61%			1,540	1,385	89.94%	
3 Bedrooms	81	81	78	3				91	96.30%			810	765	94.44%	
4 Bedrooms	4	4	4						100.00%			40	34	85.00%	
Total	338	330	309	21			8	639	93.64%			3,300	3,056	92.61%	

San Antonio Housing Authority **Property Management Monthly Report** Madonna/Sahara Ramsey For the Period Ending 4/30/2020

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		Monthly									Year-to-E	Pate		
A	Account Bal	ances		Year-t Actual Rev	o-Date enue (Lost)	Ren	tal Income Hi	story		Le	asing Sumn	nary		
Co Oper	Replace	ement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleas	ed Notices	Move		Lease Up	
Account	Resei	rves I	Receivable	Rate	Occupancy				Unit	to Vacat	e Outs	Traffic	Days	
61,477			3,845			23,830	22,880	23,037	4	0	2	130	.00	
						Occu	pancy Inform	ation						
						Current Month	1					Y	ear-to-Date	
Account	Total	Availab	le Occupio	ed 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	36		36	35 1				30	97.22%			360	352	97.78%
2 Bedrooms	40	4	10	40					100.00%			400	391	97.75%
Total –	76		76	75	 !			30	98.68%			760	743	97.76%
=			<u> </u>											
				Maintenance	Summary									

San Antonio Housing Authority **Property Management Monthly Report** Mirasol/CTK/Rangel For the Period Ending 4/30/2020

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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	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
199,752		18,122			36,759	34,965	36,069	3	0	5	123	.00		

Occupancy Information

	occupancy into mator													
Current Month Year-													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	71	71	70	1				30	98.59%			710	702	98.87%
2 Bedrooms	66	66	66						100.00%			660	646	97.88%
3 Bedrooms	102	102	100	2				61	98.04%			1,020	999	97.94%
4 Bedrooms	6	6	5	1				30	83.33%			60	58	96.67%
5 Bedrooms	3	3	3						100.00%			30	30	100.00
Total	248	248	244	4				122	98.39%		:	2,480	2,435	98.19%

San Antonio Housing Authority **Property Management Monthly Report** Mission Park For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to-Date

Account Balances			Actual Revo	enue (Lost)	Rental Income History				Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days			
105,613		22,368			13,594	12,711	13,110	3	0	3	35	20.00			

Occupancy Information

	occupantly into match													
Current Month Year-to-													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	8	8	8						100.00%			80	80	100.00
2 Bedrooms	43	43	41	2				61	95.35%			430	415	96.51%
3 Bedrooms	33	33	30	3				91	90.91%			330	317	96.06%
4 Bedrooms	10	10	9	1				30	90.00%			100	94	94.00%
5 Bedrooms	6	6	6						100.00%			60	60	100.00
Total	100	100	94	6				183	94.00%			1,000	966	96.60%

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

5/12/2020

Year-to-Date

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For the Period Ending 4/30/2020

Ac	count Balances		Actual Rev	enue (Lost)	Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
351,872		20,129			46,526	46,640	45,827	2	2	2	20	5.00		

Monthly

Occupancy Information

-	occupantly into minutes													
	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
Efficiency	96	96	95	1				30	98.96%			960	939	97.81%
1 Bedroom	116	116	114	2				61	98.28%			1,160	1,145	98.71%
2 Bedrooms	18	18	17	1				30	94.44%			180	178	98.89%
3 Bedrooms	1	1	1						100.00%			10	10	100.00
Total	231	231	227	4		=		122	98.27%			2,310	2,272	98.35%

San Antonio Housing Authority Property Management Monthly Report Pin Oak I For the Period Ending 4/30/2020

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						Monthly				Y	Year-to-D	ate		
	4 P. I			Year-to		D.					Ć.			
Co Oper Replacement Tenant Account Reserves Receivable				Actual Reversible Due to Rate	Due to Occupancy	Rental Income History 3/31/2020 2/29/2020 1/31/2020			Preleased Unit		Move Outs	•	Lease Up Days	
59,189		(1	2,192)			12,444	12,444	12,545	0	0	0	0	.00	
						Occu	pancy Inform	ation						
					(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			arket	Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%			120	120	100.0
1 Bedroom	36	36	34	2				61	94.44%			360	349	96.94
2 Bedrooms	2	2	2						100.00%			20	20	100.0
Total _	50	50	48	2				61	96.00%			500	489	97.80
			I	Maintenance S	Summary									
					•					_				

San Antonio Housing Authority **Property Management Monthly Report** Riverside/Midway/Linda Lou For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to-	Date
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Ac	Account Balances			enue (Lost)	Rental Income History				Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days			
140,478		15,690			17,714	17,567	17,601	2	0	2	25	20.00			

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
1 Bedroom	30	30	30						100.00%			300	298	99.33%
2 Bedrooms	37	37	34	3				91	91.89%			370	345	93.24%
3 Bedrooms	37	37	34	3				91	91.89%			370	348	94.05%
Total	104	104	98	6				183	94.23%			1,040	991	95.29%

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

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1 Topcity Manag	ement wonting reepo
Scat	tered Sites
For the Perio	d Ending 4/30/2020

						Monthly					Year-to-I	Pate		
				Year-to										
Co Oper Account	Replace Reser	ement	Tenant eceivable	Actual Reve Due to Rate	Due to Occupancy	3/31/2020	2/29/2020	1/31/2020	Preleased Unit		ing Sumr Move Outs	Traffic	Lease Up Days	
341,910			25,972			9,693	10,141	8,233	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		U	arket Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	69	69	9 60	9				274	86.96%			709	651	91.829
Total _	69	69	9 60	9				274	86.96%			709	651	91.829
				Maintenance	Summary					_				

San Antonio Housing Authority **Property Management Monthly Report** Springview For the Period Ending 4/30/2020

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Year-to-Date

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Account Balances			Actual Rev	enue (Lost)	Renta	l Income Hist	tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
166.889		14.896			36.238	33,837	32.115	0	0	1	125	20.00		

Monthly

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	21	21	19	2				61	90.48%			210	202	96.19%
1 Bedroom	42	42	40	2				61	95.24%			420	410	97.62%
2 Bedrooms	86	86	85	1				30	98.84%			860	836	97.21%
3 Bedrooms	30	30	23	7				213	76.67%			297	228	76.77%
4 Bedrooms	1	1		1				30	.00			10		.00
Total	180	180	167	13				395	92.78%			1,797	1,676	93.27%

San Antonio Housing Authority Property Management Monthly Report Sun Park/Frank Hornsby For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to-Da	te
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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	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
129,898		7,807			25,507	25,346	25,575	0	2	1	20	25.00

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
1 Bedroom	119	119	115	4				122	96.64%			1,190	1,148	96.47%
2 Bedrooms	5	5	5						100.00%			50	50	100.00
Total	124	124	120	4				122	96.77%			1,240	1,198	96.61%

San Antonio Housing Authority Property Management Monthly Report Sutton Homes/Le Chalet For the Period Ending 4/30/2020

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Ionthly	Year-to-Date

o-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
31,747		985			8,226	8,392	8,911	0	1	0	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 Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	21	3				91	87.50%			240	227	94.58%
				3				91						
2 Bedrooms	10	10	10						100.00%			100	99	99.00%
Total =	34	34	31	3		= :		91	91.18%		:====	340	326	95.88%

San Antonio Housing Authority Property Management Monthly Report Tarry Towne/Escondida/Wmsburg For the Period Ending 4/30/2020

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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		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(176,196)		1,211			35,946	36,581	36,489	0	1	0	16	.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	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	103	103	98	5				152	95.15%			1,030	1,009	97.96%
2 Bedrooms	30	30	30						100.00%			300	294	98.00%
Total	133	133	128	5				152	96.24%			1,330	1,303	97.97%

San Antonio Housing Authority Property Management Monthly Report Victoria Plaza/Schnabel For the Period Ending 4/30/2020

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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		Leasii	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
680,772		568			13,156	13,141	13,537	4	3	0	391	83.00

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
Efficiency	16				16				.00					.00
•			65	1				20				((0	655	
1 Bedroom	218	66	65	1	152			30	98.48%			660	655	99.24%
2 Bedrooms	20	4	4		16				100.00%			40	40	100.00
3 Bedrooms	1				1				.00					.00
Total	255	70	69	1	185			30	98.57%			700	695	99.29%

San Antonio Housing Authority **Property Management Monthly Report** Villa Hermosa/M McGuire For the Period Ending 4/30/2020

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Year-to-Date

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Monthly			
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Itai-w-Date	Year	-to-	Date
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Acc	Account Balances			enue (Lost)	Rental Income History Leasing Summary							
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(437,064)		8,351			31,517	32,261	32,307	0	2	2	67	5.00

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	
Efficiency	60	60	57	3				91	95.00%			600	582	97.00%	
1 Bedroom	58	58	58						100.00%			580	575	99.14%	
2 Bedrooms	11	11	11						100.00%			110	106	96.36%	
Total	129	129	126	3				91	97.67%			1,290	1,263	97.91%	

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

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Villa Tranchese
For the Period Ending 4/30/2020

					7	Year-to-D	ate								
A	Account Bal	ances			to-Date enue (Lost)	Rent	al Income His	tory			Leasii	ng Sumn	19rv		
Co Oper Replacement Tenant Account Reserves Receivable			Due to Rate	Due to Occupancy	3/31/2020			Preleas Unit		Notices Mo		love Outs Traffic	Lease Up Days		
388,625			10,501		оссиринсу	53,728	53,720	53,675	5		3	8	130	38.00	
						Occu	pancy Inform	ation							
						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		arket ate	Available Units	Occupied Units	Pct Occ
Efficiency	41	41	41						100.00%				410	404	98.54%
1 Bedroom	139	139							100.00%				1,392	1,377	98.92%
2 Bedrooms	21	21	. 21						100.00%				208	207	99.52%
Total	201	201	201						100.00%				2,010	1,988	98.919

San Antonio Housing Authority Property Management Monthly Report Villa Veramendi For the Period Ending 4/30/2020

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Monthly

	Year-to-Date
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Year-t	o-Date
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Account Balances			Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa		
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
185,546		44,018			27,412	24,162	25,294	2	0	1	125	20.00

Occupancy Information

							-puncy mior							
	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	12	12	12						100.00%			120	120	100.00
2 Bedrooms	62	62	60	2				61	96.77%			620	609	98.23%
2 Deditionis	02	02	00	2				01	90.7770			020	009	90.2370
3 Bedrooms	54	54	51	3				91	94.44%			540	528	97.78%
4 Bedrooms	32	32	31	1				30	96.88%			320	315	98.44%
5 Bedrooms	6	6	6						100.00%			60	56	93.33%
Total	166	166	160	6				183	96.39%			1,660	1,628	98.07%

San Antonio Housing Authority Property Management Monthly Report WC White

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For the Period Ending 4/30/2020

	Monthly										Year-to-I	Date		
A	.ccount Bal	ances		Year-t	o-Date enue (Lost)	Ren	tal Income Hi	storv		Leas	ing Sumn	narv		
Co Oper Replacement Tenant Account Reserves Receivable		Due to Rate	Due to Occupancy	3/31/202	0 2/29/2020	1/31/2020	Prelease Unit	Notices to Vacate	tices Move	Traffic	Lease Up Days			
238,011			942			14,993	14,595	14,416	3	0	4	67	81.00	
						Occi	ipancy Inform	ation						
						Current Montl	ı					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	0	arket Rate	Available Units	Occupied Units	Pct Occ
l Bedroom	69	69	69						100.00%			690	689	99.86
2 Bedrooms	6	6	6						100.00%			60	60	100.0
Гotal	75	75	75						100.00%			750	749	99.879
]	Maintenance	Summary									

San Antonio Housing Authority **Property Management Monthly Report** Westway/H Gonzalez

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For the Period Ending 4/30/2020

Monthly	Year-to-Date

Yea	r-to	-D	ate

Account Balances			Actual Revo	enue (Lost)	Rental Income History Leasing Summary					ry		
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
336,019		17,249			36,404	35,537	34,988	4	5	5	35	15.00

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	69	69	68	1				30	98.55%			690	677	98.12%
2 Bedrooms	46	46	44	2				61	95.65%			460	452	98.26%
3 Bedrooms	62	62	60	2				61	96.77%			620	602	97.10%
4 Bedrooms	26	26	26						100.00%			260	249	95.77%
Total	203	203	198	5				152	97.54%			2,030	1,980	97.54%

San Antonio Housing Authority Property Management Monthly Report Wheatley/Olive Pk/Village East For the Period Ending 4/30/2020

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Monthly	Year-to-Date

-Date

Ac	count Balances		Actual Revenue (Lost) Rental Income History						Leasii	Leasing Summary			
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
158,626		(4,914)			5,384	5,039	5,294	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%			250	237	94.80%			
3 Bedrooms	17	17	17						100.00%			170	166	97.65%			
4 Bedrooms	5	5	5						100.00%			50	50	100.00			
5 Bedrooms	3	3	3						100.00%			30	30	100.00			
Total	50	50	49	1				30	98.00%			500	483	96.60%			

San Antonio Housing Authority Property Management Monthly Report Converse Ranch I For the Period Ending 4/30/2020

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						Monthly					Y	ear-to-D	ate		
					o-Date	_									
Account Reserves Recei		ement T	enant ceivable	Actual Rev Due to Rate	Due to Occupancy	3/31/202	0 2/29/2020	1/31/2020	Prelease Unit		Leasin Notices to Vacate			Lease Up Days	
		256						0		0	0	0	.00		
							upancy Inform	ation							
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10)					100.00%				100	99	99.00
2 Bedrooms	9	9	9)					100.00%				90	87	96.679
3 Bedrooms	6	6	6	;					100.00%				60	57	95.00
Total =	25	25	25						100.00%				250	243	97.209
]	Maintenance	Summary										

San Antonio Housing Authority **Property Management Monthly Report** Converse Ranch II

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For the Period Ending 4/30/2020

					Monthly					Year-to-Date						
Accou	ount Bala	inces		Year-to		Rer	tal Income His	tory			Leasin	g Summ	ıarv			
Co Oper Replacement Tenant Account Reserves Receivable (8,482)		Due to Rate	Due to Occupancy	3/31/202		1/31/2020	Prelease Unit	d Noti	ices icate	Move Outs	Traffic	Lease Up Days .00				
(8,482)									0	0)	0	0	.00		
							ipancy Inform	ation					17-	4- D-4-		
	Total Jnits	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Mai	rket	Available Units	Occupied Units	Pct Occ	
1 Bedroom	6	6	6						100.00%				60	60	100.0	
2 Bedrooms	10	10	10						100.00%				100	97	97.00	
3 Bedrooms	5	5	4	. 1				30	80.00%				50	47	94.00	
Total	21	21	20	1				30	95.24%				210	204	97.14	

San Antonio Housing Authority Property Management Monthly Report East Meadows For the Period Ending 4/30/2020

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Monthly Year-to-Date

-Date

Account Balances			Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
34,199								0	0	0	0	.00	

Occupancy Information

	Current Month Year-to											r-to-Date	-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	Pet Occ
1 Bedroom	3	3	3						100.00%			30	30	100.00
2 Bedrooms	25	25	21	4				122	84.00%			250	227	90.80%
3 Bedrooms	37	37	36	1				30	97.30%			370	364	98.38%
4 Bedrooms	6	6	6						100.00%			60	60	100.00
Total	71	71	66	5				152	92.96%			710	681	95.92%

San Antonio Housing Authority Property Management Monthly Report Gardens at San Juan Square For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to-Dat

Account Balances			Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
209,228								0	0	0	0	.00	

Occupancy Information

	Current Month Year-											ır-to-Date	-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	Units	Units	Units	Units	Units		Omt	Days		Kate	Kate	Cints	Units	
1 Bedroom	3	3	3						100.00%			30	28	93.33%
2 Bedrooms	33	33	31	2				61	93.94%			330	314	95.15%
3 Bedrooms	24	24	22	2				61	91.67%			240	230	95.83%
4 Bedrooms	3	3	3						100.00%			30	30	100.00
Total	63	63	59	4				122	93.65%			630	602	95.56%

San Antonio Housing Authority Property Management Monthly Report HemisView Village For the Period Ending 4/30/2020

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Monthly	Year-to-Date
Monthly	Year-to-Date

Year-	to-Date	è
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Ac	Account Balances			enue (Lost)	Renta	Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
13,065								0	0	0	0	.00	

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	14	14	14						100.00%			140	140	100.00	
2 Bedrooms	26	26	24	2				61	92.31%			260	256	98.46%	
3 Bedrooms	9	9	8	1				30	88.89%			90	83	92.22%	
Total	49	49	46	3				91	93.88%			490	479	97.76%	

San Antonio Housing Authority Property Management Monthly Report Midcrown Seniors Pavillion For the Period Ending 4/30/2020

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							Monthly			Year-to-Date						
A	account Bal	ances			Year-to		Ren	tal Income His	story			Leasi	ng Sumn	ıary		
Co Oper Account	Replace Reser		Tenant Receivab		Due to Rate	Due to Occupancy	3/31/2020	2/29/2020	1/31/2020				Move Outs	Traffic	Lease Up Days	
(18,738)									-	0		0	0	0	.00	
							Occu	pancy Inform	ation							
							Current Month							Ye	ear-to-Date	
Account Description	Total Units	Availal Units		cupied Jnits	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Oce	Avg Rate		ate	Available Units	Occupied Units	Pct Occ
1 Bedroom	20		20	20						100.00%				200	200	100.00
2 Bedrooms	19		19	19						100.00%				190	185	97.37%
Total	39	-	39	39						100.00%				390	385	98.72%

San Antonio Housing Authority Property Management Monthly Report The Park at Sutton Oaks For the Period Ending 4/30/2020

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Year-to-Date

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Year-to	o-Date
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Ac	Account Balances			enue (Lost)	Renta	l Income Hist	tory		Leasing Summary			
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(14,128)		18						0	0	0	0	.00

Occupancy Information

		Current Month												Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
1 Bedroom	5	5	5						100.00%			50	50	100.00			
2 Bedrooms	35	35	34	1				30	97.14%			350	332	94.86%			
3 Bedrooms	7	7	7						100.00%			70	67	95.71%			
4 Bedrooms	2	2	2						100.00%			20	20	100.00			
Total	49	49	48	1				30	97.96%			490	469	95.71%			

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

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Kelugio												
For the Peri	od Ending	4/30/2020										

						Monthly			Year-to-Date						
					o-Date							ng Sumn			
	Account Bal		enant	Actual Rev	Due to	3/31/2020	Rental Income History 2020 2/29/2020 1/31/2020		Preleas	T II					
Co Oper Account	Replace Reser		enant eivable	Rate	Occupancy	3/31/2020	2/29/2020	1/31/2020	Unit		Notices N to Vacate C		Traffic	Lease Up Days	
(9,918)			(129)				-		0	=	0	0	26	15.00	
						Occur	pancy Inform	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
	40	40	4.0						400.000/				400	400	400.0
1 Bedroom	19	19	19						100.00%				190	190	100.0
2 Bedrooms	20	20	20						100.00%				200	200	100.0
3 Bedrooms	11	11	11						100.00%				110	105	95.45%
Total	50	50	50	<u> </u>					100.00%				500	495	99.00%

San Antonio Housing Authority **Property Management Monthly Report** San Juan Square

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For the Period Ending 4/30/2020

						Monthly					Year-to-I	Date									
A	.ccount Bal	ances		Year-to		Ren	tal Income His	story		Le	asing Sumr	narv									
Co Oper Account	Replace	ment T	Cenant ceivable	Due to Due to Rate Occupan		3/31/202			Prelease Unit	d Notices to Vacat	Move Outs	Traffic	Lease Up Days								
(18,487)			(190)						0	0	0	0	.00								
						Occi	ipancy Inform	ation													
	Current Month												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	Occ							
1 Bedroom	13	13	13						100.00%			130	125	96.159							
2 Bedrooms	16	16						61	87.50%			160		91.889							
3 Bedrooms	17	17	17					01	100.00%			170		95.29%							
Total _	46	46	· 					61	95.65%		·-	460		94.35%							
=																					
			1	Maintenance S	Summary																
				viaintenance (Juninai y																

San Antonio Housing Authority **Property Management Monthly Report** San Juan Square II

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For the Period Ending 4/30/2020

Account	Balances			Year-to-	Date									
			Δ	ctual Reven		Ren	tal Income His	etory		ī	easing Sumn	19rv		
Account R	Co Oper Replacement Tenant Account Reserves Receivable (1,466) 8,798			Due to	Due to Occupancy	3/31/2020		1/31/2020	Prelease Unit	Notic to Vac	es Move ate Outs	Traffic	Lease Up Days	
(1,466)		8,798							0	0	0	0	.00	
						Occu	pancy Inform	ation						
									ır-to-Date					
Account Total Description Units				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			20	20	100
2 Bedrooms	24	24	21	3				91	87.50%			240	221	92.0
3 Bedrooms	20	20	20						100.00%			200	191	95.5
4 Bedrooms	2	2	2						100.00%			20	18	90.0
Total	48	48	45	3				91	93.75%			480	450	93.7

San Antonio Housing Authority **Property Management Monthly Report** Sutton Oaks Phase I For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to-	Date
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Ac	Account Balances			enue (Lost)	Renta	l Income Hist	tory		Leasing Summary			
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(8,466)		113						0	0	0	0	.00

Occupancy Information

						Current Mont	h					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	10	10	9	1				30	90.00%			100	96	96.00%
2 Bedrooms	34	34	27	7				213	79.41%			340	315	92.65%
3 Bedrooms	5	5	5						100.00%			50	50	100.00
Total	49	49	41	8				243	83.67%			490	461	94.08%

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

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	The Alhambra		
For the	Period Ending 4	/30/2020	

rves Recei	nant vivable	Year-t Actual Revo Due to Rate	Due to Occupancy	3/31/202	ntal Income His 0 2/29/2020	1/31/2020	Preleas: Unit		cate O	mmary ove uts Traffic 0	Lease Up Days	
ement Ter ves Rece	eivable_	Due to	Due to Occupancy	3/31/202	0 2/29/2020	1/31/2020	Unit	ed Noti	ces M cate O	ove uts Traffic	Days	
	Occupied			Occ	ipancy Inform	ation	U	U		J U	nffic Days	
	Occupied										.00	
	Occupied		,	Current Montl						Ye	ear-to-Date	
Units	Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
9	9						100.00%			90	81	90.009
5	5						100.00%			50	50	100.0
14	14						100.00%			140	131	93.57%
	N	Maintenance	Summary									
	5	5 5 14 14	5 5 14 14	5 5	5 5 14 14 = ============================	5 5 <u>14 14</u>	5 5 14 14 = ============================	5 5 14 14 100.00% 100.00%	5 5 14 14 100.00% 100.00%	5 5 14 14 100.00% 100.00%	5 5 14 14 14 100.00% 140 100.00%	5 5 14 14 14 140

San Antonio Housing Authority **Property Management Monthly Report** Wheatley Senior Living For the Period Ending 4/30/2020

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Co Oper Replacement Tenant Due to Due to 3/31/2020 2/29/2020 1/31/2020 Preleased Notices	Move Outs Traff 0 0	Lease Up Days .00 Year-to-Date	
Co Oper Replacement Tenant Due to Due to 3/31/2020 2/29/2020 1/31/2020 Preleased Notices Account Reserves Receivable Rate Occupancy Occupancy Information Current Month Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Ma	Move Outs Traff	Days .00	
(18,732) Occupancy Information Current Month Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Ma	0 0	.00	
Current Month Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Ma		Year-to-Date	
Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant Pct Avg Ma		Year-to-Date	
	arket Availab Rate Units	•	Pct Occ
1 Bedroom 41 41 40 1 30 97.56%	4	406 393	96.80%
Total 41 41 40 1 30 97.56%		406 393	96.80%

San Antonio Housing Authority Property Management Monthly Report Beacon For the Period Ending 4/30/2020

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Monthly	Year-to-Date
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Acc	ount Balances			Rental Income History										
			Curr	ent Year			Last Year	r			Two Years A	go		
Operating	Replacement	Tenant	March	February	January	April	March	February	January	April	March	February	January	
Account	Reserves	Receivable												
18,161,896	3,754,711	1,510,538	1,757,637	1,685,628	1,729,045	1,716,718	1,693,809	1,621,073	1,629,087	1,632,655	1,637,715	1,602,760	1,592,390	

Occupancy Information

	_			Curr	ent Month	1				Last Month	1		Year-to-Dat	e
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	107	95.54%	1,120	1,059	94.55%
1 Bedroom	1,957	1,957	1,815	142				92.74%	1,957	1,815	92.74%	17,512	16,266	92.88%
2 Bedrooms	1,133	1,133	1,043	90				92.06%	1,133	1,045	92.23%	10,694	8,858	82.83%
3 Bedrooms	190	190	173	17				91.05%	190	176	92.63%	1,714	1,737	101.34%
4 Bedrooms								.00			.00		759	.00
Total Units	3,392	3,392	3,137	255				92.48%	3,392	3,143	92.66%	31,040	28,679	92.39%

4 Bedrooms Total Units

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

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Beacon	
SAHA Managed Properties	
For the Period Ending 4/30/2020	

							Monthly					Year-to-Date					
Acc	ount Balan	ices							Rental I	ncome Histo	ry						
					Cur	rent Year			Last Yea	r			Two Years	Ago			
Operating	Replace	ment	Ter	nant	March	February	January	April	March	February	January	April	March	February	January		
Account	Reser	ves	Recei	ivable									_				
12,270,753	2,279,0	069	1,1	38,613	1,170,275	1,102,148	1,134,967	1,121,962	1,103,740	1,039,818	1,043,737	1,089,775	1,085,488	1,068,010	1,068,098		
							Occ	cupancy Info	rmation								
					Cui	rent Month					Last Month			Year-to-Date			
Account	Total	Availa	ıble	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct		
Description _	Units	Unit	ts	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ		
Efficiencies	111		111	105	6				94.59%	111	106	95.50%	1,110	1,049	94.50%		
1 Bedroom	924		924	874	50				94.59%	924	872	94.37%	9,240	8,744	94.63%		
2 Bedrooms	740		740	685	55				92.57%	740	692	93.51%	7,400	6,027	81.45%		
3 Bedrooms	100		100	90	10				90.00%	100	89	89.00%	1,000	1,060	106.00%		

.00

93.55%

.00

93.81% 18,750

759

17,639

.00

94.07%

San Antonio Housing Authority Property Management Monthly Report SAHDC Bella Claire Apts. For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to	o-Date
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A	ccount Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
7,377	3,742	37,749			39,015	39,360	39,461	2	0	1	38	13.00

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
1 Bedroom	27	27	25	2				61	92.59%			270	259	95.93%
2 Bedrooms	40	40	38	2				61	95.00%			400	274	68.50%
4 Bedrooms									.00				116	.00
Total	67	67	63	4		= :		122	94.03%			670	649	96.87%

San Antonio Housing Authority Property Management Monthly Report SAHFC Burning Tree For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to	o-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	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2,257,083	32,398	74,101			72,940	70,228	69,456	0	0	4	0	.00

Occupancy Information

						Current Mont	n					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	84	84	77	7				213	91.67%			840	753	89.64%
2 Bedrooms	24	24	23	1				30	95.83%			240	224	93.33%
Total	108	108	100	8				243	92.59%			1,080	977	90.46%

San Antonio Housing Authority **Property Management Monthly Report** SAHFC Castlepoint

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For the Period Ending 4/30/2020

Monthly

Year-to-Date

Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Davs
110004111	Tecser ves	Receivable	Nate	Occupancy				Unit	to vacate	Outs	11 aiiic	Days

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
Efficiency	24	24	22	2				61	91.67%			240	229	95.42%
1 Bedroom	136	136	134	2				61	98.53%			1,360	1,325	97.43%
2 Bedrooms	60	60	57	3				91	95.00%			600	406	67.67%
3 Bedrooms									.00				174	.00
Total	220	220	213	7				213	96.82%			2,200	2,134	97.00%

Maintenance Summary

Year-to-Date

San Antonio Housing Authority Property Management Monthly Report SAHFC Churchill Estates, LLC For the Period Ending 4/30/2020

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						Monthly					Year-to-I	Date		
A	Account Bal	ances		Year-t	o-Date enue (Lost)	Rent	tal Income Hi	story		L	easing Sumi	nary		
Co Oper Account	Replace Reser		Tenant ceivable	Due to Rate	Due to Occupancy	3/31/2020	2/29/2020	1/31/2020	Prelease Unit		es Move	,	Lease Up Days	
331,716	67,2	15	73,803			31,785	32,887	34,214	0	0	0	56	1.00	
						Occu	pancy Inform	ation						
						Current Month						Y	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Oce	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	40	40	40)					100.00%			400	276	69.009
4 Bedrooms									.00				120	.0
Total =	40	40	40						100.00%			400	396	99.009
				Maintenance	Summary	-								

San Antonio Housing Authority Property Management Monthly Report

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Claremont For the Period Ending 4/30/2020

			-				Monthly					Y	ear-to-D	ate		
Α	Account Bal	ances		A	Year-to Actual Reve		Rent	al Income His	tory			Leasir	ng Summ	nary		
Co Oper Account	Replace		Tenant Receivable	_	Due to Rate	Due to Occupancy	3/31/2020		1/31/2020	Prelease Unit		tices	Move Outs		Lease Up Days	
41,068			431	_			3,334	3,334	3,334	0		0	0	0	.00	
							Occu	pancy Inform	ation							
							Current Month							Ye	ar-to-Date	
Account Description	Total Units	Availal Unit	-		Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket	Available Units	Occupied Units	Pct Occ
3 Bedrooms	4		4	4						100.00%				40	40	100.00
Total _	4		4	4						100.00%				40	40	100.00
				Ma	aintenance	Summary					_					

San Antonio Housing Authority Property Management Monthly Report Converse Ranch I LLC

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For	the Per	riod En	ding 4/	30/2020

A	.ccount Bal	ances		Year-to Actual Rever		Rent	al Income His	story			Leasing Sumi	mary		
Co Oper Account	Replace		enant ceivable	Due to Rate	Due to Occupancy	3/31/2020		1/31/2020	Preleas Unit	ed Not	ices Move	,	Lease Up Days	
1,026,037	461,4		3,503	Kate	Оссирансу	77,700	87,483	89,606	0) 3	0	.00	
						Occup	pancy Inform	ation						
						Current Month						Yes	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
Bedroom	60	60	55	5				152	91.67%			600	571	95.17
Bedrooms	48	48	41	7				213	85.42%			480	439	91.46
Bedrooms	16	16	16						100.00%			160	150	93.75
otal _	124	124	112	12				365	90.32%			1,240	1,160	93.55

San Antonio Housing Authority Property Management Monthly Report Converse Ranch II, LLC For the Period Ending 4/30/2020

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Year-to-Date

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Monthly		

I	Account Bal	ances		Year-to-Date Actual Revenue (Lost) Rental Income History						Leasing Summary						
Co Oper Account	Replace Reser		Tenant ceivable	Due to Rate	Due to Occupancy	3/31/2020	2/29/2020	1/31/2020	Prelease Unit		tices acate	Move Outs	Traffic	Lease Up Days		
91,354			61,635			69,732	69,604	71,081	0		0	4	0	.00		
						Occu	pancy Inform	ation								
						Current Month							Yea	ar-to-Date		
Account	Total	Available	-		Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Mark		Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rat	<u>e</u>	Units	Units	Occ	
1 Bedroom	48	48	4	5 3				91	93.75%				480	443	92.29%	
2 Bedrooms	40	40	3	3 7				213	82.50%				400	363	90.75%	
3 Bedrooms	16	16	1	3 3				91	81.25%				160	148	92.50%	
Total	104	104	9	1 13				395	87.50%				1,040	954	91.73%	

San Antonio Housing Authority Property Management Monthly Report SAHDC Dietrich Road For the Period Ending 4/30/2020

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Monthly Year-to-Date

Year-to	-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
105,896		57,808			17,787	17,892	15,593	0	1	2	15	.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	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	18	18	15	3				91	83.33%			180	111	61.67%
3 Bedrooms	12	12	11	1				30	91.67%			120	71	59.17%
4 Bedrooms									.00				75	.00
Total	30	30	26	4				122	86.67%			300	257	85.67%

San Antonio Housing Authority **Property Management Monthly Report** SAHFC Encanta Villas For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Year-to	-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
758,567	16,799	73,897			41,047	41,578	40,434	2	0	1	26	185.00		

Occupancy Information

Current Month												Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
2 Bedrooms	56	56	51	5				152	91.07%			560	363	64.82%		
4 Bedrooms									.00				155	.00		
Total	56	56	51	5				152	91.07%			560	518	92.50%		

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

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Year-to-Date

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For the Period Ending 4/30/2020

Ac	count Balances		Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
488,765		74,753			79,892	80,659	85,080	5	17	6	88	3.00		

Monthly

Occupancy Information

					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	17	17	14	3				91	82.35%			170	154	90.59%
1 Bedroom	70	70	64	6				183	91.43%			700	660	94.29%
2 Bedrooms	46	46	42	4				122	91.30%			460	438	95.22%
3 Bedrooms	24	24	19	5				152	79.17%			240	207	86.25%
Total	157	157	139	18				548	88.54%			1,570	1,459	92.93%

San Antonio Housing Authority Property Management Monthly Report SAHFC La Providencia For the Period Ending 4/30/2020

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Monthly	Year-to-Date

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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist		Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
77,094	27,586	46,511			47,404	46,796	45,312	5	11	3	90	14.00		

Occupancy Information

	Current Month Year-													
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	33	1				30	97.06%			340	326	95.88%
1 Bedroom	32	32	31	1				30	96.88%			320	311	97.19%
2 Bedrooms	24	24	24						100.00%			240	164	68.33%
4 Bedrooms									.00				63	.00
Total	90	90	88	2				61	97.78%			900	864	96.00%

San Antonio Housing Authority Property Management Monthly Report SAHFC Monterrey Park For the Period Ending 4/30/2020

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			_						<u> </u>	Year-to-D	ate					
A	account Bala	ances		Actu	Year-to	-Date nue (Lost)	Ren	tal Income His	story			Leasi	ng Sumn	nary		
Co Oper	Replace	ment	Tenant	D	ue to	Due to	3/31/2020			Preleas	sed	Notices	Move		Lease Up	
Account	Reser		Receivable	F	Rate	Occupancy				Unit	t	to Vacate	Outs	Traffic	Days	
407,300	61,30)4	46,390				134,610	135,881	135,290	0		5	7	0	.00	
							Occu	pancy Inform	ation							
						(Current Month							Ye	ar-to-Date	
Account	Total	Availab	le Occup	ied V	acant	Mod	Offline/Fire	Agency	Vacant	Pct	Av	g Ma	rket	Available	Occupied	Pct
Description	Units	Units	Unit		Units	Units	Units	Unit	Days	Occ	Ra	te R	ate	Units	Units	Occ
1 Bedroom	112	1	12	107	5				152	95.54%				1,120	1,084	96.79%
2 Bedrooms	88	:	88	82	6				183	93.18%				880	837	95.11%
Total _	200	2	00	189	11				335	94.50%				2,000	1,921	96.05%
=																
							_									
				Maint	enance S	Summary										

San Antonio Housing Authority Property Management Monthly Report Pecan Hill

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Pecan Hill For the Period Ending 4/30/2020

						Monthly					Yea	ar-to-D	ate		
				Year-to								~			
	Replace Reser	ment Te	enant eivable	Actual Reversion Due to	Due to Occupancy	3/31/2020	2/29/2020	1/31/2020	Prelease Unit		Leasing ices acate	Sumn Move Outs		Lease Up Days	
1,082,938	Kesei		2,333	Kate	Occupancy	28,082	27,681	25,992	1)	0	23	.00	
						Occu	pancy Inform	ation							
						Current Month							Ye	ar-to-Date	
	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Mark Rat		Available Units	Occupied Units	Pet Occ
Efficiency	18	18	18						100.00%				180	165	91.67
1 Bedroom	78	78	71					213	91.03%				780	718	92.059
2 Bedrooms	4	4	4						100.00%				40	28	70.009
4 Bedrooms									.00					12	.0
Total	100	100	93	7				213	93.00%				1,000	923	92.30%

San Antonio Housing Authority **Property Management Monthly Report** Reagan West Apts. For the Period Ending 4/30/2020

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					Monthly			,	Year-to-D	ate			
Replace	ment		Actual Reve Due to Rate	Due to	3/31/202		1/31/2020	Preleased Unit		ng Summ Move Outs		•	
101,3	18	9,988			2,602	3,548	2,303	0	0	0	2	.00	
					Occi	ipancy Inform	ation						
					Current Montl	ı					Yes	ar-to-Date	
Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days		0		Available Units	Occupied Units	Pet Occ
3		3	3					100.00%			30	30	100.0
8							30	87.50%			80	71	88.759
4		1 4	1					100.00%			40	37	92.50%
15	1	5 14	1				30	93.33%			150	138	92.00%
			Maintenance	Summary									
				-					_				
	Replace Reser 101,3 Total Units 3 8 4	Reserves Reserves 101,318	Replacement Reserves Tenant Receivable 101,318 9,988 Total Units Available Units Occupied Units 3 3 8 8 4 4 15 15		Replacement Reserves Tenant Receivable Due to Rate Due to Occupancy 101,318 9,988 9,988 Total Units Available Units Occupied Units Vacant Units Mod Units 3 3 3 8 8 7 1 4 4 4 4	Year-to-Date Actual Revenue (Lost) Ren 3/31/2020	Year-to-Date	Year-to-Date Actual Reverset Lost Due to Due to	Year-to-Date Actual Revenue (Lost) Rental Income History Preleased Reserves Receivable Rate Occupancy Occupa	Year-to-Date	Year-to-Date Cocount Balances	Year Due to Due to Receivable Rate Due to Rate	

San Antonio Housing Authority Property Management Monthly Report Sendero I PFC (Crown Meadows) For the Period Ending 4/30/2020

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Monthly Year-to-Date

o-Date

Ac	ccount Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2,435,953	14,250	254,207			202,620	128,981	165,001	8	0	11	0	.00

Occupancy Information

	Current Month Year													
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	63	7				213	90.00%			700	613	87.57%
2 Bedrooms	98	98	92	6				183	93.88%			980	926	94.49%
3 Bedrooms	24	24	23	1				30	95.83%			240	233	97.08%
Total	192	192	178	14				426	92.71%			1,920	1,772	92.29%

San Antonio Housing Authority Property Management Monthly Report Sunshine Plaza For the Period Ending 4/30/2020

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					Monthly						Year-to-E	rate		
count Rals	ances		Year-to		Ren	tal Income Hi	story			Leasii	ng Sumn	narv		
Replace	ment To		Due to Rate	Due to	3/31/2020			Prelease Unit		lotices			Lease Up Days	
					25,398	24,924	24,973	1		0	1	3	124.00	
					Occu	pancy Inform	nation							
					Current Month							Yea	ar-to-Date	
Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate			Available Units	Occupied Units	Pct Occ
18	18	18						100.00%				180	175	97.22
82	82	81	1				30	98.78%				820	809	98.66
100	100	99	1				30	99.00%				1,000	984	98.409
												_		
		I	Maintenance	Summary										
,	Replace Reser Total Units 18 82	Reserves Rec Total Available Units Units 18 18 82 82	Replacement Reserves Tenant Receivable Total Units Available Units Occupied Units 18 18 18 82 82 81 100 100 99	Replacement Reserves Tenant Receivable Due to Rate Total Units Available Units Occupied Units Vacant Units 18 18 18 82 82 81 1 100 100 99 1	Replacement Tenant Reserves Receivable Due to Due to Rate Occupancy Total Available Occupied Units Units Units Units 18 18 18 18 82 82 81 1	Replacement Tenant Reserves Receivable Rate Occupancy	Replacement Tenant Reserves Receivable Rate Occupancy	Replacement Tenant Receivable Rate Occupancy 25,398 24,924 24,973	Replacement Tenant Rate Due to Bue to Cocupancy 1/31/2020 Prelease 1/31/2020 1/31/2020 1/31/2020 Prelease 1/31/2020 1/31/2020 1/31/2020 Prelease 1/31/2020 1/31/2020 Prelease 1/31/2020 1/31/2020 1/31/2020 Prelease 1/31/2020 1/31/2020 1/31/2020 1/31/2020 Prelease 1/31/2020	Replacement Tenant Rate Due to Bue to	Replacement Tenant Receivable Rate Occupancy 2/29/2020 1/31/2020 Preleased Notices Unit to Vacate	Replacement Tenant Rate Due to Bate Occupancy Cocupancy Cocupa	Replace Reserver Receivable Rate Due to Rate Occupancy Cocupancy Cocupanc	Replacement Reserves Receivable Rate Occupancy

San Antonio Housing Authority Property Management Monthly Report SAHFC Towering Oaks, LLC For the Period Ending 4/30/2020

