

Supplemental Reports

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

(Unaudited and Subject to Review)

**SAN ANTONIO
HOUSING
AUTHORITY**

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SAHA Combined

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

Partnerships

1. Property Management Reports
2. Key Financial Indicators

Monthly						Year-to-Date								
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
4,685,049		289,524	856,725	903,246	886,541	873,450	797,898	1,788,509	(147,781)	874,303	888,441	874,032	869,996	
Occupancy Information														
Account Description	Total Units	Current Month						Last Month			Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Agency Units	15						15				0.00			
Efficiencies	549	533	519	14	16			97.37%	533	520	94.72%	3,731	3,603	96.57%
1 Bedroom	2,033	1,881	1,823	58	152			96.92%	1,881	1,833	90.16%	13,157	12,833	97.54%
2 Bedrooms	1,892	1,874	1,771	103	16	2		94.50%	1,874	1,764	93.23%	13,118	12,430	94.76%
3 Bedrooms	1,367	1,366	1,263	103	1			92.46%	1,366	1,261	92.25%	9,582	8,845	92.31%
4 Bedrooms	229	229	212	17				92.58%	229	213	93.01%	1,603	1,492	93.08%
5 Bedrooms	47	47	41	6				87.23%	47	41	87.23%	329	291	88.45%
Total Units	6,132	5,930	5,629	301	185	2	15	94.92%	5,930	5,632	91.85%	41,520	39,494	95.12%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
147,002		(1,362)			28,067	27,347	26,887	1	1	1	10 5.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	62	62	59	3				91	95.16%			434	410	94.47%
1 Bedroom	50	50	49	1				30	98.00%			350	344	98.29%
2 Bedrooms	4	4	4						100.00%			28	27	96.43%
Total	116	116	112	4				122	96.55%			812	781	96.18%

Maintenance Summary

Monthly							Year-to-Date					
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(335)		(591)						0	0	0	1	0.00

Occupancy Information														
Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
3 Bedrooms	38	38		38				1,156	0.00			266		0.00
4 Bedrooms	7	7		7				213	0.00			49		0.00
5 Bedrooms	3	3		3				91	0.00			21		0.00
Total	48	48		48				1,460	0.00			336		0.00

Maintenance Summary

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
112,931		15,796			24,359	25,621	24,862	5	30	0	76 0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1		0.00					0.00
1 Bedroom	14	14	14						100.00%			98	96	97.96%
2 Bedrooms	66	64	62	2		2		61	96.88%			448	424	94.64%
3 Bedrooms	58	58	52	6				183	89.66%			406	380	93.60%
4 Bedrooms	9	9	7	2				61	77.78%			63	53	84.13%
Total	148	145	135	10		2	1	304	93.10%			1,015	953	93.89%

Maintenance Summary

Monthly									Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
			Actual Revenue (Lost)		12/31/2018	11/30/2018	10/31/2018	Preleased	Notices to Vacate	Move Outs	Traffic	Lease Up		
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy					Unit					Days
211,367		13,273			23,254	24,883	23,602		1	1	1	1	8.00	
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	21	21	20	1				30	95.24%			147	142	96.60%
2 Bedrooms	74	74	72	2				61	97.30%			518	486	93.82%
3 Bedrooms	63	63	63						100.00%			441	431	97.73%
4 Bedrooms	9	9	8	1				30	88.89%			63	61	96.83%
Total	167	167	163	4				122	97.60%			1,169	1,120	95.81%
Maintenance Summary														

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
132,930		12,544			13,741	17,238	18,467	1	1	3	350	0.00

Occupancy Information														
Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	13	1				30	92.86%			98	95	96.94%
2 Bedrooms	41	41	41						100.00%			287	281	97.91%
3 Bedrooms	79	79	77	2				61	97.47%			553	533	96.38%
4 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	140	140	137	3				91	97.86%			980	951	97.04%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(100,070)		(4,696)			64,095	62,998	63,794	0	1	0	20 2.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	129	129	127	2				61	98.45%			903	888	98.34%
1 Bedroom	137	137	134	3				91	97.81%			959	936	97.60%
2 Bedrooms	4	4	3	1				30	75.00%			28	24	85.71%
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	271	271	265	6				183	97.79%			1,897	1,855	97.79%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
183,797		17,963			21,883	23,322	23,896	5	0	5	45 21.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	47	4				122	92.16%			357	347	97.20%
2 Bedrooms	35	35	33	2				61	94.29%			245	243	99.18%
3 Bedrooms	28	28	26	2				61	92.86%			196	183	93.37%
4 Bedrooms	4	4	4						100.00%			28	28	100.00
Total	118	118	110	8				243	93.22%			826	801	96.97%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
115,355		(227)			26,433	26,073	25,815	1	2	0	122 24.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	120	120	120						100.00%			839	826	98.45%
2 Bedrooms	10	10	10						100.00%			70	66	94.29%
Total	130	130	130						100.00%			909	892	98.13%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
136,680		6,420			24,584	24,910	24,616	0	0	0	5 0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	49	2				61	96.08%			357	350	98.04%
2 Bedrooms	42	42	41	1				30	97.62%			294	291	98.98%
3 Bedrooms	19	19	18	1				30	94.74%			133	123	92.48%
4 Bedrooms	2	2	2						100.00%			14	14	100.00
Total	114	114	110	4				122	96.49%			798	778	97.49%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
127,165		3,053			28,181	28,146	27,307	0	68	68	108 0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	72	72	72						100.00%			504	496	98.41%
1 Bedroom	42	42	40	2				61	95.24%			294	285	96.94%
2 Bedrooms	4	4	4						100.00%			28	28	100.00
3 Bedrooms	1	1	1						100.00%			7	4	57.14%
Total	119	119	117	2				61	98.32%			833	813	97.60%

Maintenance Summary

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(484,146)		14,565			43,780	44,156	46,047	13	126	9	22 9.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	8						8		0.00					0.00
1 Bedroom	91	91	83	8				243	91.21%			637	598	93.88%
2 Bedrooms	154	154	139	15				456	90.26%			1,078	963	89.33%
3 Bedrooms	81	81	75	6				183	92.59%			567	537	94.71%
4 Bedrooms	4	4	4						100.00%			28	28	100.00
Total	338	330	301	29			8	882	91.21%			2,310	2,126	92.03%

Maintenance Summary

Monthly								Year-to-Date							
Account Balances			Year-to-Date		Rental Income History			Leasing Summary							
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up				
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days			
(466)		(671)			21,310	21,310	20,711	4	0	2	130	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	36	36	36						100.00%			252	252	100.00%	
2 Bedrooms	40	40	40						100.00%			280	277	98.93%	
Total	76	76	76						100.00%			532	529	99.44%	

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Actual Revenue (Lost)		12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
182,251		10,842	Due to Rate	Due to Occupancy	27,624	30,595	31,125	3	0	5	123 0.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	71	71	71						100.00%			497	494	99.40%
2 Bedrooms	66	66	64	2				61	96.97%			462	445	96.32%
3 Bedrooms	102	102	100	2				61	98.04%			714	687	96.22%
4 Bedrooms	6	6	6						100.00%			42	42	100.00
5 Bedrooms	3	3	3						100.00%			21	21	100.00
Total	248	248	244	4				122	98.39%			1,736	1,689	97.29%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
7,067		7,457			10,486	10,673	8,896	3	0	3	35 20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	8	8	8						100.00%			56	56	100.00
2 Bedrooms	43	43	40	3				91	93.02%			301	284	94.35%
3 Bedrooms	33	33	32	1				30	96.97%			231	224	96.97%
4 Bedrooms	10	10	10						100.00%			70	69	98.57%
5 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	100	100	96	4				122	96.00%			700	675	96.43%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
147,418		6,038			42,481	42,606	41,527	2	2	2	20 5.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	96	96	93	3				91	96.88%			672	634	94.35%
1 Bedroom	116	116	111	5				152	95.69%			812	796	98.03%
2 Bedrooms	18	18	18						100.00%			126	119	94.44%
3 Bedrooms	1	1	1						100.00%			7	7	100.00
Total	231	231	223	8				243	96.54%			1,617	1,556	96.23%

Maintenance Summary

Maintenance Summary

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
264,585		40,957			17,283	25,004	24,785	2	1	0	18 0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	1	1	1						100.00%			7	7	100.00
3 Bedrooms	152	152	150	2				61	98.68%			1,084	1,055	97.32%
4 Bedrooms	5	5	5						100.00%			35	35	100.00
Total	158	158	156	2				61	98.73%			1,126	1,097	97.42%

Maintenance Summary

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(37,559)		12,663			27,789	32,214	32,810	0	0	1	125	20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	21	21	20	1				30	95.24%			147	146	99.32%
1 Bedroom	42	42	41	1				30	97.62%			294	292	99.32%
2 Bedrooms	86	86	83	3				91	96.51%			602	587	97.51%
3 Bedrooms	32	32	24	8				243	75.00%			224	168	75.00%
4 Bedrooms	1	1		1				30	0.00			7		0.00
Total	182	182	168	14				426	92.31%			1,274	1,193	93.64%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
106,571		5,544			25,196	25,532	25,238	0	2	1	20 25.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	119	119	115	4				122	96.64%			833	793	95.20%
2 Bedrooms	5	5	4	1				30	80.00%			35	28	80.00%
Total	124	124	119	5				152	95.97%			868	821	94.59%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
118,307		927			8,107	7,057	6,919	0	1	0	0 0.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1				30	95.83%			168	163	97.02%
2 Bedrooms	10	10	10						100.00%			70	67	95.71%
Total	34	34	33	1				30	97.06%			238	230	96.64%

Maintenance Summary

Monthly								Year-to-Date						
			Year-to-Date											
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
(837,938)		(4,369)			36,443	37,754	35,286	0	1	0	16	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	103	103	103						100.00%			721	718	99.58%
2 Bedrooms	30	30	30						100.00%			210	204	97.14%
Total	133	133	133						100.00%			931	922	99.03%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
295,921		(214)			11,941	12,130	12,214	4	3	0	391 83.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	16				16				0.00					0.00
1 Bedroom	218	66	64	2	152			61	96.97%			462	454	98.27%
2 Bedrooms	20	4	4		16				100.00%			28	27	96.43%
3 Bedrooms	1				1				0.00					0.00
Total	255	70	68	2	185			61	97.14%			490	481	98.16%

Maintenance Summary

Maintenance Summary

Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
345,296		(4)			51,116	51,037	50,707	5	3	8	130	38.00

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	41	41	39	2				61	95.12%			287	276	96.17%
1 Bedroom	141	141	138	3				91	97.87%			987	964	97.67%
2 Bedrooms	19	19	18	1				30	94.74%			133	132	99.25%
Total	201	201	195	6				183	97.01%			1,407	1,372	97.51%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
122,221		17,260			15,522	25,350	24,524	2	0	1	125	20.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	12	12	12						100.00%			84	81	96.43%
2 Bedrooms	62	62	61	1				30	98.39%			434	423	97.47%
3 Bedrooms	54	54	50	4				122	92.59%			378	363	96.03%
4 Bedrooms	32	32	31	1				30	96.88%			224	215	95.98%
5 Bedrooms	6	6	6						100.00%			42	40	95.24%
Total	166	166	160	6				183	96.39%			1,162	1,122	96.56%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
175,318		547			12,990	14,079	13,981	3	0	4	67 81.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	69						100.00%			483	478	98.96%
2 Bedrooms	6	6	6						100.00%			42	39	92.86%
Total	75	75	75						100.00%			525	517	98.48%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
143,066		7,312			19,503	25,786	26,459	4	5	5	35 15.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	66	3				91	95.65%			474	453	95.57%
2 Bedrooms	46	46	43	3				91	93.48%			322	309	95.96%
3 Bedrooms	62	62	60	2				61	96.77%			434	410	94.47%
4 Bedrooms	26	26	26						100.00%			182	178	97.80%
Total	203	203	195	8				243	96.06%			1,412	1,350	95.61%

Maintenance Summary

			Monthly			Year-to-Date						
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
442,615		(1,622)			7,095	6,394	5,488	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	23	2				61	92.00%			175	169	96.57%
3 Bedrooms	17	17	16	1				30	94.12%			119	115	96.64%
4 Bedrooms	5	5	5						100.00%			35	35	100.00
5 Bedrooms	3	3	3						100.00%			21	18	85.71%
Total	50	50	47	3				91	94.00%			350	337	96.29%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(5,640)		9,772				9,772		0	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	40	40	39	1				30	97.50%			280	273	97.50%
Total	40	40	39	1				30	97.50%			280	273	97.50%

Maintenance Summary

Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(7,117)		129			(99)			0	0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	6	6	6						100.00%			42	42	100.00
2 Bedrooms	10	10	10						100.00%			70	70	100.00
3 Bedrooms	5	5	5						100.00%			35	35	100.00
Total	21	21	21						100.00%			147	147	100.00

Maintenance Summary

Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
46,166		574						0	0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	4	4	4						100.00%			28	28	100.00
2 Bedrooms	24	24	23	1				30	95.83%			168	165	98.21%
3 Bedrooms	37	37	37						100.00%			259	253	97.68%
4 Bedrooms	6	6	6						100.00%			42	42	100.00
Total	71	71	70	1				30	98.59%			497	488	98.19%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic Days	Lease Up Days
110,272		1,730			(252)			0	0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			21	21	100.00
2 Bedrooms	33	33	32	1				30	96.97%			231	226	97.84%
3 Bedrooms	24	24	23	1				30	95.83%			168	156	92.86%
4 Bedrooms	3	3	3						100.00%			21	21	100.00
Total	63	63	61	2				61	96.83%			441	424	96.15%

Maintenance Summary

Monthly					Year-to-Date							
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,612)		(8,625)			(966)			0	0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	13	1				30	92.86%			98	94	95.92%
2 Bedrooms	26	26	24	2				61	92.31%			182	177	97.25%
3 Bedrooms	9	9	9						100.00%			63	62	98.41%
Total	49	49	46	3				91	93.88%			343	333	97.08%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(2,530)		(2,793)						0	0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	20	20	20						100.00%			140	139	99.29%
2 Bedrooms	19	19	19						100.00%			133	132	99.25%
Total	39	39	39						100.00%			273	271	99.27%

Maintenance Summary

Monthly					Year-to-Date						
			Year-to-Date								
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(4,228)		(9,060)			(897)			0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	5	5	5						100.00%			35	35	100.00
2 Bedrooms	35	35	29	6				183	82.86%			245	230	93.88%
3 Bedrooms	7	7	7						100.00%			49	47	95.92%
4 Bedrooms	2	2	2						100.00%			14	14	100.00
Total	49	49	43	6				183	87.76%			343	326	95.04%

Maintenance Summary

Monthly					Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(928)		6,237			(69)			0	0	0	26 15.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	19	19	19						100.00%			133	130	97.74%
2 Bedrooms	20	20	19	1				30	95.00%			140	128	91.43%
3 Bedrooms	11	11	11						100.00%			77	77	100.00
Total	50	50	49	1				30	98.00%			350	335	95.71%

Maintenance Summary

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
2,539		(1,233)					(267)	0	0	0	0

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			14	14	100.00
2 Bedrooms	24	24	23	1				30	95.83%			168	154	91.67%
3 Bedrooms	20	20	19	1				30	95.00%			140	136	97.14%
4 Bedrooms	2	2	2						100.00%			14	14	100.00
Total	48	48	46	2				61	95.83%			336	318	94.64%

Maintenance Summary

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(954)								0	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	9	9	8	1				30	88.89%			63	59	93.65%
2 Bedrooms	5	5	5						100.00%			35	33	94.29%
Total	14	14	13	1				30	92.86%			98	92	93.88%

Maintenance Summary

Monthly					Year-to-Date						
			Year-to-Date								
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
(5,640)		9,772				9,772		0	0	0	0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	40	40	39	1				30	97.50%			280	273	97.50%
Total	40	40	39	1				30	97.50%			280	273	97.50%