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Monthly	Year-to-Date

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	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
988,099	225,125	87,534			103,447	100,952	102,847	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%			640	609	95.16%
2 Bedrooms	64	64	60	4				122	93.75%			640	561	87.66%
Total	128	128	122	6		= :		183	95.31%			1,280	1,170	91.41%

San Antonio Housing Authority Property Management Monthly Report SAHFC Vera Cruz For the Period Ending 4/30/2020

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			-				Monthly					Y	Year-to-D	ate		
					Year-to	-Date										
	Account Bal				Actual Rever			tal Income Hi					ng Summ	nary		
Co Oper	Replace		Tenant		Due to	Due to	3/31/202	0 2/29/2020	1/31/2020	Preleas		Notices	Move		Lease Up	
Account	Reser	ves	Receivable		Rate	Occupancy	-			Unit		to Vacate	Outs	Traffic	Days	
184,972			8,938				15,100	15,100	15,005	0		1	0	0	.00	
							Occi	ipancy Inform	nation							
							Current Month	1						Y	ear-to-Date	
Account	Total	Availab	le Occup	ied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Ma	ırket	Available	Occupied	Pct
Description	Units	Units	Unit	S	Units	Units	Units	Unit	Days	Occ	Rat	e R	late	Units	Units	Occ
1 Bedroom	27	:	27	26	1				30	96.30%				270	266	98.52%
2 Bedrooms	2		2	1	1				30	50.00%				20	17	85.00%
Total _	29		29	27	2				61	93.10%				290	283	97.59%
-																
				N	Iaintenance S	Summary										

San Antonio Housing Authority Property Management Monthly Report Villa De Valencia For the Period Ending 4/30/2020

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Monthly	Year-to-Date

o-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
11,294	250,833	95,548			38,779	42,180	40,259	0	15	1	31	69.00		

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	24	24	24						100.00%			240	231	96.25%
2 Bedrooms	80	80	75	5				152	93.75%			800	529	66.13%
4 Bedrooms									.00				218	.00
Total	104	104	99	5				152	95.19%			1,040	978	94.04%

San Antonio Housing Authority Property Management Monthly Report Warren House For the Period Ending 4/30/2020

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Monthly	Year-to-Date

A	ccount Bal	ances		Year-to		Ren	Leasing Summary							
Co Oper Account	Replace Reser	ement T	enant ceivable	Due to Rate	Due to Occupancy	3/31/2020			Preleas Unit	ed Notic	es Move	,	Lease Up Days	
1,158			157			3,375	4,629	3,682	0	0	0	0	.00	
						Occi	ipancy Inform	ation						
					(Current Month	1					Ye	ear-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	7	7	6	1				30	85.71%			70	62	88.57
Total	7	7	6	1				30	85.71%			70	62	88.579

3 Bedrooms

Total Units

1,383

1,517

134

San Antonio Housing Authority Property Management Monthly Report Beacon Third Party Managed Properties

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Time Tarty Managed Frop	ci titos
For the Period Ending 4/30/	2020

					Monthly						Year-to-Date							
Account Balances									Rental I	ncome Histo	ry							
					Current Year Last Ye				t Year			Two Years Ago						
Operating	Operating Account Replacement Reserves Tenant Receivable 5,891,143 1,451,642 371,925				February	January	April	March	February	January	April	March	February	January				
				-	587,362	583,480	594,078	594,755	590,069	581,255	585,349	542,880	552,227	534,750	524,292			
							Occ	cupancy Info	ormation									
					Cui	rent 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%	10	10	100.00%			
1 Bedroom	1,033	1	,033	941	92				91.09%	1,033	943	91.29%	8,272	7,522	90.93%			
2 Bedrooms	393		393	358	35				91.09%	393	353	89.82%	3,294	2,831	85.94%			

92.22%

91.17%

1,517

87

1,384

96.67%

91.23%

714

12,290

677

11,040

94.82%

89.83%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Cottage Creek I For the Period Ending 4/30/2020

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Monthly Year-to	-Date
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Year-to-Da	te
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Ac	count Balances	Actual Revo	enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
222,449	180,912				91,044	91,122	98,392	0	1	13	0	.00

Occupancy Information

	Current Month										Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	188	188	167	21				639	88.83%			1,880	1,717	91.33%
2 Bedrooms	64	64	55	9				274	85.94%			640	575	89.84%
3 Bedrooms	1	1	1						100.00%			10	10	100.00
Total	253	253	223	30				913	88.14%			2,530	2,302	90.99%

San Antonio Housing Authority **Property Management Monthly Report** SH/CH PFC Cottage Creek II For the Period Ending 4/30/2020

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Monthly	Year-to-Date

-Date

Ac	Account Balances Actual Revenue (Lost)		Kenta	i income Hist	ory		Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
544,015	146,300				63,266	71,490	71,635	0	4	5	0	.00

Occupancy Information

			Current Month										Year-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			10	10	100.00
1 Bedroom	194	194	154	40				1,217	79.38%			1,940	1,613	83.14%
2 Bedrooms	1	1	1						100.00%			10	9	90.00%
Total	196	196	156	40				1,217	79.59%			1,960	1,632	83.27%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Courtland Heights For the Period Ending 4/30/2020

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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	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
	16,800				44,895	43,929	45,984	0	1	0	0	.00

Occupancy Information

						Current Mont	n					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
1 Bedroom	24	24	23	1				30	95.83%			240	230	95.83%
2 Bedrooms	24	24	24						100.00%			240	211	87.92%
3 Bedrooms	8	8	7	1				30	87.50%			80	73	91.25%
Total	56	56	54	2				61	96.43%			560	514	91.79%

R55PMMR SAHA010

San Antonio Housing Authority **Property Management Monthly Report** SAHFC O'Connor Rd, LP For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Vea	r-to-	-Da	te

Ac	count Balances		Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
174,964	267,102							0	0	0	0	.00		

Occupancy Information

						Current Mont	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	140	140	135	5				152	96.43%			560	547	97.68%
2 Bedrooms	10	10	10						100.00%			40	40	100.00
Total	150	150	145	5				152	96.67%			600	587	97.83%

San Antonio Housing Authority Property Management Monthly Report SAHFC Refugio Street, LP For the Period Ending 4/30/2020

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Monthly	Year-to-Date

Vea	r-to-	-Da	te

	Account Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Op	er Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Accou	nt Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,111,7	59 516,577							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	93	93	87	6				183	93.55%			372	352	94.62%
2 Bedrooms	86	86	79	7				213	91.86%			344	323	93.90%
3 Bedrooms	31	31	30	1				30	96.77%			124	120	96.77%
Total	210	210	196	14				426	93.33%			840	795	94.64%

San Antonio Housing Authority Property Management Monthly Report SAHFC Science Park II, LP For the Period Ending 4/30/2020

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							<u> </u>	Year-to-D	ate						
				Year-t	o-Date										
A	Account Bal	ances		Actual Rev	enue (Lost)	Ren	tal Income His	story			Leasi	ng Sumn	nary		
Co Oper	Replace	ement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleas	ed N	otices	Move		Lease Up	
Account	Reser	ves	Receivable	Rate	Occupancy				Unit	to	Vacate	Outs	Traffic	Days	
75,126	323,9	951							0		0	0	0	.00	
						Occu	pancy Inform	ation							
						Current Month	1						Ye	ar-to-Date	
Account	Total	Availab	ole Occupie	d Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Ma	arket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	_ R	late	Units	Units	Occ
Bedroom	110	1	10 10	9 1				30	99.09%				440	433	98.41%
Bedrooms	10		10	9 1				30	90.00%				40	35	87.50%
otal	120	1	20 11	8 2	<u> </u>			61	98.33%				480	468	97.50%

San Antonio Housing Authority **Property Management Monthly Report** Woodhill Apts. PFC For the Period Ending 4/30/2020

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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	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
3,762,830	48,828				388,157	376,939	378,067	,	20	0	22	14.00

Occupancy Information

Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	284	284	266	18				548	93.66%			2,840	2,630	92.61%
2 Bedrooms	198	198	180	18				548	90.91%			1,980	1,638	82.73%
3 Bedrooms	50	50	45	5				152	90.00%			500	474	94.80%
Total	532	532	491	41				1,247	92.29%			5,320	4,742	89.14%

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending April 30, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 6,097,437 = 1.27
	Curr Liab Exc Curr Prtn LTD $(4,785,767)$ $R >= 2.0$
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 918,552 = 0.29
	Average Monthly Operating 3,176,766
	and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	4.02 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 531,085 = 0.05
	Total Tenant Revenue 9,943,358 IR < 1.50
	Days Receivable Outstanding: 16.81
MASS	Accounts Payable (AP)
Ž	Accounts Payable (2,831,042) = 0.89
	Total Operating Expenses 3,176,766 IR < 0.75
	Occupancy Loss Occ %
	Current Month 7.77% 95.41%
	Year-to-Date 7.77% 95.88% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 8.52 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 2.00 4
	DSCR 2.00 2 Occupancy 8.00 16
	Total Points 10.52 25 Total Points 15.00 25

DSCR	2.00	2	Occupancy	8.00	16				
Total Points	10.52	25	Total Points	15.00	25				
Capital Fund Occupancy									
		5	.00						

Excess Cash	
(2,256,200)	

Average Dwelling Rent								
Actual/UML	9,256,815	55,742	166.07					
Budget/UMA	8,910,253	58,140	153.26					
Increase (Decrease)	346,562	(2,398)	12.81					

PUM / Percentage of Revenue									
	Amount	Percent							
\$	157.31	28.49 %							
	34.50	6.25							
	2.68	0.49							
	121.87	22.07							
	71.25	12.91							
	5.85	1.06							
	19.41	12.98							
	22.88	4.14							
\$	435.75	88.39 %							
	\$	Amount \$ 157.31 34.50 2.68 121.87 71.25 5.85 19.41 22.88	Amount Percent \$ 157.31 28.49 % 34.50 6.25 2.68 0.49 121.87 22.07 71.25 12.91 5.85 1.06 19.41 12.98 22.88 4.14						

Last Year	
Quick Ratio (QR)	
Current Assets, Unrestricted 2,106,607	= 0.62
Curr Liab Exc Curr Prtn LTD (3,375,443)	- 0.02 IR >= 2.0

Months Expendable Net A	ssets Ratio (M	ENAR)
Expendable Fund Balance	(1,268,836)	= -0.41
Average Monthly Operating and Other Expenses	3,114,820	IR >= 4 0
Debt Service Covera	ge Ratio (DSCF	

-8.41

	8.41 IR >= 1.25
Tenant Rec	ceivable (TR)
Tenant Receivable	288,537 = 0.03
Total Tenant Revenue	9,671,068 IR < 1.50
Days Receivable	Outstanding: 9.31
Accounts	Payable (AP)
Accounts Payable	(1,583,949) - 0.51
Total Operating Expenses	
Occupancy Lo	oss Occ %

Year-to-Date		8	.20 % 95.05%	6 IR	>= 0.98
FASSI	KFI	MP	MASS	KFI	MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	0.00	25	Total Points	17.00	25

8.40 %

Current Month

Capital Fund Occupancy
5.00

94.74%

Excess Cash	
(4,382,599)	
Average Dwelling Rent	

Aver	age Dwelling	Rent	· ·
Actual/UML	8,801,940	56,337	156.24
Budget/UMA	8,675,435	59,270	146.37
Increase (Decrease)	126,505	(2,933)	9.87

PUM / Perce	nta	ge of Re	venue
Expense	,	Amount	Percent
Salaries and Benefits	\$	149.10	29.32%
Supplies and Materials		34.95	6.87
Fleet Costs		2.23	0.44
Outside Services		126.32	24.84
Utilities		69.46	13.77
Protective Services		4.12	0.81
Insurance		24.24	13.77
Other Expenses		28.06	5.52
Total Average Expense	\$	438.49	95.34%

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending April 30, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 5/12/2020 9:36:23PM

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..."

Last Year

KFI - FY Comparison for Alazan/Guadalupe - 741 Units Period Ending April 30, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 1,400,786 = 3.28						
	Curr Liab Exc Curr Prtn LTD (426,899) $I_R >= 2.0$						
SS	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 866,267						
	Average Monthly Operating 404,871 and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR) 2.39						
	IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable 100,555 = 0.09						
	Total Tenant Revenue 1,155,367 IR < 1.50						
	Days Receivable Outstanding: 27.37						
MASS	Accounts Payable (AP)						
Ž	Accounts Payable (170,471) = 0.42						
	Total Operating Expenses 404,871 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 6.48% 93.65%						
	Year-to-Date 6.67% 93.46% <i>IR</i> >= 0.98						
	FASS KFI MP MASS KFI MP						
	QR 12.00 12 Accts Recvble 5.00 5						
	MENAR 7.67 11 Accts Payable 4.00 4						
	DSCR 2.00 2 Occupancy 4.00 16						
	Total Points 21.67 25 Total Points 13.00 25						
	Capital Fund Occupancy						

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 1,400,786 = 3.28	Current Assets, Unrestricted 1,176,370
Curr Liab Exc Curr Prtn LTD (426,899) $\frac{1}{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD $(360,248)$ = 3.27 $ R\rangle = 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 866,267 = 2.14	Expendable Fund Balance 816,122 = 2.04
Average Monthly Operating 404,871 and Other Expenses IR >= 4.0	Average Monthly Operating 399,959 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
2.39 IR >= 1.25	19.64 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 100,555 = 0.09	Tenant Receivable 70,145 = 0.06
Total Tenant Revenue 1,155,367 IR < 1.50	Total Tenant Revenue 1,169,725 IR < 1.50
Days Receivable Outstanding: 27.37	Days Receivable Outstanding: 18.60
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (170,471) = 0.42	Accounts Payable (171,261) = 0.43
Total Operating Expenses 404,871 IR < 0.75	Total Operating Expenses 399,959 $= 0.43$ $IR < 0.75$
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 6.48% 93.65%	Current Month 7.96 % 92.16%
Year-to-Date 6.67% 93.46% IR >= 0.98	Year-to-Date 6.94 % 93.19% 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 Recyble 5.00 5
MENAR 7.67 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENAR 7.53 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
Total Points 21.67 25 Total Points 13.00 25	Total Points 21.53 25 Total Points 13.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
461,406	416,172

	461,406		
Averag	e Dwelling R	ent	
Actual/UML	1,089,816	6,916	157.58
Budget/UMA	1,003,263	7,400	135.58
Increase (Decrease)	86,552	(484)	22.00
PUM / Pero	entage of Re	evenue	

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	170.94	28.43 %
Supplies and Materials		42.85	7.13
Fleet Costs		3.89	0.65
Outside Services		140.24	23.32
Utilities		65.98	10.97
Protective Services		7.66	1.27
Insurance		19.04	10.97
Other Expenses		19.63	3.26
Total Average Expense	\$	470.23	86.00 %

416,172						
Average Dwelling Rent						
Actual/UML	1,072,428	6,896	155.51			
Budget/UMA	853,285	7,400	115.31			
Increase (Decrease)	219,143	(504)	40.21			

PUM / Percentage of Revenue					
Expense	4	Amount	Percent		
Salaries and Benefits	\$	168.09	28.36%		
Supplies and Materials		42.59	7.19		
Fleet Costs		3.71	0.63		
Outside Services		125.33	21.14		
Utilities		61.78	10.43		
Protective Services		6.09	1.03		
Insurance		24.61	10.43		
Other Expenses		19.91	3.36		
Total Average Expense	\$	452.11	82.57%		

KFI - FY Comparison for Blanco/San Pedro Arms - 116 Units Period Ending April 30, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 234,137 = 2.79	Current Assets, U
	Curr Liab Exc Curr Prtn LTD (83,797) $R > 2.13$	Curr Liab Exc Cur
S	Months Expendable Net Assets Ratio (MENAR)	Months Expend
FASS	Expendable Fund Balance 150,339 = 2.74	Expendable Fund
	Average Monthly Operating 54,831 and Other Expenses IR >= 4.0	Average Monthly of and Other Expens
	Debt Service Coverage Ratio (DSCR)	Debt Serv
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	Ter
	Tenant Receivable 2,405 = 0.01	Tenant Receivable
	Total Tenant Revenue 299,375 IR < 1.50	Total Tenant Reve
	Days Receivable Outstanding: 2.61	Days Red
SS	Accounts Payable (AP)	Ac
MASS	Accounts Payable (26,869) = 0.49	Accounts Payable
	Total Operating Expenses 54,831 IR < 0.75	Total Operating Ex
	Occupancy Loss Occ %	Occupancy
	Current Month 2.59% 97.41% Year-to-Date 2.76% 97.24% IR >= 0.98	Current Month Year-to-Date
	1 Cal-10-Date 2.10 /0 31.24 /0 /R >= 0.90	Teal-to-Date
	FASS KFI MP MASS KFI MP	FASS KFI
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 8.55 11 Accts Payable 4.00 4	QR 10.8 MENAR 6.0
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.0
	Total Points 22.55 25 Total Points 21.00 25	Total Points 18.8
	Capital Fund Occupancy	Ca
	5.00	

Last Year						
Quick Ratio (QR)						
Current Assets, Unrestricted				124,48	9 _	1.75
Curr Liab Exc	Curr P	rtn L	TD	(71,08	6) _{//}	R >= 2.0
Months Ex	pendal	ble N	let Asse	ets Ratio	(MENA	AR)
Expendable I	Fund Ba	alanc	е	53,40	3 _	1.01
Average Mor			ng	53,11	7 -	1.01
and Other Ex	•					? >= 4.0
Debt	Service	e Co		Ratio (D	SCR)	
			0.00		IR	>= 1.25
		nt Re	ceivabl	le (TR)		
Tenant Rece				3,679	=	0.01
						R < 1.50
Days	Recei	vabl	e Outst	anding:	3.97	
	Acco	unts	Payab	le (AP)		
Accounts Pag	yable			30,197)	_	0.57
Total Operati	ng Expe	ense	S	53,117	IF	R < 0.75
Occupano	у	L	oss	Осс %		
Current Mont		_	.59 %	97.41%		
Year-to-Date		3	.71 %	96.29%) IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	10.81	12	Accts I	Recvble	5.00	5
MENAR	6.01	11		Payable	4.00	4
DSCR	2.00	2	Occup		12.00	16
Total Points	18.81	25	Total F	Points	21.00	25
	Capit	al Fu	ınd Occ	cupancy		
		5.	.00			

Excess Cash	
95,508	
Average Dwelling Rent	

Average Dwelling Rent							
Actual/UML	276,011	1,128	244.69				
Budget/UMA	285,945	1,160	246.50				
Increase (Decrease)	(9,934)	(32)	(1.81)				

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	96.79	19.06 %		
Supplies and Materials		20.81	4.10		
Fleet Costs		0.00	0.00		
Outside Services		137.56	27.09		
Utilities		115.95	22.83		
Protective Services		2.62	0.52		
Insurance		10.74	22.83		
Other Expenses		18.39	3.62		
Total Average Expense	\$	402.85	100.06 %		

Excess Cash					
286					
Average Dwelling Rent					
Actual/UML	274,657	1,117	245.89		
Budget/UMA	290,862	1,160	250.74		
Increase (Decrease)	(16,205)	(43)	(4.86)		

PUM / Percentage of Revenue					
	Amount	Percent			
\$	84.92	18.56%			
	19.32	4.22			
	0.61	0.13			
	138.23	30.21			
	118.35	25.87			
	0.00	0.00			
	14.02	25.87			
	22.66	4.95			
\$	398.11	109.82%			
	\$	Amount \$ 84.92 19.32 0.61 138.23 118.35 0.00 14.02 22.66	Amount Percent \$ 84.92 18.56% 19.32 4.22 0.61 0.13 138.23 30.21 118.35 25.87 0.00 0.00 14.02 25.87 22.66 4.95		

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 20 Units Period Ending April 30, 2020

	Thi	is Year					
	Quick Ratio (QR)						
	Current Assets, Unrestric	cted 107,373	- = 71.53				
	Curr Liab Exc Curr Prtn I	_TD (1,501)					
S	Months Expendable N	let Assets Ratio (I	MENAR)				
FASS	Expendable Fund Balar	ice 105,872	-= 18.20				
	Average Monthly Opera	ting 5,816					
	and Other Expenses		IR >= 4.0				
		verage Ratio (DSC	R)				
		0.00	IR >= 1.25				
	Tenant Receivable (TR)						
	Tenant Receivable	(591)	= -2.46				
	Total Tenant Revenue	240	IR < 1.50				
	Days Receivable		8.60				
MASS	Accounts	Payable (AP)					
Ž	Accounts Payable	(365)	= 0.06				
	Total Operating Expens	es 5,816	IR < 0.75				
	Occupancy L	oss Occ %					
		.00% 0.00%					
	Year-to-Date 0	.00% 0.00%	IR >= 0.98				
	FASS KFI MP	MASS KI	FI MP				
	QR 12.00 12	Accts Recvble	5.00 5				
	MENAR 11.00 11 DSCR 2.00 2	Accts Payable	4.00 4 0.00 16				
		Occupancy Total Dainte					
	Total Points 25.00 25	Total Points	9.00 25				
	Capital Fund Occupancy						

Last Year						
	Qı	uick	Ratio (QR)		
Current Asse	ts, Unre	estric	ted	(20,590))	2.20
Curr Liab Exc	Curr P	rtn L	TD	(6,076	- = 5)	-3.39 R >= 2.0
Months Ex	pendal	ole N	let Ass	ets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	(26,666	6)	0.04
Average Mon	thly Op	eratii	ng	9,157	, =	-2.91
and Other Ex	penses				IF	R >= 4.0
Debt	Service	e Cov	verage	Ratio (DS	CR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceivat	ole (TR)		
Tenant Recei		10 100	OOIVAR	(591)		0.05
Total Tenant	Revenu	ıe		692	= IF	-0.85 R < 1.50
Days I	Receiva	able	Outsta	nding: -2	59.63	
	Acco	unts	Payal	ole (AP)		
Accounts Pay	/able			(5,264)		0.57
Total Operation	ng Expe	ense	S	9,157	= IF	R < 0.75
Occupanc	у	L	.oss	Occ %		
Current Mont	h	0	.00 %	0.00%		
Year-to-Date		0	.00 %	0.00%	IR	>= 0.98
FASS F	KFI	MP		MASSI	KFI	MP
QR	0.00	12	Accts	Recvble	5.00	5
MENAR	0.00			Payable	4.00	4
DSCR	2.00	2	Occup	•	0.00	16
Total Points	2.00	25	Total	Points	9.00	25

Capital Fund	Occupancy
5.00	

Excess Cash

Total Points	2.00	25	Total Points	9.00	25	
Capital Fund Occupancy						
		5.	.00			

100,056								
Average Dw	Average Dwelling Rent							
Actual/UML	0	0	0.00					
Budget/UMA	0	200	0.00					
Increase (Decrease)	0	(200)	0.00					

PUM / Percentage of Revenue					
Expense	F	Mount	Percent		
Salaries and Benefits	\$	0.00	2.51 %		
Supplies and Materials		0.00	0.00		
Fleet Costs		0.00	0.00		
Outside Services		0.00	34.70		
Jtilities		0.00	0.28		
Protective Services		0.00	0.00		
nsurance		0.00	0.28		
Other Expenses		0.00	0.94		
Total Average Expense	\$	0.00	38.71 %		

(33,623)								
Average Dwelling Rent								
Actual/UML	(1,390)	0	0.00					
Budget/UMA	0	480	0.00					
Increase (Decrease)	(1,390)	(480)	0.00					

PUM / Percentage of Revenue					
Expense	A	mount	Percent		
Salaries and Benefits	\$	0.00	29.33%		
Supplies and Materials		0.00	0.00		
Fleet Costs		0.00	0.00		
Outside Services		0.00	289.27		
Utilities		0.00	6.85		
Protective Services		0.00	0.98		
Insurance		0.00	6.85		
Other Expenses		0.00	9.88		
Total Average Expense	\$	0.00	343.16%		

KFI - FY Comparison for Cassiano Homes - 499 Units Period Ending April 30, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 740,969 = 2.11							
	Curr Liab Exc Curr Prtn LTD (350,477) IR >= 2.0							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 335,906							
	Average Monthly Operating 318,653 = 1.05							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	-4.09 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable $41,993 = 0.09$							
	Total Tenant Revenue 488,367 IR < 1.50							
	Days Receivable Outstanding: 27.11							
MASS	Accounts Payable (AP)							
Ž	$\frac{\text{Accounts Payable}}{} = 0.47$							
	Total Operating Expenses 318,653 _{IR < 0.75}							
	Occupancy Loss Occ %							
	Current Month 7.01% 93.93%							
	Year-to-Date 5.57% 95.38% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 12.00 12 Accts Recyble 5.00 5							
	MENAR 6.08 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 8.00 16							
	Total Points 18.08 25 Total Points 17.00 25							
	10.00 20 10tal 1 0litto 17.00 20							
	Capital Fund Occupancy							

		La	st Yea	r		
	Qı	uick	Ratio ((QR)		
Current Asse	ets, Unre	estric	ted	618,25	52 =	1.73
Curr Liab Ex	c Curr P	rtn L	TD	(356,72	8)	R >= 2.0
Months Ex	cpendal	ble N	let Ass	ets Ratio	(MENA	AR)
Expendable	Fund Ba	alanc	е	261,52	24 _	0.00
Average Mor			ng	316,06	- =	0.83
and Other Ex	rpenses				IF	R >= 4.0
Debt	Service	e Co	verage	Ratio (D	SCR)	
		-	34.67		IR	>= 1.25
	Tenar	nt Re	ceival	ole (TR)		
Tenant Rece				14,377		0.03
Total Tenant	Revenu	ıe		522,061		R < 1.50
Day	s Recei	vabl	e Outs	tanding:	8.95	
	Acco	unts	Payal	ole (AP)		
Accounts Pa	yable		(203,299)		0.64
Total Operat	ing Expe	ense	S	316,064	= IF	R < 0.75
Occupan	су	L	.oss	Occ %	1	
Current Mon	th	9	.42 %	91.50%	, 0	
Year-to-Date	:	6	.49 %	94.45%	6 IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	10.72	12	Accts	Recvble	5.00	5
MENAR	0.00			Payable	4.00	4
DSCR	0.00	2		pancy	8.00	16
Total Points	10.72	25	Total	Points	17.00	25
Canital Fund Occupancy						

FA55	KFI	IVIP	MASS KFI		MP	
QR	10.72	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	10.72	25	Total Points	17.00	25	
						_

Capital Fund Occupancy	
5.00	

	17,303		
Average	Dwelling Re	ent	
Actual/UML	431,040	4,712	91.48
Budget/UMA	472,542	4,940	95.66
Increase (Decrease)	(41,502)	(228)	(4.18)

Excess Cash

5.00

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	170.94	27.72 %		
Supplies and Materials		56.35	9.14		
Fleet Costs		4.21	0.68		
Outside Services		172.71	28.00		
Utilities		88.74	14.39		
Protective Services		11.00	1.78		
Insurance		28.47	14.39		
Other Expenses		19.87	3.22		
Total Average Expense	\$	552.29	99.33 %		

(54,490)							
Avera	ge Dwelling	Rent					
Actual/UML	447,091	4,666	95.82				
Budget/UMA	482,463	4,940	97.66				
Increase (Decrease)	(35,372)	(274)	(1.85)				

PUM / Perce	nta	ge of Re	venue
Expense	,	Amount	Percent
Salaries and Benefits	\$	153.24	25.40%
Supplies and Materials		55.26	9.16
Fleet Costs		3.59	0.60
Outside Services		206.90	34.29
Utilities		75.73	12.55
Protective Services		10.96	1.82
Insurance		35.45	12.55
Other Expenses		21.67	3.59
Total Average Expense	\$	562.82	99.96%

KFI - FY Comparison for Cheryl West/TL Shaley - 148 Units Period Ending April 30, 2020

		Thi	s Year			
	Q	uick l	Ratio (QR)		
	Current Assets, Unr	estric	ted	(126,22	23) _	-1.72
	Curr Liab Exc Curr	Curr Liab Exc Curr Prtn LTD			10)	>= 2.0
10	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance			(199,52	3) _	0.45
	Average Monthly Operating		ing	92,61	5	-2.15
	and Other Expense	es			IR	>= 4.0
	Debt Service	e Cov	erage	Ratio (DS	SCR)	
		(0.00		IR :	>= 1.25
	Tena	nt Re	ceivat	ole (TR)		
	Tenant Receivable			35,614	=	0.14
	Total Tenant Reve			248,272		< 1.50
	Days Receiv	vable	Outst	anding: 4	5.45	
SS	Acco	unts	Payab	le (AP)		
MASS	Accounts Payable			(20,926)	=	0.23
	Total Operating Ex	pense	es	92,615		2 < 0.75
	Occupancy	Lo	oss	Occ %)	
	Current Month		70%	97.969	-	
	Year-to-Date	5.	27%	96.169	% IR:	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
	QR 0.00	12		Recvble	5.00	5
	MENAR 0.00	11		Payable	4.00	4
	DSCR 2.00	2	Occup	ancy	12.00	16
	Total Points 2.00	25	Total	Points	21.00	25
	Capit	al Fui	nd Oc	cupancy		

	Qı	ıick l	Ratio (C	QR)		
Current Asset				86,75	6	4.0
Curr Liab Exc	Curr P	rtn L	TD	(67,04	1) =	1.2 2 =< 2
Months Ex	pendal	ole N	et Asse	ts Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	19,71	5 _	0.2
Average Mont			ng	89,10	5	0.2
and Other Exp	oenses				IF	? >= 4
Debt	Service	e Cov		Ratio (DS	SCR)	
			0.00		IR	>= 1.2
	Tenar	nt Re	ceivabl	e (TR)		
Tenant Receiv				14,491	_	0.0
Total Tenant F	Revenu	ıe	2	67,697	IF	R < 1.8
Days	Receiv	able	Outsta	nding:	16.88	
	Acco	unts	Payabl	le (AP)		
Accounts Pay	able		(;	34,609)	_	0.3
Total Operatir	ng Expe	enses	6	89,105	_ IF	? < 0.7
Occupanc	у	L	.oss	Occ %		
Current Month	า	-	.73 %	97.24%		
Year-to-Date		7.	.23 %	94.69%) IR	>= 0.9
FASS K	(FI	MP		MASS	KFI	MF
QR	8.61	12		Recvble	5.00	5
MENAR	0.00	11		Payable	4.00	4
DSCR	2.00		Occupa	-	8.00	16
Total Points	10.61	25	Total P	oints	17.00	25
	Capit	al Fu	nd Occ	upancy		
		5.	00			

(292,116)		
Average	Dwelling Re	ent	
Actual/UML	217,060	1,402	154.82
Budget/UMA	233,439	1,458	160.11
Increase (Decrease)	(16,379)	(56)	(5.29)

Excess Cash

5.00

PUM / Percen	ıta	ge of Re	/enue	
Expense		Amount	Percent	
Salaries and Benefits	\$	203.98	36.39 %	
Supplies and Materials		65.34	11.66	
Fleet Costs		0.72	0.13	
Outside Services		187.94	33.53	
Utilities		52.15	9.30	
Protective Services		6.67	1.19	
Insurance		28.76	9.34	
Other Expenses		18.47	3.30	
Total Average Expense	\$	564.02	104.84 %	

Total Points 10.61	25	Total Po	ints ´	17.00	25
Capita	ΙFι	ınd Occu	pancy		
	5.	.00			
E	XCE	ess Cash			
	(6	69,360)			
Avera	ge	Dwelling	Rent		
Actual/UML	2	47,332	1,373	18	0.14
Budget/UMA	2	20,833	1,450	15	2.30
Increase (Decrease)		26,499	(77) 2	7.84
PUM / Per	cer	ntage of F	Revenue		
Expense		Amoun	t Perce	nt	
Salaries and Benefits		\$ 215.8	5 37	7.17%	

44.67

169.77

49.58

36.44

22.69

\$ 545.34

5.59

0.75

7.69

0.13

29.24

8.54

0.96

8.54

3.91

96.18%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Cross Creek/Rutledge/Beldon - 167 Units Period Ending April 30, 2020

	This Y	ear
	Quick Rat	io (QR)
	Current Assets, Unrestricted	141,730 = 1.32
	Curr Liab Exc Curr Prtn LTD	
S	Months Expendable Net	Assets Ratio (MENAR)
FASS	Expendable Fund Balance	34,028 = 0.34
	Average Monthly Operating	99,906
	and Other Expenses	IR >= 4.0
	Debt Service Covera	age Ratio (DSCR)
	0.00	0 IR >= 1.25
	Tenant Recei	vable (TR)
	Tenant Receivable	40,138 = 0.13
	Total Tenant Revenue	300,574 <i>IR</i> < 1.50
	Days Receivable Ou	itstanding: 43.50
SS	Accounts Pay	yable (AP)
MASS	Accounts Payable	(26,325) = 0.26
	Total Operating Expenses	99,906 IR < 0.75
	Occupancy Loss	Occ %
	Current Month 4.19	
	Year-to-Date 2.93	% 97.07% IR >= 0.98
	FASS KFI MP	MASS KFI MP
	QR 8.72 12 Ac	cts Recvble 5.00 5
		cts Payable 4.00 4
		ccupancy 12.00 16
	Total Points 10.72 25 To	tal Points 21.00 25
	Capital Fund	Occupancy

	La	st Year			
	Quick	Ratio (0	QR)		
Current Assets	Current Assets, Unrestricted			1	0.57
Curr Liab Exc	ırr Liab Exc Curr Prtn LTD		(74,84	2) = _{IR}	2.57 >= 2.0
Months Exp	endable N	let Asse	ets Ratio	(MENA	R)
Expendable Fu	und Balanc	е	117,42	9	4.00
Average Monti	hly Operati	ng	89,23	_ =	1.32
and Other Exp	enses			IR	>= 4.0
Debt S	Service Co	verage	Ratio (DS	SCR)	
		0.00			
				IR >	= 1.25
	Tenant Re	ceivabl	le (TR)		
Tenant Receiv	able		12,417	=	0.05
Total Tenant F	Revenue	2	266,903	IR	< 1.50
Days I	Receivable	Outsta	anding:	14.77	
	Accounts	Payab	le (AP)		
Accounts Paya	able	(34,862)		0.39
Total Operatin	g Expense:	s ·	89,233	=	< 0.75
Occupancy	, L	oss.	Occ %		0.70
Current Month	3	.59 %	96.41%		
Year-to-Date		.71 %	96.29%) IR >	·= 0.98
FASS K	FI MP		MASS	KFI	MP
	12.00 12		Recvble	5.00	5
MENAR	6.46 11		Payable	4.00	4
DSCR	2.00 2	Occup		12.00	16
Total Points	20.46 25	Total F	Points	21.00	25
	Capital Fu	ınd Occ	cupancy		
		00			

5.00	
Excess Cash	

(65,878)

Capital Fund Occupancy	
5.00	

Dwelling Ro	ent	
273,183	1,621	168.53
243,326	1,670	145.70
29,857	(49)	22.82
	273,183 243,326	273,183 1,621 243,326 1,670

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	238.48	41.74 %	
Supplies and Materials		43.79	7.66	
Fleet Costs		2.94	0.51	
Outside Services		110.91	19.41	
Utilities		71.29	12.48	
Protective Services		2.25	0.39	
Insurance		24.07	12.48	
Other Expenses		22.43	3.93	
Total Average Expense	\$	516.16	98.62 %	

xcess Cash							
28,196							
Average Dwelling Rent							
241,474	1,608	150.17					
245,833	1,670	147.21					
(4,360)	(62)	2.96					
PUM / Percentage of Revenue							
	28,196 ge Dwelling 241,474 245,833 (4,360)	28,196 ge Dwelling Rent 241,474					

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	175.41	32.66%		
Supplies and Materials		43.78	8.15		
Fleet Costs		3.32	0.62		
Outside Services		104.18	19.40		
Utilities		75.95	14.42		
Protective Services		0.02	0.00		
Insurance		31.06	14.42		
Other Expenses		33.26	6.19		
Total Average Expense	\$	466.96	95.85%		

-1.53

IR >= 2.0

-2.45

IR >= 4.0

(196,560)

(128,697)

(325, 257)

132,754

Last Year

Quick Ratio (QR)

Months Expendable Net Assets Ratio (MENAR)

Current Assets, Unrestricted

Curr Liab Exc Curr Prtn LTD

Expendable Fund Balance

Average Monthly Operating

and Other Expenses

KFI - FY Comparison for Fair Avenue/Matt Garcia - 271 Units Period Ending April 30, 2020

	This Ye	ar								
	Quick Ratio (QR)									
	Current Assets, Unrestricted	361,243	3 = 2.51							
	Curr Liab Exc Curr Prtn LTD	(143,677								
	Months Expendable Net A	ssets Ratio (MENAR)							
FASS	Expendable Fund Balance 92,456									
<u></u>	Average Monthly Operating	128,044	_ = 0.72							
	and Other Expenses		IR >= 4.0							
	Debt Service Coverage	ge Ratio (DS	CR)							
	0.29		IR >= 1.25							
	Tenant Receiv	able (TR)								
	Tenant Receivable	= 0.01								
	$\frac{\text{Tenant Receivable}}{\text{Total Tenant Revenue}} = \frac{4,246}{680,109} = 0.$									
	Days Receivable Outstanding: 1.96									
SS	Accounts Pay	able (AP)								
MASS	Accounts Payable	(60,753)	= 0.47							
	Total Operating Expenses	128,044	IR < 0.75							
	Occupancy Loss	Occ %								
	Current Month 5.17%									
	Year-to-Date 2.55%	97.45%	IR >= 0.98							
	FASS KFI MP	MASS K	(FI MP							
		ts Recvble	5.00 5							
		ts Payable	4.00 4 12.00 16							
		· ·								
	Total Points 12.00 25 Total	al Points	21.00 25							
	Capital Fund Occupancy									

PUM / Percentage of Revenue

Amount Percent

161.13

26.41

2.93

83.65

78.76

12.26

23.27

394.15

5.73

33.41 %

5.48

0.61

17.34

16.33

1.19

16.33

4.83 95.51 %

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Other Expenses

Salaries and Benefits \$

Total Average Expense \$

Supplies and Materials

Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.29 IR >= 1.25	-5.06 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 4,246 = 0.01	Tenant Receivable 1,634 = 0.00
Total Tenant Revenue 680,109 IR < 1.50	Total Tenant Revenue 656,345 IR < 1.50
Days Receivable Outstanding: 1.96	Days Receivable Outstanding: 0.77
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (60,753) = 0.47	Accounts Payable (66,191) = 0.50
Total Operating Expenses 128,044 IR < 0.75	Total Operating Expenses 132,754
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 5.17% 94.83%	Current Month 2.21 % 97.79%
Year-to-Date 2.55% 97.45% IR >= 0.98	Year-to-Date 2.40 % 97.60 % IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 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 0.00 2 Occupancy 12.00 16	DSCR 0.00 2 Occupancy 12.00 16
Total Points 12.00 25 Total Points 21.00 25	Total Points 0.00 25 Total Points 21.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
(35,588)	(458,011)
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 657,943 2,641 249.13	Actual/UML 641,140 2,645 242.40
Budget/UMA 645,000 2,710 238.01	Budget/UMA 645,000 2,710 238.01
Increase (Decrease) 12,943 (69) 11.12	Increase (Decrease) (3,860) (65) 4.39

Ex	cess	Cash		
	(458	,011)		
Averag	je Dv	elling R	ent	
Actual/UML	641	,140	2,645	242.40
Budget/UMA	645	,000	2,710	238.01
Increase (Decrease)	(3	,860)	(65)	4.39
PUM / Perc	enta	ge of Re	venue	
Expense		Amount	Percent	
Salaries and Benefits	\$	156.89	34.4	5%
Supplies and Materials		30.35	6.6	6
Fleet Costs		1.94	0.43	3
Outside Services		111.91	24.5	7
Utilities		71.74	15.7	5
Protective Services		3.24	0.7	1
Insurance		15.84	15.7	5
Other Expenses		24.14	5.3	0
Total Average Expense	\$	416.07	103.6	3%

KFI - FY Comparison for F Furey/C Andrews/Pin Oak II - 140 Units Period Ending April 30, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets,	Unrestri	cted	(34,98	36) _	-0.32			
	Curr Liab Exc C	LTD	(109,6	13) _{IR}	-0.32 >= 2.0				
S	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fu	nd Balaı	nce	(144,59	99) _	-1.66			
	Average Month and Other Expe		ating	87,03		>= 4.0			
	Debt Ser	vice Co	verage	Ratio (D	SCR)				
			0.00		IR:	>= 1.25			
	Te	enant R	eceival	ole (TR)					
	Tenant Receivable 23,206 =								
	Total Tenant Revenue 258,674								
	Days Receivable Outstanding: 30.65								
22	Accounts Payable (AP)								
MASS	Accounts Paya	ole		(61,844)	_	0.71			
	Total Operating	Expens	ses	87,036		< 0.75			
	Occupancy		oss	Occ %	0				
	Current Month		3.57%	96.43					
	Year-to-Date	2	2.79%	97.21	% <i>IR</i> :	>= 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	Occup		12.00	16			
	Total Points 2.	00 25	Total	Points	21.00	25			

		La	st Yea	r		
	Qu	iick l	Ratio (QR)		
Current Assets	s, Unre	stric	ted	(276,32	25)	-3.9
Curr Liab Exc	Curr P	rtn L	TD	(70,67	7 6)	3.9- 2 =< ?
Months Exp	endab	ole N	et Ass	ets Ratio	(MEN	AR)
Expendable Fu	und Ba	lanc	е	(347,00)1)	
Average Month	hly Ope	eratir	ng	83,44	= 15	-4.1
and Other Exp	enses				IF	? >= <i>4</i>
Debt S	ervice	Cov	/erage	Ratio (D	SCR)	
			0.00		IR	>= 1.2
	Tenan	t Re	ceivab	ole (TR)		
Tenant Receiv	able			16,199	=	0.0
Total Tenant R	Revenu	е		196,455		R < 1.5
Days F	Receiv	able	Outst	anding:	25.39	
	Acco	unts	Payak	ole (AP)		
Accounts Paya	able			(40,231)		0.4
Total Operating	д Ехрє	enses	3	83,445	= 	₹ < 0.7
Occupancy	_	L	.oss	Occ %)	
Current Month		5	.71 %	94.29%	6	
Year-to-Date		3.	.29 %	96.71%	6 IR	>= 0.9
FASS K	FI	MP		MASS	KFI	MP
QR	0.00	12		Recvble	5.00	5
MENAR	0.00	11		Payable	4.00	4
DSCR	2.00	2	Occup	oancy	12.00	16
Total Points	2.00	25	Total	Points	21.00	25
	Capita	al Fu	nd Oc	cupancy		
		5.	00			

(231,635)							
Average Dwelling Rent							
Actual/UML	228,579	1,361	167.95				
Budget/UMA	183,750	1,400	131.25				

Increase (Decrease)

44,829

36.70

(39)

Capital Fund Occupancy 5.00

PUM / Percentage of Revenue				
Expense	1	Amount	Percent	
Salaries and Benefits	\$	165.18	27.67 %	
Supplies and Materials		28.99	4.86	
Fleet Costs		5.85	0.98	
Outside Services		189.41	31.72	
Utilities		91.23	15.28	
Protective Services		2.24	0.38	
Insurance		25.73	15.28	
Other Expenses		21.27	3.56	
Total Average Expense	\$	529.90	99.73 %	

xcess Cash							
(430,446)							
ge Dwelling	Rent						
178,555	1,354	131.87					
Budget/UMA 187,500 1,400 133.93							
(8,945)	(46)	(2.06)					
PUM / Percentage of Revenue							
	(430,446) ge Dwelling 178,555 187,500 (8,945)	ge Dwelling Rent 178,555 1,354 187,500 1,400 (8,945) (46)					

PUM / Percentage of Revenue					
	Amount	Percent			
\$	175.66	33.30%			
	32.61	6.18			
	1.39	0.26			
	177.70	33.69			
	78.66	15.24			
	0.00	0.00			
	30.82	15.24			
	40.58	7.69			
\$	537.43	111.60%			
	\$	Amount \$ 175.66 32.61 1.39 177.70 78.66 0.00 30.82	Amount Percent \$ 175.66 33.30% 32.61 6.18 1.39 0.26 177.70 33.69 78.66 15.24 0.00 0.00 30.82 15.24 40.58 7.69		

= 2.11 IR >= 2.0

= 1.10 IR >= 4.0

IR >= 1.25

0.08 IR < 1.50

0.61 IR < 0.75

IR >= 0.98

MP

KFI - FY Comparison for Highview/W Sinkin - 118 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 143,849 = 1.89	Current Assets, Unrestricted 139,396
	Curr Liab Exc Curr Prtn LTD (76,007) IR >= 2.0	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.1}{IR} > 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 67,842 = 0.93	Expendable Fund Balance 73,228 = 1.1
	Average Monthly Operating 73,117 and Other Expenses IR >= 4.0	Average Monthly Operating 66,758 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 10,671 = 0.04	Tenant Receivable 21,306 = 0.0
	Total Tenant Revenue 253,008 IR < 1.50	Total Tenant Revenue 260,577 IR < 1.8
	Days Receivable Outstanding: 14.40	Days Receivable Outstanding: 24.94
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (37,470) = 0.51	Accounts Payable (40,908) = 0.6
	Total Operating Expenses 73,117 IR < 0.75	Total Operating Expenses 66,758 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.93% 94.07%	Current Month 2.54 % 97.46%
	Year-to-Date 5.17% 94.83% IR >= 0.98	Year-to-Date 3.47 % 96.53% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 11.48 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 8.00 16	MENAR 6.14 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 13.48 25 Total Points 17.00 25	Total Points 20.14 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(5,275)					
Avera	age Dwelling R	ent			
Actual/UML	224,352	1,119	200.49		
Budget/UMA	255,000	1,180	216.10		

(30,648)

(61)

(15.61)

Increase (Decrease)

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	135.03	23.65 %	
Supplies and Materials		42.71	7.48	
Fleet Costs		4.42	0.77	
Outside Services		204.59	35.83	
Utilities		108.79	19.05	
Protective Services		5.12	0.90	
Insurance		24.28	20.13	
Other Expenses		20.91	3.66	
Total Average Expense	\$	545.84	111.49 %	

Excess Cash						
6,470						
Average Dwelling Rent						
Actual/UML	231,776	1,139	203.49			
Budget/UMA	249,167	1,180	211.16			
Increase (Decrease) (17,391) (41) (7.67)						
PUM / Percentage of Revenue						

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	135.03	24.29%	
Supplies and Materials		46.71	8.40	
Fleet Costs		4.33	0.78	
Outside Services		134.53	24.20	
Utilities		104.57	19.88	
Protective Services		5.07	0.91	
Insurance		29.19	19.88	
Other Expenses		28.89	5.20	
Total Average Expense	\$	488.33	103.54%	

KFI - FY Comparison for Jewett Circle/G Cisneros - 130 Units Period Ending April 30, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 191,358 = 3.17	Cur
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} \qquad (60,440)$	Curi
S	Months Expendable Net Assets Ratio (MENAR)	M
FASS	Expendable Fund Balance 130,918 = 2.36	Ехр
	Average Monthly Operating 55,555 and Other Expenses IR >= 4.0	Ave and
	Debt Service Coverage Ratio (DSCR)	í
	0.00 IR >= 1.25	
		<u> </u>
	Tenant Receivable (TR) Tenant Receivable 505	Ten
	$\frac{\text{Ienant Receivable}}{\text{Total Tenant Revenue}} = \frac{505}{280,869} = \frac{0.00}{IR < 1.50}$	Tota
	Days Receivable Outstanding: 0.55	
S	Accounts Payable (AP)	í
MASS	Accounts Payable (21 /15)	Acc
	$\frac{76600 \text{ Host alyable}}{\text{Total Operating Expenses}} = 0.39$ $\frac{127,413}{12,413} = 0.39$	Tota
	Occupancy Loss Occ %	
	Current Month 0.77% 99.23%	Cur
	Year-to-Date 0.85% 99.15% IR >= 0.98	Yea
	FASS KFI MP MASS KFI MP	
	QR 12.00 12 Accts Recvble 5.00 5	QR
	MENAR 7.99 11 Accts Payable 4.00 4	MEN
	DSCR 2.00 2 Occupancy 16.00 16	DSC
	Total Points 21.99 25 Total Points 25.00 25	Tota
	Capital Fund Occupancy	

L	ast Year				
Quick	Ratio (QR)				
Current Assets, Unrestri	cted 81,746				
Curr Liab Exc Curr Prtn	LTD (57,979) = 1.41 $IR >= 2.0$				
Months Expendable	Net Assets Ratio (MENAR)				
Expendable Fund Balan	ce 23,768				
Average Monthly Operat	$\frac{29,00}{100} = 0.38$				
and Other Expenses	IR >= 4.0				
Debt Service Co	overage Ratio (DSCR)				
	0.00 IR >= 1.25				
Tenant R	eceivable (TR)				
Tenant Receivable	(221) = 0.00				
Total Tenant Revenue	265,590 IR < 1.50				
Days Receivab	e Outstanding: -0.25				
Account	s Payable (AP)				
Accounts Payable	(30,731) - 0.50				
Total Operating Expense					
Occupancy	Loss Occ %				
Current Month	0.77 % 99.23%				
Year-to-Date 1.62 % 98.38 % IR >= 0.98					
FASS KFI MF	MASS KFI MP				
QR 9.17 12					
MENAR 0.00 11	,				
DSCR 2.00 2					
Total Points 11.17 25	Total Points 25.00 25				

FASS	KFI	MP	MASS	KFI	MP	
QR	9.17	12	Accts Recvble	5.00	5	
MENAR	0.00	11	Accts Payable	4.00	4	
DSCR	2.00	2	Occupancy	16.00	16	
Total Points	11.17	25	Total Points	25.00	25	

Capital Fund Occupancy	
5.00	

Average Dwelling Rent						
Actual/UML	279,417	1,289	216.77			
Budget/UMA	266,548	1,300	205.04			
Increase (Decrease)	12,869	(11)	11.73			
Increase (Decrease)	12,869	(11)	1′			

5.00

Excess Cash

75,363

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	185.96	41.21 %	
Supplies and Materials		4.81	1.07	
Fleet Costs		2.35	0.52	
Outside Services		61.86	13.71	
Utilities		69.16	15.33	
Protective Services		0.00	0.00	
Insurance		19.66	15.33	
Other Expenses		19.37	4.29	
Total Average Expense	\$	363.17	91.45 %	

(38,227)						
Average Dwelling Rent						
Actual/UML	264,799	1,278	207.20			
Budget/UMA	267,585	1,299	205.99			

(2,786)

Increase (Decrease)

(21)

1.20

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	191.90	44.07%	
Supplies and Materials		8.54	1.96	
Fleet Costs		1.44	0.33	
Outside Services		83.91	19.27	
Utilities		79.07	18.16	
Protective Services		0.00	0.00	
Insurance		24.81	18.16	
Other Expenses		27.60	6.34	
Total Average Expense	\$	417.26	108.28%	

2.63

1.56

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 Kenwood/Glen/Park Square - 114 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 165,990 = 2.01	Current Assets, Unrestricted 135,189
	Curr Liab Exc Curr Prtn LTD (82,738) $_{IR} >= 2.01$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.6$ $IR >= 2$
S.	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 83,252 = 1,34	Expendable Fund Balance 83,773 = 1,5
	Average Monthly Operating 62,196 and Other Expenses IR >= 4.0	Average Monthly Operating 53,592 and Other Expenses IR >= 4.5
	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 19,144 = 0.06	Tenant Receivable 774 = 0.0
	Total Tenant Revenue 298,256 IR < 1.50	Total Tenant Revenue 272,158 IR < 1.5
	Days Receivable Outstanding: 19.63	Days Receivable Outstanding: 0.88
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (34,383) = 0.55	Accounts Payable (24,713) = 0.4
	Total Operating Expenses 62,196 IR < 0.75	Total Operating Expenses 53,592 _{IR < 0.7}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.75% 98.25%	Current Month 4.39 % 95.61%
	Year-to-Date 5.53% 94.47% IR >= 0.98	Year-to-Date 2.81 % 97.19% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 6.50 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16	MENAR 6.83 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 20.50 25 Total Points 17.00 25	Total Points 20.83 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

DSCR 2.00 2	Occupancy	8.00	16		DSCR	2.00	2	Occupancy	12.	00	16
Total Points 20.50 25	Total Points	17.00	25		Total Points	20.83	25	Total Points	21.	00	25
Capital F	und Occupancy	1				Capit	al Fu	ınd Occupa	псу		
	5.00						5.	.00			
Exc	ess Cash						Exce	ess Cash)
	21,056						(30,180			
Average	Dwelling Rent					Aver	age	Dwelling Re	nt		
Actual/UML	285,536 1,	077 26	5.12		Actual/UML		2	52,137	1,108	227	7.56
Budget/UMA	253,179 1,	140 22	2.09		Budget/UMA		2	40,000	1,140	210	0.53
Increase (Decrease)	32,357	(63) 4	3.03		Increase (Dec	crease)		12,137	(32)	17	7.03
PUM / Perce	ntage of Reven	ue			Р	UM / Pe	rcen	tage of Rev	enue		
Expense	Amount Pe	rcent			Expense			Amount I	Percent		

Expense	1	Amount	Percent
Salaries and Benefits	\$	185.76	32.36 %
Supplies and Materials		30.84	5.37
Fleet Costs		2.20	0.38
Outside Services		113.95	19.85
Utilities		86.33	15.04
Protective Services		6.19	1.08
Insurance		24.33	16.05
Other Expenses		17.78	3.10
Total Average Expense	\$	467.38	93.22 %

PUM / Percentage of Revenue										
Expense	A	Amount	Percent							
Salaries and Benefits	\$	131.11	27.09%							
Supplies and Materials		9.27	1.92							
Fleet Costs		0.54	0.11							
Outside Services		114.92	23.75							
Utilities		93.44	20.53							
Protective Services		1.21	0.25							
Insurance		29.37	20.53							
Other Expenses		22.11	4.57							
Total Average Expense	\$	401.96	98.75%							

2.16

1.38

IR >= 4.0

IR >= 1.25

0.02

0.69

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Lewis Chatham - 119 Units Period Ending April 30, 2020

		This Year		Last Year
		Quick Ratio (QR)		Quick Ratio (QR)
		Current Assets, Unrestricted 245,673 = 3.93		Current Assets, Unrestricted 138,768
		Curr Liab Exc Curr Prtn LTD (62,556) $_{IR} >= 2.0$		${\text{Curr Liab Exc Curr Prtn LTD}} = 2.1$ ${ R > 2.1}$
	S	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
	FASS	Expendable Fund Balance 183,117 = 3.64		Expendable Fund Balance 74,638 = 1.3
		Average Monthly Operating 50,292 and Other Expenses IR >= 4.0		Average Monthly Operating 54,008 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 1,478 = 0.00		Tenant Receivable 4,607 = 0.0
		Total Tenant Revenue 295,864 IR < 1.50		Total Tenant Revenue 290,638 IR < 1.5
		Days Receivable Outstanding: 1.52		Days Receivable Outstanding: 4.87
8	MASS	Accounts Payable (AP)		Accounts Payable (AP)
ı	\$	Accounts Payable (26,813) = 0.53		Accounts Payable (37,192) = 0.6
		Total Operating Expenses 50,292 IR < 0.75		Total Operating Expenses 54,008 _{IR < 0.7}
		Occupancy Loss Occ %		Occupancy Loss Occ %
		Current Month 5.04% 94.96%		Current Month 4.20 % 95.80%
		Year-to-Date 2.27% 97.73% IR >= 0.98	J	Year-to-Date 2.44 % 97.56 % IR >= 0.9
		FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP
		QR 12.00 12 Accts Recyble 5.00 5		QR 12.00 12 Accts Recyble 5.00 5
		MENAR 9.87 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16		MENAR 6.56 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
		Total Points 23.87 25 Total Points 21.00 25		Total Points 20.56 25 Total Points 21.00 25
		Capital Fund Occupancy)	Capital Fund Occupancy
		5.00		5.00

MENAR DSCR	9.87 2.00	11 2	Accts Paya Occupancy		.00 .00	4 16		MENAR DSCR	6.56 2.00	11 2	Accts Payable Occupancy	e 4. 12.	00	4 16
Total Points	23.87	25	Total Point	s 21	.00	25		Total Points	20.56	25	Total Points	21.	.00	25
	Capit	al Fu	ınd Occupa	ncy					Capit	al Fu	ınd Occupan	у		
		5	.00				J			5	.00			
		F	Ok) (as Cash			
		EXC	ess Cash							EXC	ess Cash			
		1	32,826				J			2	20,630			
	Aver	age	Dwelling Re	nt					Aver	age	Dwelling Ren	t		
Actual/UML	_		293,674	1,163	252	2.51		Actual/UML		2	82,974 1.	161	243	3.73
Budget/UM	Α		287,254	1,190	241	1.39		Budget/UMA		2	75,000 1	190	231	1.09
Increase (D	ecreas	e)	6,420	(27)	11	I.12	J	Increase (Dec	crease)		7,974	(29)	12	2.64
Р	UM / P	ercei	ntage of Re	venue				Р	UM / Pe	rcer	tage of Reve	nue		
Expense			Amount	Percen	t			Expense			Amount P	ercent		

Expense	1	Amount	Percent
Salaries and Benefits	\$	119.76	24.79 %
Supplies and Materials		25.86	5.35
Fleet Costs		2.09	0.43
Outside Services		58.15	12.04
Jtilities		111.33	23.05
Protective Services		7.25	1.50
nsurance		6.27	23.05
Other Expenses		19.61	4.06
Total Average Expense	\$	350.31	94.27 %

A	Amount	Danasat
		Percent
\$	136.50	29.18%
	28.85	6.17
	0.69	0.15
	50.20	10.73
	128.12	27.38
	7.32	1.56
	8.34	27.38
	25.15	5.38
\$	385.18	107.92%
		28.85 0.69 50.20 128.12 7.32 8.34 25.15

1.03

IR >= 2.0

0.04

IR >= 4.0

IR >= 1.25

0.01 IR < 1.50

= 0.73 IR < 0.75

KFI - FY Comparison for Lila Cockrell/South San - 100 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 136,857 = 2.77	Current Assets, Unrestricted 48,574
	Curr Liab Exc Curr Prtn LTD $(49,440)$ $= 2.77$	${\text{Curr Liab Exc Curr Prtn LTD}} = \frac{1.0}{ R }$
10	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 87,417	Expendable Fund Balance 1,622
_	Average Monthly Operating $38,974$ = 2.24 and Other Expenses $IR >= 4.0$	Average Monthly Operating 39,479 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 3,226 = 0.02	Tenant Receivable 2,418 = 0.0
	Total Tenant Revenue 171,167 IR < 1.50	Total Tenant Revenue 170,124 IR < 1.5
	Days Receivable Outstanding: 5.74	Days Receivable Outstanding: 4.37
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable (17,119) = 0.44	Accounts Payable (29,007) = 0.7
	Total Operating Expenses 38,974 _{IR < 0.75}	Total Operating Expenses 39,479 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00%	Current Month 2.00 % 98.00%
	Year-to-Date 0.60% 99.40% IR >= 0.98	Year-to-Date 2.80 % 97.20% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recyble 5.00 5	QR 7.37 12 Accts Recyble 5.00 5
	MENAR 7.82 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 21.82 25 Total Points 25.00 25	Total Points 9.37 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Current Month Year-to-Date				Current Month Year-to-Date				98.00% 97.20%					
FASS KFI	MP	M	ASS I	(F I	MP		FASS K	FI	MP		MASS	KFI	MP
QR 12.00	12	Accts Recv	vble	5.00	5		QR	7.37	12	Accts	Recvble	5.0	0 5
MENAR 7.82	11	Accts Paya	able	4.00	4		MENAR	0.00	11	Accts	Payable	4.0	0 4
DSCR 2.00	2	Occupancy	y	16.00	16		DSCR	2.00	2	Occup	oancy	12.0	0 16
Total Points 21.82	25	Total Point	ts	25.00	25		Total Points	9.37	25	Total	Points	21.0	0 25
Capita	al Fur	nd Occupa	ıncy					Capit	al Fu	nd Oc	cupancy		
	5.0	10							5.	00			
	0.0	30											
	0.0												
		ss Cash							Exce	ss Ca	sh		
	Exce					[-				ss Cas			
	Exces	ss Cash	ent			[-			(3	37,857)			
	Exces 48 age D	ss Cash 8,444	ent 99)4 10	68.47	[-	Actual/UML		(3 age	37,857)	ng Rent	72	168.14
Avera	Exces 48 age D	ss Cash 8,444 welling Re			68.47 72.44	[-	Actual/UML Budget/UMA		age	37,857) Dwellii	ng Rent		168.14 167.67
Avera	Exces 48 age D	ss Cash 8,444 welling Re	99 1,00	00 17				Aver	(3 age 1	37,857) Dwellii 63,430	ng Rent 97 1,00		
Actual/UML Budget/UMA Increase (Decrease	Exces 48 age D	ss Cash 8,444 welling Re 167,456 172,436	99 1,00	00 17 (6)	72.44		Budget/UMA Increase (Decr	Aver	(3 age 1	Dwellin 63,430 67,667 (4,237	ng Rent 97 1,00	00 28)	167.67

PUM / Percentage of Revenue									
Expense Amount Percent									
Salaries and Benefits	\$	136.04	33.61 %						
Supplies and Materials		17.38	4.29						
Fleet Costs		2.60	0.64						
Outside Services		74.40	18.38						
Utilities		40.10	9.91						
Protective Services		0.00	0.00						
Insurance		25.34	9.91						
Other Expenses		22.41	5.54						
Total Average Expense	\$	318.27	82.29 %						

PUM / Percentage of Revenue										
Expense	A	Amount	Percent							
Salaries and Benefits	\$	86.12	24.38%							
Supplies and Materials		27.43	7.77							
Fleet Costs		0.90	0.26							
Outside Services		100.68	28.51							
Utilities		46.88	13.32							
Protective Services		3.34	0.95							
Insurance		31.86	13.32							
Other Expenses		31.26	8.85							
Total Average Expense	\$	328.48	97.36%							

Last Year

KFI - FY Comparison for Lincoln Heights - 338 Units Period Ending April 30, 2020

		Thi	is Yea	r					
	Quick Ratio (QR)								
	Current Assets, Unre	estri	cted	(71,69	8) _	-0.44			
	Curr Liab Exc Curr F	Prtn I	LTD	(161,90	3) _{IR}	-0.44			
Ŋ	Months Expendab	le N	let As	sets Ratio	(MENA	R)			
FASS	Expendable Fund B	alar	ice	(265,68	3) _	-1.49			
_	Average Monthly Operating 177,772 and Other Expenses								
	Debt Service	Co	verage	Ratio (DS	CR)				
			0.37	(= :					
					IR :	>= 1.25			
	Tenant Receivable (TR)								
	Tenant Receivable	44,453	=	0.09					
	Total Tenant Reven	492,902	IF	2 < 1.50					
	Days Receiv	able	Outs	tanding: 2	7.66				
SS	Accou	ınts	Payal	ole (AP)					
MASS	Accounts Payable			(52,382)	=	0.29			
	Total Operating Exp	ens	es	177,772		2 < 0.75			
	Occupancy	L	oss	Occ %	<u> </u>				
	Current Month	8	.58%	93.649	6				
	Year-to-Date	9	.59%	92.619	% IR:	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 0.00	12	Accts	Recvble	5.00	5			
	MENAR 0.00	11		Payable	4.00	4			
	DSCR 0.00	2		pancy	4.00	16			
	Total Points 0.00	25	Total	Points	13.00	25			

		C	uick	Ratio (QR)			ĺ		Qı	uick	Ratio (C	OR)		
	Current Asse				98)			Current Asset				(662,12	9)	
	Curr Liab Ex				= 03)	-0.44 ? >= 2.0		Curr Liab Exc				(206,81	 =	-3.20 ? >= 2.0
	Months Ex	penda	ble N	let Assets Ratio	(MENA	R)		Months Ex	pendal	ble N	let Asse	ets Ratio	(MENA	(R)
2	Expendable	Fund	Balar	nce (265,68	83)			Expendable F	und Ba	alanc	е	(868,93	9)	4.00
	Average Mo			ting 177,7		-1.49 ? >= 4.0		Average Monand Other Ex			ng	186,51		-4.66 ?>= 4.0
				verage Ratio (D		7-4.0					vorago	Ratio (D		· >= 4.0
	Dept	Servic	e C0	0.37	3CK)			Dent	Service		-7.96	Kalio (D.	SCK)	
					IR :	>= 1.25					7.00		IR	>= 1.25
		Tena	nt R	eceivable (TR)					Tenar	nt Re	ceivabl	e (TR)		
	Tenant Rec			44,453	=	0.09		Tenant Recei				17,436	=	0.04
	Total Tenar			492,902		2 < 1.50		Total Tenant				92,429		? < 1.50
	Days	Recei	vable	Outstanding:	27.66			Days	Receiv	/able	Outsta	nding:	11.16	
		Acco	unts	Payable (AP)					Acco	unts	Payab	le (AP)		
	Accounts P			(52,382)	=	0.29		Accounts Pay	able		(1	15,565)	_	0.62
	Total Opera	iting Ex	pens	es 177,772	IR	R < 0.75		Total Operatir	ng Expe	ense	s 1	86,516	_ IF	2 < 0.75
	Occupanc	у	L	oss Occ 9	<u>/</u> 6			Occupanc	у	I	oss	Occ %		
	Current Mo		_	93.64	, -			Current Montl	h	_	.47 %	92.73%	-	
	Year-to-Dat	e		92.61	% <i>IR</i> :	>= 0.98	J	Year-to-Date		10	.03 %	92.15%	i IR	>= 0.98
	FASS F	KFI	MP	MASS	KFI	MP) (FASS K	(FI	MP		MASS	KFI	MP
	QR	0.00		Accts Recvble	5.00	5		QR	0.00			Recvble	5.00	5
	MENAR DSCR	0.00	11 2	Accts Payable Occupancy	4.00 4.00	4 16		MENAR DSCR	0.00	11 2	Occup	Payable	4.00 4.00	4 16
	Total Points	0.00		Total Points	13.00	25		Total Points	0.00		Total F		13.00	25
) (
	Capital Fund Occupancy				Capital Fund Occupancy									
			5	.00			J			5.	.00			
ı														
			Exc	ess Cash						Exce	ess Cas	h		

	(443,376)						
	Average Dwelling Rent						
Act	ual/UML	444,216	3,056	145.36			
Bu	dget/UMA	433,610	3,300	131.40			
Inc	rease (Decrease)	10,606	(244)	13.96			

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	175.40	30.86 %			
Supplies and Materials		53.73	9.45			
Fleet Costs		2.85	0.50			
Outside Services		128.30	22.57			
Utilities		52.17	9.18			
Protective Services		16.00	2.81			
Insurance		18.16	9.21			
Other Expenses		20.21	3.56			
Total Average Expense	\$	466.82	88.15 %			

FASS KFI		MP	N	IASS KFI		MP
QR	0.00	12	Accts Rec	vble 5	5.00	5
MENAR	0.00	11	Accts Pay	able 4	1.00	4
DSCR	0.00	2	Occupano	y 4	1.00	16
Total Points	0.00	25	Total Poin	ts 13	3.00	25
Capital Fund Occupancy						
5.00						
Excess Cash						
		(1,0	055,375)			
	Aver	age	Dwelling R	ent		
Actual/UML		4	51,354	3,041	14	8.42
Budget/UMA		4	41,667	3,300	13	3.84
Increase (Dec	rease)		9,687	(259)	1	4.58
PUM / Percentage of Revenue						
Expense			Amount	Percen	ıt	
Salaries and B	anafite		\$ 186.47	32	84%	

Supplies and Materials

Outside Services

Protective Services

Total Average Expense

Other Expenses

Fleet Costs

Utilities

Insurance

9.21

0.20

24.13

10.09

1.61

10.09

4.78

92.97%

52.32

1.15

137.04

57.18

9.17

22.68

27.16

\$ 493.17

KFI - FY Comparison for Madonna/Sahara Ramsey - 76 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 68,991 = 1,79	Current Assets, Unrestricted 95,617
	Curr Liab Exc Curr Prtn LTD (38,489) $\frac{1.79}{IR} >= 2.0$	$ \frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 3.76 $ $ \frac{1}{ R } = 2.0 $
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 30,503 = 0.68	Expendable Fund Balance 70,194 = 1.62
	Average Monthly Operating 45,046 and Other Expenses IR >= 4.0	Average Monthly Operating 43,227 and Other Expenses /R >= 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 3,845 = 0.02	Tenant Receivable (566)
	Total Tenant Revenue 227,147 IR < 1.50	Total Tenant Revenue 216,733 = 0.00
	Days Receivable Outstanding: 5.15	Days Receivable Outstanding: -0.79
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (9,392) = 0.21	Accounts Payable (8,631) = 0.20
	Total Operating Expenses 45,046 IR < 0.75	Total Operating Expenses 43,227 IR < 0.75
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.32% 98.68%	Current Month 1.32 % 98.68%
	Year-to-Date 2.24% 97.76% IR >= 0.98	Year-to-Date 0.53 % 99.47% IR >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 11.00 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 12.00 16	MENAR 6.92 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 13.00 25 Total Points 21.00 25	Total Points 20.92 25 Total Points 25.00 25
,	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash

(14,543)						
Average Dwelling Rent						
Actual/UML	225,847	743	303.97			
Budget/UMA	216,417	760	284.76			
Increase (Decrease)	9,430	(17)	19.21			

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	228.30	41.25 %		
Supplies and Materials		27.40	4.95		
Fleet Costs		1.80	0.32		
Outside Services		121.48	21.95		
Utilities		89.11	16.10		
Protective Services		0.12	0.02		
Insurance		15.28	17.04		
Other Expenses		18.99	3.43		
Total Average Expense	\$	502.47	105.07 %		

5.00								
E	xcess Cash							
	00.000							
26,968								
Avera	ge Dwelling R	ent						
Actual/UML	211,212	756	279.38					
Budget/UMA	212,500	760	279.61					
Increase (Decrease)	(1,288)	(4)	(0.22)					
PUM / Percentage of Revenue								
1 0 111 7 1 01								
Expense Amount Percent								

PUM / Percentage of Revenue					
,	Amount	Percent			
\$	227.56	42.89%			
	27.16	5.12			
	1.04	0.20			
	102.38	19.30			
	82.36	16.39			
	0.00	0.00			
	19.44	16.39			
	24.38	4.59			
\$	484.32	104.87%			
	\$	Amount \$ 227.56 27.16 1.04 102.38 82.36 0.00 19.44 24.38			

KFI - FY Comparison for Mirasol/CTK/Rangel - 248 Units Period Ending April 30, 2020

	Th	is Year						
	Quick	Ratio (QR)						
	Current Assets, Unrestri	cted 236,467 = 0.97						
	Curr Liab Exc Curr Prtn							
Ŋ	Months Expendable N	Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balar	nce (6,678) = -0.04						
	Average Monthly Opera and Other Expenses	ting 162,881						
	Debt Service Co	verage Ratio (DSCR)						
		0.00 IR >= 1.25						
	Tenant Receivable (TR)							
	Tenant Receivable	18,122 = 0.04						
	Total Tenant Revenue	443,042 = 0.04 IR < 1.50						
	Days Receivable	Outstanding: 13.08						
SS	Accounts	Payable (AP)						
MASS	Accounts Payable	(148,128) = 0.91						
	Total Operating Expens							
	Occupancy L	.oss Occ %						
		1.61% 98.39%						
	Year-to-Date 1	1.81% 98.19% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
	QR 0.00 12	Accts Recvble 5.00 5						
	MENAR 0.00 11	Accts Payable 2.00 4						
	DSCR 2.00 2	Occupancy 16.00 16						
	Total Points 2.00 25	Total Points 23.00 25						

	Quick Ratio (QR)		Quick Ra
	Current Assets, Unrestricted 236,46	7 = 0.97	Current Assets, Unrestricted
	Curr Liab Exc Curr Prtn LTD (243,14		Curr Liab Exc Curr Prtn LTD
S	Months Expendable Net Assets Ratio	Months Expendable Net	
FASS	Expendable Fund Balance (6,67	8) = -0.04	Expendable Fund Balance
	Average Monthly Operating 162,88 and Other Expenses	Average Monthly Operating and Other Expenses	
	Debt Service Coverage Ratio (DS	CR)	Debt Service Cover
	0.00	IR >= 1.25	0.0
	Tenant Receivable (TR)		Tenant Rece
	Tenant Receivable 18,122	Tenant Receivable	
	Total Tenant Revenue 443,042	Total Tenant Revenue	
	Days Receivable Outstanding: 1	3.08	Days Receivable C
SS	Accounts Payable (AP)		Accounts Pa
MASS	Accounts Payable (148,128)	= 0.91	Accounts Payable
	Total Operating Expenses 162,881	IR < 0.75	Total Operating Expenses
	Occupancy Loss Occ %		Occupancy Los
	Current Month 1.61% 98.39% Year-to-Date 1.81% 98.19%		Current Month 0.40 Year-to-Date 2.30
	FASS KFI MP MASS I	KFI MP	FASS KFI MP
	QR 0.00 12 Accts Recyble	5.00 5	QR 0.00 12 A
	MENAR 0.00 11 Accts Payable	2.00 4	MENAR 0.00 11 A
	DSCR 2.00 2 Occupancy	16.00 16	DSCR 2.00 2 O
	Total Points 2.00 25 Total Points	23.00 25	Total Points 2.00 25 To
	Capital Fund Occupancy		Capital Fund

Capital F	und	Occupa	псу		
	5.00				
Exc	cess	Cash			
	169,	559)	·		
Average	Dw	olling Do	nt		
Average	DW	ening Ke	TIL.		
Actual/UML	35	9,852	2,435	147.78	
Budget/UMA	30	7,083	2,480	123.82	
Increase (Decrease)	5	2,769	(45)	23.96	
PUM / Percentage of Revenue					
Expense	-	Amount	Percent		
Salaries and Benefits	\$	161.68	29.23	%	

48.13

3.87

231.16

44.96

2.95

25.56

18.81

8.70

0.70

41.79

8.13

0.53 8.25

3.40 100.73 %

Supplies and Materials

Outside Services

Protective Services

Total Average Expense \$ 537.12

Other Expenses

Fleet Costs

Utilities

Insurance

		La	st Yea	r		
	Qι	uick	Ratio ((QR)		
Current Asset	s, Unre	estric	ted	54,51	10 _	0.30
Curr Liab Exc	Curr P	rtn L	TD	(180,66	33) — IF	R >= 2.0
Months Ex	pendal	ole N	et Ass	sets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	(126,15	54) _	-0.87
	verage Monthly Operating			145,08	34	-0.07
and Other Ex	penses				IF	R >= 4.0
Debt	Service	Co		Ratio (D	SCR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceival	ole (TR)		
Tenant Recei				3,394	=	0.01
Total Tenant				385,572		R < 1.50
Days	Recei	vabl	e Outs	tanding:	2.68	
	Acco	unts	Payal	ole (AP)		
Accounts Pay	able		(127,314)	_	0.88
Total Operation	ng Expe	ense	S	145,084	IF	R < 0.75
Occupanc	у	L	.oss	Occ %)	
Current Mont	h		.40 %	99.60%	-	
Year-to-Date		2	.30 %	97.70%	6 IR	>= 0.98
FASS F	(FI	MP		MASS	KFI	MP
QR	0.00			Recvble	5.00	5
MENAR DSCR	0.00			Payable	2.00	4
	2.00	2		pancy	12.00	16
Total Points	2.00	25	Total	Points	19.00	25
	Capit	al Fu	ınd Oc	cupancy		
		5.	.00			

Avera	ge Dwelling	Rent	
Actual/UML	314,114	2,423	129.64
Budget/UMA	289,994	2,480	116.93
Increase (Decrease)	24,120	(57)	12.71
PIIM / Por	centage of F	Povonijo	

Excess Cash (271,238)

PUM / Percentage of Revenue						
Expense	ļ	Amount	Percent			
Salaries and Benefits	\$	148.06	32.10%			
Supplies and Materials		44.95	9.74			
Fleet Costs		7.07	1.53			
Outside Services		198.72	43.08			
Utilities		46.62	10.17			
Protective Services		4.62	1.00			
Insurance		32.02	10.17			
Other Expenses		24.02	5.21			
Total Average Expense	\$	506.10	113.00%			

= -1.22

IR >= 2.0

-1.60

IR >= 4.0

IR >= 1.25

0.13 IR < 1.50

0.43 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Mission Park - 100 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 128,458 = 1,74	Current Assets, Unrestricted (58,691)
	Curr Liab Exc Curr Prtn LTD $(73,798)$ $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD (48 268)
6	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 54,661 = 0.77	Expendable Fund Balance (106,959) = -1.6
	Average Monthly Operating 70,715 and Other Expenses $IR >= 4.0$	Average Monthly Operating 67,043
	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 22,368 = 0.14	Tenant Receivable 15,332 = 0.1
	Total Tenant Revenue 163,647 IR < 1.50	
	Days Receivable Outstanding: 45.72	Days Receivable Outstanding: 39.48
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable (29,335) = 0.41	Accounts Payable (28,653) _ 0.4
	Total Operating Expenses 70,715 IR < 0.75	Total Operating Exposess 67 043
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 6.00% 94.00%	Current Month 5.00 % 95.00%
	Year-to-Date 3.40% 96.60% IR >= 0.98	Year-to-Date 3.80 % 96.20% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 10.76 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 12.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 12.76 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

	(16,054)		
Average	Dwelling R	ent	
Actual/UML	138,238	966	143.10
Budget/UMA	113,799	1,000	113.80
Increase (Decrease)	24,439	(34)	29.30

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	165.19	24.83 %	
Supplies and Materials		50.89	7.65	
Fleet Costs		0.00	0.00	
Outside Services		207.48	31.18	
Utilities		121.18	18.21	
Protective Services		9.35	1.40	
Insurance		37.58	18.21	
Other Expenses		22.76	3.42	
Total Average Expense	\$	614.42	104.90 %	

	(174,757)				
Average Dwelling Rent					
Actual/UML	100,175	962	104.13		
Budget/UMA	116,667	1,000	116.67		
Increase (Decrease)	(16,492)	(38)	(12.53)		

PUM / Percentage of Revenue					
	Amount	Percent			
\$	175.66	34.78%			
	65.52	12.97			
	0.91	0.18			
	182.36	36.11			
	78.17	15.97			
	4.84	0.96			
	41.19	15.97			
	27.43	5.43			
\$	576.07	122.36%			
	\$	Amount \$ 175.66 65.52 0.91 182.36 78.17 4.84 41.19 27.43			

KFI - FY Comparison for Parkview/College Park - 231 Units Period Ending April 30, 2020

Current Ass Curr Liab E Months E Expendable Average Mo and Other E
Tenant Rec Total Tenar Da Accounts P Total Opera
Occupar Current Mo Year-to-Dat
QR MENAR DSCR Total Points

		La	st Year			
	Qu	ıick l	Ratio (QR)		
Curr Liab Exc	<u> </u>			95,22 (99,13		0.96 ? >= 2.0
Months Exp	endak	ole N	et Ass	ets Ratio	(MENA	 (R)
Expendable Fi				(3,91	6)	
Average Monta		eratir	ng	107,83		-0.04 ? >= 4.0
Debt S	ervice	Cov	/erage	Ratio (DS	SCR)	
			0.00	,		>= 1.25
	Tenan	ıt Re	ceivab	le (TR)		
Tenant Receiv				8,245	_	0.02
Total Tenant F	Revenu	ie	۷	153,429	IR	? < 1.50
Days	Receiv	vable	Outst	anding:	5.77	
	Acco	unts	Payab	le (AP)		
Accounts Paya	able		((46,763)	_	0.43
Total Operatin	g Expe	enses	3 1	107,831	- IR	2 < 0.75
Occupancy	,	L	oss	Occ %		
Current Month		2.	.16 %	97.84%)	
Year-to-Date		3.	.25 %	96.75%) 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		12.00	16
Total Points	2.00	25	Total F	Points	21.00	25
	Capita	al Fu	nd Oc	cupancy		
		5.	00			
		Exce	ss Cas	sh		

7 2272	204.05
7 2,272	201.85
3 2,310	190.53
0 (38)	11.32
	2,310

Excess Cash 129,896

PUM / Percer	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	172.85	37.27 %
Supplies and Materials		34.26	7.39
Fleet Costs		0.06	0.01
Outside Services		55.81	12.03
Utilities		49.11	10.59
Protective Services		10.11	2.18
Insurance		12.91	10.59
Other Expenses		20.44	4.41
Total Average Expense	\$	355.55	84.48 %

Excess Cash							
	(111,864)						
Average Dwelling Rent							
Actual/UML	424,577	2,235	189.97				
Budget/UMA	433,333	2,310	187.59				
Increase (Decrease)	(8,756)	(75)	2.38				
PUM / Percentage of Revenue							
Expense	Amount	Percent					

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	191.58	46.15%	
Supplies and Materials		43.35	10.44	
Fleet Costs		0.62	0.15	
Outside Services		80.74	19.45	
Utilities		46.32	11.16	
Protective Services		6.54	1.58	
Insurance		16.52	11.16	
Other Expenses		25.11	6.05	
Total Average Expense	\$	410.79	106.13%	