Maintenance Summary

			Monthly				Year-to-Date							
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
13,928,574	2,321,362	364,671	745,170	2,680,328	1,541,576	1,445,353	1,445,631	1,455,094	1,435,072	1,404,796	1,425,926	1,413,429	1,411,693	
Occupancy Information														
Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	112	112	107	5				95.54%	112	106	94.64%	794	764	96.22%
1 Bedroom	1,614	1,614	1,501	113				93.00%	6,884	6,521	94.73%	16,020	15,021	93.76%
2 Bedrooms	1,027	1,027	622	405				60.56%	5,164	4,484	86.83%	10,889	8,817	80.97%
3 Bedrooms	159	159	201	(42)				126.42%	1,682	1,605	95.42%	2,456	2,474	100.73%
4 Bedrooms			239	(239)				0.00		244	0.00		969	0.00
Total Units	2,912	2,912	2,670	242				91.69%	13,842	12,960	93.63%	30,159	28,045	92.99%

San Antonio Housing Authority
Property Management Monthly Report
Beacon
SAHA Managed Properties
For the Period Ending 1/31/2019

			Monthly				Year-to-Date						
Account Balances			Rental Income History										
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago			
			Decembe	November	October	January	December	November	October	January	December	November	October
10,342,518	1,817,848	364,671	(63,070)	1,901,150	741,635	701,227	709,805	719,742	706,663	713,319	721,829	722,394	713,648
Occupancy Information													
Account Description	Total Units	Current Month				Agency Unit	Pct Occ	Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units			Offline/Fire Units	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units
Efficiencies	111	111	106	5			95.50%	111	105	94.59%	787	759	96.44%
1 Bedroom	745	745	704	41			94.50%	6,015	5,730	95.26%	9,937	9,474	95.34%
2 Bedrooms	580	580	235	345			40.52%	4,717	4,096	86.83%	7,760	6,051	77.98%
3 Bedrooms	96	96	139	(43)			144.79%	1,619	1,545	95.43%	2,015	2,045	101.49%
4 Bedrooms			239	(239)			0.00		244	0.00		969	0.00
Total Units	1,532	1,532	1,423	109			92.89%	12,462	11,720	94.05%	20,499	19,298	94.14%

Financial Performance Summary - Q3 2023														
Monthly						Year-to-Date								
Account Balances			Year-to-Date			Rental Income History			Leasing Summary					
			Actual Revenue (Lost)											
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy		12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
101,957	23,043	(3,610)				(17,833)	75,104	37,735	2	0	1	38	13.00	
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	24	3				91	88.89%			189	184	97.35%
2 Bedrooms	40	40		40				1,217	0.00			280	114	40.71%
4 Bedrooms			37	(37)				(1,125)	0.00				149	0.00
Total	67	67	61	6				183	91.04%			469	447	95.31%
Maintenance Summary														

Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
2,236,470	32,400	14,849			14,047	122,108	65,938	0	0	4	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	84	84	77	7				213	91.67%			588	547	93.03%
2 Bedrooms	24	24	22	2				61	91.67%			168	160	95.24%
Total	108	108	99	9				274	91.67%			756	707	93.52%

Maintenance Summary

Monthly					Year-to-Date							
Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic	Days
521,694	66,265	16,941			12,138	248,730	150,858	8	7	6	210	2.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	24	24	24						100.00%			168	166	98.81%
1 Bedroom	136	136	133	3				91	97.79%			952	933	98.00%
2 Bedrooms	60	60		60				1,825	0.00			420	175	41.67%
3 Bedrooms			57	(57)				(1,734)	0.00				229	0.00
Total	220	220	214	6				183	97.27%			1,540	1,503	97.60%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Claremont
For the Period Ending 1/31/2019

Monthly									Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
27,122		1,310			17,122			0	0	0	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	4	4	4						100.00%			28	28	100.00%
Total	4	4	4						100.00%			28	28	100.00%

Maintenance Summary

Maintenance Summary

Maintenance Summary

Maintenance Summary

Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
885,436	16,800	50,679			23,134	49,242	38,210	2	0	1	26	185.00		
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	56	56		56				1,703	0.00			392	150	38.27%
4 Bedrooms			44	(44)				(1,338)	0.00				184	0.00%
Total	56	56	44	12				365	78.57%			392	334	85.20%

Maintenance Summary

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
412,476		39,326			(8,457)	201,312	82,080	5	17	6	88	3.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17	17	16	1				30	94.12%			119	116	97.48%
1 Bedroom	70	70	69	1				30	98.57%			490	483	98.57%
2 Bedrooms	46	46	44	2				61	95.65%			322	308	95.65%
3 Bedrooms	24	24	23	1				30	95.83%			168	145	86.31%
Total	157	157	152	5				152	96.82%			1,099	1,052	95.72%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
330,607	27,420	5,106			7,204	86,760	48,051	5	11	3	90 14.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	34	34	32	2				61	94.12%			238	231	97.06%
1 Bedroom	32	32	32						100.00%			224	220	98.21%
2 Bedrooms	24	24		24				730	0.00			168	64	38.10%
4 Bedrooms			23	(23)				(700)	0.00				89	0.00
Total	90	90	87	3				91	96.67%			630	604	95.87%

Maintenance Summary

Monthly						Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary			
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Lease Up Traffic Days
850,659		11,116			(1,820)	53,799	23,882	1	0	0	23 0.00

Occupancy Information														
Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	16	2				61	88.89%			126	115	91.27%
1 Bedroom	78	78	74	4				122	94.87%			546	524	95.97%
2 Bedrooms	4	4		4				122	0.00			28	8	28.57%
4 Bedrooms			4	(4)				(122)	0.00				13	0.00
Total	100	100	94	6				183	94.00%			700	660	94.29%

Maintenance Summary

Financial Performance Summary - Q3 2018														
Monthly						Year-to-Date								
Account Balances			Year-to-Date			Rental Income History			Leasing Summary					
			Actual Revenue (Lost)											
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy		12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
1,894,521	80,849	79,488				(9,744)	317,898	96,546	8	0	11	0	0.00	
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	70	70	57	13				395	81.43%			490	430	87.76%
2 Bedrooms	98	98	84	14				426	85.71%			686	653	95.19%
3 Bedrooms	24	24	23	1				30	95.83%			168	163	97.02%
Total	192	192	164	28				852	85.42%			1,344	1,246	92.71%
Maintenance Summary														

Maintenance Summary

Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
163,596		3,210			(3,272)	34,123	14,939	0	1	0	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	25	2				61	92.59%			189	182	96.30%
2 Bedrooms	2	2	2						100.00%			14	13	92.86%
Total	29	29	27	2				61	93.10%			203	195	96.06%

Maintenance Summary

Maintenance Summary

Monthly									Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	12/31/2018	11/30/2018	10/31/2018	Preleased	Notices	Move	Lease Up			
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
2,065		(28)			(4,478)	(2,124)	5,678	0	0	0	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	7	7	6	1				30	85.71%			49	43	87.76%
Total	7	7	6	1				30	85.71%			49	43	87.76%

Maintenance Summary

			Monthly				Year-to-Date							
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			Decembe	November	October	January	December	November	October	January	December	November	October	
3,586,056	503,514		808,240	779,178	799,940	744,126	735,825	735,353	728,409	691,477	704,097	691,035	698,045	
Occupancy Information														
Account Description	Total Units	Available Units	Occupied Units	Current Month					Last Month			Year-to-Date		
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	1	1	1					100.00%	1	1	100.00%	7	5	71.43%
1 Bedroom	869	869	797	72				91.71%	869	791	91.02%	6,083	5,547	91.19%
2 Bedrooms	447	447	387	60				86.58%	447	388	86.80%	3,129	2,766	88.40%
3 Bedrooms	63	63	62	1				98.41%	63	60	95.24%	441	429	97.28%
Total Units	1,380	1,380	1,247	133				90.36%	1,380	1,240	89.86%	9,660	8,747	90.55%

Maintenance Summary

Monthly									Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
112,992	58,803				60,614	60,638	65,343	0	4	5	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			7	5	71.43%
1 Bedroom	194	194	168	26				791	86.60%			1,358	1,199	88.29%
2 Bedrooms	1	1	1						100.00%			7	7	100.00%
Total	196	196	170	26				791	86.73%			1,372	1,211	88.27%

Maintenance Summary

Maintenance Summary

Monthly								Year-to-Date						
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
198,814	60,934				126,981	126,292	131,251	0	5	7	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	112	112	108	4				122	96.43%			784	756	96.43%
2 Bedrooms	88	88	79	9				274	89.77%			616	582	94.48%
Total	200	200	187	13				395	93.50%			1,400	1,338	95.57%

Maintenance Summary

Maintenance Summary

Monthly						Year-to-Date								
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	12/31/2018	11/30/2018	10/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
719,603	174,263				98,245	98,345	96,829	0	5	8	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
1 Bedroom	64	64	63	1			30	98.44%				448	429	95.76%
2 Bedrooms	64	64	57	7			213	89.06%				448	419	93.53%
Total	128	128	120	8			243	93.75%				896	848	94.64%

Maintenance Summary

Maintenance Summary

Period Ending January 31, 2019

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		5,356,880	=	1.03
	Curr Liab Exc Curr Prtn LTD		(5,181,238)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		175,642	=	0.06	
Average Monthly Operating and Other Expenses		3,088,866			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
			0.61		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		289,524	=	0.04
	Total Tenant Revenue		6,696,466		IR < 1.50
	Days Receivable Outstanding:		9.57		
	Accounts Payable (AP)				
Accounts Payable		(1,751,232)	=	0.57	
Total Operating Expenses		3,088,866			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		8.20%	94.92%		
Year-to-Date		8.06%	95.12%		IR >= 0.98
FASS KFI MP MASS KFI MP					
QR		7.36 12	Accts Recvble		5.00 5
MENAR		0.00 11	Accts Payable		4.00 4
DSCR		0.00 2	Occupancy		8.00 16
Total Points		7.36 25	Total Points		17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		7,606,691	=	1.93	
Curr Liab Exc Curr Prtn LTD		(3,932,320)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		3,674,371	=	1.24	
Average Monthly Operating and Other Expenses		2,959,777		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
-3.47				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		442,819	=	0.07	
Total Tenant Revenue		6,155,161		IR < 1.50	
Days Receivable Outstanding: 15.87					
Accounts Payable (AP)					
Accounts Payable		(1,504,975)	=	0.51	
Total Operating Expenses		2,959,777		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		8.48 %	94.72%		
Year-to-Date		7.94 %	94.69%	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	11.69	12	Accts Recvble	5.00	5
MENAR	6.35	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	18.04	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
(2,931,004)	
Average Dwelling Rent	
Actual/UML	6,008,565 39,494 152.14
Budget/UMA	6,072,805 41,520 146.26
Increase (Decrease)	(64,240) (2,026) 5.88
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 147.83 28.64 %
Supplies and Materials	35.93 6.96
Fleet Costs	2.94 0.57
Outside Services	122.94 23.82
Utilities	74.09 14.35
Protective Services	4.08 0.79
Insurance	17.77 14.46
Other Expenses	28.80 5.58
Total Average Expense	\$ 434.38 95.18 %

Excess Cash	
690,068	
Average Dwelling Rent	
Actual/UML	5,857,597 39,277 149.14
Budget/UMA	6,476,717 41,480 156.14
Increase (Decrease)	(619,120) (2,203) (7.01)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 151.13 30.98 %
Supplies and Materials	31.05 6.37
Fleet Costs	2.31 0.47
Outside Services	102.57 21.02
Utilities	72.47 14.97
Protective Services	3.99 0.82
Insurance	16.52 14.97
Other Expenses	30.20 6.19
Total Average Expense	\$ 410.25 95.78 %

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sum of all current liability accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*
"... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordingly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for Alazan/Guadalupe - 741 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
3/15/2019 11:44:36PM

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,075,349	=	2.50	IR >= 2.0
Curr Liab Exc Curr Prtn LTD		(429,628)			
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		645,721	=	1.76	IR >= 4.0
Average Monthly Operating and Other Expenses		367,747			
Debt Service Coverage Ratio (DSCR)					
26.83				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		105,251	=	0.18	IR < 1.50
Total Tenant Revenue		578,146			
Days Receivable Outstanding: 39.17					
Accounts Payable (AP)					
Accounts Payable		(153,708)	=	0.42	IR < 0.75
Total Operating Expenses		367,747			
Occupancy		Loss	Occ %		IR >= 0.98
Current Month		7.56 %	92.57%		
Year-to-Date		6.90 %	93.22%		
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.11	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	21.11	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
484,122			
Average Dwelling Rent			
Actual/UML	737,298	4,839	152.37
Budget/UMA	597,300	5,180	115.31
Increase (Decrease)	139,998	(341)	37.06
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 168.78	27.96 %	
Supplies and Materials	39.98	6.62	
Fleet Costs	4.81	0.80	
Outside Services	117.74	19.50	
Utilities	62.03	10.27	
Protective Services	5.14	0.85	
Insurance	18.10	10.28	
Other Expenses	21.52	3.56	
Total Average Expense	\$ 438.09	79.84 %	

Excess Cash			
272,888			
Average Dwelling Rent			
Actual/UML	599,372	4,829	124.12
Budget/UMA	604,088	5,180	116.62
Increase (Decrease)	(4,716)	(351)	7.50
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 162.31	30.31 %	
Supplies and Materials	42.96	8.02	
Fleet Costs	2.66	0.50	
Outside Services	108.62	20.28	
Utilities	63.74	11.90	
Protective Services	2.53	0.47	
Insurance	16.30	11.90	
Other Expenses	19.64	3.67	
Total Average Expense	\$ 418.76	87.05 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:44:44PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		143,196	=	1.58
	Curr Liab Exc Curr Prtn LTD		(90,527)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		52,669	=	0.98
	Average Monthly Operating and Other Expenses		53,617		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(1,362)	=	-0.01
	Total Tenant Revenue		201,007		IR < 1.50
	Days Receivable Outstanding: -1.52				
MASS	Accounts Payable (AP)				
	Accounts Payable		(33,808)	=	0.63
	Total Operating Expenses		53,617		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		3.45%	96.55%	
	Year-to-Date		3.82%	96.18%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		9.99	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	12.00 16
Total Points		11.99	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		194,748	=	2.54	
Curr Liab Exc Curr Prtn LTD		(76,570)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		118,178	=	2.17	
Average Monthly Operating and Other Expenses		54,494		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		4,655	=	0.02	
Total Tenant Revenue		218,642		IR < 1.50	
Days Receivable Outstanding: 5.11					
Accounts Payable (AP)					
Accounts Payable		(17,883)	=	0.33	
Total Operating Expenses		54,494		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		1.72 %	98.28%		
Year-to-Date		1.85 %	98.15%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.71	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.71	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
63,368			
Average Dwelling Rent			
Actual/UML	196,334	797	246.34
Budget/UMA	201,587	812	248.26
Increase (Decrease)	(5,253)	(15)	(1.92)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 137.36	29.89 %	
Supplies and Materials	7.84	1.71	
Fleet Costs	0.82	0.18	
Outside Services	81.94	17.83	
Utilities	133.82	29.12	
Protective Services	1.45	0.32	
Insurance	9.82	29.12	
Other Expenses	23.91	5.20	
Total Average Expense	\$ 396.98	113.35 %	