= -0.33

IR >= 2.0

-1.04

IR >= 4.0

IR >= 1.25

-0.10

0.41

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

KFI - FY Comparison for Pin Oak I - 50 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 46,912 = 1.15	Current Assets, Unrestricted (6,622)
	Curr Liab Exc Curr Prtn LTD (40,659) - 1.15	$\frac{1}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{-0.3}{(20,000)}$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 6,253 = 0.23	Expendable Fund Balance (26,622) = -1.0
	Average Monthly Operating 27,743 and Other Expenses IR >= 4.0	Average Monthly Operating 25,605 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (12,192) = -0.10	Tenant Receivable (11,377) = -0.1
	Total Tenant Revenue 124,309 IR < 1.50	Total Tenant Revenue 112,193 IR < 1.8
	Days Receivable Outstanding: -30.01	Days Receivable Outstanding: -30.87
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (22,172) = 0.80	Accounts Payable (10,568) = 0.4
	Total Operating Expenses 27,743 _{IR < 0.75}	Total Operating Expenses 25,605 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.00% 96.00% Year-to-Date 2.20% 97.80% IR >= 0.98	Current Month 2.00 % 98.00% Year-to-Date 2.60 % 97.40% /R >= 0.9
	FASS KFI MP MASS KFI MP QR 7.94 12 Accts Recyble 5.00 5	FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 2.00 4	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 9.94 25 Total Points 19.00 25	Total Points 2.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Excess Cash	
(21,490)	

Average	Average Dwelling Rent						
Actual/UML	124,100	489	253.78				
Budget/UMA	123,333	500	246.67				
Increase (Decrease)	767	(11)	7.12				

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	170.11	35.50 %		
Supplies and Materials		43.79	9.14		
Fleet Costs		0.00	0.00		
Outside Services		117.38	24.50		
Utilities		101.59	21.20		
Protective Services		0.00	0.00		
Insurance		16.50	21.20		
Other Expenses		22.88	4.77		
Total Average Expense	\$	472.25	116.31 %		

Excess Cash
(52,227)

Avera			
Actual/UML	111,412	487	228.77
Budget/UMA	121,667	500	243.33
Increase (Decrease)	(10,255)	(13)	(14.56)

PUM / Percentage of Revenue					
Expense	ļ	Amount	Percent	ent	
Salaries and Benefits	\$	111.41	27.41%		
Supplies and Materials		36.13	8.89		
Fleet Costs		0.00	0.00		
Outside Services		88.24	21.71		
Utilities		139.76	34.38		
Protective Services		0.00	0.00		
Insurance		33.35	34.38		
Other Expenses		35.93	8.84		
Total Average Expense	\$	444.83	135.60%		

KFI - FY Comparison for Riverside/Midway/Linda Lou - 104 Units Period Ending April 30, 2020

	This Year	Last Yea
	Quick Ratio (QR)	Quick Ratio (
	Current Assets, Unrestricted 145,956 _ 0.07	Current Assets, Unrestricted
	$\frac{\text{Surrenty tessels, offiscations}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.67$ $ R\rangle = 2.0$	Curr Liab Exc Curr Prtn LTD
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Ass
FASS	Expendable Fund Balance 91,323	Expendable Fund Balance
	Average Monthly Operating 64,484 and Other Expenses 1.42	Average Monthly Operating and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage
	0.00 IR >= 1.25	0.00
	Tenant Receivable (TR)	Tenant Receivab
	Tenant Receivable 15,690 = 0.10	Tenant Receivable
	Total Tenant Revenue 149,896 IR < 1.50	Total Tenant Revenue
	Days Receivable Outstanding: 32.48	Days Receivable Outst
SS	Accounts Payable (AP)	Accounts Payak
MASS	Accounts Payable (18,733) = 0.29	Accounts Payable
	Total Operating Expenses 64,484 IR < 0.75	Total Operating Expenses
	Occupancy Loss Occ %	Occupancy Loss
	Current Month 5.77% 94.23%	Current Month 6.73 %
	Year-to-Date 4.71% 95.29% /R >= 0.98	Year-to-Date 4.42 %
	FASS KFI MP MASS KFI MP	FASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts
	MENAR 6.61 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts
	DSCR 2.00 2 Occupancy 8.00 16	DSCR 2.00 2 Occup
	Total Points 20.61 25 Total Points 17.00 25	Total Points 2.00 25 Total
1	Capital Fund Occupancy	Capital Fund Oc
	5.00	5.00
'		

Quick Ratio (QR)						
Current Assets, Unr	estric	ted	24,91	9 =	0.36	
Curr Liab Exc Curr I	Prtn L	TD	(68,92	4)	R >= 2.0	
Months Expenda	ble N	et Ass	ets Ratio	(MENA	AR)	
Expendable Fund B	alanc	е	(44,00	4) =	-0.66	
Average Monthly Op and Other Expenses		ng	66,93	7	R >= 4.0	
Debt Service	e Cov	/erage	Ratio (DS	SCR)		
		0.00		IR	>= 1.25	
Tena	nt Re	ceivab	le (TR)			
Tenant Receivable			34,012	=	0.19	
Total Tenant Reven			175,989		? < 1.50	
Days Recei				59.61		
Acco	ounts	Payab	ole (AP)			
					0.72	
Total Operating Exp	enses	3	66,937	IF	R < 0.75	
Occupancy		.oss	Occ %			
Current Month			93.27%			
Year-to-Date	4.	.42 %	95.58%	IR	>= 0.98	
FASS KFI	MP		MASS	KFI	MP	
QR 0.00			Recvble	5.00	5	
MENAR 0.00 DSCR 2.00			Payable	4.00	4	
		Occup		8.00	16	
Total Points 2.00	25	ı otal ı	Points	17.00	25	
Capi	tal Fu	nd Oc	cupancy			
	5.	00				
	_		_			

	26,839		
Average	Dwelling Ro	ent	
Actual/UML	164,886	991	166.38
Budget/UMA	139,167	1,040	133.81
Increase (Decrease)	25,719	(49)	32.57
PUM / Perce	entage of Re	venue	

PUM / Percen	ta	ge of Rev	venue	
Expense		Amount	Percent	
Salaries and Benefits	\$	139.71	24.20 %	
Supplies and Materials		61.16	10.59	
Fleet Costs		2.11	0.37	
Outside Services		178.64	30.94	
Utilities		73.11	12.66	
Protective Services		9.22	1.60	
Insurance		26.04	12.66	
Other Expenses		24.44	4.23	
Total Average Expense	\$	514.43	97.24 %	

E	xcess Cash		
	(110,941)		
Avera	ge Dwelling	Rent	
Actual/UML	148,707	994	149.60
Budget/UMA	137,477	1,040	132.19
Increase (Decrease)	11,230	(46)	17.42
DUM / Dow	contage of B	lovonuo	

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	178.99	32.58%		
Supplies and Materials		47.82	8.70		
Fleet Costs		1.12	0.20		
Outside Services		191.49	34.85		
Utilities		86.95	16.33		
Protective Services		3.92	0.71		
Insurance		31.95	16.33		
Other Expenses		26.52	4.83		
Total Average Expense	\$	568.75	114.54%		

Last Year

KFI - FY Comparison for Scattered Sites - 75 Units Period Ending April 30, 2020

		Th	is Yea	r		
		Quick	Ratio	(QR)		
	Current Assets, U	Jnrestri	cted	358,33	5 _	4.56
	Curr Liab Exc Cu	rr Prtn	LTD	(78,600) _{IR}	>= 2.0
S	Months Expen	dable I	Net As	sets Ratio ((MENA	R)
FASS	Expendable Fun	d Balaı	nce	279,735	5_	4.96
	Average Monthly		ating	56,449	9 -	4.90
	and Other Exper	nses			IR	>= 4.0
	Debt Serv	ice Co	verage	Ratio (DS	CR)	
			0.00		IR :	>= 1.25
	Te	nant R	eceiva	ble (TR)		
	Tenant Receival	ole		25,972	=	0.28
	Total Tenant Re	venue		94,043		< 1.50
	Days Rec	eivable	e Outs	tanding: 88	8.58	
SS	Ac	counts	Payal	ole (AP)		
MASS	Accounts Payab	le		(13,491)	=	0.24
	Total Operating	Expens	ses	56,449	IR	< 0.75
	Occupancy	L	oss	Осс %		
	Current Month	13	3.04%	86.96%	, D	
	Year-to-Date	34	4.51%	91.82%) IR	>= 0.98
	FASS KFI	MP		MASS K	(FI	MP
	QR 12.0		Accts	Recvble	0.00	5
	MENAR 11.0			Payable	4.00	4
	DSCR 2.0			pancy	1.00	16
	Total Points 25.0	0 25	Total	Points	5.00	25
	Ca _l	pital Fu	ınd Oc	cupancy		

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 358,335 = 4.56	Current Assets, Unrestricted 155,546
Curr Liab Exc Curr Prtn LTD $(78,600)$ $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.31}{IR} >= 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 279,735	Expendable Fund Balance 88,204 = 1.23
Average Monthly Operating $56,449$ = 4.96 and Other Expenses $IR >= 4.0$	Average Monthly Operating 71,552 and Other Expenses 71,552
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 25,972 = 0.28	Tenant Receivable 33,515 = 0.13
Total Tenant Revenue 94,043 IR < 1.50	Total Tenant Revenue 257,547 IR < 1.50
Days Receivable Outstanding: 88.58	Days Receivable Outstanding: 41.55
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (13,491) = 0.24	Accounts Payable (32,477) - 0.45
Total Operating Expenses 56,449 IR < 0.75	Total Operating Expenses 71,552 = 0.43
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 13.04% 86.96%	Current Month 0.74 % 99.26%
Year-to-Date 34.51% 91.82% IR >= 0.98	Year-to-Date 6.26 % 97.95 % IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 0.00 5	QR 12.00 12 Accts Recvble 0.00 5
MENAR 11.00 11 Accts Payable 4.00 4	MENAR 6.34 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 1.00 16	DSCR 2.00 2 Occupancy 12.00 16
Total Points 25.00 25 Total Points 5.00 25	Total Points 20.34 25 Total Points 16.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
223,288	16,652
Average Dwelling Rent	Average Dwelling Rent

167.39
235.07
(67.68)
%

Capital	Fund Oc	cupancy	,	
	5.00			
E	xcess Cas	sh		
	16,652			
Avore	as Dwellie	an Bant		\equiv
Avera	ge Dwelli	ig Kent		
Actual/UML	229,769	1,5	28	150.37
Budget/UMA	225,000	1,5	60	144.23
Increase (Decrease)	4,769	(32)	6.14
PUM / Pero	centage o	f Reveni	ue	
Expense	Amo	unt Per	cent	
•		5.72		%

14.92

1.55

4.40

1.29

34.92

90.49

\$ 398.66

175.37

3.11

0.32

36.60 0.92

0.27

0.92

18.88 76.82%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Spingview Convent - 0 Units Period Ending April 30, 2020

		Th	is Yea	r		
		Quick	Ratio	(QR)		
	Current Assets, U	nrestri	cted	(181,57	5) _	10.32
	Curr Liab Exc Cur	r Prtn	LTD	(17,597	7)	>= 2.0
S	Months Expend	able l	Net Ass	sets Ratio	(MENA	R)
FASS	Expendable Fund	l Balaı	nce	(199,172		
	Average Monthly		ating	10,517	<u> </u>	18.94
	and Other Expen	ses			IR	>= 4.0
	Debt Servi	ce Co	verage	Ratio (DS	CR)	
			0.00		IR :	>= 1.25
	Ton	ant P	ocoival	ble (TR)		
	Tenant Receivab		eceivai			
	Total Tenant Rev			<u>0</u> 26,727	=	0.00 < 1.50
			e Outs	tanding: 0		17.00
SS	Acc	ounts	Payak	ole (AP)		
MASS	Accounts Payable	e		(6,898)	=	0.66
	Total Operating E	xpens	ses	10,517		< 0.75
	Occupancy	L	oss	Occ %		
	Current Month	(0.00%	0.00%	, D	
	Year-to-Date	(0.00%	0.00%) IR	>= 0.98
	FASS KFI	MP		MASS M	(FI	MP
	QR 0.00) 12	Accts	Recvble	5.00	5
	MENAR 0.00			Payable	4.00	4
	DSCR 2.00			pancy	0.00	16
	Total Points 2.00	25	Total	Points	9.00	25
	Cap	ital Fu	ınd Oc	cupancy		

		La	st Yea	r		
	Qι	ıick	Ratio (QR)		
Current Assets	s, Unre	estric	ted	(96,808	3)	-6.68
Curr Liab Exc	Curr P	rtn L	TD	(14,497	') _{IR}	-0.00
Months Exp	oendal	ole N	et Ass	ets Ratio	(MENA	(R)
Expendable F	und Ba	lanc	е	(111,305	5) _	0.22
Average Mont		eratii	ng	11,930		-9.33
and Other Exp	enses				IR	>= 4.0
Debt S	Service	Co	verage	Ratio (DS	CR)	
			0.00		IR :	>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Receiv	/able			0	_	0.00
Total Tenant F	Revenu	ie		35,197	IR	2 < 1.50
Days	Recei	vabl	e Outs	tanding: (0.00	
	Acco	unts	Payab	ole (AP)		
Accounts Paya	able			(6,141)	_	0.51
Total Operatin	g Expe	ense	3	11,930	_	2 < 0.75
Occupancy	/	L	.oss	Occ %		
Current Month	1	0	.00 %	0.00%		
Year-to-Date		0	.00 %	0.00%	IR :	>= 0.98
FASS K	FI	MP		MASS	KFI	MP
QR	0.00	12		Recvble	5.00	5
MENAR DSCR	0.00 2.00	11 2		Payable	4.00 0.00	4 16
			Occup Total I			
Total Points	2.00	25	TOTAL	FUITIS	9.00	25
	Capit	al Fu	ınd Oc	cupancy		
		5.	.00			

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

(209,689)

5.00

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	0.00	99.36 %	
Supplies and Materials		0.00	25.10	
Fleet Costs		0.00	0.00	
Outside Services		0.00	106.89	
Utilities		0.00	150.55	
Protective Services		0.00	0.00	
Insurance		0.00	150.55	
Other Expenses		0.00	10.34	
Total Average Expense	\$	0.00	542.79 %	

	5.00		
Exc	ess Cash		
(123,235)		
Average	Dwelling Rei	nt	
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Perce	ntage of Reve	nue	
Expense	Amount P	ercent	

PUM / Percentage of Revenue					
Expense	A	mount	Percent		
Salaries and Benefits	\$	0.00	76.74%		
Supplies and Materials		0.00	22.32		
Fleet Costs		0.00	0.00		
Outside Services		0.00	94.61		
Utilities		0.00	131.92		
Protective Services		0.00	0.00		
Insurance		0.00	131.92		
Other Expenses		0.00	10.19		
Total Average Expense	\$	0.00	467.69%		

-1.93

IR >= 2.0

-2.34

IR >= 4.0

IR >= 1.25

0.01

0.42

IR < 0.75

IR >= 0.98

1,820

(132)

MP

176.28

6.60

IR < 1.50

KFI - FY Comparison for Springview - 180 Units Period Ending April 30, 2020

	This Yea	ır			L	ast Year			
	Quick Ratio	(QR)			Quick	Ratio (0	QR)		
	Current Assets, Unrestricted	176,872 = 1.72		Current Asset	s, Unrestri	cted	(170,18	8)	4.0
	Curr Liab Exc Curr Prtn LTD	(102,895) - 1.72		Curr Liab Exc	Curr Prtn	LTD	(88,40	1) =	-1.9 R >= 2.
S	Months Expendable Net As	sets Ratio (MENAR)		Months Ex	pendable	Net Ass	ets Ratio	(MEN	AR)
FASS	Expendable Fund Balance	73,976 = 0.64		Expendable F	und Balan	ce	(258,58	9) _	-2.3
	Average Monthly Operating and Other Expenses	116,419 - 0.62		Average Montand Other Exp		ting	110,39		- 2. 5 R >= 4.
	Debt Service Coverage	e Ratio (DSCR)		Debt S	Service Co	overage	Ratio (D	SCR)	
	0.00	IR >= 1.25				0.00		IR	! >= 1.2
	Tenant Receiva	ible (TR)			Tenant R	eceivab	le (TR)		
	Tenant Receivable	14,896 = 0.04		Tenant Recei			2,983		0.0
	Total Tenant Revenue	380,203 IR < 1.50		Total Tenant I	Revenue	3	348,764		R < 1.5
	Days Receivable Outs	tanding: 12.29		Days	Receivab	le Outst	anding:	2.61	
MASS	Accounts Payal	ble (AP)	_)		Account	s Payab	le (AP)		
\X	Accounts Payable	(35,393) = 0.30		Accounts Pay	able	((46,747)		0.4
	Total Operating Expenses	116,419 IR < 0.75		Total Operatir	ng Expense	es 1	110,394	- //	R < 0.7
	Occupancy Loss	Occ %		Occupanc	у	Loss	Occ %	_	
	Current Month 7.22%	92.78%		Current Month		9.34 %	90.66%		
	Year-to-Date 6.89%	93.27% IR >= 0.98		Year-to-Date		7.25 %	92.75%	o IR	? >= 0.9
	FASS KFI MP	MASS KFI MP		FASS K	CFI ME		MASS	KFI	MP
_		s Recyble 5.00 5		QR		Accts		5.00	5
		s Payable 4.00 4 upancy 4.00 16		MENAR DSCR	0.00 11 2.00 2		Payable	4.00 4.00	4 16
_		Points 13.00 25		Total Points	2.00 2			13.00	25
				Total Tollits				10.00	
	Capital Fund Oc	ccupancy	_		Capital F		cupancy		
	5.00				į	5.00			

(42,443)						
Average	Dwelling R	ent				
Actual/UML	325,692	1,676	194.33			
Budget/UMA	315,000	1,797	175.29			
Increase (Decrease)	10,692	(121)	19.04			

Excess Cash

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	186.93	33.76 %		
Supplies and Materials		39.77	7.18		
Fleet Costs		7.49	1.35		
Outside Services		188.45	34.04		
Utilities		102.38	18.49		
Protective Services	9.47 1.71				
Insurance		33.22	18.49		
Other Expenses	27.61 4.99				
Total Average Expense	\$	595.31	120.01 %		

	Excess Cash					
(368,983)						
Average Dwelling Rent						
Actual/UML	308,706	1,688	182.88			

320,833

(12,127)

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue						
Expense	A	Amount	Percent			
Salaries and Benefits	\$	188.66	38.86%			
Supplies and Materials		37.80	7.79			
Fleet Costs		3.48	0.72			
Outside Services		155.25	31.98			
Utilities		104.72	21.57			
Protective Services		4.26	0.88			
Insurance		38.20	21.57			
Other Expenses		32.85	6.77			
Total Average Expense	\$	565.21	130.13%			

KFI - FY Comparison for Sun Park/Hornsby - 124 Units Period Ending April 30, 2020

	Thi	is Year					
	Quick	Ratio (QR)					
	Current Assets, Unrestric	oted 132,403 = 1.83					
	Curr Liab Exc Curr Prtn I						
FASS		let Assets Ratio (MENAR)					
¥	Expendable Fund Balan	= 1.03					
	Average Monthly Opera and Other Expenses	ting 58,012 $IR >= 4.0$					
		verage Ratio (DSCR)					
	0.00 IR >						
	Tenant Receivable (TR)						
	Tenant Receivable	7,807 = 0.03					
	Total Tenant Revenue	253,120 IR < 1.50					
	Days Receivable	e Outstanding: 9.41					
MASS	Accounts	Payable (AP)					
Ž.	Accounts Payable	(22,981) = 0.40					
	Total Operating Expens	es 58,012 IR < 0.75					
	Occupancy L	oss Occ %					
	Current Month 3	.23% 96.77%					
	Year-to-Date 3	.39% 96.61% <i>IR</i> >= 0.98					
	FASS KFI MP	MASS KFI MP					
	QR 11.17 12	Accts Recvble 5.00 5					
	MENAR 6.05 11	Accts Payable 4.00 4					
	DSCR 2.00 2	Occupancy 12.00 16					
	Total Points 19.22 25	Total Points 21.00 25					
	Capital Fund Occupancy						

ı	- Capital I und Occupancy
١	5.00
١	
(Excess Cash
	1,899
(1,000

Average Dwelling Rent

257,479

251,883

5,597

Actual/UML

Budget/UMA

Increase (Decrease)

214.92

203.13

11.79

1,198

1,240

(42)

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits \$	180.29	40.58 %			
Supplies and Materials	23.27	5.24			
Fleet Costs	0.81	0.18			
Outside Services	87.94	19.80			
Utilities	65.57	14.76			
Protective Services	0.63	0.14			
Insurance	18.98	15.07			
Other Expenses	20.51	4.62			
Total Average Expense \$	398.01	100.39 %			

Last Yea	r	
Quick Ratio (QR)	
Current Assets, Unrestricted	69,521	= 1.30
Curr Liab Exc Curr Prtn LTD	(53,637)	= 1.30 IR >= 2.0
Months Expendable Net Ass	ets Ratio (M	ENAR)
Expendable Fund Balance	15,884	= 0.28
Average Monthly Operating	56,923	- 0.20
and Other Expenses		IR >= 4.0

Debt Service Coverage Ratio (DSCR)						
	(0.00				
				IR >= 1.25		

Tenant Receivable (TR)						
Tenant Receivable	6,527	= 0.02				
Total Tenant Revenue	266,752	IR < 1.50				
Days Receivable O	utstanding: 7	.52				
Accounts Pa	yable (AP)					
Accounts Payable	(23,733)	- 0.42				
Total Operating Expenses	56,923	IR < 0.75				

Occupancy	Loss	Occ %	
Current Month	0.81 %	99.19%	
Year-to-Date	4.44 %	95.56%	IR >= 0.98

FASS	KFI	MP	MASS KFI		MP
QR	8.62	12	Accts Recyble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	10.62	25	Total Points	17.00	25

Capital Fund	Occupancy
5.00	

(41,039)						
Average Dwelling Rent						
Actual/UML	253,478	1,185	213.91			
Budget/UMA	245,833	1,240	198.25			
Increase (Decrease)	7,644	(55)	15.65			

PUM / Percentage of Revenue						
Expense	A	Amount	Percent			
Salaries and Benefits	\$	181.58	42.88%			
Supplies and Materials		23.82	5.62			
Fleet Costs		0.32	0.08			
Outside Services		74.00	17.48			
Utilities		69.12	16.70			
Protective Services		2.36	0.56			
Insurance		26.02	16.70			
Other Expenses		27.52	6.50			
Total Average Expense	\$	404.75	106.52%			

7.05

IR >= 2.0

109,892

(15,586)

KFI - FY Comparison for Sutton/Le Chalet - 34 Units Period Ending April 30, 2020

	This	s Year						
	Quick Ratio (QR)							
	Current Assets, Unrestrict	ted 33,548 = 2.15						
	Curr Liab Exc Curr Prtn L							
10	Months Expendable Ne	et Assets Ratio (MENAR)						
FASS	Expendable Fund Balanc	ce 17,922						
-	Average Monthly Operati	ing 18,311 = 0.98						
	and Other Expenses	IR >= 4.0						
	Debt Service Cove	erage Ratio (DSCR)						
	0.00 IR >= 1.2							
	Tenant Receivable (TR)							
	Tenant Receivable 985 =							
	Total Tenant Revenue	$\frac{985}{83,616} = 0.01$ $IR < 1.50$						
	Days Receivable	Outstanding: 3.58						
MASS	Accounts F	Payable (AP)						
¥	Accounts Payable	(2,088) = 0.11						
	Total Operating Expense	es 18,311 _{IR < 0.75}						
	Occupancy Lo	oss Occ %						
		91.18%						
	Year-to-Date 4.	12% 95.88% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
		Accts Recvble 5.00 5						
		Accts Payable 4.00 4 Occupancy 8.00 16						
		Total Points 17.00 25						
	Capital Fun	Capital Fund Occupancy						

Expendable Fund Balance 17,922 = 0.98	Expendable Fund Balance
Average Monthly Operating 18,311 and Other Expenses 18,311	Average Monthly Operating
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage
0.00 IR >= 1.25	0.00
Tenant Receivable (TR)	Tenant Receiv
Tenant Receivable 985 = 0.01	Tenant Receivable
Total Tenant Revenue 83,616 IR < 1.50	
Days Receivable Outstanding: 3.58	Days Receivable Ou
Accounts Payable (AP)	Accounts Pay
Accounts Payable (2,088) = 0.11	Accounts Payable
Total Operating Expenses 18,311 IR < 0.75	Total Operating Expenses
Occupancy Loss Occ %	Occupancy Loss
Current Month 8.82% 91.18%	Current Month 0.00 %
Year-to-Date 4.12% 95.88% IR >= 0.98	Year-to-Date 2.94 %
FASS KFI MP MASS KFI MP	FASS KFI MP
QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Acc
MENAR 0.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Acc
DSCR 2.00 2 Occupancy 8.00 16	DSCR 2.00 2 Occ
Total Points 14.00 25 Total Points 17.00 25	Total Points 25.00 25 Total
Capital Fund Occupancy	Capital Fund (
5.00	5.00
Evenes Cook	Evene (

107.30 %

Exc	ess	Cash		
	(38	89)		
Average	Dw	elling Re	ent	
Actual/UML	8	3,800	326	257.06
Budget/UMA	8	3,208	340	244.73
Increase (Decrease)		592	(14)	12.32
PUM / Percei	ntag	ge of Re	venue	
Expense	,	Amount	Percent	
Salaries and Benefits	\$	186.31	35.29	%
Supplies and Materials		29.84	5.65	
Fleet Costs		0.00	0.00	
Outside Services		99.80	18.90	
Utilities		115.21	21.82	
Protective Services		0.00	0.00	
Insurance		3.05	21.82	
Other Expenses		20.12	3.81	

Total Average Expense \$ 454.32

Months Ex	pendab	le N	et Assets F	Ratio (N	/ENA	AR)
Expendable F	und Ba	lanc	e 9	94,305		5.04
Average Mon		eratir	ng 1	17,749	=	5.31
and Other Ex	penses				IR	? >= 4.0
Debt	Service	Cov	verage Rati	o (DSC	R)	
			0.00		ID.	>= 1.25
					IIX -	7- 1.25
- . D		t Re	ceivable (T			
Tenant Recei				<u> </u>	=	0.01
Total Tenant			89,6			? < 1.50
Days			Outstand		17	
	Acco	unts	Payable (A	AP)		
Accounts Pay	'		(8,2		=	0.46
Total Operati	ng Expe	enses	s 17,7	'49	IR	? < 0.75
Occupano	y	L	.oss O	cc %		
Current Mont	h	0	.00 % 100	.00%		
Year-to-Date		2	.94 % 97	.06%	IR:	>= 0.98
FASS I	KFI	MP	M	ASS K	FI	MP
QR	12.00	12	Accts Recv	/ble	5.00	5
MENAR	11.00	11	Accts Paya		4.00	4
DSCR	2.00	2	Occupancy		2.00	16
Total Points	25.00	25	Total Point	s 2	1.00	25
	Capita	al Fu	ind Occupa	ncy		
			00			
		-xce	ss Cash			
			22 24011			
		7	76 557			
		7	76,557			
	Avera		76,557 Dwelling Ro	ent		
Actual/UML	Avera	age	Dwelling Ro	330		7.36
Actual/UML Budget/UMA Increase (Dec		age	Dwelling Ro			7.36 1.74 5.62

PUM / Percentage of Revenue

Amount Percent

35.35%

4.09

0.00

25.35 20.98

0.00 20.98

2.45

109.19%

186.92

21.65

134.04

110.93

0.00

5.48

12.95

\$ 471.98

0.00

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Salaries and Benefits

Supplies and Materials

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted

Curr Liab Exc Curr Prtn LTD

KFI - FY Comparison for Tarry Towne/Escondida/Wmburg - 133 Units Period Ending April 30, 2020

			Thi	is Yea	r		
		Q	uick	Ratio	(QR)		
	Current Asse		(158,8	B5) __	-1.92		
	Curr Liab Ex	c Curr	Prtn I	_TD	(82,9	72)	-1.92 >= 2.0
ν	Months Ex	penda	ble N	let Ass	sets Ratio	(MENA	R)
FASS	Expendable	Fund I	Balan	ice	(241,78	37) =	-3.68
	Average Mo and Other E			ting	65,7		
	\succ				- · · · · · · · · · · · · · · · · · · ·		>= 4.0
	Debt	Servic			Ratio (D	SCR)	
				0.00		IR >	·= 1.25
	Tenant Receivable (TR)						
	Tenant Receivable 1,211					=	0.00
	Total Tenant Revenue 367,112						< 1.50
	Days				tanding:	1.01	
MASS		Acco	unts	Payab	ole (AP)		
Ž	Accounts Pa	•			(37,982)	=	0.58
	Total Opera	ting Ex	pens	es	65,712	IR	< 0.75
	Occupanc	у	L	oss	Occ %	6	
	Current Mor		-	.76%	96.24		
	Year-to-Dat	e	2	.03%	97.97	% IR >	-= 0.98
	FASS F	(FI	MP		MASS	KFI	MP
	QR		12		Recvble	5.00	5
	MENAR	0.00 2.00	11 2		Payable pancy	4.00 12.00	4 16
	עי און						
	DSCR Total Points				Points	21.00	25

Capital Fund Occupancy 5.00

(307,499)							
Average Dwelling Rent							
Actual/UML	366,138	1,303	281.00				
Budget/UMA	362,083	1,330	272.24				

Increase (Decrease)

4,055

8.75

(27)

Supplies and Materials 21.73 4.34 Fleet Costs 1.84 0.37 Outside Services 91.50 18.25
Supplies and Materials 21.73 4.34 Fleet Costs 1.84 0.37 Outside Services 91.50 18.25
Fleet Costs 1.84 0.37 Outside Services 91.50 18.25
Outside Services 91.50 18.25
0 11.000 10.120
Litilities 02.40 40.62
Utilities 93.40 18.63
Protective Services 0.00 0.00
Insurance 18.05 18.63
Other Expenses 19.88 3.96
Total Average Expense \$ 428.39 100.48 %

Last Yea	ır		
Quick Ratio	(QR)		
Current Assets, Unrestricted	(866,743)	= -12.18	
Curr Liab Exc Curr Prtn LTD	(71,171)	= -12.10 IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)			

months Expondable Het	ini) onto italio (iii	-147 (1 ()
Expendable Fund Balance	(937,914)	= -12 94
Average Monthly Operating	72,479	12.54
and Other Expenses		IR >= 4.0

Debt Service Coverage Ratio (DSCF	₹)
0.00	15 105
	IR >= 1.25

Tenant Receivable (TR)			
Tenant Receivable	1,742	= 0.00	
Total Tenant Revenue	365,941	IR < 1.50	
Days Receivable Outstanding: 1.45			

Accounts F	ayable (AP)	
Accounts Payable	(41,520)	- 0.57
Total Operating Expenses	72,479	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	1.50 %	98.50%	
Year-to-Date	0.90 %	99.10%	IR >= 0.98

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	2.00	2	Occupancy	16.00	16	
Total Points	2.00	25	Total Points	25.00	25	

Capital Fund Occupancy	
5.00	

Excess Cash	
(1,010,393)	

Average Dwelling Rent			
Actual/UML	363,675	1,318	275.93
Budget/UMA	356,667	1,330	268.17
Increase (Decrease)	7,008	(12)	7.76

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	178.98	37.32%
Supplies and Materials		26.36	5.50
Fleet Costs		6.90	1.44
Outside Services		116.25	24.24
Utilities		100.92	21.04
Protective Services		0.00	0.00
Insurance		22.10	21.04
Other Expenses		22.88	4.77
Total Average Expense	\$	474.39	115.34%

KFI - FY Comparison for Victoria Plaza/Schnabel - 255 Units Period Ending April 30, 2020

		This Y	ear		
Quick Ratio (QR)					
Current Assets	, Unres	stricted	674,0)55 _	0.45
Curr Liab Exc (Curr Pr	tn LTD	(1,513,8	(55)	2 >= 2.0
Months Expendable Net Assets Ratio (MENAR)					R)
Expendable F	und Ba	lance	(839,8	00) _	45.00
•	, ,	erating	53,7	42	15.63
and Other Exp	enses			IR	>= 4.0
Debt Se	rvice (Covera	ige Ratio (D	SCR)	
	5	3,290,0	45.0	IR:	>= 1.25
Tenant Receivable (TR) Tenant Receivable 568 - 0					
					0.00
Total Tenant Revenue 136,971 IR < 1.5					
Days Receivable Outstanding: 1.26					
Accounts Payable (AP)					
Accounts Pay	able		(1,466,308)	=	27.28
Total Operatin	g Expe	enses	53,742	-	2 < 0.75
Occupancy		Loss	Occ '	%	
)				
Year-to-Date		72.75	% 99.29	9% <i>IR</i> :	>= 0.98
FASS KF	I N	IP	MASS	KFI	MP
				5.00	5
,			•		4 16
	00		сарапсу	10.00	
Total Points 2	2.00 2	5 To	tal Points	21.00	25
	Months Experiments Expendable For Average Montrand Other Experiments Debt Service Tenant Receive Total Tenant For Days Recounts Payar Accounts Payar Total Operation Occupancy Current Monthey Year-to-Date FASS KFOR QR MENAR MENAR	Current Assets, Unrest Curr Liab Exc Curr Procession Months Expendable Expendable Fund Batter Average Monthly Operand Other Expenses Debt Service Company Tenant Receivable Total Tenant Revenue Days Receivate Accounts Payable Total Operating Expended Total Operating Expended Current Month Year-to-Date FASS KFI MORE O.00 1 MENAR 0.00 1	Quick Rate Current Assets, Unrestricted Curr Liab Exc Curr Prtn LTD Months Expendable Net A Expendable Fund Balance Average Monthly Operating and Other Expenses Debt Service Covera 3,290,0 Tenant Receivable Total Tenant Revenue Days Receivable Out Accounts Payable Total Operating Expenses Occupancy Loss Current Month 72.94 Year-to-Date 72.75 FASS KFI MP QR 0.00 12 Ac MENAR 0.00 11 Ac	Current Assets, Unrestricted 674,0 Curr Liab Exc Curr Prtn LTD (1,513,8 Months Expendable Net Assets Ratio Expendable Fund Balance (839,8 Average Monthly Operating 53,7 and Other Expenses Debt Service Coverage Ratio (E 3,290,045.0 Tenant Receivable (TR) Tenant Receivable 568 Total Tenant Revenue 136,971 Days Receivable Outstanding: Accounts Payable (AP) Accounts Payable (1,466,308) Total Operating Expenses 53,742 Occupancy Loss Occ C Current Month 72.94% 98.57 Year-to-Date 72.75% 99.29 FASS KFI MP MASS QR 0.00 12 Accts Recvble MENAR 0.00 11 Accts Payable	Current Assets, Unrestricted 674,055 Curr Liab Exc Curr Prtn LTD (1,513,855)

Total Points	2.00	25	Total Points	21.00	25	
Total Folints	2.00	25	Total Follits	21.00	25	
	Capit	al Fu	ınd Occupancy			
		E	00			

	(891,692)		
	Average Dwelling Re	nt	
Actual/UMI	132 657	695	190.87

169,737

(37,080)

700

(5)

242.48

(51.61)

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	236.93	20.49 %	
Supplies and Materials		21.61	1.87	
Fleet Costs		1.63	0.14	
Outside Services		85.88	7.43	
Utilities		68.74	5.94	
Protective Services		0.03	0.00	
Insurance		34.31	5.94	
Other Expenses		51.26	4.43	
Total Average Expense	\$	500.39	46.25 %	

Last Yea	r	
Quick Ratio ((QR)	
Current Assets, Unrestricted	408,946	= 6.51
Curr Liab Exc Curr Prtn LTD	(62,865)	IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	346,081	_	5.35	
Average Monthly Operating	64,640		0.00	
and Other Expenses		IF	R >= 4.0	

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

Tenant Reco	eivable (TR)	
Tenant Receivable	1,931	= 0.01
Total Tenant Revenue	134,245	IR < 1.50
Days Receivable	Outstanding: 4	1 70

Accounts Payable (AP)				
Accounts Payable	(29,966)	- 0.46		
Total Operating Expenses	64,640	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	73.33 %	97.14%	
Year-to-Date	73.14 %	97.86%	IR >= 0.98

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

Capital Fund	Occupancy
5.00	

 E	Excess Cas	h	
	283,291		

Average Dwelling Rent						
Actual/UML 120,797 685 176.35						
Budget/UMA	116,667	700	166.67			
Increase (Decrease)	4,130	(15)	9.68			

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	224.37	20.54%		
Supplies and Materials		30.41	2.78		
Fleet Costs		0.64	0.06		
Outside Services		130.75	11.97		
Utilities		97.03	8.88		
Protective Services		3.79	0.35		
Insurance		47.03	8.88		
Other Expenses		101.03	9.25		
Total Average Expense	\$	635.06	62.71%		

KFI - FY Comparison for Villa Hermosa/McGuire - 129 Units Period Ending April 30, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted (429,873) = -5.56							
	Curr Liab Exc Curr Prtn LTD (77,260)							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance (507,133)							
	Average Monthly Operating 61,827 = -8.20							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 8,351 = 0.03							
	Total Tenant Revenue 323,171 = 0.03							
	Days Receivable Outstanding: 7.87							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (35,306) = 0.57							
	Total Operating Expenses 61,827 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 2.33% 97.67%							
	Year-to-Date 2.09% 97.91% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 0.00 12 Accts Recvble 5.00 5							
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16							
	Total Points 2.00 25 Total Points 21.00 25							
	Capital Fund Occupancy							

Last Year						
Quick Ratio (QR)						
Current Assets, Unrestricted			ted	131,27	3	2.08
Curr Liab Exc Curr Prtn LTI			TD	(63,00	5) _{IR}	? >= 2.0
Months Ex	cpendal	ole N	let Ass	ets Ratio	(MENA	(R)
Expendable	Fund Ba	alanc	е	68,26	8 _	1.09
Average Mor			ng	62,42		1.09
	•		verage	Ratio (D		
			0.00			>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Rece	ivable			465	_	0.00
Total Tenant Revenue			3	318,538	IR	2 < 1.50
Day	s Recei	vabl	e Outst	tanding:	0.45	
	Acco	unts	Payab	le (AP)		
Accounts Pa	yable		((36,191)	=	0.58
Total Operati	ing Expe	ense	S	62,421	IF	? < 0.75
Occupand	су		oss	Occ %		
Current Mon	•••	_	.10 %	00.007		
Year-to-Date	!	3	.57 %	96.43%) IR:	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00			Recvble	5.00	5
MENAR DSCR	6.14 2.00	11 2		Payable	4.00 12.00	4 16
Total Points	20.14		Total F		21.00	25
Total Folitis	20.14	23	Totali	Onto	21.00	20
Capital Fund Occupancy						
		5.	.00			

Average Dwelling Rent						
Actual/UML	317,756	1,263	251.59			
Budget/UMA	309,640	1,290	240.03			
Increase (Decrease)	8,116	(27)	11.56			

(568,960)

5.00

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	146.72	29.21 %		
Supplies and Materials		16.88	3.36		
Fleet Costs		0.74	0.15		
Outside Services		97.09	19.33		
Utilities		106.59	21.22		
Protective Services		9.95	1.98		
Insurance		15.22	21.22		
Other Expenses		20.32	4.05		
Total Average Expense	\$	413.52	100.52 %		

Capital Fund Occupancy							
	5.00						
E	xcess Cash						
	5,847						
Average Dwelling Rent							
Actual/UML	312,853	1,244	251.49				
Budget/UMA	312,079	1,290	241.92				
Increase (Decrease)	774	(46)	9.57				
PUM / Percentage of Revenue							
Expense	Amount	Percent					

\$ 139.54

19.49

0.29

97.08

114.46

1.32

18.83

43.20

\$ 434.22

28.64%

4.00 0.06

19.92

23.49

0.27

23.49

8.87

108.74%

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Villa Tranchese - 201 Units Period Ending April 30, 2020