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 48 Units

Period Ending January 31, 2019

GLJdeKeyFinancialIndicatorsByCartera
rp_GLJdeKeyFinancialIndicatorsByCartera
3/15/2019 11:41:34PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted (2,397) Curr Liab Exc Curr Prtn LTD (8,537) = -0.28 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (10,934) Average Monthly Operating and Other Expenses 9,393 = -1.16 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable (591) Total Tenant Revenue 452 = -1.31 IR < 1.50 Days Receivable Outstanding: -281.12																			
	Accounts Payable (AP) Accounts Payable (4,872) Total Operating Expenses 9,393 = 0.52 IR < 0.75																			
MASS	Occupancy Current Month Year-to-Date Loss 0.00% 0.00% Occ % 0.00% 0.00% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>0.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>9.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	0.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	0.00 16																	
Total Points	2.00 25	Total Points	9.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		135,117	=		15.45
Curr Liab Exc Curr Prtn LTD		(8,746)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		126,371	=		12.49
Average Monthly Operating and Other Expenses		10,115			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		(591)	=		-5.91
Total Tenant Revenue		100			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,320)	=		0.13
Total Operating Expenses		10,115			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.00 %	0.00%		
Year-to-Date		0.00 %	0.00%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
116,207			
Average Dwelling Rent			
Actual/UML	(1,390)	0	0.00
Budget/UMA	0	336	0.00
Increase (Decrease)	(1,390)	(336)	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	4.50 %	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	0.00	45.59	
Utilities	0.00	0.02	
Protective Services	0.00	0.00	
Insurance	0.00	0.02	
Other Expenses	0.00	1.45	
Total Average Expense	\$ 0.00	51.58 %	

KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:41:49PM

This Year			
FASS	Quick Ratio (QR)		
	Current Assets, Unrestricted949,121 Curr Liab Exc Curr Prtn LTD(562,471) =1.69 IR >= 2.0		
	Months Expendable Net Assets Ratio (MENAR)		
	Expendable Fund Balance386,650 Average Monthly Operating and Other Expenses312,109 =1.24 IR >= 4.0		
	Debt Service Coverage Ratio (DSCR)		
-23.10 IR >= 1.25			
MASS	Tenant Receivable (TR)		
	Tenant Receivable23,369 Total Tenant Revenue367,557 =0.06 IR < 1.50		
	Days Receivable Outstanding: 14.82		
	Accounts Payable (AP)		
	Accounts Payable(322,805) Total Operating Expenses312,109 =1.03 IR < 0.75		
Occupancy Current Month6.81% Year-to-Date5.70%	Loss 6.81% 5.70%	Occ % 94.13% 95.26% IR >= 0.98	
FASS KFI QR10.50 MENAR6.35 DSCR0.00 Total Points16.85	MP 12 11 2 25	MASS KFI Accts Recvble5.00 Accts Payable2.00 Occupancy8.00 Total Points15.00	MP 5 4 16 25
Capital Fund Occupancy			
5.00			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		710,069	=		2.07
Curr Liab Exc Curr Prtn LTD		(343,566)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		366,503	=		1.21
Average Monthly Operating and Other Expenses		303,354			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		-54.40			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		32,618	=		0.10
Total Tenant Revenue		324,187			IR < 1.50
Days Receivable Outstanding: 23.20					
Accounts Payable (AP)					
Accounts Payable		(112,013)	=		0.37
Total Operating Expenses		303,354			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		8.42 %	92.51%		
Year-to-Date		7.30 %	93.64%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	6.31	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	18.31	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash	
61,068	
Average Dwelling Rent	
Actual/UML	333,150 3,238 102.89
Budget/UMA	327,833 3,458 94.80
Increase (Decrease)	5,316 (220) 8.08
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 165.28 28.44 %
Supplies and Materials	55.94 9.63
Fleet Costs	4.05 0.70
Outside Services	178.46 30.71
Utilities	75.75 13.03
Protective Services	7.66 1.32
Insurance	22.84 13.03
Other Expenses	28.78 4.95
Total Average Expense	\$ 538.76 101.81 %

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		145,210	=	1.49
	Curr Liab Exc Curr Prtn LTD		(97,528)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		47,682	=	0.54
	Average Monthly Operating and Other Expenses		88,772		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		15,796	=	0.08
	Total Tenant Revenue		190,590		IR < 1.50
	Days Receivable Outstanding: 18.42				
MASS	Accounts Payable (AP)				
	Accounts Payable		(29,462)	=	0.33
	Total Operating Expenses		88,772		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		8.78%	93.10%	
	Year-to-Date		8.01%	93.89%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		9.55	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	4.00 16
Total Points		11.55	25	Total Points	13.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		286,365	=	4.05	
Curr Liab Exc Curr Prtn LTD		(70,749)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		215,616	=	3.20	
Average Monthly Operating and Other Expenses		67,465		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		10,009	=	0.06	
Total Tenant Revenue		156,535		IR < 1.50	
Days Receivable Outstanding: 13.87					
Accounts Payable (AP)					
Accounts Payable		(23,817)	=	0.35	
Total Operating Expenses		67,465		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		6.76 %	95.17%		
Year-to-Date		7.43 %	93.65%	IR >= 0.98	
FASS KFI		MP	MASS KFI	MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.22	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	23.22	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
147,669			
Average Dwelling Rent			
Actual/UML	150,471	959	156.90
Budget/UMA	139,636	1,024	136.36
Increase (Decrease)	10,835	(65)	20.54
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 114.61	21.06 %	
Supplies and Materials	51.76	9.51	
Fleet Costs	0.74	0.14	
Outside Services	108.36	19.91	
Utilities	52.47	10.04	
Protective Services	1.12	0.21	
Insurance	23.07	10.04	
Other Expenses	28.34	5.21	
Total Average Expense	\$ 380.47	76.10 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:42:00PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted225,944 Curr Liab Exc Curr Prtn LTD(118,698) =1.90 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance107,246 Average Monthly Operating and Other Expenses91,586 =1.17 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable13,273 Total Tenant Revenue179,810 =0.07 IR < 1.50 Days Receivable Outstanding: 16.64																			
	Accounts Payable (AP) Accounts Payable(43,845) Total Operating Expenses91,586 =0.48 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month2.40% Year-to-Date4.19% 97.60% 95.81% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>11.54 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>6.25 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>8.00 16</td></tr><tr><td>Total Points</td><td>19.79 25</td><td>Total Points</td><td>17.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	11.54 12	Accts Recvble	5.00 5	MENAR	6.25 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	8.00 16	Total Points	19.79 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	11.54 12	Accts Recvble	5.00 5																	
MENAR	6.25 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	8.00 16																	
Total Points	19.79 25	Total Points	17.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		174,757		= 1.72	
Curr Liab Exc Curr Prtn LTD		(101,640)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		73,118		= 0.80	
Average Monthly Operating and Other Expenses		90,849		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		26,725		= 0.15	
Total Tenant Revenue		178,935		IR < 1.50	
Days Receivable Outstanding: 34.99					
Accounts Payable (AP)					
Accounts Payable		(31,162)		= 0.34	
Total Operating Expenses		90,849		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		1.20 %		98.80%	
Year-to-Date		8.64 %		91.36% IR >= 0.98	
FASS KFI		MP		MASS KFI MP	
QR		10.65 12		Accts Recvble 5.00 5	
MENAR		0.00 11		Accts Payable 4.00 4	
DSCR		2.00 2		Occupancy 1.00 16	
Total Points		12.65 25		Total Points 10.00 25	
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(18,579)			
Average Dwelling Rent			
Actual/UML	161,852	1,068	151.55
Budget/UMA	182,807	1,169	156.38
Increase (Decrease)	(20,955)	(101)	(4.83)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 185.18	33.70 %	
Supplies and Materials	60.86	11.07	
Fleet Costs	3.12	0.57	
Outside Services	85.68	15.59	
Utilities	91.92	16.73	
Protective Services	0.00	0.00	
Insurance	20.47	16.73	
Other Expenses	36.52	6.65	
Total Average Expense	\$ 483.74	101.02 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted (113,886) Curr Liab Exc Curr Prtn LTD (230,827) = -0.49 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (344,713) Average Monthly Operating and Other Expenses 139,314 = -2.47 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) -7.66 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable (4,696) Total Tenant Revenue 454,537 = -0.01 IR < 1.50 Days Receivable Outstanding: -2.27																			
	Accounts Payable (AP) Accounts Payable (81,188) Total Operating Expenses 139,314 = 0.58 IR < 0.75																			
MASS	Occupancy Current Month Year-to-Date Loss 2.21% 2.21% Occ % 97.79% 97.79% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>0.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	0.00 2	Occupancy	12.00 16	Total Points	0.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	0.00 2	Occupancy	12.00 16																	
Total Points	0.00 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		361,942	=	1.90	
Curr Liab Exc Curr Prtn LTD		(190,458)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		171,484	=	1.29	
Average Monthly Operating and Other Expenses		132,768		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
-15.82				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		6,716	=	0.01	
Total Tenant Revenue		448,317		IR < 1.50	
Days Receivable Outstanding: 3.30					
Accounts Payable (AP)					
Accounts Payable		(93,203)	=	0.70	
Total Operating Expenses		132,768		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		1.48 %	98.52%		
Year-to-Date		1.53 %	98.47%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	11.52	12	Accts Recvble	5.00	5
MENAR	6.43	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	17.95	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
37,605			
Average Dwelling Rent			
Actual/UML	445,605	1,868	238.55
Budget/UMA	456,468	1,897	240.63
Increase (Decrease)	(10,863)	(29)	(2.08)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 164.94	38.23 %	
Supplies and Materials	26.12	6.05	
Fleet Costs	2.55	0.59	
Outside Services	88.29	20.46	
Utilities	70.60	16.36	
Protective Services	5.39	1.25	
Insurance	12.14	16.36	
Other Expenses	36.23	8.40	
Total Average Expense	\$ 406.26	107.70 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:45:00PM

This Year																					
FASS	Quick Ratio (QR)																				
	<table><tr><td>Current Assets, Unrestricted</td><td>179,988</td><td>=</td><td>1.48</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(121,460)</td><td></td><td><i>IR >= 2.0</i></td></tr></table>	Current Assets, Unrestricted	179,988	=	1.48	Curr Liab Exc Curr Prtn LTD	(121,460)		<i>IR >= 2.0</i>												
	Current Assets, Unrestricted	179,988	=	1.48																	
	Curr Liab Exc Curr Prtn LTD	(121,460)		<i>IR >= 2.0</i>																	
Months Expendable Net Assets Ratio (MENAR)																					
<table><tr><td>Expendable Fund Balance</td><td>58,528</td><td>=</td><td>0.70</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>83,545</td><td></td><td><i>IR >= 4.0</i></td></tr></table>	Expendable Fund Balance	58,528	=	0.70	Average Monthly Operating and Other Expenses	83,545		<i>IR >= 4.0</i>													
Expendable Fund Balance	58,528	=	0.70																		
Average Monthly Operating and Other Expenses	83,545		<i>IR >= 4.0</i>																		
Debt Service Coverage Ratio (DSCR)																					
	0.00 <i>IR >= 1.25</i>																				
MASS	Tenant Receivable (TR)																				
	<table><tr><td>Tenant Receivable</td><td>12,544</td><td>=</td><td>0.10</td></tr><tr><td>Total Tenant Revenue</td><td>130,003</td><td></td><td><i>IR < 1.50</i></td></tr></table>	Tenant Receivable	12,544	=	0.10	Total Tenant Revenue	130,003		<i>IR < 1.50</i>												
	Tenant Receivable	12,544	=	0.10																	
	Total Tenant Revenue	130,003		<i>IR < 1.50</i>																	
	Days Receivable Outstanding: 21.04																				
Accounts Payable (AP)																					
<table><tr><td>Accounts Payable</td><td>(57,863)</td><td>=</td><td>0.69</td></tr><tr><td>Total Operating Expenses</td><td>83,545</td><td></td><td><i>IR < 0.75</i></td></tr></table>	Accounts Payable	(57,863)	=	0.69	Total Operating Expenses	83,545		<i>IR < 0.75</i>													
Accounts Payable	(57,863)	=	0.69																		
Total Operating Expenses	83,545		<i>IR < 0.75</i>																		
<table><tr><td>Occupancy</td><td>Loss</td><td>Occ %</td></tr><tr><td>Current Month</td><td>2.14%</td><td>97.86%</td></tr><tr><td>Year-to-Date</td><td>2.96%</td><td>97.04%</td></tr></table> <i>IR >= 0.98</i>	Occupancy	Loss	Occ %	Current Month	2.14%	97.86%	Year-to-Date	2.96%	97.04%												
Occupancy	Loss	Occ %																			
Current Month	2.14%	97.86%																			
Year-to-Date	2.96%	97.04%																			
<table><tr><td>FASS KFI</td><td>MP</td><td>MASS KFI</td><td>MP</td></tr><tr><td>QR</td><td>9.51 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>11.51 25</td><td>Total Points</td><td>21.00 25</td></tr></table>		FASS KFI	MP	MASS KFI	MP	QR	9.51 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	11.51 25	Total Points	21.00 25
FASS KFI	MP	MASS KFI	MP																		
QR	9.51 12	Accts Recvble	5.00 5																		
MENAR	0.00 11	Accts Payable	4.00 4																		
DSCR	2.00 2	Occupancy	12.00 16																		
Total Points	11.51 25	Total Points	21.00 25																		
Capital Fund Occupancy																					
5.00																					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		277,999	=		3.28
Curr Liab Exc Curr Prtn LTD		(84,711)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		193,288	=		2.61
Average Monthly Operating and Other Expenses		74,030			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		9,858	=		0.09
Total Tenant Revenue		108,674			IR < 1.50
Days Receivable Outstanding: 19.60					
Accounts Payable (AP)					
Accounts Payable		(31,316)	=		0.42
Total Operating Expenses		74,030			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		9.29 %	90.71%		
Year-to-Date		6.84 %	93.16%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.36	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	22.36	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(25,048)			
Average Dwelling Rent			
Actual/UML	118,310	951	124.41
Budget/UMA	131,250	980	133.93
Increase (Decrease)	(12,940)	(29)	(9.52)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 167.64	31.84 %	
Supplies and Materials	31.51	5.98	
Fleet Costs	1.97	0.37	
Outside Services	197.94	37.60	
Utilities	74.54	14.16	
Protective Services	0.00	0.00	
Insurance	22.65	14.52	
Other Expenses	41.80	7.94	
Total Average Expense	\$ 538.05	112.42 %	

Excess Cash			
118,785			
Average Dwelling Rent			
Actual/UML	111,423	913	122.04
Budget/UMA	136,664	980	139.45
Increase (Decrease)	(25,241)	(67)	(17.41)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 153.53	30.21 %	
Supplies and Materials	32.43	6.38	
Fleet Costs	3.40	0.67	
Outside Services	137.27	27.01	
Utilities	79.79	15.70	
Protective Services	0.00	0.00	
Insurance	22.86	15.70	
Other Expenses	37.33	7.35	
Total Average Expense	\$ 466.61	103.03 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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This Year																					
FASS	Quick Ratio (QR)																				
	Current Assets, Unrestricted196,784 Curr Liab Exc Curr Prtn LTD(96,800) =2.03 IR >= 2.0																				
	Months Expendable Net Assets Ratio (MENAR)																				
	Expendable Fund Balance99,984 Average Monthly Operating and Other Expenses63,902 =1.56 IR >= 4.0																				
Debt Service Coverage Ratio (DSCR)																					
	0.00 IR >= 1.25																				
MASS	Tenant Receivable (TR)																				
	Tenant Receivable17,963 Total Tenant Revenue184,237 =0.10 IR < 1.50																				
	Days Receivable Outstanding: 20.98																				
	Accounts Payable (AP)																				
	Accounts Payable(29,473) Total Operating Expenses63,902 =0.46 IR < 0.75																				
	<table><tr><td>Occupancy</td><td>Loss</td><td>Occ %</td></tr><tr><td>Current Month</td><td>6.78%</td><td>93.22%</td></tr><tr><td>Year-to-Date</td><td>3.03%</td><td>96.97%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	6.78%	93.22%	Year-to-Date	3.03%	96.97%											
Occupancy	Loss	Occ %																			
Current Month	6.78%	93.22%																			
Year-to-Date	3.03%	96.97%																			
	<table><tr><td>FASS KFI</td><td>MP</td><td>MASS KFI</td><td>MP</td></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>6.83 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>20.83 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	6.83 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	20.83 25	Total Points	21.00 25
FASS KFI	MP	MASS KFI	MP																		
QR	12.00 12	Accts Recvble	5.00 5																		
MENAR	6.83 11	Accts Payable	4.00 4																		
DSCR	2.00 2	Occupancy	12.00 16																		
Total Points	20.83 25	Total Points	21.00 25																		
	Capital Fund Occupancy																				
	5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		60,754	=	0.80	
Curr Liab Exc Curr Prtn LTD		(76,232)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(15,477)	=	-0.19	
Average Monthly Operating and Other Expenses		79,639		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		13,223	=	0.09	
Total Tenant Revenue		148,325		IR < 1.50	
Days Receivable Outstanding: 19.19					
Accounts Payable (AP)					
Accounts Payable		(36,842)	=	0.46	
Total Operating Expenses		79,639		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		5.08 %	94.92%		
Year-to-Date		4.60 %	95.40%		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	8.00	16
Total Points	2.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
35,587			
Average Dwelling Rent			
Actual/UML	163,834	801	204.54
Budget/UMA	174,417	826	211.16
Increase (Decrease)	(10,583)	(25)	(6.62)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.24	23.83 %	
Supplies and Materials	33.19	5.89	
Fleet Costs	5.94	1.05	
Outside Services	114.01	20.24	
Utilities	118.43	21.03	
Protective Services	5.79	1.03	
Insurance	21.50	22.40	
Other Expenses	32.73	5.81	
Total Average Expense	\$ 465.82	101.29 %	

Excess Cash			
(95,563)			
Average Dwelling Rent			
Actual/UML	163,237	788	207.15
Budget/UMA	174,141	826	210.82
Increase (Decrease)	(10,905)	(38)	(3.67)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 133.92	27.48 %	
Supplies and Materials	55.01	11.29	
Fleet Costs	3.47	0.71	
Outside Services	167.79	34.43	
Utilities	106.62	23.63	
Protective Services	3.03	0.62	
Insurance	19.39	23.63	
Other Expenses	31.02	6.37	
Total Average Expense	\$ 520.26	128.17 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted112,265 Curr Liab Exc Curr Prtn LTD(74,499) =1.51 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance37,766 Average Monthly Operating and Other Expenses62,853 =0.60 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable(227) Total Tenant Revenue184,219 =0.00 IR < 1.50 Days Receivable Outstanding: -0.26																			
	Accounts Payable (AP) Accounts Payable(24,561) Total Operating Expenses62,853 =0.39 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month0.00% Year-to-Date1.87% 100.00% 98.13% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>9.63 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>11.63 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	9.63 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	16.00 16	Total Points	11.63 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	9.63 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	16.00 16																	
Total Points	11.63 25	Total Points	25.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		53,651	=	0.99	
Curr Liab Exc Curr Prtn LTD		(53,942)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(291)	=	0.00	
Average Monthly Operating and Other Expenses		62,313		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		1,811	=	0.01	
Total Tenant Revenue		187,965		IR < 1.50	
Days Receivable Outstanding: 2.07					
Accounts Payable (AP)					
Accounts Payable		(13,757)	=	0.22	
Total Operating Expenses		62,313		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.77 %	99.23%		
Year-to-Date		0.88 %	99.12 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	2.00	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(63,425)			
Average Dwelling Rent			
Actual/UML	186,743	901	207.26
Budget/UMA	184,333	909	202.79
Increase (Decrease)	2,410	(8)	4.48
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 204.71	50.98 %	
Supplies and Materials	13.65	3.40	
Fleet Costs	2.79	0.69	
Outside Services	57.31	14.27	
Utilities	81.36	20.26	
Protective Services	0.90	0.22	
Insurance	16.80	20.26	
Other Expenses	30.59	7.62	
Total Average Expense	\$ 408.10	117.70 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:42:42PM

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		116,401	=	1.63	
Curr Liab Exc Curr Prtn LTD		(71,623)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		44,777	=	0.74	
Average Monthly Operating and Other Expenses		60,459		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		10,173	=	0.06	
Total Tenant Revenue		168,048		IR < 1.50	
Days Receivable Outstanding: 13.06					
Accounts Payable (AP)					
Accounts Payable		(23,634)	=	0.39	
Total Operating Expenses		60,459		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		2.26 %	97.74 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.20	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	12.20	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
10,474			
Average Dwelling Rent			
Actual/UML	175,688	778	225.82
Budget/UMA	168,000	798	210.53
Increase (Decrease)	7,688	(20)	15.29
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.56	27.49 %	
Supplies and Materials	13.36	2.73	
Fleet Costs	0.66	0.13	
Outside Services	127.23	25.99	
Utilities	98.43	20.11	
Protective Services	0.80	0.16	
Insurance	22.32	21.75	
Other Expenses	24.14	4.93	
Total Average Expense	\$ 421.50	103.31 %	

Excess Cash			
(16,144)			
Average Dwelling Rent			
Actual/UML	161,556	780	207.12
Budget/UMA	164,442	798	206.07
Increase (Decrease)	(2,886)	(18)	1.06
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 161.95	35.69 %	
Supplies and Materials	30.85	6.80	
Fleet Costs	0.47	0.10	
Outside Services	94.04	20.72	
Utilities	100.99	23.96	
Protective Services	1.04	0.23	
Insurance	19.25	23.96	
Other Expenses	23.25	5.12	
Total Average Expense	\$ 431.83	116.58 %	

KFI - FY Comparison for Lewis Chatham - 119 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted133,377 Curr Liab Exc Curr Prtn LTD(83,228) =1.60 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance50,149 Average Monthly Operating and Other Expenses57,131 =0.88 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable3,053 Total Tenant Revenue199,238 =0.02 IR < 1.50 Days Receivable Outstanding: 3.32																			
	Accounts Payable (AP) Accounts Payable(32,509) Total Operating Expenses57,131 =0.57 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month1.68%98.32% Year-to-Date2.40%97.60% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>10.09 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>12.09 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	10.09 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	12.09 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	10.09 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	12.09 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		180,146	=	2.79	
Curr Liab Exc Curr Prtn LTD		(64,620)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		115,525	=	2.13	
Average Monthly Operating and Other Expenses		54,160		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		9,080	=	0.05	
Total Tenant Revenue		193,538		IR < 1.50	
Days Receivable Outstanding: 10.09					
Accounts Payable (AP)					
Accounts Payable		(23,955)	=	0.44	
Total Operating Expenses		54,160		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.84 %	99.16%		
Year-to-Date		2.16 %	97.84 %	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.66	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	21.66	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
61,084			
Average Dwelling Rent			
Actual/UML	192,946	815	236.74
Budget/UMA	200,667	833	240.90
Increase (Decrease)	(7,721)	(18)	(4.15)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 139.11	32.99 %	
Supplies and Materials	25.88	6.14	
Fleet Costs	0.26	0.06	
Outside Services	59.71	14.16	
Utilities	113.56	26.93	
Protective Services	8.08	1.92	
Insurance	9.40	26.93	
Other Expenses	28.52	6.76	
Total Average Expense	\$ 384.52	115.88 %	

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

Period Ending January 31, 2019

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3/15/2019 11:42:53PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted 69,918 Curr Liab Exc Curr Prtn LTD (61,725) = 1.13 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 8,193 Average Monthly Operating and Other Expenses 40,861 = 0.20 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable 2,599 Total Tenant Revenue 118,471 = 0.02 IR < 1.50 Days Receivable Outstanding: 4.78																			
MASS	Accounts Payable (AP) Accounts Payable (25,308) Total Operating Expenses 40,861 = 0.62 IR < 0.75																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>5.00%</td><td>95.00%</td></tr><tr><td>Year-to-Date</td><td>2.86%</td><td>97.14%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	5.00%	95.00%	Year-to-Date	2.86%	97.14%										
	Occupancy	Loss	Occ %																	
Current Month	5.00%	95.00%																		
Year-to-Date	2.86%	97.14%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>7.84 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>9.84 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	7.84 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	9.84 25	Total Points	21.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	7.84 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	9.84 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		71,544	=	1.55	
Curr Liab Exc Curr Prtn LTD		(46,094)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		25,450	=	0.71	
Average Monthly Operating and Other Expenses		35,595		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		2,158	=	0.02	
Total Tenant Revenue		121,165		IR < 1.50	
Days Receivable Outstanding: 3.83					
Accounts Payable (AP)					
Accounts Payable		(18,453)	=	0.52	
Total Operating Expenses		35,595		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.00 %	97.00%		
Year-to-Date		1.57 %	98.43%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	9.85	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	11.85	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(10,452)			
Average Dwelling Rent			
Actual/UML	118,706	689	172.29
Budget/UMA	141,198	700	201.71
Increase (Decrease)	(22,492)	(11)	(29.42)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 99.12	28.33 %	
Supplies and Materials	18.93	5.41	
Fleet Costs	0.67	0.19	
Outside Services	69.23	19.79	
Utilities	50.00	14.29	
Protective Services	1.95	0.56	
Insurance	12.62	14.29	
Other Expenses	33.25	9.50	
Total Average Expense	\$ 285.78	92.36 %	

KFI - FY Comparison for Lincoln Heights - 338 Units
Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		417,086	=	1.03	
Curr Liab Exc Curr Prtn LTD		(403,164)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		13,922	=	0.08	
Average Monthly Operating and Other Expenses		165,719		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
-7.82				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		14,872	=	0.05	
Total Tenant Revenue		298,664		IR < 1.50	
Days Receivable Outstanding: 10.89					
Accounts Payable (AP)					
Accounts Payable		(277,946)	=	1.68	
Total Operating Expenses		165,719		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		13.61 %		88.48%	
Year-to-Date		11.28 %		90.87%	
IR >= 0.98					
FASS KFI		MP		MASS KFI MP	
QR	7.37	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	0.00	2	Occupancy	1.00	16
Total Points	7.37	25	Total Points	6.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
(1,029,626)			
Average Dwelling Rent			
Actual/UML	312,408	2,126	146.95
Budget/UMA	309,167	2,310	133.84
Increase (Decrease)	3,241	(184)	13.11
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 169.76	29.45 %	
Supplies and Materials	77.62	13.47	
Fleet Costs	1.47	0.25	
Outside Services	130.69	22.67	
Utilities	58.09	10.08	
Protective Services	8.87	1.54	
Insurance	18.00	10.11	
Other Expenses	30.78	5.34	
Total Average Expense	\$ 495.26	92.91 %	

Excess Cash			
(153,400)			
Average Dwelling Rent			
Actual/UML	295,383	2,099	140.73
Budget/UMA	286,277	2,310	123.93
Increase (Decrease)	9,106	(211)	16.80
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 197.70	38.14%	
Supplies and Materials	26.72	5.15	
Fleet Costs	2.50	0.48	
Outside Services	84.35	16.27	
Utilities	58.88	11.36	
Protective Services	10.14	1.96	
Insurance	16.81	11.36	
Other Expenses	40.20	7.75	
Total Average Expense	\$ 437.30	92.47%	

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

Period Ending January 31, 2019

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		70,512	=	2.04
	Curr Liab Exc Curr Prtn LTD		(34,585)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		35,927	=	0.83
Average Monthly Operating and Other Expenses		43,050		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(671)	=	0.00
	Total Tenant Revenue		152,578		IR < 1.50
	Days Receivable Outstanding: -0.95				
	Accounts Payable (AP)				
Accounts Payable		(8,161)	=	0.19	
Total Operating Expenses		43,050		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00%	100.00%		
Year-to-Date		0.56%	99.44%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	14.00	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(6,860)	=		-0.06
Curr Liab Exc Curr Prtn LTD		(113,579)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(120,439)	=		-2.60
Average Monthly Operating and Other Expenses		46,377			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		9,025	=		0.06
Total Tenant Revenue		147,409			IR < 1.50
Days Receivable Outstanding: 13.17					
Accounts Payable (AP)					
Accounts Payable		(83,931)	=		1.81
Total Operating Expenses		46,377			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.63 %	97.37%		
Year-to-Date		1.88 %	98.12%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	2.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(7,359)			
Average Dwelling Rent			
Actual/UML	147,673	529	279.16
Budget/UMA	148,750	532	279.61
Increase (Decrease)	(1,077)	(3)	(0.45)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 230.40	42.64 %	
Supplies and Materials	26.81	4.96	
Fleet Costs	1.25	0.23	
Outside Services	98.36	18.20	
Utilities	80.39	14.88	
Protective Services	0.00	0.00	
Insurance	14.77	16.06	
Other Expenses	28.61	5.30	
Total Average Expense	\$ 480.59	102.27 %	

Excess Cash			
(167,140)			
Average Dwelling Rent			
Actual/UML	144,847	522	277.48
Budget/UMA	169,768	532	319.11
Increase (Decrease)	(24,921)	(10)	(41.63)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 226.22	46.03 %	
Supplies and Materials	24.82	5.05	
Fleet Costs	1.96	0.40	
Outside Services	127.42	25.92	
Utilities	104.71	22.69	
Protective Services	0.00	0.00	
Insurance	13.31	22.69	
Other Expenses	29.05	5.91	
Total Average Expense	\$ 527.49	128.68 %	

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

Period Ending January 31, 2019

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		193,862	=	0.96
	Curr Liab Exc Curr Prtn LTD		(201,880)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(8,018)	=	-0.06
	Average Monthly Operating and Other Expenses		140,559		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		10,842	=	0.04
	Total Tenant Revenue		264,135		IR < 1.50
	Days Receivable Outstanding: 8.83				
	Accounts Payable (AP)				
MASS	Accounts Payable		(93,919)	=	0.67
	Total Operating Expenses		140,559		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		1.61%	98.39%	
	Year-to-Date		2.71%	97.29%	
				IR >= 0.98	
FASS KFI MP MASS KFI MP					
QR		0.00	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	12.00 16
Total Points		2.00	25	Total Points	21.00 25
Capital Fund Occupancy					
		5.00			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		120,940	=		1.12
Curr Liab Exc Curr Prtn LTD		(107,765)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		13,176	=		0.10
Average Monthly Operating and Other Expenses		127,640			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		15,891	=		0.07
Total Tenant Revenue		240,962			IR < 1.50
Days Receivable Outstanding: 14.20					
Accounts Payable (AP)					
Accounts Payable		(25,154)	=		0.20
Total Operating Expenses		127,640			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.61 %	98.39%		
Year-to-Date		1.21 %	98.79%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	7.79	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	9.79	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(150,236)			
Average Dwelling Rent			
Actual/UML	214,352	1,689	126.91
Budget/UMA	202,996	1,736	116.93
Increase (Decrease)	11,356	(47)	9.98
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 147.36	31.87 %	
Supplies and Materials	45.65	9.87	
Fleet Costs	9.41	2.04	
Outside Services	178.32	38.56	
Utilities	49.50	10.71	
Protective Services	5.33	1.15	
Insurance	23.77	10.71	
Other Expenses	28.47	6.16	
Total Average Expense	\$ 487.82	111.07 %	

Excess Cash			
(115,644)			
Average Dwelling Rent			
Actual/UML	196,219	1,715	114.41
Budget/UMA	198,321	1,736	114.24
Increase (Decrease)	(2,102)	(21)	0.17
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 144.06	33.36 %	
Supplies and Materials	30.46	7.05	
Fleet Costs	3.65	0.85	
Outside Services	150.21	34.79	
Utilities	44.16	10.31	
Protective Services	8.16	1.89	
Insurance	20.94	10.31	
Other Expenses	24.76	5.73	
Total Average Expense	\$ 426.39	104.29 %	