		Th	is Yea	ır			
		uick	Ratio	(QR)			
	Current Assets, Un	restri	cted	397,16	S2 ₌	3.64	
	Curr Liab Exc Curr	Prtn l	LTD	(109,25		>= 2.0	
	Months Expenda	able N	let As	sets Ratio	(MENA	R)	
FASS	Expendable Fund	Balar	nce	214,18	86		
	Average Monthly (iting	96,09	00	2.23	
	and Other Expens	es			IR	>= 4.0	
	Debt Service	e Co	verage	e Ratio (DS	SCR)		
			1.72		IR >	>= 1.25	
	Tons	nt R	ocoiva	hle (TR)		_	
	Tenant Receiva Tenant Receivable			10,501			
	Total Tenant Reve			553,141	= IR	0.02 < <i>1.50</i>	
	Days Rece	ivabl	e Outs		6.01		
SS	Acco	ounts	Payal	ble (AP)			
MASS	Accounts Payable	(45,262)	_	0.47			
	Total Operating Ex	pens	es	96,090		< 0.75	
	Occupancy	L	.oss	Occ %			
	Current Month	0	0.00%	100.00	- %		
	Year-to-Date	1	.09%	98.91	% IR >	>= 0.98	
	FASS KFI	MP		MASS	KFI	MP	
	QR 12.00	12	Accts	Recvble	5.00	5	
	MENAR 7.80	11		Payable	4.00	4	
	DSCR 2.00	2		pancy	16.00	16	
	Total Points 21.80	25	Total	Points	25.00	25	
	Capital Fund Occupancy						

La	ast Year
Quick	Ratio (QR)
Current Assets, Unrestric	eted 237,651 = 3.02
Curr Liab Exc Curr Prtn L	TD $(78,782)$ $= 3.02$
Months Expendable N	Net Assets Ratio (MENAR)
Expendable Fund Balance	ce 158,868 = 1.58
Average Monthly Operation	ing 100,433
and Other Expenses	IR >= 4.0
Debt Service Co	verage Ratio (DSCR)
	1.01 IR >= 1.25
Tenant Re	eceivable (TR)
Tenant Receivable	(709) = 0.00
Total Tenant Revenue	525,664 IR < 1.50
Days Receivabl	e Outstanding: -0.42
Accounts	s Payable (AP)
Accounts Payable	(37,136) - 0.37
Total Operating Expense	es 100,433 IR < 0.75
Occupancy	Loss Occ %
	2.99 % 97.01%
Year-to-Date 2	2.59 % 97.41% IR >= 0.98
FASS KFI MP	MASS KFI MP
QR 12.00 12	
MENAR 6.85 11 DSCR 1.00 2	Accts Payable 4.00 4
	Occupancy 12.00 16 Total Points 21.00 25
Total Points 19.85 25	10tal FUIIItS 21.00 25
Capital F	und Occupancy
5	.00
Exc	ess Cash

118,095						
Average	Dwelling R	ent				
Actual/UML	527,760	1,988	265.47			
Budget/UMA	501,667	2,010	249.59			
Increase (Decrease)	26,093	(22)	15.89			
PLIM / Porcentage of Povenue						

5.00

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	185.42	34.68 %	
Supplies and Materials		16.50	3.09	
Fleet Costs		2.72	0.51	
Outside Services		54.38	10.17	
Utilities		97.62	18.26	
Protective Services		4.28	0.80	
Insurance		16.67	18.26	
Other Expenses		23.00	4.30	
Total Average Expense	\$	400.59	90.07 %	

Capita	I Fund Occupa	ancy	
	5.00		
E	xcess Cash		
	58,435		
Avera	ge Dwelling R	lent	
Actual/UML	506,910	1,958	258.89
Budget/UMA	486,833	2,010	242.21
Increase (Decrease)	20,077	(52)	16.69
PUM / Per	centage of Re	venue	
Expense	Amount	Percent	

Fow / Fercentage of Nevertue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	182.48	36.09%	
Supplies and Materials		24.84	4.91	
Fleet Costs		1.69	0.34	
Outside Services		76.87	15.20	
Utilities		94.26	18.64	
Protective Services		2.68	0.53	
Insurance		20.46	18.64	
Other Expenses		24.59	4.86	
Total Average Expense	\$	427.89	99.22%	

KFI - FY Comparison for Villa Veramendi - 166 Units Period Ending April 30, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 238,231 = 1.93
	Curr Liab Exc Curr Prtn LTD (123,262)
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 114,968
	Average Monthly Operating 113,633 = 1.01
	and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 44 019
	Total Tenant Revenue 281,717 = 0.16
	Days Receivable Outstanding: 47.60
SS	Accounts Payable (AP)
MASS	Accounts Payable (65,401) = 0.58
	Total Operating Expenses 113,633 IR < 0.75
	Occupancy Loss Occ %
	Current Month 3.61% 96.39%
	Year-to-Date 1.93% 98.07% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 11.68 12 Accts Recvble 2.00 5
	MENAR 6.02 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 19.69 25 Total Points 22.00 25
	10tal 1 0llits 13.03 23 10tal 1 0llits 22.00 23
	Capital Fund Occupancy

This Year	Last Year
Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 238,231 = 1.93	Current Assets, Unrestricted (1,961) = -0.02
Curr Liab Exc Curr Prtn LTD (123,262) $IR \ge 2.0$	Curr Liab Exc Curr Prtn LTD (124,645) $= -0.02$ $IR >= 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 114,968	Expendable Fund Balance (126,606) = -1,06
Average Monthly Operating 113,633 = 1.01	Average Monthly Operating 119,067
and Other Expenses IR >= 4.0	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 44,018 = 0.16	Tenant Receivable 11,931 = 0.05
Total Tenant Revenue 281,717 IR < 1.50	Total Tenant Revenue 229,789 IR < 1.50
Days Receivable Outstanding: 47.60	Days Receivable Outstanding: 15.96
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (65,401) = 0.58	Accounts Payable (88,025) – 0.74
Total Operating Expenses 113,633 IR < 0.75	Total Operating Expenses 119,067 $= \frac{0.74}{IR < 0.75}$
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 3.61% 96.39%	Current Month 1.81 % 98.19%
Year-to-Date 1.93% 98.07% IR >= 0.98	Year-to-Date 3.25 % 96.75 % IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 11.68 12 Accts Recvble 2.00 5	QR 0.00 12 Accts Recvble 0.00 5
MENAR 6.02 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 12.00 16
Total Points 19.69 25 Total Points 22.00 25	Total Points 2.00 25 Total Points 16.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00

	1,335					
Average	e Dwelling R	ent				
Actual/UML	253,700	1,628	155.84			
Budget/UMA	220,833	1,660	133.03			
Increase (Decrease)	32,866	(32)	22.80			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	181.05	27.66 %	
Supplies and Materials		58.85	8.99	
Fleet Costs		3.17	0.48	
Outside Services		195.49	29.87	
Utilities		92.72	14.17	
Protective Services		5.71	0.87	
Insurance		18.74	14.32	
Other Expenses		17.21	2.63	
Total Average Expense	\$	572.96	99.00 %	

	Excess Cash				
(245,673)					
Avera	age Dwelling	Rent			
Actual/UML	223,397	1,606	139.10		
Budget/UMA	229,167	1,660	138.05		
Increase (Decrease)	(5,770)	(54)	1.05		

PUM / Percentage of Revenue					
Expense	A	Amount	Percent		
Salaries and Benefits	\$	166.92	30.04%		
Supplies and Materials		67.79	12.20		
Fleet Costs		5.95	1.07		
Outside Services		225.16	40.52		
Utilities		98.49	17.77		
Protective Services		5.14	0.92		
Insurance		23.66	17.77		
Other Expenses		23.11	4.16		
Total Average Expense	\$	616.22	124.45%		

4.19

IR >= 4.0

IR >= 1.25

0.02

0.42

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

IR >= 2.0

KFI - FY Comparison for WC White - 75 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 240,995 = 6.13	Current Assets, Unrestricted 161,218 = 5.2
	Curr Liab Exc Curr Prtn LTD (39,287) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD (30,782) - 5.2
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 201,708 = 6.48	Expendable Fund Balance 130,437 = 4.1
	Average Monthly Operating 31,112 and Other Expenses $IR >= 4.0$	Average Monthly Operating 31,124 and Other Expenses IR >= 4
	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 942 = 0.01	Tenant Receivable 2,228 = 0.0
	Total Tenant Revenue 145,664 IR < 1.50	Total Tenant Revenue 144,064 IR < 1.
	Days Receivable Outstanding: 1.98	Days Receivable Outstanding: 4.74
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (12,246) = 0.39	Accounts Payable (13,085) = 0.4
	Total Operating Expenses 31,112 _{IR < 0.75}	Total Operating Expenses 31,124 _{IR < 0.}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00% Year-to-Date 0.13% 99.87% IR >= 0.98	Current Month 1.33 % 98.67% Year-to-Date 1.60 % 98.40% IR >= 0.
	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 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	DSCR 2.00 2 Occupancy 16.00 16 Total Points 25.00 25 Total Points 25.00 25	DSCR 2.00 2 Occupancy 16.00 16 Total Points 25.00 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

170,596								
Average	Dwelling Re	nt						
Actual/UML	142,696	749	190.51					
Budget/UMA	140,000	750	186.67					
Increase (Decrease)	2,696	(1)	3.85					

Excess Cash

PUM / Percer	nta	ge of Re	venue	
Expense		Amount	Percent	
Salaries and Benefits	\$	147.07	33.16 %	
Supplies and Materials		23.35	5.27	
Fleet Costs		2.38	0.54	
Outside Services		64.33	14.51	
Utilities		56.07	12.64	
Protective Services		9.88	2.23	
Insurance		13.59	12.64	
Other Expenses		29.58	6.67	
Total Average Expense	\$	346.26	87.66 %	

Total Points 25.00	25	Total Poin	ts 25.0	00	25						
Capital Fund Occupancy											
5.00											
E	Exce	ss Cash									
99,312											
Average Dwelling Rent											
Actual/UML	1	37,665	738	18	6.54						
Budget/UMA	1	41,667	750	18	8.89						
Increase (Decrease)	(4,002)	(12)	(2.35)							
PUM / Percentage of Revenue											
Expense		Amount	Percent								
Salaries and Benefits \$ 144.03 36.27%											

25.90

0.78

58.45

61.18

4.62

17.00

38.38

350.34

6.52

0.20

14.72

15.40

15.40

9.66

99.33%

1.16

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Westway/H Gonzalez - 203 Units Period Ending April 30, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 359,479 _ 2 22	Curre
	Curr Liab Eye Curr Prtn LTD (111 176)	Curr L
SS	Months Expendable Net Assets Ratio (MENAR)	Mor
F	Expendable Fund Balance 248,302 = 2.20	Exper
	Average Monthly Operating 112,834	Avera
		and O
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable 17 040	Tenar
	= 0.05	Total
	Days Receivable Outstanding: 14.55	
SS	Accounts Payable (AP)	
¥	Accounts Payable (47.508)	Accou
~	Total Operating Expanses 442 024	Total
	11/(0.75)	
		Occ
		Curre Year-1
	10df to Bate 2.1070 07.0170 1/7 2-0.90	Tour
	FASS KFI MP MASS KFI MP	
		QR MENA
	,	DSCR
		Total F
	Capital Fund Occupancy	
	MASS FASS	Current Assets, Unrestricted 359,479 Curr Liab Exc Curr Prtn LTD (111,176) 3.23

Last Year							
	Quick	Ratio (QR)				
Current Assets, U	nrestric	ted	83,77	4 =	0.91		
Curr Liab Exc Cur	r Prtn L	TD	(91,57	5)	2 >= 2.0		
Months Expen	et Ass	ets Ratio	(MENA	AR)			
Expendable Fund	Balanc	е	(7,80	1)	0.07		
Average Monthly	Operati	ng	111,60	_ = 7	-0.07		
and Other Expens	ses			IF	? >= 4.0		
Debt Serv	rice Cov	verage	Ratio (DS	SCR)			
		0.00		ID	>= 1.25		
				IIX	7- 1.25		
	nant Re	ceivab	le (TR)				
Tenant Receivable			4,798	=	0.02		
Total Tenant Reve			276,563		? < 1.50		
-			tanding:	5.38			
Ac	counts	Payab	ole (AP)				
Accounts Payable)		(53,445)	_	0.48		
Total Operating E	xpenses	s '	111,607	_	2 < 0.75		
Occupancy	L	.oss	Occ %				
Current Month	_	.91 %	94.09%)			
Year-to-Date	5	.03 %	95.35%) IR	>= 0.98		
FASS KFI	MP		MASS	KFI	MP		
QR 0.0	00 12	Accts	Recvble	5.00	5		
	00 11		Payable		4		
DSCR 2.0	00 2	Occup	pancy	8.00	16		
Total Points 2.0	00 25	Total I	Points	17.00	25		
Ca	pital Fu	nd Oc	cupancy				
Capital Fund Occupancy 5.00							

	135,468		
Avera	age Dwelling R	ent	
Actual/UML	347,171	1,980	175.34
Budget/UMA	241,817	2,030	119.12

Increase (Decrease)

105,354

(50)

56.22

Excess Cash

5.00

PUM / Percentage of Revenue					
Expense	1	Amount	Percent		
Salaries and Benefits	\$	201.33	33.66 %		
Supplies and Materials		30.88	5.16		
Fleet Costs		2.53	0.42		
Outside Services		112.94	18.88		
Utilities		88.20	14.74		
Protective Services		3.38	0.57		
Insurance		19.96	14.74		
Other Expenses		21.42	3.58		
Total Average Expense	\$	480.65	91.76 %		

(119,400)									
Average Dwelling Rent									
Actual/UML	260,090	1,927	134.97						
Budget/UMA	204,167	2,021	101.02						
Increase (Decrease)	55,923	(94)	33.95						

PUM / Percentage of Revenue							
A	Amount	Percent					
\$	162.15	32.28%					
	43.69	8.70					
	1.75	0.35					
	154.15	30.69					
	86.12	17.15					
	2.21	0.44					
	26.42	17.15					
	28.08	5.59					
\$	504.57	112.35%					
	\$	Amount \$ 162.15 43.69 1.75 154.15 86.12 2.21 26.42 28.08	Amount Percent \$ 162.15				

KFI - FY Comparison for Wheatley/Olive Pk/Village East - 50 Units Period Ending April 30, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 148,415	Curren
	Curr Liab Exc Curr Prtn LTD (38,764) = 3.83	Curr Li
S	Months Expendable Net Assets Ratio (MENAR)	Mon
FASS	Expendable Fund Balance 109,651	Expen
	Average Monthly Operating 34,897 and Other Expenses 1R >= 4.0	Averag
	Debt Service Coverage Ratio (DSCR)	
	0.00	
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable (4,914) = -0.08	Tenan
	Total Tenant Revenue 59,697 IR < 1.50	Total T
	Days Receivable Outstanding: -25.04	
SS	Accounts Payable (AP)	
MASS	Accounts Payable (17,059) = 0.49	Accou
	Total Operating Expenses 34,897 IR < 0.75	Total C
	Occupancy Loss Occ %	Occ
	Current Month 2.00% 98.00%	Currer
	Year-to-Date 3.40% 96.60% IR >= 0.98	Year-to
	FASS KFI MP MASS KFI MP	F
	QR 12.00 12 Accts Recvble 5.00 5	QR
	MENAR 9.14 11 Accts Payable 4.00 4	MENAF
	DSCR 2.00 2 Occupancy 12.00 16	DSCR
	Total Points 23.14 25 Total Points 21.00 25	Total P
	Capital Fund Occupancy	
	5.00	

		La	st Yea	r					
Quick Ratio (QR)									
Current Asse	ts, Unre	estric	ted	169,27	2 =	0.00			
Curr Liab Exc	: Curr P	rtn L	TD	(475,36	4)	0.36 R >= 2.0			
Months Ex	pendal	ole N	et Ass	ets Ratio	(MENA	AR)			
Expendable F	und Ba	alanc	е	(306,09	2)	0.04			
Average Mon		eratiı	ng	35,42	9	-8.64			
and Other Ex	penses				IF	R >= 4.0			
Debt	Service	Cov	verage	Ratio (D	SCR)				
			0.00		IR	>= 1.25			
	Tenar	nt Re	ceivab	ole (TR)					
Tenant Recei	vable			(5,092)	_	-0.07			
Total Tenant	Revenu	ıe				R < 1.50			
Days Receivable Outstanding: -22.37									
	Acco	unts	Payal	ole (AP)					
Accounts Pay	/able			(13,310)		0.38			
Total Operati	ng Expe	enses	5	35,429	= IF	R < 0.75			
Occupano	у	L	.oss	Occ %					
Current Mont	h	8	.00 %	92.00%	, D				
Year-to-Date		5	.00 %	95.00%	i IR	>= 0.98			
FASS KFI M				MASS	KFI	MP			
QR	0.00	12	Accts	Recvble	5.00	5			
MENAR	0.00	11		Payable	4.00	4			
DSCR	2.00	2		pancy	8.00	16			
Total Points	2.00	25	Total	Points	17.00	25			

Capital Fu	nd Occupancy
5.	00

Excess Cash

74,754

Total Points	2.00	25	Total Points	17.00	25	
Capital Fund Occupancy						
5.00						

Average	Dwelling Re	nt	
Actual/UML	53,181	483	110.11
Budget/UMA	72,500	500	145.00
Increase (Decrease)	(19,319)	(17)	(34.89)

PUM / Percentage of Revenue							
Expense Amount Percent							
Salaries and Benefits	\$	182.06	27.05 %				
Supplies and Materials		66.14	9.83				
Fleet Costs		0.06	0.01				
Outside Services		172.79	25.67				
Utilities		129.76	19.28				
Protective Services		15.56	2.31				
Insurance		24.11	19.28				
Other Expenses		16.49	2.45				
Total Average Expense	\$	606.96	105.88 %				

(341,022)						
Average Dwelling Rent						
Actual/UML 65,586 475 138.08						
Budget/UMA	75,833	500	151.67			
Increase (Decrease)	(10,248)	(25)	(13.59)			

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	201.07	24.93%		
Supplies and Materials		44.85	5.56		
Fleet Costs		0.02	0.00		
Outside Services		206.13	25.55		
Utilities		129.10	16.00		
Protective Services		6.17	0.76		
Insurance		36.30	16.00		
Other Expenses		11.05	1.37		
Total Average Expense	\$	634.68	90.18%		

KFI - FY Comparison for Beacon - 3,392 Units

Period Ending April 30, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 25,680,901 = 3,64	Current Assets
	Curr Liab Exc Curr Prtn LTD $(7,060,323)$ $_{IR} >= 2.0$	Curr Liab Exc
S	Months Expendable Net Assets Ratio (MENAR)	Months Exp
FASS	Expendable Fund Balance 16,549,625	Expendable F
	Average Monthly Operating 1,880,609 = 8.80 and Other Expenses	Average Mont and Other Exp
	Debt Service Coverage Ratio (DSCR)	Debt S
	-0.61 IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable 1,376,980 = 0.07	Tenant Receiv
	Total Tenant Revenue 18,978,511 IR < 1.50	Total Tenant F
	Days Receivable Outstanding: 22.25	Days I
MASS	Accounts Payable (AP)	
$\mathbf{\tilde{z}}$	Accounts Payable (1,771,706) = 0.94	Accounts Paya
	Total Operating Expenses 1,880,609 IR < 0.75	Total Operatin
	Occupancy Loss Occ %	Occupancy
	Current Month 7.52% 92.48%	Current Month
	Year-to-Date 7.61% 92.39% /R >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS K
	QR 12.00 12 Accts Recyble 5.00 5	QR
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 0.00 2 Occupancy 4.00 16	MENAR DSCR
	Total Points 23.00 25 Total Points 11.00 25	Total Points
	Capital Fund Occupancy	

Average Monthly	y Operating	1,880,609	- 0.00			
and Other Expe	nses		IR >= 4.0			
Debt Serv	rice Covera	ge Ratio (DSC	R)			
	-0.61		IR >= 1.25			
_		(75)	11(7-1.20)			
le	nant Receiv	vable (TR)				
Tenant Receival		1,376,980	= 0.07			
Total Tenant Re	venue	18,978,511	IR < 1.50			
Days Rec	eivable Ou	tstanding: 22	.25			
Ac	counts Pay	able (AP)				
Accounts Payab	le	(1,771,706)	= 0.94			
Total Operating	Expenses	1,880,609	IR < 0.75			
Occupancy	Loss	Occ %				
Current Month	7.529	% 92.48%				
Year-to-Date	7.619	% 92.39%	IR >= 0.98			
FASS KFI	MP	MASS KI	FI MP			
QR 12.0	0 12 Acc	cts Recvble	5.00 5			
MENAR 11.0	0 11 Ac	cts Payable	2.00 4			
DSCR 0.0	00 2 Oc	cupancy	4.00 16			
Total Points 23.0	Total Points 23.00 25 Total Points 11.00 25					
Ca	pital Fund (Occupancy				
5.00						

Excess Cash						
14,236,330						
Average Dwelling Rent						
Actual/UML	18,39	7,696	28,679	641.50		
Budget/UMA	17,31	2,017	31,040	557.73		
Increase (Decrease)	1,08	5,678	(2,361)	83.77		
PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	s .\$	172 80	23 39	%		

26.37

0.74

101.94

45.20

4.95

36.11

36.97

3.57

0.10

13.80

6.12

0.67

8.45

5.00

61.10 %

Supplies and Materials

Total Average Expense \$ 425.08

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Other Expenses

		,	ialIndicatorsByLi 5:35PM				
	Last Year						
Qui	ck Ratio (QR)					
Current Assets, Unres	tricted 2	21,920,011	= 4.20				
Curr Liab Exc Curr Prt	n LTD	(5,221,292)	= 4.20 IR >= 2.0				
Months Expendabl	e Net Ass	ets Ratio (N	(IENAR)				
Expendable Fund Bala	ance 1	15,208,010	= 9.17				
Average Monthly Operand Other Expenses	Average Monthly Operating 1,657,662						
Debt Service Coverage Ratio (DSCR)							
-1.31 IR >= 1.25							
Tenant	Receivab	le (TR)					
Tenant Receivable		61,787	= 0.04				
Total Tenant Revenue	17,0	09,817	IR < 1.50				
Days Receiva	ble Outst	anding: 11.	.84				
Accou	nts Payab	le (AP)					
Accounts Payable	(7	23,911)	- 0.44				
Total Operating Exper	nses 1,6	557,662	IR < 0.75				
Occupancy	Loss	Occ %					
Current Month	7.07 %	92.93%					
Year-to-Date	7.37 %	92.63%	IR >= 0.98				

FASS KFI		MP	MASS	KFI	MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	23.00	25	Total Points	13.00	25

Capital Fund Occupancy	
5.00	

Average Dwelling Rent							
Actual/UML	16,639,897	26,979	616.77				
Budget/UMA	17,352,960	29,125	595.81				
Increase (Decrease)	(713,063)	(2,146)	20.96				

Excess Cash 13,244,765

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	151.75	21.25%		
Supplies and Materials		29.70	4.16		
Fleet Costs		0.54	0.08		
Outside Services		96.11	13.46		
Utilities		51.20	8.51		
Protective Services		5.73	0.80		
Insurance		37.40	8.51		
Other Expenses		43.49	6.09		
Total Average Expense	\$	415.92	62.86%		

KFI - FY Comparison for Beacon - 3,392 Units Period Ending April 30, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 5/12/2020 9:35:35PM

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 - 1,875 Units Period Ending April 30, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 13,916,271 = 3.81						
	Curr Liab Exc Curr Prtn LTD $(3,648,492)$ $IR >= 2.0$						
Ŋ	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance $9,022,163 = 8.31$						
	Average Monthly Operating 1,086,054						
	and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR)						
	1.75 IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable 1,376,980 = 0.12						
	Total Tenant Revenue 11,721,868 IR < 1.50						
	Days Receivable Outstanding: 35.96						
MASS	Accounts Payable (AP)						
Ž	Accounts Payable $(812,683)$ = 0.75						
	Total Operating Expenses 1,086,054 _{IR < 0.75}						
	Occupancy Loss Occ %						
	Current Month 6.45% 93.55%						
	Year-to-Date 5.93% 94.07% 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 8.00 16						
	Total Points 25.00 25 Total Points 17.00 25						
	Comitational Community						

	Capital	Fun	d Oc	cupar	ісу	
		5.0	0			

	Current Assets, Unrestricted 1			13,916,27	71 =	3.81	
	Curr Liab Exc Curr Prtn LTD (3,648,492)				92)	R >= 2.0	
S	Months Expendable Net Assets Ratio (MI						AR)
FASS	Expendable Fund Balance 9,022,163					3 =	8.31
	Average Mo	,		ting	1,086,05		R >= 4.0
	Debt	Servic	e Co	verage	Ratio (DS	SCR)	
	1.75 IR >= 1.2						
		Tena	ınt Re	eceiva	ble (TR)		
	Tenant Receivable 1,376,980						0.12
	Total Tenant Revenue 11,721,868						R < 1.50
	Days Receivable Outstanding: 35.96						
25		Acco	ounts	Payal	ble (AP)		
MASS	Accounts P	ayable			(812,683)	=	0.75
	Total Opera	iting Ex	pens	es 1	,086,054		R < 0.75
	Occupanc	у	L	oss	Occ %	, <u>D</u>	
	Current Mo	nth		.45%			
	Year-to-Dat	е	5	.93%	94.07	% <i>IF</i>	? >= 0.98
	FASS I	(FI	MP		MASS	KFI	MP
	QR	12.00	12	Accts	Recvble	5.00	5
		11.00	11	Accts	Payable	4.00	4
	DSCR	2.00	2	Occu	nancy	8 00	16

5.00								
Excess Cash								
	7,598,200							
Average Dwelling Rent								
Actual/UML 11,214,471 17,639 635.78								
Budget/UMA 11,121,937 18,750 593.17								
Increase (Decrease) 92,534 (1,111) 42.61								
PUM / Percentage of Revenue								

Expense	Amount	Percent
Salaries and Benefits	\$ 157.74	21.54 %
Supplies and Materials	28.96	3.95
Fleet Costs	1.13	0.15
Outside Services	90.37	12.34
Jtilities	44.93	6.14
Protective Services	2.09	0.28
Insurance	37.01	8.67
Other Expenses	28.77	3.93
Total Average Expense	\$ 391.01	57.00 %

Last Year							
Quick Ratio	(QR)						
Current Assets, Unrestricted	13,157,173	= 4.87					
Curr Liab Exc Curr Prtn LTD	(2,703,930)	= 4.07 IR >= 2.0					
Months Expendable Net As	ssets Ratio (M	ENAR)					
Expendable Fund Balance	9,411,695	= 8.68					
Average Monthly Operating	1,084,656	- 0.00					

and Other Expenses	IR >= 4.0
Debt Service Coverage Ratio (DSCI	R)
-0.90	
	IR >= 1.25

Tenan	t Receivab	le (TR)				
Tenant Receivable	6	61,787	- 0.06			
Total Tenant Revenu	e 11,4	19,998	IR < 1.50			
Days Receivable Outstanding: 17.58						
Accounts Payable (AP)						
Accounts Payable	(4	(430,539)				
Total Operating Expe	enses 1,0	84,656	= 0.40 $IR < 0.75$			
Occupancy	Loss	Occ %				
Current Month	5.97 %	94.03%				
Year-to-Date	5.61 %	94.39%	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	

Avera	ige Dwelling I	Rent	
Actual/UML	10,929,981	22,666	482.22
Budget/UMA	10,471,865	24,012	436.11
Increase (Decrease)	458,116	(1,346)	46.11

Excess Cash 8,042,901

PUM / Percentage of Revenue			
Expense	A	Amount	Percent
Salaries and Benefits	\$	118.19	21.07%
Supplies and Materials		26.66	4.75
Fleet Costs		0.61	0.11
Outside Services		71.45	12.74
Utilities		36.99	8.48
Protective Services		1.96	0.35
Insurance		30.12	8.48
Other Expenses		31.79	5.67
Total Average Expense	\$	317.76	61.64%

KFI - FY Comparison for SAHDC Bella Claire Apts. - 67 Units Period Ending April 30, 2020

		Th	is Yea	_					
	This real								
	Quick Ratio (QR)								
	Current Assets,	Unrestri	cted	130,51	18 =	1.22			
	Curr Liab Exc C	(6)	>= 2.0						
S	Months Exper	ndable N	let As	sets Ratio	(MENA	R)			
FASS	Expendable Fu	nd Balar	nce	(7,40	0) _	0.40			
	Average Month		ating	38,47	'8	-0.19			
	and Other Expe	enses			IR	>= 4.0			
	Debt Ser	vice Co	verage	Ratio (DS	SCR)				
			0.80		IR >	>= 1.25			
	Tenant Receivable (TR)								
	Tenant Receivable 37,749 - 0.00					0.09			
	Total Tenant Revenue 397,467 IR < 1.50								
	Days Re	ceivable	Outs	tanding: 2	28.92				
SS	Accounts Payable (AP)								
MASS	Accounts Paya	ble		(55,936)	=	1.45			
	Total Operating	Expens	ses	38,478	IR	< 0.75			
	Occupancy		oss	Occ %	5				
	Current Month		5.97%	94.039					
	Year-to-Date	3	3.13%	96.87	% IR :	>= 0.98			
	FASS KFI MI			MASS	KFI	MP			
		25 12		Recvble	5.00	5			
		00 11		Payable	2.00	4			
		00 2		pancy	12.00	16			
	Total Points 8.	25 25	Total	Points	19.00	25			
	Capital Fund Occupancy								

Last Year						
Quick Ratio (QR)						
Current Asset	ts, Unre	estric	ted	168,04		4.00
Curr Liab Exc	Curr P	rtn L	TD	(155,08	9) = _{IF}	1.08 R >= 2.0
Months Ex	pendal	ole N	et Ass	ets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	(16,15	8)	0.40
Average Mon and Other Ex			ng	35,25		-0.46 R >= 4.0
				Detie (D		(- 4.0
Dept	Service	÷ (0)	verage 0.71	Ratio (D	ock)	
			0.71		IR	>= 1.25
	Tenar	nt Re	ceival	ole (TR)		
Tenant Receivable 22 094					0.06	
Total Tenant Revenue				358,163	_	R < 1.50
Days Receivable Outstanding: 19.54						
	Acco	unts	Payal	ole (AP)		
Accounts Pay	able			(54,818)	_	1.55
Total Operation	ng Expe	enses	3	35,254	_ IF	R < 0.75
Occupanc	у	L	.oss	Occ %		
Current Mont	h	0	.00 %	100.00%	, D	
Year-to-Date		4	.48 %	95.52%	i IR	>= 0.98
FASS F	(FI	MP		MASS	KFI	MP
QR	7.60	12	Accts	Recvble	5.00	5
MENAR	0.00			Payable	0.00	4
DSCR	0.00	2		pancy	8.00	16
Total Points	7.60	25	Total	Points	13.00	25

Capital Fund Occupancy
5.00

Excess Cash

(135,474)

Capital Fund Occupancy	
5.00	

Average	Dwelling Re	nt	
Actual/UML	395,098	649	608.78
Budget/UMA	405,659	670	605.46
Increase (Decrease)	(10,561)	(21)	3.32

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	167.32	27.32 %
Supplies and Materials		22.85	3.73
Fleet Costs		1.85	0.30
Outside Services		118.52	19.35
Utilities		58.06	9.48
Protective Services		0.00	0.00
Insurance		43.46	9.48
Other Expenses		26.19	4.28
Total Average Expense	\$	438.25	73.94 %

(110,216)					
Average Dwelling Rent					
Actual/UML	348,288	640	544.20		
Budget/UMA	376,781	670	562.36		
Increase (Decrease)	(28,493)	(30)	(18.16)		

PUM / Percentage of Revenue			
Expense	,	Amount	Percent
Salaries and Benefits	\$	123.50	22.07%
Supplies and Materials		52.68	9.41
Fleet Costs		0.00	0.00
Outside Services		116.68	20.85
Utilities		62.72	11.21
Protective Services		0.00	0.00
Insurance		18.49	11.21
Other Expenses		40.31	7.20
Total Average Expense	\$	414.37	81.95%

IR >= 2.0

37.03

IR >= 4.0

IR >= 1.25

0.05

0.25

IR < 0.75

IR >= 0.98

0.05

8.86

3.24

0.00

3.24

6.14

48.70%

0.31

59.71

21.87

34.20

41.37

340.53

0.00

MP 5

4 16

IR < 1.50

KFI - FY Comparison for SAHFC Burning Tree - 108 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 2,326,587 = 23.48	Current Assets, Unrestricted 2,248,422
	Curr Liab Exc Curr Prtn LTD (99,100) $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{34.7}{(64,630)}$
FASS	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
	Expendable Fund Balance 2,118,887 = 35.36	Expendable Fund Balance 2,183,792 = 37.0
	Average Monthly Operating 59,921 and Other Expenses IR >= 4.0	Average Monthly Operating 58,980 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.22 IR >= 1.25	-0.07 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 74,101 = 0.11	Tenant Receivable 32,178 = 0.0
	Total Tenant Revenue 693,303 IR < 1.50	Total Tenant Revenue 673,276 IR < 1.
	Days Receivable Outstanding: 32.56	Days Receivable Outstanding: 14.55
MASS	Accounts Payable (AP)	Accounts Payable (AP)
٤	Accounts Payable (14,649) = 0.24	Accounts Payable (14,630) = 0.2
	Total Operating Expenses 59,921 IR < 0.75	Total Operating Expenses 58,980 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 7.41% 92.59%	Current Month 20.37 % 79.63%
	Year-to-Date 9.54% 90.46% IR >= 0.98	Year-to-Date 7.50 % 92.50 % /R >= 0.
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MI
	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 1.00 2 Occupancy 1.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 4.00 16
	Total Points 24.00 25 Total Points 10.00 25	Total Points 23.00 25 Total Points 13.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

0.59

79.51

16.87

0.00

37.26

23.21

341.28

0.08

11.20

2.38

0.00

2.38

3.27

45.22 %

Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
2,058,966	2,124,812
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 693,615 977 709.94	Actual/UML 663,688 999 664.35
Budget/UMA 683,549 1,080 632.92	Budget/UMA 709,748 1,080 657.17
Increase (Decrease) 10,065 (103) 77.03	Increase (Decrease) (46,060) (81) 7.18
PUM / Percentage of Revenue	PUM / Percentage of Revenue
Expense Amount Percent	Expense Amount Percent
Salaries and Benefits \$ 149.50 21.07 %	Salaries and Benefits \$ 148.61 22.05%
Supplies and Materials 34.33 4.84	Supplies and Materials 34.45 5.11

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for SAHFC Castlepoint - 220 Units Period Ending April 30, 2020

		This Year				
	Quic	ck Ratio (QR)				
	Current Assets, Unres	tricted 882,224 = 1.9	16			
	Curr Liab Exc Curr Prt					
10	Months Expendable	e Net Assets Ratio (MENAR)	=			
FASS	Expendable Fund Balance 317,473					
	Average Monthly Ope	erating 109,289 = 2.9)()			
	and Other Expenses	IR >= 4	.0			
	Debt Service C	Coverage Ratio (DSCR)	_			
		1.67 IR >= 1.2	25			
	Tenant Receivable (TR)					
	Tenant Receivable	271,308 = 0.2)1			
	Total Tenant Revenue					
	Days Receivable Outstanding: 65.23					
SS	Accounts Payable (AP)					
MASS	Accounts Payable	(241,528) = 2.2	1			
	Total Operating Expe					
	Occupancy	Loss Occ %				
	Current Month	3.18% 96.82%				
	Year-to-Date	3.00% 97.00% IR >= 0.9	98			
	FASS KFI M	P MASS KFI ME	5			
	QR 11.81 12					
	MENAR 8.79 1	· · · · · · · · · · · · · · · · · · ·				
		2 Occupancy 12.00 16	_			
	Total Points 22.60 25 Total Points 14.00 25					

Capital Fund Occupancy 5.00

207,559						
Average Dwelling Rent						
Actual/UML 1,256,038 2,134 588.58						
Budget/UMA	1,243,150	2,200	565.07			

12,888

23.52

(66)

Increase (Decrease)

Excess Cash

Expense Amount Percent					
Expense		Amount	reiceill		
Salaries and Benefits	\$	143.55	24.19 %		
Supplies and Materials		24.10	4.06		
Fleet Costs		3.23	0.54		
Outside Services		71.60	12.07		
Utilities		47.29	7.97		
Protective Services		0.49	0.08		
Insurance		36.67	7.97		
Other Expenses		24.09	4.06		
Total Average Expense	\$	351.03	60.94 %		

Last Year				
(QR)				
529,031	= 4.51			
(117,206)	IR >= 2.0			
	(QR) 529,031			

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	300,333	=	2.30	
Average Monthly Operating	130,665		2.00	
and Other Expenses		II	R >= 4.0	

Debt Service Coverage Ratio (DSCR) 0.89 IR >= 1.25

Tenant Receivable (TR)					
Tenant Receivable	= 0.05				
Total Tenant Revenue	1,320,344	IR < 1.50			
Days Receivable	Outstanding:	14.52			

Accounts Payable (AP)					
Accounts Payable	(28,102)	- 0.22			
Total Operating Expenses	130,665	IR < 0.75			

Occupancy	Loss	Occ %	
Current Month	2.27 %	97.73%	
Year-to-Date	2.18 %	97.82%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP	
QR	12.00	12	Accts Recvble	0.00	5	
MENAR	7.90	11	Accts Payable	4.00	4	
DSCR	0.00	2	Occupancy	12.00	16	
Total Points	19.90	25	Total Points	16.00	25	

Capital Fund Occupancy	
5.00	

Excess Cash
169,668

Average Dwelling Rent						
Actual/UML 1,284,730 2,152 596.99						
Budget/UMA	1,211,888	2,200	550.86			
Increase (Decrease)	72,842	(48)	46.14			

PUM / Perce	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	203.98	33.25%
Supplies and Materials		36.42	5.94
Fleet Costs		2.96	0.48
Outside Services		85.92	14.00
Utilities		65.42	10.85
Protective Services		0.00	0.00
Insurance		34.98	10.85
Other Expenses		26.87	4.38
Total Average Expense	\$	456.55	79.76%

KFI - FY Comparison for SAHFC Churchill Est, LLC - 40 Units Period Ending April 30, 2020

				•			
		This Yea	ır				
	Qı	uick Ratio	(QR)				
	Current Assets, Unre	estricted	448,8	17 =	4.00		Current
	Curr Liab Exc Curr F	rtn LTD	(109,68	39)	4.09 >= 2.0		Curr Lia
10	Months Expendab	le Net As	sets Ratio	(MENAF	₹)		Montl
FASS	Expendable Fund B	alance	298,60			ľ	Expend
	Average Monthly Op and Other Expense:		19,05	59	5.67 >= 4.0		Average and Oth
	Debt Service		o Potio (Di		×= 4.0		and our
	Dept Service	2.33	e Ratio (Di	SCR)			
		2.00		IR >	= 1.25	Į	
	Tenan	nt Receiva	ble (TR))		
	Tenant Receivable		73,803	=	0.23		Tenant
	Total Tenant Reven		323,707		< 1.50		Total Te
	Days Receiv			69.35	\longrightarrow		
MASS		unts Paya	ble (AP)				
⋛	Accounts Payable		(39,878)	=	2.09		Account
	Total Operating Exp	enses	19,059	IR	< 0.75	. (Total O
	Occupancy	Loss	Occ %	6			Осси
	Current Month	0.00%					Current
	Year-to-Date	1.00%	99.00	% IR >	= 0.98		Year-to-
	FASS KFI	MP	MASS	KFI	MP		F
			s Recvble	2.00	5		QR
			s Payable	0.00	4		MENAR DSCR
	DSCR 2.00		Ipancy I Deinte	16.00	16		
	Total Points 25.00	25 Tota	Points	18.00	25	l	Total Po
	Capita	I Fund O	ccupancy				

Li	ast Year
Quick	Ratio (QR)
Current Assets, Unrestri	cted 633,160 = 19.06
Curr Liab Exc Curr Prtn	
Months Expendable	Net Assets Ratio (MENAR)
Expendable Fund Balan	ce 561,751 = 24.18
Average Monthly Operat	
and Other Expenses	IR >= 4.0
Debt Service Co	overage Ratio (DSCR)
	2.06 IR >= 1.25
Tenant R	eceivable (TR)
Tenant Receivable	33,737 = 0.10
Total Tenant Revenue	343,165 IR < 1.50
Days Receivabl	e Outstanding: 29.96
Account	s Payable (AP)
Accounts Payable	(4,129) - 0.18
Total Operating Expense	
Occupancy	Loss Occ %
	2.50 % 97.50%
Year-to-Date	2.75 % 97.25% <i>IR</i> >= 0.98
FASS KFI MF	MASS KFI MP
QR 12.00 12	Accts Recvble 0.00 5
MENAR 11.00 11	· · · · · · · · · · · · · · · · · · ·
DSCR 2.00 2	
Total Points 25.00 25	Total Points 16.00 25

 Excess Cash	
225,245	
Average Dwelling Rent	

5.00

Average	Dwelling Re	nt	
Actual/UML	320,101	396	808.34
Budget/UMA	309,240	400	773.10
Increase (Decrease)	10,861	(4)	35.24

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	83.08	10.16 %		
Supplies and Materials		8.72	1.07		
Fleet Costs		0.00	0.00		
Outside Services		83.72	10.24		
Utilities		7.01	0.86		
Protective Services		0.00	0.00		
Insurance		57.89	0.86		
Other Expenses		12.22	1.50		
Total Average Expense	\$	252.64	24.68 %		

Excess Cash
495,583

Capital Fund Occupancy

Avera	ige Dwelling I	Rent	
Actual/UML	330,245	389	848.96
Budget/UMA	318,820	400	797.05
Increase (Decrease)	11,425	(11)	51.91

PUM / Perce	nta	ge of Re	venue
Expense	,	Amount	Percent
Salaries and Benefits	\$	131.45	14.90%
Supplies and Materials		30.74	3.48
Fleet Costs		0.00	0.00
Outside Services		93.55	10.60
Utilities		5.50	0.62
Protective Services		0.00	0.00
Insurance		82.71	0.62
Other Expenses		18.14	2.06
Total Average Expense	\$	362.09	32.29%

IR >= 2.0

18.10

IR >= 4.0

IR >= 1.25

0.03 IR < 1.50

1.57

IR < 0.75

KFI - FY Comparison for Claremont - 4 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 41,314 _ 5.54	Current Assets, Unrestricted 32,792
	$\frac{\text{Surr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 5.51$ $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 7.6$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 27,442	Expendable Fund Balance 22,114 = 18.1
	Average Monthly Operating $2,067$ = 13.28 and Other Expenses	Average Monthly Operating 1,222 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.50 IR >= 1.25	-0.32 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 431 = 0.02	Tenant Receivable 885
	Total Tenant Revenue 28,014 IR < 1.50	Total Tenant Revenue 28,681 $= 0.0$
	Days Receivable Outstanding: 4.67	Days Receivable Outstanding: 9.38
MASS	Accounts Payable (AP)	Accounts Payable (AP)
ک	Accounts Payable (1,749) = 0.85	Accounts Payable (1,916) = 1.5
	Total Operating Expenses 2,067 IR < 0.75	Total Operating Expenses 1,222 $_{IR < 0.}$
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00% Year-to-Date 0.00% 100.00% IR >= 0.98	Current Month 0.00 % 100.00% Year-to-Date 0.00 % 100.00% IR >= 0.
	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 2.00 4	MENAR 11.00 11 Accts Payable 0.00 4
	DSCR 2.00 2 Occupancy 16.00 16	DSCR 0.00 2 Occupancy 16.00 16
	Total Points 25.00 25 Total Points 23.00 25	Total Points 23.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Occupano	у		.oss	0	cc %		
Current Mont	:h	0	.00 %	100	.00%)	
Year-to-Date		0.	.00 %	100	.00%) IR	? >= 0.98
FASSI	KFI	MP		M	ASS	KFI	MP
QR	12.00	12	Accts	Recv	/ble	5.00	5
MENAR	11.00	11	Accts	Paya	ble	0.00	4
DSCR	0.00	2	Occup	oancy	′	16.00	16
Total Points	23.00	25	Total	Point	s	21.00	25
	Capit	al Fu	nd Oc	cupa	ncy		
		5.	00				
		Exce	ss Ca	sh			
		2	20,892				
	Aver	age l	Dwelli	ng Re	ent		
Actual/UML		:	28,632		4	0 7	15.80
Budget/UMA			0		4	0	0.00
Increase (Dec	rease)	ì	28,632			0 7	15.80
PI	UM / Pe	rcen	tage o	f Rev	enu(е	
Expense			Amo	unt	Perc	ent	

PUM / Percentage of Revenue						
Expense	1	Amount	Percent			
Salaries and Benefits	\$	122.26	17.46 %			
Supplies and Materials		0.00	0.00			
Fleet Costs		0.00	0.00			
Outside Services		142.45	20.34			
Utilities		47.45	6.78			
Protective Services		0.00	0.00			
Insurance		56.42	6.78			
Other Expenses		12.30	1.76			
Total Average Expense	\$	380.88	53.11 %			

Excess Cash 25,375

Average Dwelling Rent

27,941

29,419

(1,478)

40

40

698.53

735.48

(36.96)

Actual/UML

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue						
Expense	ļ	Amount	Percent			
Salaries and Benefits	\$	40.31	5.62%			
Supplies and Materials		16.39	2.29			
Fleet Costs		0.00	0.00			
Outside Services		83.17	11.60			
Utilities		39.95	5.57			
Protective Services		0.00	0.00			
Insurance		26.73	5.57			
Other Expenses		14.37	2.00			
Total Average Expense	\$	220.90	32.65%			

KFI - FY Comparison for Converse Ranch I LLC - 124 Units Period Ending April 30, 2020

	This Vacu						
	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 1,199,720 = 8.48						
	Curr Liab Exc Curr Prtn LTD (142,040) $_{IR} >= 2.0$						
S	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 939,927						
_	Average Monthly Operating 67,534 and Other Expenses IR >= 4.						
	Debt Service Coverage Ratio (DSCR)						
	1.54 IR >= 1.2:						
	Tenant Receivable (TR) Tenant Receivable 93 503						
	Tenant Receivable 93,503 = 0.11						
	Days Receivable Outstanding: 33.73						
SS	Accounts Payable (AP)						
MASS	Accounts Payable (33,113) = 0.49						
	Total Operating Expenses 67,534 = 0.48						
	Occupancy Loss Occ %						
	Current Month 9.68% 90.32%						
	Year-to-Date 6.45% 93.55% IR >= 0.90						
	FASS KFI MP MASS KFI MP						
	QR 12.00 12 Accts Recvble 5.00 5						
	MENAR 11.00 11 Accts Payable 4.00 4						
	DSCR 2.00 2 Occupancy 4.00 16						
	Total Points 25.00 25 Total Points 13.00 25						
	Capital Fund Occupancy						
	Capital Fund Occupancy						

Last Year							
Quick Ratio (QR)							
Current Assets, Unrestricted 1,125,698							
Curr Liab Exc Curr Prtn LTD (90.273) = 12.47							
$ R\rangle = 2.0$							
Months Expendable Net Assets Ratio (MENAR)							
Expendable Fund Balance 921,126 = 13.99							
Average Monthly Operating 65,851							
and Other Expenses $IR >= 4.0$							
Debt Service Coverage Ratio (DSCR)							
1.58 IR >= 1.25							
Tenant Receivable (TR)							
Tenant Receivable $\frac{41,942}{\text{Total Tenant Revenue}} = 0.05$							
Total Tenant Revenue 849,396 IR < 1.50 Days Receivable Outstanding: 15.13							
Accounts Payable (AP)							
Accounts Payable (18,977)							
Total Operating Expenses 65 951							
1 0 1							
Occupancy Loss Occ %							
Current Month 4.03 % 95.97% Year-to-Date 4.60 % 95.40 % $IR >= 0.98$							
Year-to-Date 4.60 % 95.40 % IR >= 0.98							
FASS KFI MP MASS KFI MP							
QR 12.00 12 Accts Recvble 5.00 5							
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16							
Total Points 25.00 25 Total Points 17.00 25							
Capital Fund Occupancy							
5.00							

	798,590		
Average	Dwelling R	ent	
Actual/UML	835,066	1,160	719.88
Budget/UMA	824,930	1,240	665.27
Increase (Decrease)	10,136	(80)	54.62

5.00

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	144.89	18.77 %			
Supplies and Materials		28.80	3.73			
Fleet Costs		0.00	0.00			
Outside Services		64.95	8.41			
Utilities		12.54	1.62			
Protective Services		3.71	0.48			
Insurance		64.87	1.62			
Other Expenses		18.11	2.35			
Total Average Expense	\$	337.87	36.99 %			

	excess Cash					
	784,360					
Avera	age Dwelling	Rent				
Actual/UML	830,976	1,183	702.43			
Budget/UMA	1,005,494	1,240	810.88			
Increase (Decrease)	(174,518)	(57)	(108.45)			
PUM / Percentage of Revenue						

PUM / Percentage of Revenue						
Expense	,	Amount	Percent			
Salaries and Benefits	\$	120.70	15.94%			
Supplies and Materials		27.73	3.66			
Fleet Costs		0.09	0.01			
Outside Services		63.38	8.37			
Utilities		13.13	1.74			
Protective Services		2.54	0.33			
Insurance		63.08	1.74			
Other Expenses		53.49	7.07			
Total Average Expense	\$	344.14	38.86%			

KFI - FY Comparison for Converse Ranch II - 104 Units Period Ending April 30, 2020

		Thi	is Yea	r		
	C	uick	Ratio	(QR)		
	Current Assets, Un	restric	cted	133,98	1 _	0.28
	Curr Liab Exc Curr	Prtn I	_TD	(472,79	0)	>= 2.0
	Months Expenda	ıble N	let As	sets Ratio	(MENA	R)
FASS	Expendable Fund			(505,44		
"	Average Monthly (•	ting	51,28	 =	-9.86
	and Other Expens	es			IR	>= 4.0
	Debt Service			Ratio (DS	CR)	
			1.43		IR :	>= 1.25
	Tena	nt Re	ceiva	ble (TR)		
	Tenant Receivable			61,635	=	0.09
	Total Tenant Reve			714,681 IR < 1.5		
	Days Recei	vable	Outs	tanding: 2	6.33	
MASS	Acco	ounts	Payal	ble (AP)		
×	Accounts Payable			(20,000)	=	0.39
	Total Operating Ex	cpens	es	51,287	IR	< 0.75
	Occupancy	L	oss	Occ %	_	
	Current Month		.50%	87.50%		
	Year-to-Date	8	.27%	91.73%	6 IR:	>= 0.98
	FASS KFI	MP		MASSI	KFI	MP
	QR 0.00	12		Recvble	5.00	5
	MENAR 0.00 DSCR 2.00	11 2		Payable pancy	4.00 1.00	4 16
	2.00	_	J000	paricy	1.00	10
	Total Points 2.00	25	Total	Points	10.00	25

Canital Fund Occupancy						
Total Points	2.00	25	Total Points	10.00	25	
DSCR	2.00	2	Occupancy	1.00	16	
MENAR	0.00	11	Accts Payable	4.00	4	

Capital Fund Occupancy 5.00

Average	Dwelling R	ent	
Actual/UML	708,545	954	742.71
Budget/UMA	686,232	1,040	659.84
Increase (Decrease)	22 313	(86)	82 87

Excess Cash (556,727)

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	152.19	19.49 %			
Supplies and Materials		2.14	0.27			
Fleet Costs		0.00	0.00			
Outside Services		64.08	8.21			
Utilities		16.41	2.10			
Protective Services		4.91	0.63			
Insurance		42.16	2.10			
Other Expenses		52.04	6.67			
Total Average Expense	\$	333.93	39.48 %			

Last Year						
Quick Ratio	(QR)					
Current Assets, Unrestricted	201,494	= 0.38				
Curr Liab Exc Curr Prtn LTD	(524,314)	IR >= 2.0				

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	(484,105) = -10.47			
Average Monthly Operating	46,252			
and Other Expenses	IR >= 4.0			

Debt Service Coverage Ratio (DSCR)	
1.56	R >= 1.25
	===

l	Tenant Rec	eivable (TR)	
ľ	Tenant Receivable	18,215	= 0.03
ı	Total Tenant Revenue	709,205	IR < 1.50
l	Days Receivable	Outstanding:	7.87

Accounts Payable (AP)				
Accounts Payable	(20,479)	- 0.44		
Total Operating Expenses	46,252	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	4.81 %	95.19%	
Year-to-Date	3.37 %	96.63%	IR >= 0.98

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	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	21.00	25

Capital Fund Occupancy	
5.00	

Excess Cash
(530,357)

Average Dwelling Rent					
Actual/UML 697,844 1,005 694.37					
Budget/UMA	841,187	1,040	808.83		
Increase (Decrease)	(143,343)	(35)	(114.46)		

PUM / Percentage of Revenue			
Expense	A	Amount	Percent
Salaries and Benefits	\$	107.61	14.83%
Supplies and Materials		5.02	0.69
Fleet Costs		0.00	0.00
Outside Services		59.58	8.21
Utilities		12.55	1.73
Protective Services		1.87	0.26
Insurance		37.81	1.73
Other Expenses		62.38	8.60
Total Average Expense	\$	286.81	36.04%

6.87

IR >= 4.0

IR >= 1.25

0.37

0.45

IR < 0.75

IR >= 0.98

MP 5

16

IR < 1.50

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
<i>1</i> 0	Current Assets, Unrestricted 138,748 = 6.69	Current Assets, Unrestricted 167,790
	Curr Liab Exc Curr Prtn LTD $(20,745)$ $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 8.8$ $IR > 2$
	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 118,003 = 6,48	Expendable Fund Balance 148,906 = 6.8
	Average Monthly Operating 18,219 and Other Expenses IR >= 4.0	Average Monthly Operating 21,685 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 57,808 = 0.32	Tenant Receivable 64,047 = 0.3
	Total Tenant Revenue 179,294 IR < 1.50	Total Tenant Revenue 174,753 IR < 1.8
	Days Receivable Outstanding: 98.24	Days Receivable Outstanding: 111.73
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable $(6,882)$ = 0.38	Accounts Payable (9,702) = 0.4
	Total Operating Expenses 18,219 IR < 0.75	Total Operating Expenses 21,685 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 13.33% 86.67%	Current Month 16.67 % 83.33%
	Year-to-Date 14.33% 85.67% IR >= 0.98	Year-to-Date 20.67 % 79.33% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4	QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 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 4.00 25	Total Points 25.00 25 Total Points 4.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Excess Cash				
99,784				
Average Dwelling Rent				
Actual/UML	163,012	257	634.29	
Budget/UMA	187,833	300	626.11	
Increase (Decrease)	(24,821)	(43)	8.18	
PLIM / Porcentage of Povenue				

PUM / Percentage of Revenue							
Expense		Amount	Percent				
Salaries and Benefits	\$	133.96	19.20 %				
Supplies and Materials		42.49	6.09				
Fleet Costs		0.00	0.00				
Outside Services		156.78	22.47				
Utilities		48.72	6.98				
Protective Services		23.56	3.38				
Insurance		77.08	13.63				
Other Expenses		35.30	5.06				
Total Average Expense	\$	517.88	76.82 %				

Capital Fund Occupancy										
	5.00									
E	xcess Cash									
127,222										
Average Dwelling Rent										
Actual/UML	157,067	238	659.95							
Budget/UMA	171,117	300	570.39							
Increase (Decrease)	(14,049)	(62)	89.56							
PUM / Percentage of Revenue										
Expense	Amount	Percent								
Salaries and Benefits	\$ 200.22	27.2	7%							

44.37

171.29

62.71

26.31

142.33

64.05

\$ 711.27

0.00

6.04

0.00

23.33

11.94

3.58

11.94

8.72

92.83%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

= 27.58

IR >= 2.0

22.15

IR >= 4.0

IR >= 1.25

0.16

IR < 1.50

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 818,383 = 15.84	Current Assets, Unrestricted 897,569
	Curr Liab Exc Curr Prtn LTD (51,677) $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{27.5}{IR} > 2$
v	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 710,761 = 19.81	Expendable Fund Balance 865,023 = 22.1
	Average Monthly Operating 35,884 and Other Expenses 35,884	Average Monthly Operating 39,047 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.21 IR >= 1.25	-0.04 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 73,897 = 0.18	Tenant Receivable 57,719 = 0.1
	Total Tenant Revenue 413,890 IR < 1.50	Total Tenant Revenue 364,134 IR < 1.8
	Days Receivable Outstanding: 54.38	Days Receivable Outstanding: 48.27
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (17,296) = 0.48	Accounts Payable (12,340) = 0.3
	Total Operating Expenses 35,884 IR < 0.75	Total Operating Expenses 39,047
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 8.93% 91.07%	Current Month 10.71 % 89.29%
	Year-to-Date 7.50% 92.50% IR >= 0.98	Year-to-Date 15.18 % 84.82% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 2.00 5	QR 12.00 12 Accts Recyble 2.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 1.00 2 Occupancy 4.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 0.00 16
	Total Points 24.00 25 Total Points 10.00 25	Total Points 23.00 25 Total Points 6.00 25
	Total Folitis 24.00 25 Total Folitis 10.00 25	Total Folints 25.00 25 Total Folints 6.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	Days Receivable Outstanding: 48.27										
		Acco	unts	Payab	ole (AP)						
	Accounts Pa	yable		(12,340)	_	0.32					
	Total Operati	ing Expe	ense	S	39,047	= IR	< 0.75				
	Occupand	су	L	oss	Occ %						
	Current Mon	th	10	.71 %	89.29%						
	Year-to-Date	!	15	.18 %	84.82%	IR >	>= 0.98				
(FASS KFI MP				MASS I	KFI	MP				
	QR	12.00	12	Accts	Recvble	2.00	5				
	MENAR	11.00	11	Accts	Payable	4.00	4				
	DSCR	0.00	2	Occup	oancy	0.00	16				
	Total Points	23.00	25	Total	Points	6.00	25				
		Capit	al Fu	ınd Oc	cupancy						
			5.	.00							
ſ			Exce	ss Cas	sh						
			8	25,976	i						
ĺ		Aver	age	Dwellii	ng Rent						
	Actual/UML		3	61,191	475	76	0.40				
	Budget/UMA			85,393		68	8.20				
l	Increase (Dec	crease)	(24,203) (85	5) 7	2.20				
	Р	UM / Pe	rcen	itage o	f Revenue)					
	PUM / Percentage of Revenue Expense Amount Percent										

PUM / Percentage of Revenue							
Expense	,	Amount	Percent				
Salaries and Benefits	\$	132.19	16.54 %				
Supplies and Materials		49.57	6.20				
Fleet Costs		0.00	0.00				
Outside Services		91.49	11.45				
Utilities		70.77	8.86				
Protective Services		0.00	0.00				
Insurance		44.69	8.86				
Other Expenses		26.64	3.33				
Total Average Expense	\$	415.34	55.25 %				

Excess Cash 674,876

Average Dwelling Rent 403,081

408,600

(5,519)

518

560

(42)

778.15

729.64 48.51

Actual/UML

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue								
Expense	A	Amount	Percent					
Salaries and Benefits	\$	151.84	19.81%					
Supplies and Materials		56.57	7.38					
Fleet Costs		0.00	0.00					
Outside Services		109.42	14.27					
Utilities		86.09	11.23					
Protective Services		0.00	0.00					
Insurance		47.55	11.23					
Other Expenses		66.37	8.66					
Total Average Expense	\$	517.84	72.58%					

IR >= 2.0

513,255

(149,083)

KFI - FY Comparison for Homestead - 157 Units Period Ending April 30, 2020

				Thi	s Year							La	st Yea	r
		Quick Ratio (QR)									Qı	uick	Ratio (QR)
	Current Assets, Unrestricted 623,036 _ 3,66				3.66		Current Ass	ets, Unre	estric	ted	51			
		Curr Liab Ex	c Curr F	Prtn L	.TD	(170,4	35) _{//}	3.00 R >= 2.0		Curr Liab Ex	c Curr F	rtn L	TD	(14
	Ŋ	Months Ex	pendak	ole N	et Asse	ets Ratio	(MEN	AR)		Months E	xpenda	ble N	et Ass	ets R
	FASS	Expendable	Fund E	Balan	ce	431,6	32 _	4.29		Expendable	Fund Ba	alanc	е	34
		Average Mo and Other E			ting	100,5		4.29 R >= 4.0		Average Mo and Other E			ng	10
		Debt Service Coverage Ratio (DSCR)							Deb	t Service	e Co	/erage	Ratio	
				;	2.51		IR	>= 1.25					2.85	
			Tenar	nt Re	ceivab	le (TR)					Tenai	nt Re	ceivab	le (Ti
		Tenant Rec	eivable			74,753	_	0.08		Tenant Rece				51,8
		Total Tenan				989,938		R < 1.50		Total Tenan	t Reveni	ле	1,	030,0
		Days Receivable Outstanding: 23.01						J	Days Receivable Outstanding			andir		
	SS	Accounts Payable (AP)							Accounts Payable (A			ole (A		
	MASS	Accounts Pa	ayable		((56,926)	=	0.57		Accounts Pa	ayable			(52,0
		Total Operating Expenses 100,534 IR < 0.75							Total Opera	ting Exp	ense	3	101,8	
		Occupancy	у	L	oss	Occ 9	%			Occupan	су	L	.oss	Oc
		Current Mor			.46%	88.54				Current Mor			.82 %	96
		Year-to-Dat	е	7	.07%	92.93	5% <i>IR</i>	>= 0.98		Year-to-Date	9	4	.14 %	95.
		FASS K	(FI	MP		MASS	KFI	MP		FASS	KFI	MP		MA
		QR				Recvble	5.00	5		QR	12.00			
		MENAR		11		Payable	4.00	4		MENAR	9.49	11	Accts	
		DSCR	2.00	2	Occup		4.00	16		DSCR	2.00	2	Occup	
		Total Points	25.00	25	Total F	oints	13.00	25		Total Points	23.49	25	Total	Points
			Capita	al Fu	nd Occ	upancy)		Capit	al Fu	ınd Oc	cupa
				5.	00				J			5.	00	
									•					

Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 431,632 = 4,29	Expendable Fund Balance 343,817 = 3.38
Average Monthly Operating 100,534 and Other Expenses	Average Monthly Operating 101,831 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
2.51	2.85
IR >= 1.25	IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 74,753 = 0.08	Tenant Receivable 51,861 = 0.05
Total Tenant Revenue 989,938 IR < 1.50 Days Receivable Outstanding: 23.01	Total Tenant Revenue 1,030,001 IR < 1.50
	Days Receivable Outstanding: 15.35
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (56,926) = 0.57	Accounts Payable (52,081) = 0.51
Total Operating Expenses 100,534 _{IR < 0.75}	Total Operating Expenses 101,831 _{IR < 0.75}
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 11.46% 88.54%	Current Month 3.82 % 96.18%
Year-to-Date 7.07% 92.93% IR >= 0.98	Year-to-Date 4.14 % 95.86 % 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 9.49 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 4.00 16	DSCR 2.00 2 Occupancy 8.00 16
Total Points 25.00 25 Total Points 13.00 25	Total Points 23.49 25 Total Points 17.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
290,222	201,730
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 837,517 1,459 574.04	Actual/UML 874,166 1,505 580.84
Budget/UMA 879,911 1,570 560.45	Budget/UMA 847,128 1,570 539.57
Increase (Decrease) (42,393) (111) 13.58	Increase (Decrease) 27,039 (65) 41.27

PUM / Percentage of Revenue							
Expense	1	Amount	Percent				
Salaries and Benefits	\$	166.02	24.47 %				
Supplies and Materials		21.72	3.20				
Fleet Costs		2.31	0.34				
Outside Services		52.59	7.75				
Utilities		73.11	10.78				
Protective Services		4.30	0.63				
Insurance		27.21	23.05				
Other Expenses		27.17	4.01				
Total Average Expense	\$	374.44	74.22 %				

Increase (Decrease)	27	,039	(65)	41.27					
PUM / Percentage of Revenue									
Expense	,	Amount	Percent						
Salaries and Benefits	\$	143.32	20.94	%					
Supplies and Materials		25.78	3.77						
Fleet Costs		1.86	0.27						
Outside Services		61.82	9.03						
Utilities		69.64	23.00						
Protective Services		7.65	1.12						
Insurance		31.93	23.00						
Other Expenses		33.68	4.92						
Total Average Expense	\$	375.68	86.05	%					

KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units Period Ending April 30, 2020

		Thi	is Yea	r						
	Quick Ratio (QR)									
	Current Assets, Un	restri	cted	106,71	19 _	1.52				
	Curr Liab Exc Curr	Prtn I	LTD	(70,17	77)	R >= 2.0				
S	Months Expenda	sets Ratio	(MEN	AR)						
FASS	Expendable Fund	Balar	nce	(21,53	86)	-0.35				
	Average Monthly C		ting	60,78						
						R >= 4.0				
	Debt Servic			Ratio (DS	SCR)					
		-	-0.32		IF	? >= 1.25				
	Tena	nt Re	eceiva	ble (TR)						
	Tenant Receivable	46,511	=	0.10						
	Total Tenant Reve	nue		460,210 IR < 1.50						
	Days Recei	vable	Outs	tanding: 3	30.90					
SS	Acco	unts	Payal	ole (AP)						
MASS	Accounts Payable			(25,009)	=	0.41				
	Total Operating Ex	pens	es	60,787		R < 0.75				
	Occupancy	L	oss	Occ %	, 0					
	Current Month	2	2.22%	97.78	%					
	Year-to-Date	4	.00%	96.00°	% <i>IF</i>	? >= 0.98				
	FASS KFI	MP		MASS	KFI	MP				
	QR 9.70	12		Recvble	5.00	-				
	MENAR 0.00	11		Payable	4.00					
	DSCR 0.00	2		pancy	12.00					
	Total Points 9.70	25	Total	Points	21.00	25				

DSCR	0.00	2	Occupancy	12.	UU	10				
Total Points	9.70	25	Total Points	21.	00	25				
Capital Fund Occupancy										
5.00										
Excess Cash										
	(82,323)									
	Aver	age	Dwelling Ren	t						
Actual/UML			470,249	864	544	4.27				
Budget/UM/	4		465,198	900	510	6.89				
Increase (D	ecrease	e)	5,051	(36)	27	7.38				
PLIM / Percentage of Revenue										

PUM / Percentage of Revenue			
Expense	Aı	mount	Percent
Salaries and Benefits	\$	175.05	32.86 %
Supplies and Materials		27.64	5.19
Fleet Costs		0.00	0.00
Outside Services		91.99	17.27
Utilities		98.46	18.49
Protective Services		4.60	0.86
Insurance		31.50	18.57
Other Expenses		26.67	5.01
Total Average Expense	\$ 4	455.91	98.25 %

Last Year					
Qu	(QR)				
Current Assets, Unre	stricted	309,228	= 6.35		
Curr Liab Exc Curr P	C Curr Prtn LTD (48,698)		= 0.35 IR >= 2.0		
Months Expendab	sets Ratio (M	ENAR)			
Expendable Fund Ba	lance	204,192	4.00		
Average Monthly Ope	erating	47,889	= 4.26		
and Other Expenses			IR >= 4.0		
Debt Service	Coverage	Ratio (DSCI	₹)		
		IR >= 1.25			
Tenan	t Receival	ole (TR)			
Tenant Receivable		22,591	= 0.05		
Total Tenant Revenu	е	477,466	IR < 1.50		
Days Receiv	able Outst	tanding: 14.4	12		
Acco	unts Payal	ble (AP)			
Accounts Payable		(20,101)	- 0.42		
Total Operating Expe	enses	47,889	IR < 0.75		
Occupancy	Loss	Осс %			
Current Month	4.44 %	95.56%			
Year-to-Date	3.78 %	96.22%	IR >= 0.98		
FASS KEI	MP	MASS KE	I MP		

FASS KFI M		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	12.00	16
Total Points	23.00	25	Total Points	21.00	25

Capital Fund Occupancy	
5.00	

156,303				
Average Dwelling Rent				
Actual/UML	465,064	866	537.03	
Budget/UMA	454,027	900	504.47	
Increase (Decrease)	11,037	(34)	32.55	

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	145.71	26.43%		
Supplies and Materials		24.58	4.46		
Fleet Costs		0.00	0.00		
Outside Services		83.08	15.07		
Utilities		59.76	10.85		
Protective Services		7.38	1.34		
Insurance		30.56	10.85		
Other Expenses		26.70	4.84		
Total Average Expense	\$	377.78	73.83%		

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units Period Ending April 30, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 426,912 = 2.79							
	Curr Liab Exc Curr Prtn LTD (153,211) IR >= 2.0							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 146,974 = 1.23							
	Average Monthly Operating 119,591							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	1.96 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 46 200							
	Total Tenant Revenue 1,441,481							
	Days Receivable Outstanding: 9.86							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (49,748) = 0.42							
	Total Operating Expenses 119,591 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 5.50% 94.50%							
	Year-to-Date 3.95% 96.05% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 12.00 12 Accts Recvble 5.00 5							
	MENAR 6.34 11 Accts Payable 4.00 4							
	DSCR 2.00 2 Occupancy 12.00 16							
	Total Points 20.34 25 Total Points 21.00 25							
	Capital Fund Occupancy							

QR 12.00 12 Accts Recyble 5.00 5						
MENAR	6.34	11	11 Accts Payable		4	
DSCR	2.00	2 Occupancy 12.00 16				
Total Points 20.34 25 Total Points 21.00 25						
Capital Fund Occupancy						
5.00						

(Excess Cash				
l	22,349				
1					

Average Dwelling Rent						
Actual/UML 1,349,136 1,921 702.31						
Budget/UMA	1,342,121	2,000	671.06			
Increase (Decrease)	7,015	(79)	31.25			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	140.21	18.69 %	
Supplies and Materials		19.37	2.58	
Fleet Costs		0.00	0.00	
Outside Services		120.74	16.09	
Utilities		28.24	3.76	
Protective Services		3.73	0.50	
Insurance		36.71	8.44	
Other Expenses		41.28	5.50	
Total Average Expense	\$	390.28	55.56 %	

Last Year					
Quick Ratio	(QR)				
Current Assets, Unrestricted	467,494	= 5.82			
Curr Liab Exc Curr Prtn LTD	(80,352)	= 3.02 $IR >= 2.0$			

Months Expendable Net Assets Ratio (MENAR)			
Expendable Fund Balance	264,210	=	2 24
Average Monthly Operating	117,727		2.27
and Other Expenses		II	R >= 4.0

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

Tenant Receivable (TR)			
Tenant Receivable	0	= 0.00	
Total Tenant Revenue	1,395,368	IR < 1.50	
Days Receivable Outstanding: 0.00			

ı	Accounts P	ayable (AP)	
	Accounts Payable	(19,968)	- 0.17
	Total Operating Expenses	117,727	IR < 0.75

Occupancy	Loss	Осс %	
Current Month	3.00 %	97.00%	
Year-to-Date	4.40 %	95.60%	IR >= 0.98

FASS	KFI	MP	MASS KFI		MP
QR	12.00	12	Accts Recyble	5.00	5
MENAR	7.82	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	21.82	25	Total Points	17.00	25

Capital Fund Occupancy	
5.00	

Excess Cash
142,533
A B III B (

Average Dwelling Rent					
Actual/UML 1,291,478 1,912 675.46					
Budget/UMA	1,280,732	2,000	640.37		
Increase (Decrease)	10,746	(88)	35.09		

PUM / Percentage of Revenue				
Expense Amount Percent				
Salaries and Benefits	\$	143.78	19.70%	
Supplies and Materials		29.75	4.08	
Fleet Costs		0.00	0.00	
Outside Services		128.56	17.62	
Utilities		25.70	7.04	
Protective Services		6.28	0.86	
Insurance		10.99	7.04	
Other Expenses		44.93	6.16	
Total Average Expense	\$	389.99	62.49%	

KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units Period Ending April 30, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 1,111,709 = 17.91						
	Curr Liab Exc Curr Prtn LTD (62,080) $IR >= 2.0$						
	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 1,049,629						
"	Average Monthly Operating 50,470 = 20.80						
	and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR)						
	0.00 IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable 12,333 = 0.04						
	Total Tenant Revenue 282,144 IR < 1.50						
	Days Receivable Outstanding: 13.29						
MASS	Accounts Payable (AP)						
Ž	Accounts Payable (17,849) = 0.35						
	Total Operating Expenses 50,470 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 7.00% 93.00%						
	Year-to-Date 7.70% 92.30% 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 0llits 25.00 25 Total 1 0llits 15.00 25						
	Capital Fund Occupancy						

Capital Fund Occupancy			
5.00			
	Excess Cash		
999,160			
Ave	rage Dwelling Rer	nt	
Actual/UML	257,851	923	279.36

190,722

67,129

1,000

(77)

190.72

88.64

Budget/UMA

Increase (Decrease)

Expense	Amount	Percent
Salaries and Benefits	\$ 196.84	24.87 %
Supplies and Materials	20.74	2.62
Fleet Costs	0.00	0.00
Outside Services	113.54	14.34
Jtilities	45.79	5.78
Protective Services	0.00	0.00
nsurance	29.03	8.53
Other Expenses	30.52	3.85
Total Average Expense	\$ 436.46	59.99 %

Last Yea	r	
Quick Ratio	(QR)	
Current Assets, Unrestricted	934,756	= 18.16
Curr Liab Exc Curr Prtn LTD	(51,486)	IR >= 2.0
Months Expendable Net Ass	sets Ratio (M	ENAR)
Expendable Fund Balance	883,270	= 17.32
Average Monthly Operating	51,010	- 17.52

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

Tenar	nt Receivab	le (TR)	
Tenant Receivable		12,868	= 0.05
Total Tenant Revenu	ie 2	271,755	IR < 1.50
Days Receiv	/able Outst	anding: 14	1.40
Acco	unts Payab	le (AP)	
Accounts Payable		(15,741)	- 0.31
Total Operating Expe	enses	51,010	IR < 0.75
Occupancy	Loss	Осс %	
Current Month	9.00 %	91.00%	

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

6.60 %

Year-to-Date

Increase (Decrease)

Capital Fund Occupancy
5.00

93.40%

IR >= 0.98

16.54

(66)

	832,259		
Av	erage Dwelling	Rent	
Actual/UML	250,567	934	268.27
Budget/UMA	251,733	1,000	251.73

(1,167)

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	188.88	24.10%	
Supplies and Materials		31.10	3.97	
Fleet Costs		0.00	0.00	
Outside Services		81.87	10.45	
Utilities		46.43	8.58	
Protective Services		0.00	0.00	
Insurance		33.19	8.58	
Other Expenses		42.67	5.44	
Total Average Expense	\$	424.14	61.11%	

1.21

IR >= 4.0

IR >= 1.25

0.00

0.35

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Reagan West Apartments - 15 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 16,577 = 0.34	Current Assets, Unrestricted 15,315
	Curr Liab Exc Curr Prtn LTD (49,189) - 0.34	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.0$ $IR >= 2$
10	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (32,612)	Expendable Fund Balance 7,853
_	Average Monthly Operating $10,174 = -3.21$ and Other Expenses $IR >= 4.0$	Average Monthly Operating 6,490 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 6,372 = 0.24	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 27,081 IR < 1.50	Total Tenant Revenue 27,112 IR < 1.8
	Days Receivable Outstanding: 72.78	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable $(2,865)$ = 0.28	Accounts Payable (2,296) = 0.3
	Total Operating Expenses 10,174 _{IR < 0.75}	Total Operating Expenses 6,490 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 6.67% 93.33% Year-to-Date 8.00% 92.00% IR >= 0.98	Current Month 6.67 % 93.33% Year-to-Date 4.00 % 96.00% /R >= 0.9
	16a1-16-Date	
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 2.00 5 MENAR 0.00 11 Accts Payable 4.00 4	QR 12.00 12 Accts Recyble 0.00 5 MENAR 6.31 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 4.00 16	DSCR 2.00 2 Occupancy 12.00 16
	Total Points 2.00 25 Total Points 10.00 25	Total Points 20.31 25 Total Points 16.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	Excess Cash		
	(43,620)		
	Average Dwelling Ren	nt	
Actual/LIMI	28 130	120	203.84

Average	Dwelling Ren	nt	
Actual/UML	28,130	138	203.84
Budget/UMA	27,942	150	186.28
Increase (Decrease)	189	(12)	17.56

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	33.13	7.08 %	
Supplies and Materials		65.75	14.06	
Fleet Costs		0.00	0.00	
Outside Services		311.92	66.71	
Utilities		55.29	11.82	
Protective Services		0.00	0.00	
Insurance		9.54	11.82	
Other Expenses		81.38	17.41	
Total Average Expense	\$	557.01	128.91 %	

E	xcess Cash
	709

Avera	ge Dwelling R	Rent		
Actual/UML 25,231 144 175.22				
Budget/UMA	27,628	150	184.18	
Increase (Decrease)	(2,397)	(6)	(8.97)	

PUM / Percentage of Revenue Expense Amount Percent				
Supplies and Materials		52.37	11.50	
Fleet Costs		0.00	0.00	
Outside Services		122.01	26.79	
Utilities		67.60	14.84	
Protective Services		0.00	0.00	
Insurance		11.28	14.84	
Other Expenses		40.91	8.98	
Total Average Expense	\$	314.02	81.31%	

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units Period Ending April 30, 2020

	This Year				
	Quick Ratio (QR)				
	Current Assets, Unrestricted 2,655,795 = 11.15				
	Curr Liab Exc Curr Prtn LTD (238,143) $_{IR} >= 2.0$				
S	Months Expendable Net Assets Ratio (MENAR)				
FASS	Expendable Fund Balance 2,132,137 = 15.67				
	Average Monthly Operating 136,105				
	and Other Expenses IR >= 4.0				
	Debt Service Coverage Ratio (DSCR)				
	1.56 IR >= 1.25				
	Tenant Receivable (TR)				
	Tenant Receivable 254,207 = 0.14				
	Total Tenant Revenue 1,800,236 IR < 1.50				
	Days Receivable Outstanding: 43.72				
MASS	Accounts Payable (AP)				
¥	Accounts Payable (45,895) = 0.34				
	Total Operating Expenses 136,105 IR < 0.75				
	Occupancy Loss Occ %				
	Current Month 7.29% 92.71%				
	Year-to-Date 7.71% 92.29% IR >= 0.98				
	FASS KFI MP MASS KFI MP				
	QR 12.00 12 Accts Recvble 5.00 5				
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 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 5.00

1,996,032			
Average Dwelling Rent			
Actual/UMI	1 687 638	1 772	952.39

1,596,179

91,459

1,920

(148)

831.34

121.05

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue				
Expense Amount			Percent	
Salaries and Benefits	\$	172.00	16.93 %	
Supplies and Materials		42.74	4.21	
Fleet Costs		0.00	0.00	
Outside Services		83.48	8.22	
Utilities		41.97	4.13	
Protective Services		0.00	0.00	
Insurance		27.38	7.36	
Other Expenses		30.04	2.96	
Total Average Expense	\$	397.60	43.80 %	

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	2,322,023	= 12.25		
Curr Liab Exc Curr Prtn LTD	(189,558)	= 12.23 $IR >= 2.0$		

Months Expendable Net Assets Ratio (MENAR)			
Expendable Fund Balance	1,858,142	= 15.75	
Average Monthly Operating	117,974	- 10.70	
and Other Expenses		IR >= 4.0	

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

Tenant Red		
Tenant Receivable	117,788	= 0.07
Total Tenant Revenue	1,691,865	IR < 1.50
Days Receivable	Outstanding:	21 40

ı	Accounts Pa		
١	Accounts Payable	(46,595)	- 0.39
l	Total Operating Expenses	117,974	IR < 0.75

Occupancy	Loss	Осс %	
Current Month	7.81 %	92.19%	
Year-to-Date	8.18 %	91.82%	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	1.00	16	
Total Points	25.00	25	Total Points	10.00	25	

Capital Fund Occupancy	
5.00	

Excess Cash
1,740,168

Average Dwelling Rent							
Actual/UML	892.73						
Budget/UMA	1,747,585	1,920	910.20				
Increase (Decrease)	(173,696)	(157)	(17.47)				

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	97.13	10.12%	
Supplies and Materials		57.33	5.97	
Fleet Costs		0.13	0.01	
Outside Services		98.53	10.27	
Utilities		43.45	5.36	
Protective Services		0.00	0.00	
Insurance		31.76	5.36	
Other Expenses		36.12	3.76	
Total Average Expense	\$	364.45	40.86%	

= 20.27

IR >= 2.0

24.03

IR >= 4.0

IR >= 1.25

0.06 IR < 1.50

0.33 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,363,627 = 16,38	Current Assets, Unrestricted 1,157,585
	Curr Liab Exc Curr Prtn LTD (83,225) $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{20.2}{IR} > 2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,280,402	Expendable Fund Balance 1,100,482 = 24.0
	Average Monthly Operating 42,329 = 30.25 and Other Expenses $ R\rangle = 4.0$	Average Monthly Operating 45,797 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 15,323 = 0.0
	Total Tenant Revenue 263,393 IR < 1.50	Total Tenant Revenue 237,815
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 19.59
MASS	Accounts Payable (AP)	Accounts Payable (AP)
₹ ¥	Accounts Payable (10,760) = 0.25	Accounts Payable (15,259) = 0.3
	Total Operating Expenses 42,329 IR < 0.75	Total Operating Expenses 45,797 _{IR < 0.7}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.00% 99.00%	Current Month 1.00 % 99.00%
	Year-to-Date 1.60% 98.40% IR >= 0.98	Year-to-Date 2.80 % 97.20% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	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

_							
	Average Dwelling Rent						
	Actual/UML	251,086	984	255.17			
	Budget/UMA	225,032	1,000	225.03			
l	Increase (Decrease)	26,054	(16)	30.14			