KFI - FY Comparison for Mission Park - 100 Units
Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted16,153 Curr Liab Exc Curr Prtn LTD(84,400) =0.19 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance(68,247) Average Monthly Operating and Other Expenses69,329 =-0.98 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable7,457 Total Tenant Revenue80,232 =0.09 IR < 1.50 Days Receivable Outstanding: 20.38																			
	Accounts Payable (AP) Accounts Payable(26,332) Total Operating Expenses69,329 =0.38 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month4.00%96.00% Year-to-Date3.57%96.43% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	2.00 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		18,495	=	0.33	
Curr Liab Exc Curr Prtn LTD		(56,214)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(37,719)	=	-0.59	
Average Monthly Operating and Other Expenses		63,683		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		8,766	=	0.12	
Total Tenant Revenue		75,921		IR < 1.50	
Days Receivable Outstanding: 25.07					
Accounts Payable (AP)					
Accounts Payable		(18,816)	=	0.30	
Total Operating Expenses		63,683		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		4.00 %	96.00%		
Year-to-Date		4.00 %	96.00%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(140,568)			
Average Dwelling Rent			
Actual/UML	68,522	675	101.51
Budget/UMA	81,667	700	116.67
Increase (Decrease)	(13,145)	(25)	(15.15)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 176.12	34.68 %	
Supplies and Materials	69.77	13.74	
Fleet Costs	1.30	0.26	
Outside Services	192.30	37.86	
Utilities	86.83	17.10	
Protective Services	4.59	0.90	
Insurance	32.86	17.47	
Other Expenses	27.08	5.33	
Total Average Expense	\$ 590.85	127.34 %	

Excess Cash			
(101,929)			
Average Dwelling Rent			
Actual/UML	79,745	672	118.67
Budget/UMA	98,005	700	140.01
Increase (Decrease)	(18,260)	(28)	(21.34)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.40	28.45%	
Supplies and Materials	56.31	11.92	
Fleet Costs	6.26	1.32	
Outside Services	152.15	32.21	
Utilities	130.58	27.64	
Protective Services	2.12	0.45	
Insurance	36.07	27.64	
Other Expenses	30.16	6.38	
Total Average Expense	\$ 548.05	136.01%	

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

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		126,717	=		1.14
Curr Liab Exc Curr Prtn LTD		(111,403)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		15,314	=		0.14
Average Monthly Operating and Other Expenses		108,136			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		13,702	=		0.04
Total Tenant Revenue		312,786			IR < 1.50
Days Receivable Outstanding: 9.79					
Accounts Payable (AP)					
Accounts Payable		(29,069)	=		0.27
Total Operating Expenses		108,136			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.43 %	99.57%		
Year-to-Date		1.92 %	98.08%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	7.86	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	9.86	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(79,162)			
Average Dwelling Rent			
Actual/UML	294,042	1,556	188.97
Budget/UMA	303,333	1,617	187.59
Increase (Decrease)	(9,291)	(61)	1.38
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 199.54	46.87 %	
Supplies and Materials	44.70	10.50	
Fleet Costs	0.90	0.21	
Outside Services	84.10	19.76	
Utilities	51.95	12.20	
Protective Services	7.84	1.84	
Insurance	12.54	12.20	
Other Expenses	27.54	6.47	
Total Average Expense	\$ 429.09	110.06 %	

Excess Cash			
(93,549)			
Average Dwelling Rent			
Actual/UML	300,992	1,586	189.78
Budget/UMA	335,417	1,617	207.43
Increase (Decrease)	(34,425)	(31)	(17.65)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 175.98	44.17 %	
Supplies and Materials	39.34	9.88	
Fleet Costs	0.54	0.13	
Outside Services	58.07	14.58	
Utilities	48.37	12.14	
Protective Services	10.85	2.72	
Insurance	12.13	12.14	
Other Expenses	27.36	6.87	
Total Average Expense	\$ 372.63	102.64 %	

KFI - FY Comparison for Pin Oak I - 50 Units

Period Ending January 31, 2019

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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted12,351 Curr Liab Exc Curr Prtn LTD(26,995) =0.46 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance(14,644) Average Monthly Operating and Other Expenses25,987 =-0.56 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable(12,348) Total Tenant Revenue74,507 =-0.17 IR < 1.50 Days Receivable Outstanding: -35.65																			
	Accounts Payable (AP) Accounts Payable(11,426) Total Operating Expenses25,987 =0.44 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month0.00% Year-to-Date3.43% 100.00% 96.57% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	2.00 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(21,865)	=	-0.81	
Curr Liab Exc Curr Prtn LTD		(26,963)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(48,828)	=	-2.23	
Average Monthly Operating and Other Expenses		21,932		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		1,645	=	0.02	
Total Tenant Revenue		84,516		IR < 1.50	
Days Receivable Outstanding: 4.19					
Accounts Payable (AP)					
Accounts Payable		(7,503)	=	0.34	
Total Operating Expenses		21,932		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		2.00 %	98.00%		
Year-to-Date		2.29 %	97.71 %	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(70,880)			
Average Dwelling Rent			
Actual/UML	83,337	342	243.68
Budget/UMA	81,667	350	233.33
Increase (Decrease)	1,670	(8)	10.34
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 184.45	42.84 %	
Supplies and Materials	35.92	8.34	
Fleet Costs	0.00	0.00	
Outside Services	3.50	0.81	
Utilities	104.26	24.21	
Protective Services	0.56	0.13	
Insurance	11.66	24.21	
Other Expenses	32.87	7.63	
Total Average Expense	\$ 373.23	108.18 %	

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

Period Ending January 31, 2019

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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted60,123 Curr Liab Exc Curr Prtn LTD(89,022) =0.68 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance(28,899) Average Monthly Operating and Other Expenses68,808 =-0.42 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable22,267 Total Tenant Revenue108,943 =0.20 IR < 1.50 Days Receivable Outstanding: 44.40																			
	Accounts Payable (AP) Accounts Payable(28,619) Total Operating Expenses68,808 =0.42 IR < 0.75																			
MASS	Occupancy Loss Occ % Current Month5.77%94.23% Year-to-Date3.85%96.15% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>2.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>18.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	2.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	2.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	2.00 25	Total Points	18.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		15,762	=	0.31	
Curr Liab Exc Curr Prtn LTD		(50,723)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(34,961)	=	-0.56	
Average Monthly Operating and Other Expenses		62,283		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		15,245	=	0.16	
Total Tenant Revenue		94,006		IR < 1.50	
Days Receivable Outstanding: 35.11					
Accounts Payable (AP)					
Accounts Payable		(17,092)	=	0.27	
Total Operating Expenses		62,283		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		2.47 %	97.53%	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	2.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	18.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(97,967)			
Average Dwelling Rent			
Actual/UML	97,172	700	138.82
Budget/UMA	96,234	728	132.19
Increase (Decrease)	938	(28)	6.63
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 183.76	34.45 %	
Supplies and Materials	45.96	8.62	
Fleet Costs	1.60	0.30	
Outside Services	192.71	36.12	
Utilities	98.80	18.52	
Protective Services	3.86	0.72	
Insurance	23.39	18.73	
Other Expenses	29.61	5.55	
Total Average Expense	\$ 579.68	123.01 %	

Excess Cash			
(97,615)			
Average Dwelling Rent			
Actual/UML	90,181	710	127.02
Budget/UMA	140,365	728	192.81
Increase (Decrease)	(50,183)	(18)	(65.79)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 175.67	38.54 %	
Supplies and Materials	48.73	10.69	
Fleet Costs	1.03	0.23	
Outside Services	134.84	29.58	
Utilities	103.70	22.75	
Protective Services	6.21	1.36	
Insurance	20.95	22.75	
Other Expenses	24.87	5.46	
Total Average Expense	\$ 516.00	131.34 %	

KFI - FY Comparison for Scattered Sites - 163 Units

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		188,752	=	1.82	
Curr Liab Exc Curr Prtn LTD		(103,903)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		84,849	=	1.18	
Average Monthly Operating and Other Expenses		71,957		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		36,319	=	0.25	
Total Tenant Revenue		143,009		IR < 1.50	
Days Receivable Outstanding: 54.63					
Accounts Payable (AP)					
Accounts Payable		(44,272)	=	0.62	
Total Operating Expenses		71,957		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		5.52 %	94.48%		
Year-to-Date		4.29 %	95.71%	IR >= 0.98	
FASS KFI		MP	MASS KFI	MP	
QR	11.12	12	Accts Recvble	0.00	5
MENAR	6.26	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	19.38	25	Total Points	12.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
11,965			
Average Dwelling Rent			
Actual/UML	155,661	1,092	142.55
Budget/UMA	175,000	1,141	153.37
Increase (Decrease)	(19,339)	(49)	(10.83)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 86.97	20.29 %	
Supplies and Materials	12.87	3.00	
Fleet Costs	2.93	0.68	
Outside Services	203.82	47.54	
Utilities	2.77	0.66	
Protective Services	0.00	0.00	
Insurance	21.48	0.66	
Other Expenses	16.63	3.88	
Total Average Expense	\$ 347.47	76.71 %	

KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:45:48PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		(64,163)	=	-2.47
	Curr Liab Exc Curr Prtn LTD		(25,948)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(90,111)	=	-7.85
	Average Monthly Operating and Other Expenses		11,484		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		17,482		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(6,958)	=	0.61
	Total Operating Expenses		11,484		IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	0.00%	0.00%		
	Year-to-Date	0.00%	0.00%	IR >= 0.98	

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		23,775	=	1.47	
Curr Liab Exc Curr Prtn LTD		(16,121)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		7,654	=	0.76	
Average Monthly Operating and Other Expenses		10,062		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		33,138		IR < 1.50	
Days Receivable Outstanding:		0.00			
Accounts Payable (AP)					
Accounts Payable		(5,426)	=	0.54	
Total Operating Expenses		10,062		IR < 0.75	
Occupancy	Loss	Occ %			
Current Month	0.00 %	0.00%			
Year-to-Date	0.00 %	0.00%	IR >= 0.98		
FASS KFI	MP	MASS KFI	MP		
QR	9.48 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	11.48 25	Total Points	9.00	25	
Capital Fund Occupancy					
		5.00			

Excess Cash			
(101,618)			
Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	106.31 %	
Supplies and Materials	0.00	25.59	
Fleet Costs	0.00	0.00	
Outside Services	0.00	97.66	
Utilities	0.00	212.48	
Protective Services	0.00	0.00	
Insurance	0.00	212.48	
Other Expenses	0.00	15.65	
Total Average Expense	\$ 0.00	670.17 %	

Excess Cash			
(2,448)			
Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	67.44 %	
Supplies and Materials	0.00	1.15	
Fleet Costs	0.00	0.00	
Outside Services	0.00	37.55	
Utilities	0.00	97.55	
Protective Services	0.00	0.00	
Insurance	0.00	97.55	
Other Expenses	0.00	8.05	
Total Average Expense	\$ 0.00	309.29 %	

KFI - FY Comparison for Springview - 182 Units
Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:45:40PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		(32,782)	=	-0.29
	Curr Liab Exc Curr Prtn LTD		(113,665)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(146,447)	=	-1.40
	Average Monthly Operating and Other Expenses		104,638		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		12,663	=	0.05
	Total Tenant Revenue		245,069		IR < 1.50
	Days Receivable Outstanding: 11.15				
MASS	Accounts Payable (AP)				
	Accounts Payable		(26,988)	=	0.26
	Total Operating Expenses		104,638		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		7.69%	92.31%	
	Year-to-Date		6.36%	93.64%	
	IR >= 0.98				
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		119,681	=		1.06
Curr Liab Exc Curr Prtn LTD		(112,504)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		7,177	=		0.07
Average Monthly Operating and Other Expenses		100,720			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		13,024	=		0.05
Total Tenant Revenue		262,714			IR < 1.50
Days Receivable Outstanding: 10.70					
Accounts Payable (AP)					
Accounts Payable		(42,046)	=		0.42
Total Operating Expenses		100,720			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.59 %	93.41%		
Year-to-Date		6.75 %	93.25%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	7.51	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	9.51	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(94,728)			
Average Dwelling Rent			
Actual/UML	217,351	1,188	182.96
Budget/UMA	277,120	1,274	217.52
Increase (Decrease)	(59,768)	(86)	(34.56)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 177.16	35.34 %	
Supplies and Materials	30.84	6.15	
Fleet Costs	4.73	0.94	
Outside Services	125.90	25.11	
Utilities	88.86	17.72	
Protective Services	6.90	1.38	
Insurance	25.87	17.72	
Other Expenses	32.88	6.56	
Total Average Expense	\$ 493.14	110.92 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:43:50PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		107,484	=	1.35
	Curr Liab Exc Curr Prtn LTD		(79,635)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		27,849	=	0.47	
Average Monthly Operating and Other Expenses		58,802			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		5,544	=	0.03
	Total Tenant Revenue		187,471		IR < 1.50
	Days Receivable Outstanding: 6.46				
	Accounts Payable (AP)				
	Accounts Payable		(23,378)	=	0.40
	Total Operating Expenses		58,802		IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.03%	95.97%		
Year-to-Date		5.41%	94.59%		IR >= 0.98
FASS KFI MP MASS KFI MP					
QR		8.88 12	Accts Recvble		5.00 5
MENAR		0.00 11	Accts Payable		4.00 4
DSCR		2.00 2	Occupancy		8.00 16
Total Points		10.88 25	Total Points		17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		31,231	=	0.48	
Curr Liab Exc Curr Prtn LTD		(64,562)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(33,331)	=	-0.54	
Average Monthly Operating and Other Expenses		61,786		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		1,720	=	0.01	
Total Tenant Revenue		170,800		IR < 1.50	
Days Receivable Outstanding: 2.17					
Accounts Payable (AP)					
Accounts Payable		(15,816)	=	0.26	
Total Operating Expenses		61,786		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		4.03 %	95.97%		
Year-to-Date		1.96 %	98.04 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	2.00	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
(31,243)			
Average Dwelling Rent			
Actual/UML	175,818	821	214.15
Budget/UMA	172,083	868	198.25
Increase (Decrease)	3,734	(47)	15.90
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 185.02	42.52 %	
Supplies and Materials	25.03	5.75	
Fleet Costs	0.47	0.11	
Outside Services	82.73	19.01	
Utilities	76.24	17.52	
Protective Services	3.41	0.78	
Insurance	18.32	17.99	
Other Expenses	29.73	6.83	
Total Average Expense	\$ 420.95	110.52 %	

Excess Cash			
(95,650)			
Average Dwelling Rent			
Actual/UML	172,223	851	202.38
Budget/UMA	186,667	868	215.05
Increase (Decrease)	(14,444)	(17)	(12.68)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 203.98	54.69%	
Supplies and Materials	25.06	6.72	
Fleet Costs	2.45	0.66	
Outside Services	53.46	14.33	
Utilities	74.39	20.60	
Protective Services	7.45	2.00	
Insurance	16.79	20.60	
Other Expenses	32.38	8.68	
Total Average Expense	\$ 415.97	128.28%	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		120,775	=	4.85
	Curr Liab Exc Curr Prtn LTD		(24,903)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		95,872	=	5.47	
Average Monthly Operating and Other Expenses		17,530			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		927	=	0.02
	Total Tenant Revenue		61,576		IR < 1.50
	Days Receivable Outstanding: 3.24				
	Accounts Payable (AP)				
Accounts Payable		(10,248)	=	0.58	
Total Operating Expenses		17,530			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.94%	97.06%		
Year-to-Date		3.36%	96.64%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		230,236	=	13.63	
Curr Liab Exc Curr Prtn LTD		(16,893)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		213,343	=	10.90	
Average Monthly Operating and Other Expenses		19,574		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		2,539	=	0.04	
Total Tenant Revenue		58,446		IR < 1.50	
Days Receivable Outstanding: 9.35					
Accounts Payable (AP)					
Accounts Payable		(5,249)	=	0.27	
Total Operating Expenses		19,574		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		5.88 %	94.12%		
Year-to-Date		2.52 %	97.48 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
193,677			
Average Dwelling Rent			
Actual/UML	56,008	232	241.41
Budget/UMA	54,454	238	228.80
Increase (Decrease)	1,554	(6)	12.61
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 197.14	41.74 %	
Supplies and Materials	21.83	4.62	
Fleet Costs	0.00	0.00	
Outside Services	122.81	26.00	
Utilities	147.02	31.13	
Protective Services	2.22	0.47	
Insurance	12.50	31.13	
Other Expenses	10.79	2.28	
Total Average Expense	\$ 514.31	137.36 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:45:57PM