Excess Cash

1,238,073

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	205.45	31.83 %	
Supplies and Materials		19.27	2.99	
Fleet Costs		6.77	1.05	
Outside Services		52.75	8.17	
Utilities		47.46	7.35	
Protective Services		0.00	0.00	
Insurance		28.44	7.35	
Other Expenses		28.33	4.39	
Total Average Expense	\$	388.45	63.12 %	

1,054,685						
Average Dwelling Rent						
Actual/UML	232,974	972	239.69			
Budget/UMA	234,456	1,000	234.46			
Increase (Decrease)	(1.482)	(28)	5.23			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	182.16	28.75%	
Supplies and Materials		23.92	3.77	
Fleet Costs		2.50	0.39	
Outside Services		90.56	14.29	
Utilities		47.04	7.43	
Protective Services		0.00	0.00	
Insurance		35.41	7.43	
Other Expenses		35.59	5.62	
Total Average Expense	\$	417.19	67.68%	

KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units Period Ending April 30, 2020

	This Year							
	Quick Ratio (QR	R)						
	Current Assets, Unrestricted 1	,156,901 = 9.33						
	Curr Liab Exc Curr Prtn LTD	$(123,937) - 9.33$ $IR \ge 2.0$						
Ŋ	Months Expendable Net Assets	Ratio (MENAR)						
FASS	Expendable Fund Balance	932,969 = 12.16						
	Average Monthly Operating	76,721						
	and Other Expenses	IR >= 4.0						
	Debt Service Coverage Ra	atio (DSCR)						
	2.09	IR >= 1.25						
	Tenant Receivable (TR)							
	Tenant Receivable 87,534 = 0.08							
	Total Tenant Revenue 1,035,452 IR < 1.50							
	Days Receivable Outstanding: 25.75							
SS	Accounts Payable	Accounts Payable (AP)						
MASS	Accounts Payable (29,590) =							
	$\frac{\text{Accounts Fayable}}{\text{Total Operating Expenses}} = \frac{(29,390)}{76,721} = 0.39$							
	Occupancy Loss	Occ %						
	Current Month 4.69%	95.31%						
	Year-to-Date 8.59%	91.41% IR >= 0.98						
	FASS KFI MP I	MASS KFI MP						
	QR 12.00 12 Accts Re							
	MENAR 11.00 11 Accts Pa DSCR 2.00 2 Occupan	•						
	Total Points 25.00 25 Total Points 10.00 25							
	Capital Fund Occur	Capital Fund Occupancy						

DSCR	2.00	2	Occupancy	1.00	16	
Total Points	25.00	25	Total Points	10.00	25	

5.00						
Ex	cess Cash					
	783,410					
Average Dwelling Rent						
Actual/UML	986,299	1,170	842.99			
Budget/UMA 1,038,855 1,280 811.61						
Increase (Decrease)	(52,556)	(110)	31.39			
DUM (D						

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	102.51	11.58 %			
Supplies and Materials		64.61	7.30			
Fleet Costs		0.00	0.00			
Outside Services		110.74	12.51			
Utilities		17.48	1.97			
Protective Services		0.00	0.00			
Insurance		42.29	6.79			
Other Expenses		32.99	3.73			
Total Average Expense	\$	370.61	43.89 %			

Last Year							
Quick Ratio	(QR)						
Current Assets, Unrestricted	1,050,517	= 20.86					
Curr Liab Exc Curr Prtn LTD	(50,353)	IR >= 2.0					
Months Expendable Net As	sets Ratio (N	IENAR)					
Expendable Fund Balance	905,941	= 11.62					
Average Monthly Operating	77,974						
and Other Expenses		IR >= 4.0					

Debt Service Coverage Ratio (DS	CR)
2.05	
	IR >= 1.25
Tenant Receivable (TR)	

Tenant Receivable (TR)								
Tenant Receivable		0	= 0.00					
Total Tenant Revenue	e 1,	002,409	IR < 1.50					
Days Receivable Outstanding: 0.00								
Accounts Payable (AP)								
Accounts Payable		(15,992)	- 0.21					
Total Operating Expe	nses	77,974	IR < 0.75					
Occupancy	Loss	Occ %						
Current Month	7.03 %	92.97%						
Year-to-Date	6.33 %	93.67%	IR >= 0.98					

FASS	KFI	MP	MASS	KFI	MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25

Capital Fund Occupancy	
5.00	

761,343							
Average Dwelling Rent							
Actual/UML	971,194	1,199	810.00				
Budget/UMA	1,008,388	1,280	787.80				
Increase (Decrease)	(37,194)	(81)	22.20				

PUM / Percentage of Revenue					
Expense	4	Amount	Percent		
Salaries and Benefits	\$	134.30	16.06%		
Supplies and Materials		24.45	2.92		
Fleet Costs		0.00	0.00		
Outside Services		91.16	10.90		
Utilities		20.08	4.06		
Protective Services		0.00	0.00		
Insurance		82.36	4.06		
Other Expenses		45.94	5.49		
Total Average Expense	\$	398.28	43.51%		

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units Period Ending April 30, 2020

		This	s Yeaı						
	Q	uick F	Ratio	(QR)					
	Current Assets, Unr	ted	193,68	35 _	7.53				
	Curr Liab Exc Curr I	Prtn L	TD	(25,73	35)	7.55			
	Months Expendable Net Assets Ratio (MENAR								
FASS	Expendable Fund B			163,87					
E.	Average Monthly C			16,51	=	9.92			
	and Other Expense		3	-,-		>= 4.0			
	Debt Service	e Cov	erage	Ratio (D	SCR)				
		-(0.25		IR :	>= 1.25			
	Tenant Receivable (TR)								
	Tenant Receivable	8,938		0.00					
	Total Tenant Rever	152,379	= IR	0.06 2 < 1.50					
	Days Receiv	/able	Outst	•	17.84				
SS	Acco	unts	Payab	le (AP)					
MASS	Accounts Payable			(5,711)	=	0.35			
	Total Operating Ex	pense	es	16,517		2 < 0.75			
	Occupancy	Lo	oss	Occ %	, D				
	Current Month	6.	90%	93.10	%				
	Year-to-Date	2.	41%	97.59	% IR:	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 12.00	12	Accts	Recvble	5.00	5			
	MENAR 11.00			Payable	4.00	4			
	DSCR 0.00	_2 		oancy	12.00	16			
	Total Points 23.00	25	Total	Points	21.00	25			
	Capital Fund Occupancy								

Last Year							
Quick Ratio (QR)							
Current Asse	ets, Unre	estric	ted	210,255		6.37	
Curr Liab Ex	c Curr P	rtn L	TD	(32,989) _{IR}	2 >= 2.0	
Months Expendable Net Assets Ratio (MENAR)							
Expendable	Fund Ba	alanc	е	173,391	_	10.13	
Average Mor			ng	17,112	-	10.13	
and Other Ex	rpenses				IR	>= 4.0	
Debt	Service			Ratio (DS	CR)		
-1.41 IR >= 1.25							
Tenant Receivable (TR)							
Tenant Receivable 4,071 = 0.02						0.02	
Total Tenant Revenue 188,772 IR < 1.50							
Days Receivable Outstanding: 8.28							
	Acco	unts	Payab	le (AP)			
Accounts Pa			,	11,993)	=	0.70	
Total Operat	ing Expe	enses	3	17,112	IF	? < 0.75	
Occupan	су	L	.oss	Occ %			
Current Mon	th	3	.45 %	96.55%			
Year-to-Date	;	4	.48 %	95.52%	IR:	>= 0.98	
FASS	KFI	MP		MASS H	(FI	MP	
QR	12.00	12		Recvble	5.00	5	
MENAR	11.00	11		Payable	4.00	4	
DSCR	0.00		Occupa		8.00	16	
Total Points	23.00	25	Total P	oints '	17.00	25	
	Capit	al Fu	nd Occ	upancy			
5.00							

147,360							
Average Dwelling Rent							
Actual/UML	149,787	283	529.28				
Budget/UMA	154,467	290	532.64				
Increase (Decrease)	(4,679)	(7)	(3.36)				

Excess Cash

5.00

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	183.01	33.99 %
Supplies and Materials		9.34	1.73
Fleet Costs		0.00	0.00
Outside Services		109.11	20.26
Utilities		53.27	9.89
Protective Services		1.50	0.28
Insurance		50.39	9.89
Other Expenses		52.81	9.81
Total Average Expense	\$	459.43	85.86 %

Capita	I Fund Occupa	ancy				
	5.00					
E	xcess Cash					
	156,279					
Average Dwelling Rent						
Actual/UML	146,245	277	527.96			
Budget/UMA	151,831	290	523.55			
Increase (Decrease)	(5,586)	(13)	4.41			
PUM / Percentage of Revenue						
Expense	Amount	Percent				

196.01

19.01

0.00

81.05

45.11

9.21

64.79

90.45

\$ 505.62

36.28%

3.52

0.00

15.00

8.35

1.70

8.35

16.74

89.95%

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Villa de Valencia - 104 Units Period Ending April 30, 2020

		Th	is Yea	r		
		Quick	Ratio	(QR)		
	Current Assets, U	nrestri	cted	98,73	3 _	0.08
	Curr Liab Exc Cur	r Prtn	LTD	(1,190,177	7) IR	>= 2.0
Ŋ	Months Expend	able N	let As	sets Ratio (MENA	R)
FASS	Expendable Fund	l Balar	nce	(1,091,444	·) _	17.91
	Average Monthly and Other Expen		iting	60,94		>= 4.0
	Debt Servi	ce Co	verage	e Ratio (DS	CR)	
			0.00		ID.	- 1 05
					IK -	>= 1.25
	Tenant Receivable (TR)					
	Tenant Receivable			95,548	=	0.26
	Total Tenant Revenue 361,522 IR < 1.5					< 1.50
	Days Receivable Outstanding: 80.47					
MASS	Aco	ounts	Paya	ble (AP)		
¥	Accounts Payable	Э		(126,830)	=	2.08
	Total Operating E	xpens	es	60,941	IR	< 0.75
	Occupancy	L	.oss	Осс %		
	Current Month		1.81%	95.19%)	
	Year-to-Date	5	5.96%	94.04%	IR:	>= 0.98
	FASS KFI	MP		MASS K	FI	MP
	QR 0.00) 12	Accts	Recvble	0.00	5
	MENAR 0.00			Payable	0.00	4
	DSCR 2.00			pancy	8.00	16
	Total Points 2.00	25	Total	Points	8.00	25

		1.0	ot Voo			
Last Year						
Quick Ratio (QR)						
Current Asset	s, Unre	estric	ted	141,890) _ =	0.14
Curr Liab Exc	Curr P	rtn L	TD	(991,025	5) _{IF}	R >= 2.0
Months Ex	pendal	ole N	et Ass	sets Ratio	(MENA	AR)
Expendable F	und Ba	lanc	е	(849,135	5) _	12.17
Average Mont		eratiı	ng	69,759	9 -	12.17
and Other Exp	oenses				IF	? >= 4.0
Debt \$	Service	Cov	verage	Ratio (DS	CR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceival	ole (TR)		
Tenant Receivable 101,058				0.27		
Total Tenant Revenue 381,109 IR < 1.50						
Days	Receiv	able	Outs	tanding: 8	0.71	
	Acco	unts	Paya	ble (AP)		
Accounts Pay	able			(62,917)	_	0.90
Total Operating	ng Expe	enses	3	69,759	_	R < 0.75
Occupanc	у	L	.oss	Occ %		
Current Month	1		.58 %	89.42%		
Year-to-Date		9	.95 %	90.05%	IR	>= 0.98
FASS K	FI	MP		MASS	KFI	MP
QR	0.00			Recvble	0.00	5
MENAR DSCR	0.00	11		Payable	2.00	4
	2.00	2		pancy Points	1.00	<u>16</u> 25
Total Points	2.00	25	Total	FUITIS	3.00	25
Capital Fund Occupancy						

Excess Cash
(1,152,385)

Capital Fund Occupancy

Average Dwelling Rent						
Actual/UML	367,203	978	375.46			
Budget/UMA	395,196	1,040	380.00			
Increase (Decrease)	(27,993)	(62)	(4.53)			

Expense	4	Amount	Percent
Salaries and Benefits	\$	229.31	35.17 %
Supplies and Materials		40.96	6.28
Fleet Costs		1.22	0.19
Outside Services		97.51	14.96
Jtilities		93.54	14.35
Protective Services		2.97	0.45
nsurance		16.88	13.98
Other Expenses		38.25	5.87
otal Average Expense	\$	520.64	91.25 %

Excess Cash
(918,894)

Average Dwelling Rent					
Actual/UML	369,707	941	392.89		
Budget/UMA	395,196	1,045	378.18		
Increase (Decrease)	(25,489)	(104)	14.71		

PUM / Percentage of Revenue			
Expense	,	Amount	Percent
Salaries and Benefits	\$	232.92	34.22%
Supplies and Materials		60.93	8.95
Fleet Costs		1.66	0.24
Outside Services		137.99	20.28
Utilities		129.75	19.05
Protective Services		0.80	0.12
Insurance		22.80	19.05
Other Expenses		42.00	6.17
Total Average Expense	\$	628.85	108.09%

IR >= 2.0

-4.09

IR >= 4.0

IR >= 1.25

0.06 IR < 1.50

1.06 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Warren House - 7 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 990 = 0.06	Current Assets, Unrestricted 5,821
	Curr Liab Exc Curr Prtn LTD (17,226) $= 0.00$	$\frac{1.2}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.2$ $\frac{1.2}{ R > 2}$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (24,986) = -7.49	Expendable Fund Balance (7,457) = -4.0
	Average Monthly Operating 3,337 and Other Expenses 3,337	Average Monthly Operating 1,825 and Other Expenses 1,825
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.80	0.14 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 157 = 0.01	Tenant Receivable 1,542 = 0.0
	Total Tenant Revenue 27,497 IR < 1.50	Total Tenant Revenue 27,162 IR < 1.5
	Days Receivable Outstanding: 1.76	Days Receivable Outstanding: 17.32
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (6,369) = 1.91	Accounts Payable (1,932) = 1.0
	Total Operating Expenses 3,337 IR < 0.75	Total Operating Expenses 1,825
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 14.29% 85.71%	Current Month 0.00 % 100.00%
	Year-to-Date 11.43% 88.57% IR >= 0.98	Year-to-Date 11.43 % 88.57 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recvble 5.00 5	QR 8.57 12 Accts Recvble 5.00 5
	MENAR 0.00 11 Accts Payable 0.00 4	MENAR 0.00 11 Accts Payable 2.00 4
	DSCR 0.00 2 Occupancy 0.00 16	DSCR 0.00 2 Occupancy 0.00 16 Total Points 8.57 25 Total Points 7.00 25
	Total Points 0.00 25 Total Points 5.00 25	Total Points 8.57 25 Total Points 7.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(28,324)					
Average Dwelling Rent					
Actual/UML	27,077	62	436.73		
Budget/LIMA	27 703	70	395.75		

(625)

(8)

40.98

Increase (Decrease)

PUM / Percentage of Revenue			
Expense	1	Amount	Percent
Salaries and Benefits	\$	113.87	25.67 %
Supplies and Materials		24.81	5.59
Fleet Costs		0.00	0.00
Outside Services		125.95	28.40
Utilities		87.63	19.76
Protective Services		0.00	0.00
Insurance		65.15	19.76
Other Expenses		14.20	3.20
Total Average Expense	\$	431.61	102.39 %

Excess Cash	
(9,282)	
Average Dwelling Rent	

Average Dwelling Rent					
Actual/UML	26,807	62	432.37		
Budget/UMA	58,229	70	831.84		
Increase (Decrease)	(31,422)	(8)	(399.47)		

PUM / Percentage of Revenue				
Expense	ļ	Amount	Percent	
Salaries and Benefits	\$	24.02	5.48%	
Supplies and Materials		3.13	0.71	
Fleet Costs		0.00	0.00	
Outside Services		61.66	14.07	
Utilities		77.13	17.61	
Protective Services		0.00	0.00	
Insurance		35.37	17.61	
Other Expenses		16.57	3.78	
Total Average Expense	\$	217.89	59.27%	

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,517 Units Period Ending April 30, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 7,209,984 = 9.39					
	Curr Liab Exc Curr Prtn LTD (768,055)					
S	Months Expendable Net Assets Ratio (MENAR)					
FAS	Expendable Fund Balance 5,616,591 = 7.99					
	Average Monthly Operating 703,035 and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	0.00					
	IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable $0 = 0.00$					
	Total Tenant Revenue 7,222,163 IR < 1.50					
	Days Receivable Outstanding: 0.00					
MASS	Accounts Payable (AP)					
¥	Accounts Payable (62,187) = 0.09					
	Total Operating Expenses 703,035 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 8.83% 91.17%					
	Year-to-Date 10.17% 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					

DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
4,818,779	
Average Dwelling Rent	

Average Dwelling Rent				
Actual/UML	7,183,225	11,040	650.65	
Budget/UMA	6,190,080	12,290	503.67	
Increase (Decrease)	993,145	(1,250)	146.99	

Expense	Amount	Percent
Salaries and Benefits	\$ 143.53	19.24 %
Supplies and Materials	22.22	2.98
Fleet Costs	0.03	0.00
Outside Services	99.53	13.34
Jtilities	45.62	6.11
Protective Services	9.53	1.28
nsurance	34.30	8.16
Other Expenses	44.34	5.94
Total Average Expense	\$ 399.11	57.05 %

Last Year			
Quick Ratio	(QR)		
Current Assets, Unrestricted	4,114,537	= 6.90	
Curr Liab Exc Curr Prtn LTD	(596,565)	IR >= 2.0	

Months Expendable Net Assets Ratio (MENAR)			
Expendable Fund Balance	3,068,811	= 5.72	
Average Monthly Operating	536,594	- 0.72	
and Other Expenses		IR >= 4.0	
5110	D (1 (DOO		

Debt Service Coverage Ratio (DSCR)		
0.00		
****	IR >= 1.25	
<u> </u>		

Tenant Receivable (TR)					
Tenant Receivable	0 _ 0.00				
Total Tenant Revenue	5,561,302 = 0.00 IR < 1.50				
Days Receivable C	Outstanding: 0.00				
Accounts Payable (AP)					
Accounts Payable	(157,243) _ 0.29				
Total Operating Expenses	536,594 IR < 0.75				
Occupancy Los	os Occ %				

Occupancy	Loss	Occ %	
Current Month	9.06 %	90.94%	
Year-to-Date	10.48 %	89.52%	IR >= 0.98

FASS	KFI	MP	MASS KFI N		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	0.00	16
Total Points	23.00	25	Total Points	9.00	25

Capital Fund Occupancy	
5.00	

Excess Cash
2,510,773

Average Dwelling Rent						
Actual/UML 5,709,916 9,283 615.09						
Budget/UMA	5,875,601	10,370	566.60			
Increase (Decrease)	(165,685)	(1,087)	48.50			

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	128.47	18.28%		
Supplies and Materials		21.21	3.02		
Fleet Costs		0.00	0.00		
Outside Services		101.00	14.37		
Utilities		58.48	8.62		
Protective Services		11.88	1.69		
Insurance		34.69	8.62		
Other Expenses		41.71	5.93		
Total Average Expense	\$	397.44	60.54%		

KFI - FY Comparison for Cottage Creek I - 253 Units Period Ending April 30, 2020

Total Tenant Revenue 968,797 IR < 1.50 Days Receivable Outstanding: 0.00 Accounts Payable (AP)			Th	is Yea	r			
Curr Liab Exc Curr Prtn LTD			Quick	Ratio	(QR)			
Curr Liab Exc Curr Prtn LTD		Current Assets, U				99) _	4.46	
Expendable Fund Balance (540,911) Average Monthly Operating 122,349 IR >= 4.02		Curr Liab Exc Cu	rr Prtn	LTD	(85,60	<u></u>		
Average Monthly Operating and Other Expenses	S	Months Expend	dable N	let As	sets Ratio	(MENA	R)	
Average Monthly Operating and Other Expenses	FAS	Expendable Fund Balance (540,91					1 12	
Debt Service Coverage Ratio (DSCR) 0.00 1R >= 1.25				iting	122,34			
Tenant Receivable (TR) Tenant Receivable				vorage	Patio (DS		>= 4.0	
Tenant Receivable O		Debt Serv	ice co		Ratio (D.	JOIN)		
Tenant Receivable						IR >	= 1.25	
Total Tenant Revenue 968,797		Tenant Receivable (TR)						
Days Receivable Outstanding: 0.00		<u> </u>					0.00	
Accounts Payable (AP) Accounts Payable (4,352)								
Accounts Payable (4,352) = 0.04 Total Operating Expenses 122,349								
Total Operating Expenses 122,349 0.04 Occupancy Loss Occ % Current Month 11.86% 88.14% Year-to-Date 9.01% 90.99% IR >= 0.98 FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	ASS	Acc	counts	Payal	ole (AP)			
Occupancy Loss Occ % Current Month 11.86% 88.14% Year-to-Date 9.01% 90.99% IR >= 0.98 FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	È				(4,352)	=	0.04	
Current Month Year-to-Date 11.86% 9.01% 88.14% 90.99% IR >= 0.98 FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16		Total Operating I	Expens	es	122,349	IR	< 0.75	
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		Occupancy	L	.oss	Occ %	0		
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		Current Month	11	.86%	88.14	%		
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		Year-to-Date	9	0.01%	90.99	% IR >	>= 0.98	
MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16		FASS KFI	MP		MASS	KFI	MP	
DSCR 2.00 2 Occupancy 1.00 16				Accts	Recvble	5.00	5	
					•		•	
Total Points 2.00 25 Total Points 10.00 25					. ,			
		Total Points 2.0	0 25	Lotal	Points	10.00	25	

Capital Fund Occupancy						
Total Points 2.00 25 Total Points 10.00 25						
DSCR 2.00 2 Occupancy 1.00 16						
MENAR	0.00 11 Accts Payable 4.00 4					
G()	0.00		710010 11001010	0.00	0	

5.00

Excess Cash (670,853)

Average Dwelling Rent						
Actual/UML	1,022,016	2,302	443.97			
Budget/UMA	954,814	2,530	377.40			
Increase (Decrease)	67,202	(228)	66.57			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	136.05	20.59 %	
Supplies and Materials		28.38	4.30	
Fleet Costs		0.00	0.00	
Outside Services		101.08	15.30	
Utilities		48.17	7.29	
Protective Services		13.36	2.02	
Insurance		33.71	7.29	
Other Expenses		40.36	6.11	
Total Average Expense	\$	401.11	62.90 %	

ar	
(QR)	
(346,800)	= -1.67
(207,869)	IR >= 2.0
	(QR) (346,800)

Months Expendable Net Assets Ratio (MENAR)						
Expendable Fund Balance	(625,679)	= -5.31				
Average Monthly Operating	117,820	- 0.01				
and Other Expenses		IR >= 4.0				

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

Tenant Rec	eivable (TR)	
Tenant Receivable	0	= 0.00
Total Tenant Revenue	925,467	IR < 1.50
Days Receivable	Outstanding: (0.00

Accounts Pa		
Accounts Payable	(33,041)	- 0.28
Total Operating Expenses	117,820	IR < 0.75

Occupancy	Loss	Occ %	· ·
Current Month	6.32 %	93.68%	
Year-to-Date	10.79 %	89.21%	IR >= 0.98

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

Capital	Fund	Occupancy
	5.00	

Excess Cash
(750,859)

Average Dwelling Rent						
Actual/UML	955,610	2,257	423.40			
Budget/UMA	900,964	2,530	356.11			
Increase (Decrease)	54,646	(273)	67.29			

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	159.15	25.32%		
Supplies and Materials		22.50	3.58		
Fleet Costs		0.00	0.00		
Outside Services		88.81	14.13		
Utilities		47.14	7.50		
Protective Services		17.86	2.84		
Insurance		23.07	7.50		
Other Expenses		36.78	5.85		
Total Average Expense	\$	395.31	66.71%		

4.07

IR >= 4.0

IR >= 1.25

IR >= 2.0

481,344

(104,026)

328,886

80,899

Amount Percent

20.06%

3.81

0.00

13.40 7.12

3.07

7.12

6.64

61.23%

117.72

22.37

0.00

78.65

41.79

18.01

24.41

38.98

\$ 341.93

Last Year

Quick Ratio (QR)

Months Expendable Net Assets Ratio (MENAR)

Debt Service Coverage Ratio (DSCR) 0.00

Tenant Receivable (TR)

Current Assets, Unrestricted

Curr Liab Exc Curr Prtn LTD

Expendable Fund Balance

Average Monthly Operating and Other Expenses

KFI - FY Comparison for Cottage Creek II - 196 Units Period Ending April 30, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, U	nrestri	cted	857,092	=	16.00				
	Curr Liab Exc Cur	r Prtn	LTD	(53,553) _{IR}	>= 2.0				
S	Months Expendable Net Assets Ratio (MENA									
FASS	Expendable Fund	d Balar	nce	753,678	_ =	8.75				
	Average Monthly		iting	86,140	_	0.75				
	and Other Expen	ses			IR	>= 4.0				
	Debt Serv	ice Co	verage	Ratio (DSC	R)					
			0.00		IR:	>= 1.25				
	Tenant Receivable (TR)									
	Tenant Receivable 0			0	_	0.00				
	Total Tenant Rev	enue/		602,021	IF	2 < 1.50				
	Days Rec	eivabl	e Outs	standing: 0.	00					
SS	Acc	counts	Payal	ble (AP)						
MASS	Accounts Payabl	е		(1,552)	_	0.02				
	Total Operating E	Expens	es	86,140		2 < 0.75				
	Occupancy	L	.oss	Occ %						
	Current Month	20).41%	79.59%						
	Year-to-Date	16	6.73%	83.27%	IR:	>= 0.98				
	FASS KFI	MP		MASS K	FI	MP				
	QR 12.00			Recvble	5.00	5				
	MENAR 11.00 DSCR 2.00			Payable	4.00 0.00	4 16				
				pancy						
	Total Points 25.00	25	Total	Points	9.00	25				
	Car	ital Fu	ınd Oc	Capital Fund Occupancy						

17001111 1111		1117.00	XI I			
12.00	12	Accts Recyble	5.00	5		
11.00	11	Accts Payable	4.00	4		
2.00	2	Occupancy	0.00	16		
25.00	25	Total Points 9.00		25		
Capital Fund Occupancy						
	12.00 11.00 2.00 25.00	12.00 12 11.00 11 2.00 2 25.00 25	12.00 12 Accts Recvble 11.00 11 Accts Payable 2.00 2 Occupancy 25.00 25 Total Points	12.00 12 Accts Recvble 5.00 11.00 11 Accts Payable 4.00 2.00 2 Occupancy 0.00 25.00 25 Total Points 9.00		

Amount Percent

143.64

33.89

103.98

42.25

14.81

21.46

35.93

395.96

0.00

23.38 %

5.52

0.00

16.92

6.88

2.41

6.88

5.85

67.82 %

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

Salaries and Benefits

Supplies and Materials

Tenant Receivable 0 - 0.00	Tenant Receivable 0 0 0 000					
$\frac{1}{\text{Total Tenant Revenue}} \qquad 0 = 0.00$ $\frac{1}{\text{Total Tenant Revenue}} \qquad 602.021 \qquad 1R < 1.50$	Total Tenant Revenue 584,699 = 0.00					
Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00					
Accounts Payable (AP)	Accounts Payable (AP)					
Accounts Payable $(1,552)$ = 0.02	Accounts Payable (24,101) = 0.30					
Total Operating Expenses 86,140 IR < 0.75	Total Operating Expenses 80,899 IR < 0.75					
Occupancy Loss Occ %	Occupancy Loss Occ %					
Current Month 20.41% 79.59%	Current Month 8.16 % 91.84%					
Year-to-Date 16.73% 83.27% IR >= 0.98	Year-to-Date 10.26 % 89.74 % IR >= 0.98					
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP					
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	MENAR 11.00 11 Accts Payable 4.00 4					
DSCR 2.00 2 Occupancy 0.00 16	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					
Excess Cash	Excess Cash					
663,182	243,717					
Average Dwelling Rent	Average Dwelling Rent					
Actual/UML 637,526 1,632 390.64	Actual/UML 620,380 1,759 352.69					
Budget/UMA 637,053 1,960 325.03	Budget/UMA 605,917 1,960 309.14					
Increase (Decrease) 473 (328) 65.61	Increase (Decrease) 14,463 (201) 43.55					
PUM / Percentage of Revenue PUM / Percentage of Revenue						

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Salaries and Benefits

Supplies and Materials

= 27.40

= 15.50

IR >= 4.0

IR >= 1.25

0.00

0.09

IR < 0.75

IR >= 0.98

MP 5

16 25

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Courtland Heights PFC - 56 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 647,425 = 10.40	Current Assets, Unrestricted 607,584
	Curr Liab Exc Curr Prtn LTD (62,265) $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{27.4}{ R }$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 535,953	Expendable Fund Balance 537,613 = 15.5
	Average Monthly Operating $40,988$ = 13.08 and Other Expenses $IR >= 4.0$	Average Monthly Operating 34,686 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 0 = 0.00	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 454,578 IR < 1.50	Total Tenant Revenue 441,520 IR < 1.8
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (16,068) = 0.39	Accounts Payable (3,256) = 0.0
	Total Operating Expenses 40,988 _{IR < 0.75}	Total Operating Expenses 34,686 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.57% 96.43%	Current Month 5.36 % 94.64%
	Year-to-Date 8.21% 91.79% IR >= 0.98	Year-to-Date 7.14 % 92.86% /R >= 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 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	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
	Total Points 25.00 25 Total Points 10.00 25	Total Points 25.00 25 Total Points 13.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Excess Cash	
493,837	
Average Dwelling Rent	

Average Dwelling Rent						
Actual/UML	Actual/UML 441,945 514 859.8					
Budget/UMA	461,207	560	823.58			
Increase (Decrease)	(19,262)	(46)	36.23			

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	189.27	21.40 %		
Supplies and Materials		33.66	3.81		
Fleet Costs		0.00	0.00		
Outside Services		142.00	16.06		
Utilities		31.95	3.61		
Protective Services		0.00	0.00		
Insurance		49.61	7.12		
Other Expenses		78.33	8.86		
Total Average Expense	\$	524.82	60.85 %		

Excess Cash
501,821

Average Dwelling Rent					
Actual/UML 436,661 520 839.73					
Budget/UMA	446,011	560	796.45		
Increase (Decrease)	(9,350)	(40)	43.28		

PUM / Percentage of Revenue				
Expense	ļ	Amount	Percent	
Salaries and Benefits	\$	156.77	18.46%	
Supplies and Materials		20.41	2.40	
Fleet Costs		0.00	0.00	
Outside Services		102.18	12.03	
Utilities		43.03	6.40	
Protective Services		0.00	0.00	
Insurance		61.31	6.40	
Other Expenses		60.75	7.16	
Total Average Expense	\$	444.46	52.85%	

KFI - FY Comparison for O'Connor Rd - 150 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 291,049 = 3,53	Current Assets, Unrestricted 0
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 3.53$ $IR >= 2.0$	Curr Liab Exc Curr Prtn LTD $0 = 0.00$ $ R\rangle = 2.0$
SS	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 86,253 = 2.01	Expendable Fund Balance 0 = 0.00
	Average Monthly Operating 42,951	Average Monthly Operating 0
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.03 IR >= 1.25	0.00 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 0 0 000
	Total Tenant Revenue 397,675 IR < 1.50	Total Tenant Revenue 0 IR < 1.50
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (6,663) = 0.16	Accounts Payable 0 = 0.00
	Total Operating Expenses 42,951 IR < 0.75	Total Operating Expenses 0 IR < 0.75
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.33% 96.67%	Current Month 0.00 % 0.00%
	Year-to-Date 2.17% 97.83% IR >= 0.98	Year-to-Date 0.00 % 0.00 % /R >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 7.48 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 0.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 0.00 16
	Total Points 19.48 25 Total Points 21.00 25	Total Points 2.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash

Average Dwelling Rent					
Actual/UML	396,227	587	675.00		
Budget/UMA	0	600	0.00		
Increase (Decrease)	396,227	(13)	675.00		
PUM / Percentage of Revenue					
Fynense	Amount	Percent	t		

3,197

PUM / Percentage of Revenue				
Expense	1	Amount	Percent	
Salaries and Benefits	\$	143.67	21.21 %	
Supplies and Materials		15.56	2.30	
Fleet Costs		0.00	0.00	
Outside Services		62.59	9.24	
Utilities		54.39	8.03	
Protective Services		0.00	0.00	
Insurance		35.54	8.03	
Other Expenses		28.95	4.27	
Total Average Expense	\$	340.70	53.07 %	

Excess Cash					
0					
Average Dwelling Rent					
Actual/UML 0 0 0.00					
Budget/UMA 0 0.00					
Increase (Decrease) 0 0 0.00					
PUM / Percentage of Revenue					

PUM / Percentage of Revenue				
Expense	A	mount	Percent	
Salaries and Benefits	\$	0.00	0.00%	
Supplies and Materials		0.00	0.00	
Fleet Costs		0.00	0.00	
Outside Services		0.00	0.00	
Utilities		0.00	0.00	
Protective Services		0.00	0.00	
Insurance		0.00	0.00	
Other Expenses		0.00	0.00	
Total Average Expense	\$	0.00	0.00%	

Last Year

KFI - FY Comparison for Refugio St - 210 Units Period Ending April 30, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 1,233,883 = 7,49					
	Curr Liab Exc Curr Prtn LTD (164,759) $= 7.49$					
S	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance 930,268					
	Average Monthly Operating 74,065 = 12.56					
	and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	-0.05					
	Tenant Receivable (TR)					
	Tenant Receivable 0 = 0.00					
	Total Tenant Revenue 628,492 IR < 1.50					
	Days Receivable Outstanding: 0.00					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (7,348) = 0.10					
	Total Operating Expenses 74,065 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 6.67% 93.33%					
	Year-to-Date 5.36% 94.64% IR >= 0.98					
	FASS KFI MP MASS KFI MP					
	QR 12.00 12 Accts Recvble 5.00 5					
	MENAR 11.00 11 Accts Payable 4.00 4					
	DSCR 0.00 2 Occupancy 8.00 16					
	Total Points 23.00 25 Total Points 17.00 25					
	Capital Fund Occupancy					

Quick Ratio (QR)
Current Assets, Unrestricted 0 = 0.00
Curr Liab Exc Curr Prtn LTD 0 1/R >= 2.0
Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 0 = 0.00
Average Monthly Operating 0 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)
0.00 IR >= 1.25
Tenant Receivable (TR)
Tenant Receivable 0 = 0.00
Total Tenant Revenue 0 IR < 1.50
Days Receivable Outstanding: 0.00
Accounts Payable (AP)
Accounts Payable 0 = 0.00
Total Operating Expenses 0 = 0.00
Occupancy Loss Occ %
Current Month 0.00 % 0.00%
Year-to-Date 0.00 % 0.00 % IR >= 0.98
FASS KFI MP MASS KFI MP
QR 0.00 12 Accts Recvble 5.00 5
MENAR 0.00 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 0.00 16
Total Points 2.00 25 Total Points 9.00 25
Capital Fund Occupancy
5.00
Excess Cash
0

	000,201		
 Average	Dwelling Re	nt	
Actual/UML	585,636	795	736.65
Budget/UMA	0	840	0.00
Increase (Decrease)	585,636	(45)	736.65
PUM / Perce	entage of Rev	enue/	

Expense	1	Amount	Percent
Salaries and Benefits	\$	154.72	17.82 %
Supplies and Materials		8.97	1.03
Fleet Costs		0.00	0.00
Outside Services		72.19	8.32
Jtilities		52.07	6.00
Protective Services		17.72	2.04
nsurance		38.34	7.60
Other Expenses		31.65	3.65
Total Average Expense	\$	375.67	46.46 %

Total Points 2.00 2	25 To	otal Points	9.00	25	
Capital Fund Occupancy					
5.00					
E	cess	Cash			
0					
Averag	ge Dw	elling Rent			
Actual/UML		0	0	0.00	
Budget/UMA		0	0	0.00	
Increase (Decrease)		0	0	0.00	
PUM / Percentage of Revenue					
Expense	A	mount Pe	rcent		
Salaries and Benefits	\$	0.00	0.00%		

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00%

Supplies and Materials

Protective Services

Total Average Expense

Fleet Costs Outside Services

Utilities

Insurance Other Expenses

0.00 IR >= 2.0

0.00 IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.00 IR < 0.75

IR >= 0.98

MP

KFI - FY Comparison for Science Park - 120 Units Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets Unrestricted 163 558	Current Assets, Unrestricted 0
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.39$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.00$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (5,906)	Expendable Fund Balance 0 = 0.0
	Average Monthly Operating $32,063$ and Other Expenses $IR >= 4.0$	Average Monthly Operating 0 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.03	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 317,360 IR < 1.50	Total Tenant Revenue 0 IR < 1.8
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (5,720) = 0.18	Accounts Payable 0 = 0.0
	Total Operating Expenses 32,063 IR < 0.75	Total Operating Expenses 0
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.67% 98.33%	Current Month 0.00 % 0.00%
	Year-to-Date 2.50% 97.50% IR >= 0.98	Year-to-Date 0.00 % 0.00 % 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 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16
	Total Points 12.00 25 Total Points 21.00 25	Total Points 2.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	(70,684)				
Average Dwelling Rent					
Actual/UML	316,256	468	675.76		
Budaet/UMA	0	480	0.00		

316,256

(12) 675.76

Increase (Decrease)

PUM / Percentage of Revenue			
Expense	,	Amount	Percent
Salaries and Benefits	\$	148.05	21.83 %
Supplies and Materials		6.73	0.99
Fleet Costs		0.63	0.09
Outside Services		49.68	7.33
Utilities		40.12	5.92
Protective Services		0.23	0.03
Insurance		36.37	5.92
Other Expenses		33.23	4.90
Total Average Expense S	\$	315.04	47.01 %

5.	.00		
_			
Exce	ess Cash		
	0		
Average	Dwelling Re	ent	
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			

PUM / Percentage of Revenue				
Expense	A	mount	Percent	
Salaries and Benefits	\$	0.00	0.00%	
Supplies and Materials		0.00	0.00	
Fleet Costs		0.00	0.00	
Outside Services		0.00	0.00	
Utilities		0.00	0.00	
Protective Services		0.00	0.00	
Insurance		0.00	0.00	
Other Expenses		0.00	0.00	
Total Average Expense	\$	0.00	0.00%	

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units Period Ending April 30, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets Unrestricted 4 399 176						
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 17.54$						
	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 3,857,257						
"	Average Monthly Operating 301,653 and Other Expenses						
	Debt Service Coverage Ratio (DSCR) 1.87						
	IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable $0 = 0.00$						
	Total Tenant Revenue 3,853,238 IR < 1.50						
	Days Receivable Outstanding: 0.00						
MASS	Accounts Payable (AP)						
8	Accounts Payable (20,483) = 0.07						
	Total Operating Expenses 301,653 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 7.71% 92.29%						
	Year-to-Date 10.86% 89.14% IR >= 0.98						
	FASS KFI MP MASS KFI MP						
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 11.00 11 Accts Pavable 4.00 4						
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16						
	Total Points 25.00 25 Total Points 9.00 25						
	Capital Fund Occupancy						

		La	st Yea	ar		
	Qı	ıick I	Ratio	(QR)		
Current Asse	ets, Unre	estric	ted	3,372,409) — =	12.85
Curr Liab Ex	c Curr P	rtn L	TD	(262,496	3)	? >= 2.0
Months E	xpendal	ole N	et As	sets Ratio	(MENA	NR)
Expendable	Fund Ba	alanc	е	2,827,991	1	0.40
Average Mo	nthly Op	erati	ng	300,363	_ =	9.42
and Other E	xpenses				IF	? >= 4.0
Debt	Service	Cov	verag	e Ratio (DS	CR)	
			1.72		IR	>= 1.25
	Tenar	nt Re	ceiva	ble (TR)		
Tenant Rece	eivable			0	_	0.00
Total Tenant	Revenu	ıe	3	,704,201	IF	2 < 1.50
Day	s Recei	vable	e Outs	standing: (0.00	
	Acco	unts	Paya	ble (AP)		
Accounts Pa	yable			(96,845)	_	0.32
Total Operat	ing Expe	enses	S	300,363		2 < 0.75
Occupan	су	L	oss	Occ %		
Current Mon	th		.09 %			
Year-to-Date	;	10	.77 %	89.23%	IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12		Recvble	5.00	5
MENAR	11.00	11		s Payable	4.00	4
DSCR	2.00	2		pancy	0.00	16
Total Points	25.00	25	lotal	Points	9.00	25
	Capit	al Fu	ınd O	ccupancy		
		5.	00			