This Year																																													
FASS	Quick Ratio (QR)																																												
	Current Assets, Unrestricted (830,313) = -9.27 Curr Liab Exc Curr Prtn LTD (89,578) IR >= 2.0																																												
	Months Expendable Net Assets Ratio (MENAR)																																												
	Expendable Fund Balance (919,891) = -12.42 Average Monthly Operating and Other Expenses 74,059 IR >= 4.0																																												
Debt Service Coverage Ratio (DSCR)																																													
0.00 IR >= 1.25																																													
MASS	Tenant Receivable (TR)																																												
	Tenant Receivable (4,369) = -0.02 Total Tenant Revenue 253,135 IR < 1.50 Days Receivable Outstanding: -3.71																																												
	Accounts Payable (AP)																																												
	Accounts Payable (35,003) = 0.47 Total Operating Expenses 74,059 IR < 0.75																																												
<table><tr><td>Occupancy</td><td>Loss</td><td>Occ %</td><td colspan="3"></td></tr><tr><td>Current Month</td><td>0.00%</td><td>100.00%</td><td colspan="3"></td></tr><tr><td>Year-to-Date</td><td>0.97%</td><td>99.03%</td><td colspan="3">IR >= 0.98</td></tr></table>						Occupancy	Loss	Occ %				Current Month	0.00%	100.00%				Year-to-Date	0.97%	99.03%	IR >= 0.98																								
Occupancy	Loss	Occ %																																											
Current Month	0.00%	100.00%																																											
Year-to-Date	0.97%	99.03%	IR >= 0.98																																										
<table><tr><td colspan="3">FASS KFI</td><td>MP</td><td colspan="3">MASS KFI</td><td>MP</td></tr><tr><td>QR</td><td>0.00</td><td>12</td><td></td><td>Accts Recvble</td><td>5.00</td><td>5</td><td></td></tr><tr><td>MENAR</td><td>0.00</td><td>11</td><td></td><td>Accts Payable</td><td>4.00</td><td>4</td><td></td></tr><tr><td>DSCR</td><td>2.00</td><td>2</td><td></td><td>Occupancy</td><td>16.00</td><td>16</td><td></td></tr><tr><td>Total Points</td><td>2.00</td><td>25</td><td></td><td>Total Points</td><td>25.00</td><td>25</td><td></td></tr></table>						FASS KFI			MP	MASS KFI			MP	QR	0.00	12		Accts Recvble	5.00	5		MENAR	0.00	11		Accts Payable	4.00	4		DSCR	2.00	2		Occupancy	16.00	16		Total Points	2.00	25		Total Points	25.00	25	
FASS KFI			MP	MASS KFI			MP																																						
QR	0.00	12		Accts Recvble	5.00	5																																							
MENAR	0.00	11		Accts Payable	4.00	4																																							
DSCR	2.00	2		Occupancy	16.00	16																																							
Total Points	2.00	25		Total Points	25.00	25																																							
Capital Fund Occupancy																																													
5.00																																													

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		139,017	=	1.74	
Curr Liab Exc Curr Prtn LTD		(79,779)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		59,238	=	0.84	
Average Monthly Operating and Other Expenses		70,513		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		9,512	=	0.04	
Total Tenant Revenue		249,511		IR < 1.50	
Days Receivable Outstanding: 8.21					
Accounts Payable (AP)					
Accounts Payable		(21,174)	=	0.30	
Total Operating Expenses		70,513		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		1.50 %	98.50%		
Year-to-Date		1.72 %	98.28%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.76	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	12.76	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(12,031)			
Average Dwelling Rent			
Actual/UML	245,028	915	267.79
Budget/UMA	281,045	931	301.87
Increase (Decrease)	(36,017)	(16)	(34.08)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 184.91	41.61 %	
Supplies and Materials	13.36	3.01	
Fleet Costs	1.78	0.40	
Outside Services	115.54	26.00	
Utilities	110.03	24.76	
Protective Services	0.00	0.00	
Insurance	16.24	24.76	
Other Expenses	22.05	4.96	
Total Average Expense	\$ 463.92	125.50 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:46:06PM

This Year																					
FASS	Quick Ratio (QR)																				
	Current Assets, Unrestricted282,295 Curr Liab Exc Curr Prtn LTD(93,114) =3.03 IR >= 2.0																				
	Months Expendable Net Assets Ratio (MENAR)																				
	Expendable Fund Balance189,180 Average Monthly Operating and Other Expenses67,129 =2.82 IR >= 4.0																				
Debt Service Coverage Ratio (DSCR)																					
	29.35 IR >= 1.25																				
MASS	Tenant Receivable (TR)																				
	Tenant Receivable(214) Total Tenant Revenue85,049 =0.00 IR < 1.50																				
	Days Receivable Outstanding: -0.56																				
	Accounts Payable (AP)																				
	Accounts Payable(27,081) Total Operating Expenses67,129 =0.40 IR < 0.75																				
	<table><tr><td>Occupancy</td><td>Loss</td><td>Occ %</td></tr><tr><td>Current Month</td><td>73.33%</td><td>97.14%</td></tr><tr><td>Year-to-Date</td><td>73.05%</td><td>98.16%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	73.33%	97.14%	Year-to-Date	73.05%	98.16%											
Occupancy	Loss	Occ %																			
Current Month	73.33%	97.14%																			
Year-to-Date	73.05%	98.16%																			
	<table><tr><td>FASS KFI</td><td>MP</td><td>MASS KFI</td><td>MP</td></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>8.67 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>22.67 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	8.67 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	16.00 16	Total Points	22.67 25	Total Points	25.00 25
FASS KFI	MP	MASS KFI	MP																		
QR	12.00 12	Accts Recvble	5.00 5																		
MENAR	8.67 11	Accts Payable	4.00 4																		
DSCR	2.00 2	Occupancy	16.00 16																		
Total Points	22.67 25	Total Points	25.00 25																		
	Capital Fund Occupancy																				
	5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		373,902	=	2.11	
Curr Liab Exc Curr Prtn LTD		(177,156)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		196,746	=	2.46	
Average Monthly Operating and Other Expenses		80,119		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		37.30		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		11,419	=	0.07	
Total Tenant Revenue		153,087		IR < 1.50	
Days Receivable Outstanding: 16.20					
Accounts Payable (AP)					
Accounts Payable		(120,278)	=	1.50	
Total Operating Expenses		80,119		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		72.55 %	100.00%		
Year-to-Date		64.31 %	84.93%	IR >= 0.98	
FASS KFI		MP	MASS KFI	MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.13	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	22.13	25	Total Points	5.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
116,894			
Average Dwelling Rent			
Actual/UML	138,339	637	217.17
Budget/UMA	177,316	750	236.42
Increase (Decrease)	(38,977)	(113)	(19.25)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 246.13	26.62 %	
Supplies and Materials	25.37	2.74	
Fleet Costs	0.75	0.08	
Outside Services	136.60	14.78	
Utilities	145.98	15.79	
Protective Services	3.04	0.33	
Insurance	28.30	15.79	
Other Expenses	83.65	9.05	
Total Average Expense	\$ 669.81	85.18 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
rp_GIJdeKeyFinancialIndicatorsByCartera
3/15/2019 11:46:14PM

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		134,006	=	1.93	
Curr Liab Exc Curr Prtn LTD		(69,599)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		64,406	=	1.10	
Average Monthly Operating and Other Expenses		58,433		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		3,868	=	0.02	
Total Tenant Revenue		214,150		IR < 1.50	
Days Receivable Outstanding: 3.88					
Accounts Payable (AP)					
Accounts Payable		(27,304)	=	0.47	
Total Operating Expenses		58,433		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.88 %	96.12%		
Year-to-Date		2.44 %	97.56%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	11.64	12	Accts Recvble	5.00	5
MENAR	6.15	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	19.79	25	Total Points	21.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash	
5,558	
Average Dwelling Rent	
Actual/UML	212,945 881 241.71
Budget/UMA	271,784 903 300.98
Increase (Decrease)	(58,839) (22) (59.27)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 133.22 30.14 %
Supplies and Materials	11.31 2.56
Fleet Costs	0.13 0.03
Outside Services	77.04 17.43
Utilities	116.23 26.29
Protective Services	1.88 0.42
Insurance	13.16 26.29
Other Expenses	32.75 7.41
Total Average Expense	\$ 385.74 110.59 %

KFI - FY Comparison for Villa Tranchese - 201 Units
Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
 rp_GlJdeKeyFinancialIndicatorsByCartera
 3/15/2019 11:46:22PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted336,766 Curr Liab Exc Curr Prtn LTD(117,783) =2.86 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance218,983 Average Monthly Operating and Other Expenses95,216 =2.30 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 6.63 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable(4) Total Tenant Revenue368,967 =0.00 IR < 1.50 Days Receivable Outstanding: 0.00																			
MASS	Accounts Payable (AP) Accounts Payable(48,968) Total Operating Expenses95,216 =0.51 IR < 0.75																			
	Occupancy Loss Occ % Current Month2.99% Year-to-Date2.49% 97.01% 97.51% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>7.91 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>21.91 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	7.91 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	21.91 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	5.00 5																	
MENAR	7.91 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	21.91 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		311,320	=		2.61
Curr Liab Exc Curr Prtn LTD		(119,488)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		191,832	=		2.10
Average Monthly Operating and Other Expenses		91,175			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		7.30			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		12,378	=		0.04
Total Tenant Revenue		352,528			IR < 1.50
Days Receivable Outstanding: 7.82					
Accounts Payable (AP)					
Accounts Payable		(52,690)	=		0.58
Total Operating Expenses		91,175			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.99 %	97.01%		
Year-to-Date		1.78 %	98.22%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.62	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	21.62	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
99,724			
Average Dwelling Rent			
Actual/UML	339,366	1,382	245.56
Budget/UMA	338,481	1,407	240.57
Increase (Decrease)	885	(25)	4.99
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 152.52	32.12 %	
Supplies and Materials	16.79	3.54	
Fleet Costs	2.17	0.46	
Outside Services	65.80	13.86	
Utilities	103.40	21.78	
Protective Services	4.92	1.04	
Insurance	13.64	21.78	
Other Expenses	22.57	4.75	
Total Average Expense	\$ 381.81	99.32 %	

KFI - FY Comparison for Villa Veramendi - 166 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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		This Year				Last Year						
FASS	Quick Ratio (QR)					Quick Ratio (QR)						
	Current Assets, Unrestricted		150,881	=	0.97	Current Assets, Unrestricted		165,579	=	1.63		
	Curr Liab Exc Curr Prtn LTD		(155,429)		IR >= 2.0	Curr Liab Exc Curr Prtn LTD		(101,679)		IR >= 2.0		
FASS	Months Expendable Net Assets Ratio (MENAR)					Months Expendable Net Assets Ratio (MENAR)						
	Expendable Fund Balance		(4,548)	=	-0.04	Expendable Fund Balance		63,899	=	0.67		
	Average Monthly Operating and Other Expenses		112,076		IR >= 4.0	Average Monthly Operating and Other Expenses		95,632		IR >= 4.0		
MASS	Debt Service Coverage Ratio (DSCR)					Debt Service Coverage Ratio (DSCR)						
			0.00		IR >= 1.25			0.00		IR >= 1.25		
MASS	Tenant Receivable (TR)					Tenant Receivable (TR)						
	Tenant Receivable		17,260	=	0.11	Tenant Receivable		11,294	=	0.08		
	Total Tenant Revenue		154,864		IR < 1.50	Total Tenant Revenue		136,517		IR < 1.50		
	Days Receivable Outstanding: 24.23					Days Receivable Outstanding: 17.79						
MASS	Accounts Payable (AP)					Accounts Payable (AP)						
	Accounts Payable		(76,958)	=	0.69	Accounts Payable		(39,275)	=	0.41		
	Total Operating Expenses		112,076		IR < 0.75	Total Operating Expenses		95,632		IR < 0.75		
MASS	Occupancy		Loss	Occ %		Occupancy		Loss	Occ %			
	Current Month		3.61%	96.39%		Current Month		2.41 %	97.59%			
	Year-to-Date		3.44%	96.56%		Year-to-Date		1.98 %	98.02%			
				IR >= 0.98					IR >= 0.98			
MASS	FASS KFI		MP	MASS KFI		MP	FASS KFI		MP	MASS KFI		MP
	QR		0.00 12	Accts Recvble		5.00 5	QR		10.22 12	Accts Recvble		5.00 5
	MENAR		0.00 11	Accts Payable		4.00 4	MENAR		0.00 11	Accts Payable		4.00 4
	DSCR		2.00 2	Occupancy		12.00 16	DSCR		2.00 2	Occupancy		16.00 16
MASS	Total Points		2.00 25	Total Points		21.00 25	Total Points		12.22 25	Total Points		25.00 25
MASS	Capital Fund Occupancy					Capital Fund Occupancy						
			5.00					5.00				
MASS	Excess Cash					Excess Cash						
			(117,150)					(32,463)				
MASS	Average Dwelling Rent					Average Dwelling Rent						
	Actual/UML		147,884	1,122	131.80	Actual/UML		145,417	1,139	127.67		
	Budget/UMA		160,417	1,162	138.05	Budget/UMA		152,250	1,162	131.02		
	Increase (Decrease)		(12,532)	(40)	(6.25)	Increase (Decrease)		(6,833)	(23)	(3.35)		
MASS	PUM / Percentage of Revenue					PUM / Percentage of Revenue						
	Expense		Amount	Percent		Expense		Amount	Percent			
	Salaries and Benefits		\$ 157.97	28.39 %		Salaries and Benefits		\$ 164.25	31.86 %			
	Supplies and Materials		67.68	12.16		Supplies and Materials		33.43	6.48			
MASS	Fleet Costs		7.72	1.39		Fleet Costs		2.85	0.55			
	Outside Services		196.12	35.25		Outside Services		145.38	28.20			
	Utilities		98.16	17.64		Utilities		85.25	16.54			
	Protective Services		5.78	1.04		Protective Services		3.87	0.75			
MASS	Insurance		17.46	17.70		Insurance		15.85	16.54			
	Other Expenses		24.44	4.39		Other Expenses		23.79	4.61			
	Total Average Expense		\$ 575.32	117.96 %		Total Average Expense		\$ 474.67	105.53 %			