	3,546,722		
Ave	rage Dwelling R	ent	
Actual/UML	3,783,620	4,742	797.90
Budget/UMA	4,137,007	5,320	777.63

(353,387)

Increase (Decrease)

20.26

(578)

Excess Cash

5.00

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	139.82	17.21 %
Supplies and Materials		18.55	2.28
Fleet Costs		0.00	0.00
Outside Services		106.72	13.13
Utilities		45.39	5.59
Protective Services		7.62	0.94
Insurance		36.32	9.26
Other Expenses		50.61	6.23
Total Average Expense	\$	405.05	54.63 %

I	Excess Cash		
	2,518,920		
Aver	age Dwelling	Rent	
Actual/UML	3,697,265	4,747	778.86
Budget/UMA	3,922,709	5,320	737.35
Increase (Decrease)	(225,444)	(573)	41.51
PUM / Pe	rcentage of R	evenue	

PUM / Percentage of Revenue			
	Amount	Percent	
\$	114.76	15.00%	
	20.26	2.65	
	0.00	0.00	
	114.95	15.03	
	71.75	9.76	
	8.06	1.05	
	41.11	9.76	
	42.97	5.62	
\$	413.86	58.86%	
	\$	Amount \$ 114.76 20.26 0.00 114.95 71.75 8.06 41.11 42.97	

San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 4/30/2020

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					Bu	ıdgeted						Actual				Re	ent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Currer	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
532	Refugio	50	47	470			94.00%		100.00	100.00				495	99.00%			
533	Scattered Sites	163	159	1,588	102	16,232	97.39%	162,322	36.81%	86.96%	108,973	167	100,103	651	39.94%	95,757	42,408	138,165
537	San Juan Square	46	45	448			97.28%		95.65%	95.65%				434	94.35%			
538	The Alhambra	14	13	128			91.07%		100.00	100.00				131	93.57%			
541	HemisView Village	49	48	483			98.47%		93.88%	93.88%				479	97.76%			
549	Converse Ranch I	25	24	240			96.00%		100.00	100.00				243	97.20%			
550	Midcrown Seniors Pavillion	39	39	385			98.72%		100.00	100.00				385	98.72%			
551	Converse Ranch II	21	21	210			100.00		95.24%	95.24%				204	97.14%			
552	San Juan Square II	48	45	453			94.27%		93.75%	93.75%				450	93.75%			
553	Sutton Oaks Phase I	49	48	478			97.45%		83.67%	83.67%				461	94.08%			
554	Pin Oak I	50	48	478	247	11,778	95.50%	117,785	96.00%	96.00%	124,100	254	2,713	489	97.80%	2,837-	3,478	642
555	Gardens at San Juan Square	63	61	608			96.43%		93.65%	93.65%				602	95.56%			
556	The Park at Sutton Oaks	49	49	488			99.49%		97.96%	97.96%				469	95.71%			
558	East Meadows	71	70	700			98.59%		92.96%	92.96%				681	95.92%			
559	Wheatley Senior Living	40	39	390			97.50%		100.00	97.56%				393	98.25%			
6010	Alazan-Apache Courts	685	639	6,390	136	86,708	93.28%	867,082	93.28%	93.42%	981,070	154	64,186	6,377	93.09%	1,723	115,711	117,434
6050	Lincoln Heights	338	316	3,160			93.49%		91.42%	93.64%	444,216	145		3,056	90.41%		444,216	444,216
6060	Cassiano Homes	499	477	4,770	95	45,171	95.59%	451,710	92.99%	93.93%	431,040	91	26,327	4,712	94.43%	5,483	15,187-	9,703-
6108	Dr. Charles Andrews Apts.	52	51	508	136	6,913	97.60%	69,132	96.15%	96.15%	87,458	170	954	513	98.65%	749-	17,577	16,828
6120	Villa Veramendi Apts.	166	161	1,608	133	21,385	96.84%	213,846	96.39%	96.39%	253,700	156	4,257	1,628	98.07%	2,727-	37,127	34,400
6124	Frank Hornsby	59	55	550			93.22%		100.00	100.00	100,466	173		581	98.47%		100,466	100,466
6126	Glen Park Apts.	26	26	260	112	2,917	100.00	29,167	100.00	100.00	43,133	181	2,468	238	91.54%	2,468	16,434	18,902
6127	Guadalupe Homes	56	54	540			96.43%		96.43%	96.43%	108,746	202		539	96.25%		108,746	108,746
6129	Raymundo Rangel Apts	26	26	258	154	3,962	99.04%	39,616	96.15%	96.15%	41,642	161	308	258	99.23%	77-	1,949	1,872

GPR: Gross Potential Rent

- A: No of Units Number of Units
- B: Budgeted Occ Units Calculated from approved budget
- C: Budgeted Unit Mos B multiplied by the number of months covered in the report.
- D: Budgeted GPR Per Unit Calculated from approved budget
- E: Budgeted Rent Per Mo B multiplied by D
- F: Budgeted Occ % B divided by A
- G: Budgeted YTD Rent C multiplied by D

- H: Current Month Occ % Current month's occupancy divided by A
- I: Current Mo Avble Occ % Current month's occupancy divided by the number of avai;lable units from MLS/Elite
- J: Actual YTD Rent Actual Dwelling Rental
- K: Actual Rent Per Unit J divided by M
- L: Actual Vacancy Loss ((A multiplied by number of months in the reportt) minus M) multiplied by D
- M: Actual Unit Mos Calculated from MLS/Elite
- N: Actual YTD Occ % M divided by (A multiplied by the number of months in the report)
- O: Rent Variance Due to Occ: (C minus M) multiplied by D
- P: Rent Variance Due to Rate (K minus D) multiplied by M

San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 4/30/2020

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					В	udgeted						Actual				Re	ent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	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	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
6130	South San Apts	30	29	290			96.67%		100.00	100.00	52,865	177		299	99.67%		52,865	52,865
6135	Mirasol Homes Target Site	174	169	1,685	113	18,965	96.84%	189,647	98.28%	98.28%	240,266	141	4,052	1,704	97.93%	2,138-	48,481	46,343
6136	Springview	182	170	1,702	173	29,465	93.54%	294,651	91.76%	92.78%	325,692	194	24,924	1,676	92.09%	4,569	35,610	40,180
6143	Christ The King	48	48	475	148	7,051	98.96%	70,509	100.00	100.00	77,944	165	1,039	473	98.54%	297	7,732	8,029
6180	Victoria Plaza Apts.	185	185	1,850			100.00		.00	.00	221-				.00			
6190	Villa Tranchese Apts.	201	195	1,955	250	48,792	97.26%	487,923	100.00	100.00	527,760	265	5,491	1,988	98.91%	8,261-	31,575	23,314
6220	Villa Hermosa Apts.	66	65	648	234	15,125	98.11%	151,250	96.97%	96.97%	156,503	242	3,037	647	98.03%	117	5,370	5,487
6230	Sun Park Lane Apts.	65	61	608	244	14,798	93.46%	147,981	93.85%	93.85%	157,013	254	8,038	617	94.92%	2,314-	6,718	4,404
6240	Mission Park Apts.	100	97	973			97.25%		94.00%	94.00%	138,238	143		966	96.60%		138,238	138,238
6260	Tarry Towne Apts.	98	96	958	287	27,438	97.70%	274,381	98.98%	98.98%	280,717	290	3,725	967	98.67%	2,722-	3,613	891
6270	Parkview Apts.	153	144	1,445	196	28,332	94.44%	283,316	98.69%	98.69%	304,213	203	5,882	1,500	98.04%	10,804-	10,093	711-
6280	Fair Avenue Apts.	216	212	2,117	251	53,098	98.03%	530,980	94.91%	94.91%	557,893	266	15,297	2,099	97.18%	4,614	31,527	36,141
6290	Blanco Apts.	100	97	965			96.50%		97.00%	97.00%	238,042	245		970	97.00%		238,042	238,042
6300	Lewis Chatham Apts.	119	116	1,158			97.27%		94.96%	94.96%	293,674	253		1,163	97.73%		293,674	293,674
6310	Riverside Apts.	74	71	705	98	6,907	95.27%	69,069	91.89%	91.89%	98,494	142	4,605	693	93.65%	1,176	30,601	31,776
6320	Madonna Apts.	60	59	593	265	15,718	98.75%	157,178	98.33%	98.33%	165,190	281	3,183	588	98.00%	1,194	9,206	10,400
6322	Sahara-Ramsey Apts.	16	16	160	358	5,725	100.00	57,250	100.00	100.00	60,657	391	1,789	155	96.88%	1,789	5,196	6,985
6330	Linda Lou A & B Apts.	10	10	98	208	2,031	97.50%	20,312	100.00	100.00	19,676	197		100	100.00	521-	1,157-	1,678-
6331	Escondida Apts.	20	20	200	250	5,000	100.00	50,000	95.00%	95.00%	55,183	279	500	198	99.00%	500	5,683	6,183
6333	Williamsburg Apts.	15	15	150	208	3,125	100.00	31,250	80.00%	80.00%	30,238	219	2,500	138	92.00%	2,500	1,488	3,988
6340	Cheryl West Apts.	82	79	785			95.73%		97.56%	97.56%	152,066	192		791	96.46%		152,066	152,066
6350	Village East Apts.	24	23	230	146	3,354	95.83%	33,541	100.00	100.00	22,287	95	875	234	97.50%	583-	11,837-	12,421-
6352	Olive Park Apts.	26	25	250	144	3,606	96.15%	36,058	96.15%	96.15%	31,264	126	1,587	249	95.77%	144	4,649-	4,505-
6360	College Park Additions	78	76	755			96.79%		97.44%	97.44%	154,394	200		772	98.97%		154,394	154,394

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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

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San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 4/30/2020

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					Bı	ıdgeted						Actual				Re	ent Variance	
		A	В	C	D	E	F	G	H Curren	I at Month	J	K	L	M	N	0	P	
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	728	235	17,117	97.00%	171,173	98.67%	98.67%	184,760	248	1,176	745	99.33%	4,118-	9,469	5,352
6390	Kenwood North Apts.	53	52	520			98.11%		115.09	98.39%	163,869	271		604	113.96		163,869	163,869
6400	Midway Apts.	20	20	200	229	4,583	100.00	45,834	100.00	100.00	46,716	236	458	198	99.00%	458	1,340	1,799
6410	San Pedro Arms Apts.	16	15	150			93.75%		100.00	100.00	37,969	240		158	98.75%		37,969	37,969
6420	W. C. White Apts.	75	74	743	187	13,860	99.00%	138,602	100.00	100.00	142,696	191	187	749	99.87%	1,213-	2,880	1,666
6430	Highview Apts.	68	66	663	230	15,263	97.43%	152,633	91.18%	91.18%	127,633	203	11,520	630	92.65%	7,488	17,513-	10,025-
6440	Cross Creek Apts.	66	63	625			94.70%		93.94%	93.94%	86,099	136		635	96.21%		86,099	86,099
6450	Park Square Apts.	26	25	248	215	5,315	95.19%	53,148	96.15%	96.15%	66,804	284	5,369	235	90.38%	2,684	16,340	19,024
6460	Kenwood Manor Apts.	9	9	90	99	894	100.00	8,942	.00	.00	11,731		8,942		.00	8,942		8,942
6470	Westway Apts.	152	145	1,445	96	13,944	95.07%	139,438	96.71%	96.71%	245,704	167	4,632	1,472	96.84%	2,596-	103,671	101,075
6480	Marie McGuire Apts.	63	59	593			94.05%		98.41%	98.41%	161,253	262		616	97.78%		161,253	161,253
6490	M. C. Beldon Apts.	35	33	325	190	6,191	92.86%	61,906	100.00	100.00	72,671	211	1,143	344	98.29%	3,619-	7,145	3,526
6500	F. J. Furey Apts.	66	63	628	109	6,854	95.08%	68,536	95.45%	95.45%	102,076	160	2,512	637	96.52%	1,038-	32,503	31,465
6510	H. B. Gonzalez Apts.	51	49	485	187	9,049	95.10%	90,486	100.00	100.00	101,467	200	373	508	99.61%	4,291-	6,689	2,398
6520	W. R. Sinkin Apts.	50	50	498	197	9,784	99.50%	97,843	98.00%	98.00%	96,719	198	2,163	489	97.80%	1,672	547	2,219
6530	Pin Oak II Apts.	22	22	220	186	4,083	100.00	40,834	100.00	100.00	39,045	185	1,670	211	95.91%	1,670	119-	1,552
6540	George Cisneros Apts.	55	54	535	164	8,763	97.27%	87,628	100.00	100.00	94,657	174	983	544	98.91%	1,474-	5,555	4,081
6550	Matt Garcia Apts.	55	54	538	188	10,099	97.73%	100,986	94.55%	94.55%	100,050	185	1,503	542	98.55%	845-	1,781-	2,626-
6560	L. C. Rutledge Apts.	66	63	633			95.83%		95.45%	95.45%	114,414	178		642	97.27%		114,414	114,414
6570	T. L. Shaley Apts.	66	60	603	121	7,303	91.29%	73,029	96.97%	98.46%	64,994	106	5,939	611	92.58%	1,030-	9,065-	10,096-
6580	Lila Cockrell Apts.	70	69	693	173	11,954	98.93%	119,539	100.00	100.00	114,591	165	863	695	99.29%	432-	5,380-	5,811-
6590	O. P. Schnabel Apts.	70	69	693	169	11,707	98.93%	117,067	98.57%	98.57%	132,878	191	845	695	99.29%	423-	15,388	14,966
	Total	6,055	5,819	58,187	110	640,358	96.10%	6,403,581	91.10%	95.46%	9,173,385	168	338,117	55,416	91.52%	90,433	2,848,728	2,939,161

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Beacon Revenue and Vacancy Loss Analysis As of 4/30/2020

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					В	udgeted						Actual				Re	ent Variance	
		A	В	С	D	E	F	G	Н	I	J	K	L	M	N	О	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	1,940	704	136,539	97.00%	1,365,391	94.50%	94.50%	1,393,664	725	55,601	1,921	96.05%	13,372	41,645	55,018
112	SAHFC Burning Tree	108	100	1,000			92.59%		92.59%	92.59%	693,615	710		977	90.46%		693,615	693,615
113	SAHFC Castlepoint	220	216	2,163	583	126,101	98.30%	1,261,012	96.82%	96.82%	1,256,038	589	38,485	2,134	97.00%	16,677	11,703	28,380
114	SAHFC Encanta Villas	56	49	490	760	37,240	87.50%	372,400	91.07%	91.07%	403,081	778	31,920	518	92.50%	21,280-	9,401	11,879-
121	Converse Ranch II, LLC	83	80	800			96.39%		109.64	87.50%	708,545	743		954	114.94		708,545	708,545
140	SAHFC Vera Cruz	29	28	283	544	15,372	97.41%	153,720	93.10%	93.10%	149,787	529	3,809	283	97.59%	272-	4,204-	4,476-
141	Homestead	157	151	1,505	584	87,845	95.86%	878,453	88.54%	88.54%	837,517	574	64,790	1,459	92.93%	26,850	14,086-	12,763
151	Claremont	4	4	40			100.00		100.00	100.00	27,941	699		40	100.00		27,941	27,941
159	SAHFC Science Park II, LP						.00		.00	98.33%	324,789	694		468	.00		324,789	324,789
160	SAHFC O'Connor Rd, LP						.00		.00	96.67%	403,447	687		587	.00		403,447	403,447
161	SAHFC Refugio Street, LP						.00		.00	93.33%	623,927	785		795	.00		623,927	623,927
214	Converse Ranch I LLC	99	95	945			95.45%		113.13	90.32%	835,066	720		1,160	117.17		835,066	835,066
315440	Villa De Valencia	104	96	958	401	38,361	92.07%	383,613	95.19%	95.19%	643,335	658	24,840	978	94.04%	8,213-	251,509	243,296
465450	Reagan West Apts.	15	15	150			100.00		93.33%	93.33%	71,555	519		138	92.00%		71,555	71,555
1065120	Sunshine Plaza	100	95	945			94.50%		99.00%	99.00%	622,900	633		984	98.40%		622,900	622,900
1075130	Pecan Hill	100	95	945			94.50%		93.00%	93.00%	706,369	765		923	92.30%		706,369	706,369
1205340	SAHDC Dietrich Road	30	24	243	640	15,520	80.83%	155,200	86.67%	86.67%	163,012	634	27,520	257	85.67%	9,280-	1,468-	10,748-
1335211	SAHFC La Providencia	90	86	858	551	47,286	95.28%	472,860	97.78%	97.78%	470,249	544	19,852	864	96.00%	3,584-	6,195-	9,779-
1355290	SAHFC Towering Oaks Apts.	128	122	1,223	848	103,634	95.51%	1,036,338	95.31%	95.31%	986,299	843	93,249	1,170	91.41%	44,505	5,533-	38,972
1375280	SAHFC Churchill Estate Apts	40	39	385	816	31,418	96.25%	314,179	100.00	100.00	320,101	808	3,264	396	99.00%	8,977-	3,055-	12,032-
1425475	SAHDC Bella Claire Apts.	67	65	650	605	39,355	97.01%	393,549	94.03%	94.03%	395,098	609	12,715	649	96.87%	605	2,155	2,760
1505462	Warren House	7	6	63			89.29%		85.71%	85.71%	27,077	437		62	88.57%		27,077	27,077
2095265	Sendero I PFC (Crown Meado	ws) 192	182	1,823	897	163,480	94.92%	1,634,801	92.71%	92.71%	1,687,638	952	132,757	1,772	92.29%	45,299	98,136	143,435
2375630	SH/CH PFC Cottage Creek	253	224	2,243	422	94,683	88.64%	946,826	88.14%	88.14%	1,746,763	759	96,262	2,302	90.99%	25,079-	774,858	749,780

GPR: Gross Potential Rent

B: Budgeted Occ Units - Calculated from approved budget

C: Budgeted Unit Mos - B multiplied by the number of months covered in the report.

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Beacon Revenue and Vacancy Loss Analysis As of 4/30/2020

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					Bı	udgeted						Actual				R	ent Variance	
		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	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
2385640	SH/CH PFC Cottage Creek II	196	174	1,738	362	62,875	88.65%	628,749	79.59%	79.59%	1,250,505	766	118,693	1,632	83.27%	38,177	659,933	698,110
2395485	SH/CH PFC Courtland Heights	s 56	53	530	871	46,138	94.64%	461,376	96.43%	96.43%	485,985	945	40,044	514	91.79%	13,928	38,538	52,466
2495650	Woodhill Apts. PFC	532	473	4,733	840	397,656	88.96%	3,976,557	92.29%	92.29%	4,290,057	905	485,653	4,742	89.14%	7,814-	305,686	297,872
	Total	2,866	2,665	26,648	542	1,443,502	92.98%	14,435,023	109.46	118.35	21,524,360	899	1,249,453	28,679	100.07	114,915	7,204,253	7,319,168

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E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

- H: Current Month Occ % Current month's occupancy divided by A
- I: Current Mo Avble Occ % Current month's occupancy divided by the number of avai;lable units from MLS/Elite
- J: Actual YTD Rent Actual Dwelling Rental
- K: Actual Rent Per Unit J divided by M
- L: Actual Vacancy Loss ((A multiplied by number of months in the reportt) minus M) multiplied by D
- M: Actual Unit Mos Calculated from MLS/Elite
- N: Actual YTD Occ % M divided by (A multiplied by the number of months in the report)
- O: Rent Variance Due to Occ: (C minus M) multiplied by D
- P: Rent Variance Due to Rate (K minus D) multiplied by M

San Antonio Housing Authority Beacon

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Revenue and Vacancy Loss Analysis As of 4/30/2020

					В	udgeted						Actual				R	ent Variance	
		A	В	С	D	E	F	G	Н	I	J	К	L	M	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
111	SAHFC Monterrey Park	200	194	1,940	704	136,539	97.00%	1,365,391	94.50%	94.50%	1,393,664	725	55,601	1,921	96.05%	13,372	41,645	55,018
112	SAHFC Burning Tree	108	100	1,000			92.59%		92.59%	92.59%	693,615	710		977	90.46%		693,615	693,615
113	SAHFC Castlepoint	220	216	2,163	583	126,101	98.30%	1,261,012	96.82%	96.82%	1,256,038	589	38,485	2,134	97.00%	16,677	11,703	28,380
114	SAHFC Encanta Villas	56	49	490	760	37,240	87.50%	372,400	91.07%	91.07%	403,081	778	31,920	518	92.50%	21,280-	9,401	11,879-
121	Converse Ranch II, LLC	83	80	800			96.39%		109.64	87.50%	708,545	743		954	114.94		708,545	708,545
140	SAHFC Vera Cruz	29	28	283	544	15,372	97.41%	153,720	93.10%	93.10%	149,787	529	3,809	283	97.59%	272-	4,204-	4,476-
141	Homestead	157	151	1,505	584	87,845	95.86%	878,453	88.54%	88.54%	837,517	574	64,790	1,459	92.93%	26,850	14,086-	12,763
151	Claremont	4	4	40			100.00		100.00	100.00	27,941	699		40	100.00		27,941	27,941
214	Converse Ranch I LLC	99	95	945			95.45%		113.13	90.32%	835,066	720		1,160	117.17		835,066	835,066
315440	Villa De Valencia	104	96	958	401	38,361	92.07%	383,613	95.19%	95.19%	643,335	658	24,840	978	94.04%	8,213-	251,509	243,296
465450	Reagan West Apts.	15	15	150			100.00		93.33%	93.33%	71,555	519		138	92.00%		71,555	71,555
1065120	Sunshine Plaza	100	95	945			94.50%		99.00%	99.00%	622,900	633		984	98.40%		622,900	622,900
1075130	Pecan Hill	100	95	945			94.50%		93.00%	93.00%	706,369	765		923	92.30%		706,369	706,369
1205340	SAHDC Dietrich Road	30	24	243	640	15,520	80.83%	155,200	86.67%	86.67%	163,012	634	27,520	257	85.67%	9,280-	1,468-	10,748-
1335211	SAHFC La Providencia	90	86	858	551	47,286	95.28%	472,860	97.78%	97.78%	470,249	544	19,852	864	96.00%	3,584-	6,195-	9,779-
1355290	SAHFC Towering Oaks Apts.	128	122	1,223	848	103,634	95.51%	1,036,338	95.31%	95.31%	986,299	843	93,249	1,170	91.41%	44,505	5,533-	38,972
1375280	SAHFC Churchill Estate Apts	40	39	385	816	31,418	96.25%	314,179	100.00	100.00	320,101	808	3,264	396	99.00%	8,977-	3,055-	12,032-
1425475	SAHDC Bella Claire Apts.	67	65	650	605	39,355	97.01%	393,549	94.03%	94.03%	395,098	609	12,715	649	96.87%	605	2,155	2,760
1505462	Warren House	7	6	63			89.29%		85.71%	85.71%	27,077	437		62	88.57%		27,077	27,077
2095265	Sendero I PFC (Crown Meado	ws) 192	182	1,823	897	163,480	94.92%	1,634,801	92.71%	92.71%	1,687,638	952	132,757	1,772	92.29%	45,299	98,136	143,435
	Total	1,829	1,741	17,405	484	842,152	95.16%	8,421,516	95.90%	102.52	12,398,888	703	508,801	17,639	96.44%	95,702	4,073,075	4,168,777

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Beacon Outside Managed Properties

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Outside Managed Properties Revenue and Vacancy Loss Analysis As of 4/30/2020

					Bu	ıdgeted						Actual				R	Rent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	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
159	SAHFC Science Park II, LP						.00		.00	98.33%	324,789	694		468	.00		324,789	324,789
160	SAHFC O'Connor Rd, LP						.00		.00	96.67%	403,447	687		587	.00		403,447	403,447
161	SAHFC Refugio Street, LP						.00		.00	93.33%	623,927	785		795	.00		623,927	623,927
2375630	SH/CH PFC Cottage Creek	253	224	2,243	422	94,683	88.64%	946,826	88.14%	88.14%	1,746,763	759	96,262	2,302	90.99%	25,079-	774,858	749,780
2385640	SH/CH PFC Cottage Creek II	196	174	1,738	362	62,875	88.65%	628,749	79.59%	79.59%	1,250,505	766	118,693	1,632	83.27%	38,177	659,933	698,110
2395485	SH/CH PFC Courtland Heights	56	53	530	871	46,138	94.64%	461,376	96.43%	96.43%	485,985	945	40,044	514	91.79%	13,928	38,538	52,466
2495650	Woodhill Apts. PFC	532	473	4,733	840	397,656	88.96%	3,976,557	92.29%	92.29%	4,290,057	905	485,653	4,742	89.14%	7,814-	305,686	297,872
	Total	1,037	924	9,243	651	601,351	89.13%	6,013,507	133.37	146.29	9,125,472	1,449	740,652	11,040	106.46	19,213	3,131,178	3,150,391

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

Account Balances

San Antonio Housing Authority Property Management Monthly Report Partnership For the Period Ending 4/30/2020

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Monthly	Year-to-Date
	

Rental Income History

			Curr	ent Year			Last Year	r			Two Years A	go	
Operating	Replacement	Tenant	March	February	January	March	February	February	January	April	February	February	January
Account	Reserves	Receivable											
384,414	1,315,815	63,793	637,848	643,389	644,871	631,493	628,237	626,650	626,740	625,615	615,923	612,346	606,826

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	211	211	197	14				93.36%	211	200	94.79%	844	797	94.43%
2 Bedrooms	221	221	188	33				85.07%	221	190	85.97%	884	777	87.90%
3 Bedrooms	9	9	8	1				88.89%	9	8	88.89%	36	34	94.44%
Total Units	441	441	393	48		=		89.12%	441	398	90.25%	1,764	1,608	91.16%

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San Antonio Housing Authority **Property Management Monthly Report** HemisView Market Units For the Period Ending 4/30/2020

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Year-to-Date

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Monthly		

Vea	r-to-	-Date

Ac	Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
112,023	422,686				189,944	194,794	193,607	15	0	21	0	.00		

Occupancy Information

Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	91	91	84	7				213	92.31%			364	344	94.51%
2 Bedrooms	93	93	72	21				639	77.42%			372	300	80.65%
Total	184	184	156	28				852	84.78%			736	644	87.50%

Maintenance Summary

San Antonio Housing Authority Property Management Monthly Report HemisView Village For the Period Ending 4/30/2020

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Year-to-Date

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Monthly			

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Yea	r-to-	Date

Ac	Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
201,380	136,220				13,348	13,530	13,331	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%			80	80	100.00	
2 Bedrooms	32	32	30	2				61	93.75%			128	123	96.09%	
3 Bedrooms	9	9	8	1				30	88.89%			36	34	94.44%	
Total	61	61	58	3				91	95.08%			244	237	97.13%	

Maintenance Summary

San Antonio Housing Authority Property Management Monthly Report Midcrowne Seniors Pavillion LP For the Period Ending 4/30/2020

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Monthly Year-to-Date

Year-t	o-Date
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Ac	Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	3/31/2020	2/29/2020	1/31/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
71,012	232,474	16,918			109.009	110,572	115,009	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%			400	373	93.25%
2 Bedrooms	96	96	86	10				304	89.58%			384	354	92.19%
Total	196	196	179	17				517	91.33%			784	727	92.73%

Maintenance Summary

0.13

IR >= 2.0

= -17.05

IR >= 4.0

IR >= 1.25

0.00

IR < 1.50

0.05

IR < 0.75

IR >= 0.98

MP

KFI - FY Comparison for Partnerships - 441 Units

Period Ending April 30, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 785,360 = 0.12	Current Assets, Unrestricted 1,764,493
	Curr Liab Exc Curr Prtn LTD $(6,769,439)$ $ R\rangle = 2.0$	Curr Liab Eye Curr Prtn LTD (13 071 420)
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (6,096,383) = -19.88	Expendable Fund Balance (11,750,316) = -17.0
	Average Monthly Operating 306,700 and Other Expenses $IR >= 4.0$	Average Monthly Operating 689,152
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.08 IR >= 1.25	0.92 IR >= 1.1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 16,918 = 0.01	Tenant Receivable 8,803 = 0.0
	Total Tenant Revenue 1,304,093 IR < 1.50	
	Days Receivable Outstanding: 1.56	Days Receivable Outstanding: 0.40
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (43,726) = 0.14	Accounts Payable (32,731) - 0.0
	Total Operating Expenses 306,700 IR < 0.75	Total Operating Expenses 680 152
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 10.88% 89.12% Year-to-Date 8.84% 91.16% IR >= 0.98	Current Month 5.43 % 94.57% Year-to-Date 5.16 % 94.84% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 0.00 2 Occupancy 1.00 16	DSCR 0.00 2 Occupancy 8.00 16
	Total Points 0.00 25 Total Points 10.00 25	Total Points 0.00 25 Total Points 17.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Excess Cash	
(6,514,087)	
<u> </u>	

Average Dwelling Rent									
Actual/UML	1,251,818	1,608	778.49						
Budget/UMA	1,262,644	1,764	715.78						
Increase (Decrease)	(10,825)	(156)	62.71						

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	117.18	13.60 %		
Supplies and Materials		8.66	1.01		
Fleet Costs		0.05	0.01		
Outside Services		47.41	5.50		
Utilities		51.40	5.97		
Protective Services		14.32	1.66		
Insurance		49.19	7.58		
Other Expenses		39.65	4.60		
Total Average Expense	\$	327.86	39.93 %		

Excess Cash	
(12,615,274)	

Average Dwelling Rent							
Actual/UML 2,513,120 3,494 719.27							
Budget/UMA	2,576,475	3,684	699.37				
Increase (Decrease)	(63,355)	(190)	19.90				

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	126.18	16.07%		
Supplies and Materials		14.04	1.79		
Fleet Costs		0.11	0.01		
Outside Services		120.11	15.29		
Utilities		47.05	7.19		
Protective Services		11.37	1.45		
Insurance		39.86	7.19		
Other Expenses		41.70	5.31		
Total Average Expense	\$	400.42	54.29%		

0.36

IR >= 2.0

-8.59

IR >= 4.0

IR >= 1.25

0.00

0.05

IR < 0.75

IR >= 0.98

MP

16

IR < 1.50

KFI - FY Comparison for HemisView Market Units - 184 Units Period Ending April 30, 2020

	This Year		Last Year
	Quick Ratio (QR)	Ì	Quick Ratio (QR)
	Current Assets, Unrestricted 787,507 = 0.31		Current Assets, Unrestricted 878,240
	Curr Liab Exc Curr Prtn LTD (2,553,185) 1R >= 2.0		$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.3$ $ R\rangle = 2.$
S	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (1,765,678) = -10.62		Expendable Fund Balance (1,545,538) = -8.5
	Average Monthly Operating 166,306 and Other Expenses IR >= 4.0		Average Monthly Operating 180,009 and Other Expenses IR >= 4.
	Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)
	1.16 IR >= 1.25		1.04 IR >= 1.2
	Tenant Receivable (TR))	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00		Tenant Receivable $0 = 0.0$
	Total Tenant Revenue 802,372 IR < 1.50		Total Tenant Revenue 796,788 IR < 1.5
	Days Receivable Outstanding: 0.00		Days Receivable Outstanding: 0.00
SS	Accounts Payable (AP)		Accounts Payable (AP)
MASS	Accounts Payable (8,569) = 0.05		Accounts Payable (8,606) = 0.0
	Total Operating Expenses 166,306 IR < 0.75]	Total Operating Expenses 180,009 IR < 0.7
	Occupancy Loss Occ %		Occupancy Loss Occ %
	Current Month 15.22% 84.78%		Current Month 12.50 % 87.50%
	Year-to-Date 12.50% 87.50% IR >= 0.98	J	Year-to-Date 13.18 % 86.82 % IR >= 0.9
	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 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	J	Total Points 1.00 25 Total Points 9.00 25
	Capital Fund Occupancy)	Capital Fund Occupancy
	5.00	J	5.00

Excess Cash	
(1,931,984)	

Average Dwelling Rent								
Actual/UML	755,694	644	1,173.44					
Budget/UMA	807,142	736	1,096.66					
Increase (Decrease)	(51,448)	(92)	76.78					

PUM / Percentage of Revenue					
Expense	xpense Amour		Percent		
Salaries and Benefits	\$	144.31	11.58 %		
Supplies and Materials		8.62	0.69		
Fleet Costs		0.12	0.01		
Outside Services		67.93	5.45		
Utilities		31.10	2.50		
Protective Services		17.65	1.42		
Insurance		51.69	5.29		
Other Expenses		45.10	3.62		
Total Average Expense	\$	366.51	30.56 %		

Excess Cash	
(1,725,547)	

Average Dwelling Rent								
Actual/UML	750,019	639 1,173	.74					
Budget/UMA	829,660	736 1,127	.26					
Increase (Decrease)	(79,641)	(97) 46	.48					

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	125.43	10.06%			
Supplies and Materials		11.53	0.92			
Fleet Costs		0.00	0.00			
Outside Services		137.84	11.05			
Utilities		50.45	6.51			
Protective Services		15.67	1.26			
Insurance		48.97	6.51			
Other Expenses		51.33	4.12			
Total Average Expense	\$	441.22	40.43%			

KFI - FY Comparison for HemisView Village - 61 Units Period Ending April 30, 2020

			Th	is Yea	r		
		Q	uick	Ratio	(QR)		
	Current Asset	ts, Uni	restri	cted	(288,48	31) =	-0.07
	Curr Liab Exc	Curr	Prtn I	LTD	(4,053,63	35)	IR >= 2.0
S	Months Exp	oenda	sets Ratio	(MEN	AR)		
FASS	Expendable	Fund I	Balar	ice	(4,342,11	16) _	-89.76
	Average Mor			ting	48,37	77	-09.70
	and Other Ex	(pense	es				IR >= 4.0
	Debt S	ervic	e Co	verage	Ratio (D	SCR)	
				0.34		,,	R >= 1.25
		_					(7-1.25)
				eceiva	ble (TR)		
	Tenant Rece				0	=	0.00
	Total Tenant			- 0	57,222		IR < 1.50
	Days				tanding:	0.00	\longrightarrow
MASS			unts	Payal	ole (AP)		
Ž	Accounts Pa	yable			(1,091)	=	0.02
	Total Operat	ing Ex	pens	es	48,377		IR < 0.75
	Occupancy		L	oss	Occ %	6	
	Current Mon	th	4	.92%	95.08	%	
	Year-to-Date	!	2	87%	97.13	% <i>11</i>	R >= 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	
	DSCR	0.00	2		pancy	12.00	16
	Total Points	0.00	25	Total	Points	21.00) 25

Last Year						
Quick Ratio (QR)						
Current Assets	Current Assets, Unrestricted (355,555)				5) _	-0.10
Curr Liab Exc	Curr Liab Exc Curr Prtn LTD (3,693,469)				۵۱	-0.10 R >= 2.0
Months Exp	endab	ole N	et Ass	sets Ratio	(MEN	AR)
Expendable Fu	ınd Ba	lanc	е	(4,049,02	4)	00.00
Average Month		eratir	ng	48,57	<u>-</u> =	-83.36
and Other Exp	enses				I.	R >= 4.0
Debt S	ervice	Cov	/erage	Ratio (D	SCR)	
0.32 IR >= 1.25						
Tenant Receivable (TR)						
Tenant Receivable 0 = 0.00						
Total Tenant Revenue 60,455 IR < 1.50						
Days Receivable Outstanding: 0.00						
Accounts Payable (AP)						
Accounts Paya	ıble			(191)		0.00
Total Operating	Expe	enses	3	48,573	= //	R < 0.75
Occupancy Loss Occ %						
Current Month		3	.28 %	96.72%	, 0	
Year-to-Date 3.69 % 96.31% IR >= 0.98						
FASS KI	FI	MP		MASS	KFI	MP
QR	0.00	12	Accts	Recvble	5.00	5
MENAR	0.00	11		Payable	4.00	4
DSCR	0.00		2 Occupancy 12.00 16			
Total Points	0.00	25	Total	Points	21.00	25
Capital Fund Occupancy						

Excess Cash
EXCOCC GUOII
(4.390.493)
(4,390,493)

Capital Fund Occupancy

Average Dwelling Rent						
Actual/UML	52,770	237	222.66			
Budget/UMA	53,524	244	219.36			
Increase (Decrease)	(754)	(7)	3.30			

PUM / Percentage of Revenue				
Expense Amount Percent				
Salaries and Benefits	\$	125.05	26.77 %	
Supplies and Materials		7.86	1.68	
Fleet Costs		0.02	0.00	
Outside Services		38.39	8.22	
Utilities		52.29	11.20	
Protective Services		15.22	3.26	
Insurance		46.82	11.20	
Other Expenses		29.90	6.40	
Total Average Expense	\$	315.55	68.73 %	

Excess Cash	
(4,097,597)	

5.00

Average Dwelling Rent					
Actual/UML	53,185	235	226.32		
Budget/UMA	50,568	244	207.24		
Increase (Decrease)	2,618	(9)	19.08		

PUM / Percentage of Revenue						
Expense Amount Percent						
Salaries and Benefits	\$	108.35	22.96%			
Supplies and Materials		8.35	1.77			
Fleet Costs		0.00	0.00			
Outside Services		54.99	11.65			
Utilities		63.02	13.35			
Protective Services		12.83	2.72			
Insurance		44.39	13.35			
Other Expenses		29.30	6.21			
Total Average Expense	\$	321.23	72.02%			

IR >= 1.25

KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units Period Ending April 30, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 286,334 = 1.76								
	Curr Liab Exc Curr Prtn LTD (162,619) $IR \ge 2.0$								
Ŋ	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance 11,410								
	Average Monthly Operating 92,017 = 0.12								
	and Other Expenses IR >= 4.0								
	Debt Service Coverage Ratio (DSCR)								
	1.54 IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable 16,918 = 0.04								
	Total Tenant Revenue 444,499 1R < 1.50								
	Days Receivable Outstanding: 4.56								
SS	Accounts Payable (AP)								
MASS	Accounts Payable $(34,066) = 0.37$								
	Total Operating Expenses 92,017 IR < 0.75								
	Occupancy Loss Occ %								
	Current Month 8.67% 91.33%								
	Year-to-Date 7.27% 92.73% IR >= 0.98								
	FASS KFI MP MASS KFI MP								
	QR 10.85 12 Accts Recvble 5.00 5								
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16								
	Total Points 12.85 25 Total Points 13.00 25								
	Conital Fund Occupancy								

Total Points 12.85 2	25 Total Poir	nts 13.	00 25		
Capital	Fund Occupa	ancy			
5.00					
E	xcess Cash				
(191,610)					
Average Dwelling Rent					
Actual/UML	443,355	727	609.84		
Budget/UMA	517,007	784	659.45		
Increase (Decrease)	(73,652)	(57)	(49.61)		
PUM / Percentage of Revenue					

PUM / Percentage of Revenue				
Expense Amount Percent				
Salaries and Benefits	\$	90.59	13.95 %	
Supplies and Materials		8.96	1.38	
Fleet Costs		0.00	0.00	
Outside Services		32.17	4.95	
Utilities		69.09	10.64	
Protective Services		11.07	1.70	
Insurance		47.75	10.64	
Other Expenses		38.00	5.85	
Total Average Expense	\$	297.63	49.12 %	

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	242,318	= 1.43		
Curr Liab Exc Curr Prtn LTD	(169,030)	IR >= 2.0		
Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	(33,394)	= -0.23		
Average Monthly Operating	142,471	0.23		
and Other Expenses		IR >= 4.0		

Tenant Receivable (TR)					
Tenant Receivable	8,803	= 0.02			
Total Tenant Revenue	455,573	IR < 1.50			
Days Receivable Outstanding: 2.32					
Accounts Payable (AP)					

Debt Service Coverage Ratio (DSCR)
0.41

Accounts Payable Total Operating Expenses		(7,813) 142,471	= 0.05 IR < 0.75
Occupancy Loss		Occ %	11(< 0.75

Occupancy	Loss	Occ %	
Current Month	4.59 %	95.41%	
Year-to-Date	3.70 %	96.30%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	9.28	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	9.28	25	Total Points	21.00	25	

Capital Fu	nd Occupancy	
5.0	00	

Excess Cash
(281,749)

Average Dwelling Rent			
Actual/UML	449,219	755	594.99
Budget/UMA	446,721	784	569.80
Increase (Decrease)	2,498	(29)	25.19

PUM / Percentage of Revenue			
Expense	4	Amount	Percent
Salaries and Benefits	\$	86.17	13.78%
Supplies and Materials		21.69	3.47
Fleet Costs		0.00	0.00
Outside Services		221.61	35.44
Utilities		42.42	6.78
Protective Services		14.19	2.27
Insurance		42.31	6.78
Other Expenses		63.50	10.15
Total Average Expense	\$	491.90	78.67%