KFI - FY Comparison for WC White - 75 Units
Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		150,669	=		3.91
Curr Liab Exc Curr Prtn LTD		(38,540)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		112,129	=		3.65
Average Monthly Operating and Other Expenses		30,684			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		701	=		0.01
Total Tenant Revenue		100,303			IR < 1.50
Days Receivable Outstanding: 1.52					
Accounts Payable (AP)					
Accounts Payable		(10,672)	=		0.35
Total Operating Expenses		30,684			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		2.67 %	97.33%		
Year-to-Date		1.71 %	98.29%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	9.89	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	23.89	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
81,194			
Average Dwelling Rent			
Actual/UML	97,452	516	188.86
Budget/UMA	105,000	525	200.00
Increase (Decrease)	(7,548)	(9)	(11.14)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 154.08	39.49 %	
Supplies and Materials	23.68	6.07	
Fleet Costs	0.95	0.24	
Outside Services	48.05	12.32	
Utilities	60.78	15.58	
Protective Services	3.68	0.94	
Insurance	12.12	15.58	
Other Expenses	40.49	10.38	
Total Average Expense	\$ 343.83	100.60 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:44:27PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		149,246	=	1.22
	Curr Liab Exc Curr Prtn LTD		(122,024)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		27,222	=	0.25
	Average Monthly Operating and Other Expenses		109,722		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		7,312	=	0.04
	Total Tenant Revenue		180,922		IR < 1.50
	Days Receivable Outstanding: 8.91				
MASS	Accounts Payable (AP)				
	Accounts Payable		(56,649)	=	0.52
	Total Operating Expenses		109,722		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		3.94%	96.06%	
	Year-to-Date		4.93%	95.61%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		8.27	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	8.00 16
Total Points		10.27	25	Total Points	17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		115,691	=		1.01
Curr Liab Exc Curr Prtn LTD		(114,756)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		935	=		0.01
Average Monthly Operating and Other Expenses		97,761			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		19,080	=		0.18
Total Tenant Revenue		107,122			IR < 1.50
Days Receivable Outstanding: 38.31					
Accounts Payable (AP)					
Accounts Payable		(45,264)	=		0.46
Total Operating Expenses		97,761			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.40 %	95.48%		
Year-to-Date		9.15 %	93.48%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	7.24	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	9.24	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(97,764)			
Average Dwelling Rent			
Actual/UML	119,078	1,291	92.24
Budget/UMA	180,833	1,381	130.94
Increase (Decrease)	(61,755)	(90)	(38.71)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 138.32	33.31 %	
Supplies and Materials	38.32	9.23	
Fleet Costs	6.11	1.47	
Outside Services	112.51	27.10	
Utilities	63.66	15.33	
Protective Services	0.54	0.13	
Insurance	17.37	15.33	
Other Expenses	36.57	8.81	
Total Average Expense	\$ 413.40	110.72 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted440,480 Curr Liab Exc Curr Prtn LTD(740,484) =0.59 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance(300,005) Average Monthly Operating and Other Expenses35,248 =-8.51 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable(1,622) Total Tenant Revenue58,219 =-0.03 IR < 1.50 Days Receivable Outstanding: -6.28																			
MASS	Accounts Payable (AP) Accounts Payable(12,521) Total Operating Expenses35,248 =0.36 IR < 0.75																			
	Occupancy Loss Occ % Current Month6.00% Year-to-Date3.71% 94.00% 96.29% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	2.00 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		536,312	=		1.61
Curr Liab Exc Curr Prtn LTD		(332,156)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		204,156	=		5.65
Average Monthly Operating and Other Expenses		36,122			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		961	=		0.02
Total Tenant Revenue		53,890			IR < 1.50
Days Receivable Outstanding: 3.86					
Accounts Payable (AP)					
Accounts Payable		(21,239)	=		0.59
Total Operating Expenses		36,122			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.00 %	96.00%		
Year-to-Date		4.57 %	95.43%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	10.15	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	23.15	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
167,777			
Average Dwelling Rent			
Actual/UML	48,507	334	145.23
Budget/UMA	53,083	350	151.67
Increase (Decrease)	(4,576)	(16)	(6.44)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 232.24	21.85 %	
Supplies and Materials	31.36	2.95	
Fleet Costs	0.00	0.00	
Outside Services	95.47	8.98	
Utilities	162.32	15.27	
Protective Services	8.64	0.81	
Insurance	24.89	15.27	
Other Expenses	21.52	2.02	
Total Average Expense	\$ 576.45	67.16 %	

Period Ending January 31, 2019

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		22,447,141	=	3.33
	Curr Liab Exc Curr Prtn LTD		(6,748,325)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		14,208,108	=	8.55
	Average Monthly Operating and Other Expenses		1,661,278		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			6.91		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		364,671	=	0.03
	Total Tenant Revenue		11,703,257		IR < 1.50
	Days Receivable Outstanding: 6.62				
MASS	Accounts Payable (AP)				
	Accounts Payable		(917,926)	=	0.55
	Total Operating Expenses		1,661,278		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		8.31%	91.69%	
	Year-to-Date		7.45%	92.55%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		22,400,199	=		3.16
Curr Liab Exc Curr Prtn LTD		(7,083,458)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		14,069,766	=		9.47
Average Monthly Operating and Other Expenses		1,485,631			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		8.41			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		125,356	=		0.01
Total Tenant Revenue		11,436,719			IR < 1.50
Days Receivable Outstanding: 2.38					
Accounts Payable (AP)					
Accounts Payable		(688,824)	=		0.46
Total Operating Expenses		1,485,631			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		7.17 %	92.83%		
Year-to-Date		7.41 %	92.59%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
12,027,942			
Average Dwelling Rent			
Actual/UML	11,608,298	18,870	615.17
Budget/UMA	12,135,389	20,389	595.19
Increase (Decrease)	(527,091)	(1,519)	19.98
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 150.33	21.12 %	
Supplies and Materials	28.68	4.03	
Fleet Costs	0.72	0.10	
Outside Services	99.95	14.04	
Utilities	54.80	7.70	
Protective Services	5.89	0.83	
Insurance	38.20	8.83	
Other Expenses	41.00	5.76	
Total Average Expense	\$ 419.58	62.41 %	

Excess Cash			
11,974,985			
Average Dwelling Rent			
Actual/UML	11,129,867	18,804	591.89
Budget/UMA	11,576,860	20,308	570.06
Increase (Decrease)	(446,994)	(1,504)	21.82
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 151.98	21.93 %	
Supplies and Materials	22.38	3.23	
Fleet Costs	0.92	0.13	
Outside Services	82.26	11.87	
Utilities	50.99	8.59	
Protective Services	5.87	0.85	
Insurance	26.74	8.59	
Other Expenses	37.03	5.34	
Total Average Expense	\$ 378.17	60.53 %	

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sum of all current liability accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*
"... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordingly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for Beacon, SAHA Owned and Managed - 871 Units
Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByGroup
rp_GIJdeKeyFinancialIndicatorsByGroup
3/15/2019 11:43:17PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted5,513,089 Curr Liab Exc Curr Prtn LTD(801,744) =6.88 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance4,440,735 Average Monthly Operating and Other Expenses499,582 =8.89 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) -0.43 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable194,493 Total Tenant Revenue3,198,549 =0.06 IR < 1.50 Days Receivable Outstanding: 12.83																			
MASS	Accounts Payable (AP) Accounts Payable(233,762) Total Operating Expenses499,582 =0.47 IR < 0.75																			
	Occupancy Loss Occ % Current Month5.63% Year-to-Date0.44% 94.37% 99.56% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR12.00</td><td>12</td><td>Accts Recvble5.00</td><td>5</td></tr><tr><td>MENAR11.00</td><td>11</td><td>Accts Payable4.00</td><td>4</td></tr><tr><td>DSCR0.00</td><td>2</td><td>Occupancy16.00</td><td>16</td></tr><tr><td>Total Points23.00</td><td>25</td><td>Total Points25.00</td><td>25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR12.00	12	Accts Recvble5.00	5	MENAR11.00	11	Accts Payable4.00	4	DSCR0.00	2	Occupancy16.00	16	Total Points23.00	25	Total Points25.00
FASS KFI	MP	MASS KFI	MP																	
QR12.00	12	Accts Recvble5.00	5																	
MENAR11.00	11	Accts Payable4.00	4																	
DSCR0.00	2	Occupancy16.00	16																	
Total Points23.00	25	Total Points25.00	25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		5,626,950		= 5.64	
Curr Liab Exc Curr Prtn LTD		(996,915)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		4,438,872		= 8.69	
Average Monthly Operating and Other Expenses		510,696		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		-0.66		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		99,531		= 0.03	
Total Tenant Revenue		3,532,524		IR < 1.50	
Days Receivable Outstanding: 6.09					
Accounts Payable (AP)					
Accounts Payable		(309,035)		= 0.61	
Total Operating Expenses		510,696		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		4.36 %		95.64%	
Year-to-Date		4.08 %		95.92% IR >= 0.98	
FASS KFI		MP		MASS KFI MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	23.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash	
3,748,608	
Average Dwelling Rent	
Actual/UML	3,061,330 1,577 1,941.24
Budget/UMA	3,602,536 1,584 2,274.33
Increase (Decrease)	(541,206) (7) (333.09)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 609.96 24.96 %
Supplies and Materials	119.85 4.90
Fleet Costs	6.79 0.28
Outside Services	348.73 14.27
Utilities	233.06 9.54
Protective Services	12.45 0.51
Insurance	136.25 12.67
Other Expenses	106.50 4.36
Total Average Expense	\$ 1,573.58 71.48 %

Excess Cash	
3,752,442	
Average Dwelling Rent	
Actual/UML	3,394,136 6,473 524.35
Budget/UMA	3,463,682 6,748 513.29
Increase (Decrease)	(69,546) (275) 11.06
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 158.33 24.32 %
Supplies and Materials	31.44 4.83
Fleet Costs	2.22 0.34
Outside Services	65.58 10.07
Utilities	52.33 10.82
Protective Services	3.35 0.51
Insurance	28.16 10.82
Other Expenses	30.56 4.69
Total Average Expense	\$ 371.98 66.41 %

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

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		180,790	=		0.58
Curr Liab Exc Curr Prtn LTD		(312,272)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(158,919)	=		-4.98
Average Monthly Operating and Other Expenses		31,883			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.68			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		12,244	=		0.05
Total Tenant Revenue		271,090			IR < 1.50
Days Receivable Outstanding: 9.73					
Accounts Payable (AP)					
Accounts Payable		(58,742)	=		1.84
Total Operating Expenses		31,883			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		5.97 %	94.03%		
Year-to-Date		3.62 %	96.38%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	0.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	2.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(220,825)			
Average Dwelling Rent			
Actual/UML	268,559	452	594.16
Budget/UMA	256,032	469	545.91
Increase (Decrease)	12,527	(17)	48.25
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 178.01	29.68 %	
Supplies and Materials	13.52	2.25	
Fleet Costs	2.44	0.41	
Outside Services	48.51	8.09	
Utilities	55.31	9.22	
Protective Services	0.00	0.00	
Insurance	30.34	9.22	
Other Expenses	34.24	5.71	
Total Average Expense	\$ 362.37	64.58 %	

KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending January 31, 2019

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3/15/2019 11:48:14PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted2,259,742 Curr Liab Exc Curr Prtn LTD(74,761) =30.23 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance2,184,981 Average Monthly Operating and Other Expenses57,972 =37.69 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) -0.05 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable14,849 Total Tenant Revenue483,477 =0.03 IR < 1.50 Days Receivable Outstanding: 6.61																			
MASS	Accounts Payable (AP) Accounts Payable(32,986) Total Operating Expenses57,972 =0.57 IR < 0.75																			
	Occupancy Loss Occ % Current Month 8.33% 91.67% Year-to-Date 6.48% 93.52% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>23.00 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	11.00 11	Accts Payable	4.00 4	DSCR	0.00 2	Occupancy	4.00 16	Total Points	23.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	5.00 5																	
MENAR	11.00 11	Accts Payable	4.00 4																	
DSCR	0.00 2	Occupancy	4.00 16																	
Total Points	23.00 25	Total Points	13.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		2,009,382	=		33.25
Curr Liab Exc Curr Prtn LTD		(60,432)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,948,950	=		63.67
Average Monthly Operating and Other Expenses		30,612			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		15,863	=		0.03
Total Tenant Revenue		461,860			IR < 1.50
Days Receivable Outstanding: 7.39					
Accounts Payable (AP)					
Accounts Payable		(19,019)	=		0.62
Total Operating Expenses		30,612			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.48 %	93.52%		
Year-to-Date		6.22 %	93.78%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
2,118,030			
Average Dwelling Rent			
Actual/UML	476,188	707	673.53
Budget/UMA	496,824	756	657.17
Increase (Decrease)	(20,636)	(49)	16.36
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 116.52	17.04 %	
Supplies and Materials	32.62	4.77	
Fleet Costs	0.36	0.05	
Outside Services	58.30	8.52	
Utilities	25.78	3.77	
Protective Services	0.00	0.00	
Insurance	35.53	3.77	
Other Expenses	37.65	5.51	
Total Average Expense	\$ 306.76	43.43 %	

Excess Cash			
1,903,687			
Average Dwelling Rent			
Actual/UML	458,350	709	646.47
Budget/UMA	481,688	756	637.15
Increase (Decrease)	(23,337)	(47)	9.32
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 80.71	12.39%	
Supplies and Materials	7.14	1.10	
Fleet Costs	0.00	0.00	
Outside Services	52.33	8.03	
Utilities	47.85	7.35	
Protective Services	0.00	0.00	
Insurance	22.41	7.35	
Other Expenses	11.54	1.77	
Total Average Expense	\$ 221.97	37.98%	

KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		560,810	=	5.14
	Curr Liab Exc Curr Prtn LTD		(109,140)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		340,177	=	2.58
	Average Monthly Operating and Other Expenses		131,985		IR >= 4.0
MASS	Debt Service Coverage Ratio (DSCR)				
			0.90		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		16,941	=	0.02
	Total Tenant Revenue		937,937		IR < 1.50
MASS	Days Receivable Outstanding: 3.89				
	Accounts Payable (AP)				
	Accounts Payable		(33,351)	=	0.25
Total Operating Expenses		131,985		IR < 0.75	
MASS	Occupancy		Loss	Occ %	
	Current Month		2.73%	97.27%	
	Year-to-Date		2.40%	97.60%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble	5.00 5
MENAR		8.31	11	Accts Payable	4.00 4
DSCR		0.00	2	Occupancy	12.00 16
Total Points		20.31	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,073,545		= 4.05	
Curr Liab Exc Curr Prtn LTD		(265,006)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		700,546		= 5.86	
Average Monthly Operating and Other Expenses		119,545		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.84		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		17,697		= 0.02	
Total Tenant Revenue		854,944		IR < 1.50	
Days Receivable Outstanding:		4.46			
Accounts Payable (AP)					
Accounts Payable		(122,307)		= 1.02	
Total Operating Expenses		119,545		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		1.82 %		98.18%	
Year-to-Date		3.77 %		96.23% IR >= 0.98	
FASS KFI		MP		MASS KFI MP	
QR		12.00 12		Accts Recvble 5.00 5	
MENAR		11.00 11		Accts Payable 2.00 4	
DSCR		0.00 2		Occupancy 12.00 16	
Total Points		23.00 25		Total Points 19.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash			
189,086			
Average Dwelling Rent			
Actual/UML	914,765	1,503	608.63
Budget/UMA	848,321	1,540	550.86
Increase (Decrease)	66,444	(37)	57.77
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 193.92	31.07 %	
Supplies and Materials	37.26	5.97	
Fleet Costs	3.95	0.63	
Outside Services	104.69	16.78	
Utilities	67.81	10.87	
Protective Services	0.00	0.00	
Insurance	36.73	10.92	
Other Expenses	21.96	3.52	
Total Average Expense	\$ 466.32	79.76 %	

Excess Cash			
549,795			
Average Dwelling Rent			
Actual/UML	833,446	1,482	562.38
Budget/UMA	817,382	1,540	530.77
Increase (Decrease)	16,064	(58)	31.61
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 190.45	33.01 %	
Supplies and Materials	48.44	8.40	
Fleet Costs	4.05	0.70	
Outside Services	62.50	10.83	
Utilities	66.57	11.55	
Protective Services	0.00	0.00	
Insurance	24.22	11.55	
Other Expenses	23.62	4.09	
Total Average Expense	\$ 419.85	80.14 %	

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

Period Ending January 31, 2019

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		608,549	=	14.35
	Curr Liab Exc Curr Prtn LTD		(42,409)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		527,956	=	21.64
	Average Monthly Operating and Other Expenses		24,395		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.86		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		15,721	=	0.07
	Total Tenant Revenue		239,500		IR < 1.50
	Days Receivable Outstanding: 14.16				
MASS	Accounts Payable (AP)				
	Accounts Payable		(11,238)	=	0.46
	Total Operating Expenses		24,395		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.50%	97.50%	
	Year-to-Date		3.57%	96.43%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble 5.00 5	
MENAR		11.00	11	Accts Payable 4.00 4	
DSCR		2.00	2	Occupancy 12.00 16	
Total Points		25.00	25	Total Points 21.00 25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		564,605	=		15.04
Curr Liab Exc Curr Prtn LTD		(37,537)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		491,089	=		20.85
Average Monthly Operating and Other Expenses		23,553			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.76			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		9,971	=		0.04
Total Tenant Revenue		222,747			IR < 1.50
Days Receivable Outstanding: 9.64					
Accounts Payable (AP)					
Accounts Payable		(7,668)	=		0.33
Total Operating Expenses		23,553			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		5.00 %	95.00%		
Year-to-Date		3.21 %	96.79%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
429,227			
Average Dwelling Rent			
Actual/UML	222,849	271	822.32
Budget/UMA	221,246	280	790.16
Increase (Decrease)	1,604	(9)	32.16
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 107.89	13.13 %	
Supplies and Materials	39.66	4.82	
Fleet Costs	8.44	1.03	
Outside Services	74.15	9.02	
Utilities	3.46	0.42	
Protective Services	0.00	0.00	
Insurance	39.93	0.42	
Other Expenses	35.68	4.34	
Total Average Expense	\$ 309.22	33.18 %	

This Year																				
FASS	Quick Ratio (QR)																			
	<table><tr><td>Current Assets, Unrestricted</td><td>28,885</td><td>=</td><td>7.50</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(3,851)</td><td></td><td><i>IR >= 2.0</i></td></tr></table>	Current Assets, Unrestricted	28,885	=	7.50	Curr Liab Exc Curr Prtn LTD	(3,851)		<i>IR >= 2.0</i>											
	Current Assets, Unrestricted	28,885	=	7.50																
	Curr Liab Exc Curr Prtn LTD	(3,851)		<i>IR >= 2.0</i>																
	Months Expendable Net Assets Ratio (MENAR)																			
<table><tr><td>Expendable Fund Balance</td><td>18,660</td><td>=</td><td>15.80</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>1,181</td><td></td><td><i>IR >= 4.0</i></td></tr></table>	Expendable Fund Balance	18,660	=	15.80	Average Monthly Operating and Other Expenses	1,181		<i>IR >= 4.0</i>												
Expendable Fund Balance	18,660	=	15.80																	
Average Monthly Operating and Other Expenses	1,181		<i>IR >= 4.0</i>																	
Debt Service Coverage Ratio (DSCR)																				
-0.21 <i>IR >= 1.25</i>																				
MASS	Tenant Receivable (TR)																			
	<table><tr><td>Tenant Receivable</td><td>1,310</td><td>=</td><td>0.07</td></tr><tr><td>Total Tenant Revenue</td><td>19,981</td><td></td><td><i>IR < 1.50</i></td></tr></table>	Tenant Receivable	1,310	=	0.07	Total Tenant Revenue	19,981		<i>IR < 1.50</i>											
	Tenant Receivable	1,310	=	0.07																
	Total Tenant Revenue	19,981		<i>IR < 1.50</i>																
	Days Receivable Outstanding: 0.07																			
Accounts Payable (AP)																				
<table><tr><td>Accounts Payable</td><td>(1,845)</td><td>=</td><td>1.56</td></tr><tr><td>Total Operating Expenses</td><td>1,181</td><td></td><td><i>IR < 0.75</i></td></tr></table>	Accounts Payable	(1,845)	=	1.56	Total Operating Expenses	1,181		<i>IR < 0.75</i>												
Accounts Payable	(1,845)	=	1.56																	
Total Operating Expenses	1,181		<i>IR < 0.75</i>																	
<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>0.00%</td><td>100.00%</td></tr><tr><td>Year-to-Date</td><td>0.00%</td><td>100.00%</td></tr></table> <i>IR >= 0.98</i>	Occupancy	Loss	Occ %	Current Month	0.00%	100.00%	Year-to-Date	0.00%	100.00%											
Occupancy	Loss	Occ %																		
Current Month	0.00%	100.00%																		
Year-to-Date	0.00%	100.00%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>0.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>23.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	11.00 11	Accts Payable	0.00 4	DSCR	0.00 2	Occupancy	16.00 16	Total Points	23.00 25	Total Points	21.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	5.00 5																	
MENAR	11.00 11	Accts Payable	0.00 4																	
DSCR	0.00 2	Occupancy	16.00 16																	
Total Points	23.00 25	Total Points	21.00 25																	
Capital Fund Occupancy																				
5.00																				

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

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

Excess Cash			
0			
Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	0.00%	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	0.00	0.00	
Utilities	0.00	0.00	
Protective Services	0.00	0.00	
Insurance	0.00	0.00	
Other Expenses	0.00	0.00	
Total Average Expense	\$ 0.00	0.00%	

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

Period Ending January 31, 2019

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,097,283	=	8.75
	Curr Liab Exc Curr Prtn LTD		(125,381)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		857,603	=	12.42
	Average Monthly Operating and Other Expenses		69,043		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.43		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		15,574	=	0.03
	Total Tenant Revenue		588,803		IR < 1.50
	Days Receivable Outstanding: 5.75				
MASS	Accounts Payable (AP)				
	Accounts Payable		(28,769)	=	0.42
	Total Operating Expenses		69,043		IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	4.03%	95.97%		
	Year-to-Date	4.38%	95.62%	IR >= 0.98	
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble	5.00 5
MENAR		11.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	8.00 16
Total Points		25.00	25	Total Points	17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,213,305	=		23.93
Curr Liab Exc Curr Prtn LTD		(50,698)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,051,934	=		12.60
Average Monthly Operating and Other Expenses		83,514			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.06			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		572,694			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(2,573)	=		0.03
Total Operating Expenses		83,514			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.84 %	95.16%		
Year-to-Date		5.18 %	94.82 %		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	1.00	2	Occupancy	8.00	16
Total Points	24.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
897,283			
Average Dwelling Rent			
Actual/UML	573,503	823	696.84
Budget/UMA	651,807	868	750.93
Increase (Decrease)	(78,304)	(45)	(54.09)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 175.43	23.50 %	
Supplies and Materials	29.66	3.97	
Fleet Costs	0.00	0.00	
Outside Services	137.60	18.43	
Utilities	19.46	2.61	
Protective Services	4.14	0.56	
Insurance	60.83	2.61	
Other Expenses	43.14	5.78	
Total Average Expense	\$ 470.25	57.45 %	

KFI - FY Comparison for Converse Ranch II - 104 Units

Period Ending January 31, 2019

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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted 222,666 Curr Liab Exc Curr Prtn LTD (535,480) = 0.42 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (474,099) Average Monthly Operating and Other Expenses 46,164 = -10.27 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 1.57 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable (3,366) Total Tenant Revenue 482,532 = -0.01 IR < 1.50 Days Receivable Outstanding: -1.52																			
MASS	Accounts Payable (AP) Accounts Payable (24,129) Total Operating Expenses 46,164 = 0.52 IR < 0.75																			
	Occupancy Current Month Year-to-Date Loss 2.88% 3.71% Occ % 97.12% 96.29% IR >= 0.98																			
	<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>12.00 16</td></tr><tr><td>Total Points</td><td>2.00 25</td><td>Total Points</td><td>21.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	12.00 16	Total Points	2.00 25	Total Points
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	12.00 16																	
Total Points	2.00 25	Total Points	21.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		171,328	=		0.56
Curr Liab Exc Curr Prtn LTD		(304,257)			<i>IR >= 2.0</i>
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(288,599)	=		-5.45
Average Monthly Operating and Other Expenses		52,951			<i>IR >= 4.0</i>
Debt Service Coverage Ratio (DSCR)					
		1.46			<i>IR >= 1.25</i>
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		473,622			<i>IR < 1.50</i>
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(5,947)	=		0.11
Total Operating Expenses		52,951			<i>IR < 0.75</i>
Occupancy		Loss	Occ %		
Current Month		10.58 %	89.42%		
Year-to-Date		7.01 %	92.99%		<i>IR >= 0.98</i>
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	13.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(353,155)			
Average Dwelling Rent			
Actual/UML	465,144	677	687.07
Budget/UMA	552,750	728	759.27
Increase (Decrease)	(87,606)	(51)	(72.20)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 71.19	9.62 %	
Supplies and Materials	22.56	3.05	
Fleet Costs	0.00	0.00	
Outside Services	112.88	15.25	
Utilities	15.12	2.04	
Protective Services	4.29	0.58	
Insurance	36.57	2.04	
Other Expenses	51.45	6.95	
Total Average Expense	\$ 314.06	39.53 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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This Year																				
FASS	Quick Ratio (QR)																			
	<table><tr><td>Current Assets, Unrestricted</td><td>1,986,866</td><td rowspan="2">= 12.35</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(160,855)</td></tr></table> <i>IR >= 2.0</i>	Current Assets, Unrestricted	1,986,866	= 12.35	Curr Liab Exc Curr Prtn LTD	(160,855)														
	Current Assets, Unrestricted	1,986,866	= 12.35																	
	Curr Liab Exc Curr Prtn LTD	(160,855)																		
Months Expendable Net Assets Ratio (MENAR)																				
<table><tr><td>Expendable Fund Balance</td><td>1,551,687</td><td rowspan="2">= 13.35</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>116,242</td></tr></table> <i>IR >= 4.0</i>	Expendable Fund Balance	1,551,687	= 13.35	Average Monthly Operating and Other Expenses	116,242															
Expendable Fund Balance	1,551,687	= 13.35																		
Average Monthly Operating and Other Expenses	116,242																			
Debt Service Coverage Ratio (DSCR)																				
	1.70 <i>IR >= 1.25</i>																			
MASS	Tenant Receivable (TR)																			
	<table><tr><td>Tenant Receivable</td><td>79,488</td><td rowspan="2">= 0.07</td></tr><tr><td>Total Tenant Revenue</td><td>1,218,462</td></tr></table> <i>IR < 1.50</i>	Tenant Receivable	79,488	= 0.07	Total Tenant Revenue	1,218,462														
	Tenant Receivable	79,488	= 0.07																	
	Total Tenant Revenue	1,218,462																		
	Days Receivable Outstanding: 14.18																			
Accounts Payable (AP)																				
<table><tr><td>Accounts Payable</td><td>(48,529)</td><td rowspan="2">= 0.42</td></tr><tr><td>Total Operating Expenses</td><td>116,242</td></tr></table> <i>IR < 0.75</i>	Accounts Payable	(48,529)	= 0.42	Total Operating Expenses	116,242															
Accounts Payable	(48,529)	= 0.42																		
Total Operating Expenses	116,242																			
<table><tr><td>Occupancy</td><td>Loss</td><td>Occ %</td></tr><tr><td>Current Month</td><td>14.58%</td><td>85.42%</td></tr><tr><td>Year-to-Date</td><td>7.29%</td><td>92.71%</td></tr></table> <i>IR >= 0.98</i>	Occupancy	Loss	Occ %	Current Month	14.58%	85.42%	Year-to-Date	7.29%	92.71%											
Occupancy	Loss	Occ %																		
Current Month	14.58%	85.42%																		
Year-to-Date	7.29%	92.71%																		
<table><tr><td>FASS KFI</td><td>MP</td><td>MASS KFI</td><td>MP</td></tr><tr><td>QR</td><td>12.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>11.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>2.00 2</td><td>Occupancy</td><td>4.00 16</td></tr><tr><td>Total Points</td><td>25.00 25</td><td>Total Points</td><td>13.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00 12	Accts Recvble	5.00 5	MENAR	11.00 11	Accts Payable	4.00 4	DSCR	2.00 2	Occupancy	4.00 16	Total Points	25.00 25	Total Points	13.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	12.00 12	Accts Recvble	5.00 5																	
MENAR	11.00 11	Accts Payable	4.00 4																	
DSCR	2.00 2	Occupancy	4.00 16																	
Total Points	25.00 25	Total Points	13.00 25																	
Capital Fund Occupancy																				
	5.00																			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,679,367			= 24.16
Curr Liab Exc Curr Prtn LTD		(69,521)			<i>IR >= 2.0</i>
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,347,218			= 12.79
Average Monthly Operating and Other Expenses		105,298			<i>IR >= 4.0</i>
Debt Service Coverage Ratio (DSCR)					
		2.18			<i>IR >= 1.25</i>
Tenant Receivable (TR)					
Tenant Receivable		0			= 0.00
Total Tenant Revenue		1,316,896			<i>IR < 1.50</i>
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(3,254)			= 0.03
Total Operating Expenses		105,298			<i>IR < 0.75</i>
Occupancy		Loss	Occ %		
Current Month		2.08 %	97.92%		
Year-to-Date		2.01 %	97.99%		<i>IR >= 0.98</i>
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
1,203,122			
Average Dwelling Rent			
Actual/UML	1,214,509	1,317	922.18
Budget/UMA	1,182,804	1,344	880.06
Increase (Decrease)	31,705	(27)	42.12
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 117.42	11.74 %	
Supplies and Materials	10.73	1.07	
Fleet Costs	0.59	0.06	
Outside Services	61.14	6.11	
Utilities	29.91	6.26	
Protective Services	1.50	0.15	
Insurance	18.97	6.26	
Other Expenses	24.30	2.43	
Total Average Expense	\$ 264.56	34.08 %	

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

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		205,519	=	9.04	
Curr Liab Exc Curr Prtn LTD		(22,725)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		182,794	=	12.56	
Average Monthly Operating and Other Expenses		14,556		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		16,627	=	0.13	
Total Tenant Revenue		129,784		IR < 1.50	
Days Receivable Outstanding: 27.57					
Accounts Payable (AP)					
Accounts Payable		(6,829)	=	0.47	
Total Operating Expenses		14,556		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		10.00 %	90.00%		
Year-to-Date		3.33 %	96.67%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	16.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
145,238			
Average Dwelling Rent			
Actual/UML	110,904	165	672.15
Budget/UMA	119,782	210	570.39
Increase (Decrease)	(8,877)	(45)	101.76
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 201.27	26.93 %	
Supplies and Materials	16.33	2.18	
Fleet Costs	0.00	0.00	
Outside Services	143.87	19.25	
Utilities	82.37	11.02	
Protective Services	32.27	4.32	
Insurance	152.68	13.86	
Other Expenses	60.81	8.14	
Total Average Expense	\$ 689.59	85.70 %	

Excess Cash			
160,600			
Average Dwelling Rent			
Actual/UML	122,527	203	603.58
Budget/UMA	122,850	210	585.00
Increase (Decrease)	(323)	(7)	18.58
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 162.04	25.35%	
Supplies and Materials	18.79	2.94	
Fleet Costs	0.00	0.00	
Outside Services	61.96	9.69	
Utilities	15.32	7.63	
Protective Services	8.71	1.36	
Insurance	47.27	7.63	
Other Expenses	63.73	9.97	
Total Average Expense	\$ 377.82	64.57%	

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year						
FASS	Quick Ratio (QR)					
	<table><tr><td>Current Assets, Unrestricted</td><td>941,665</td><td rowspan="2">= 21.21</td></tr><tr><td>Curr Liab Exc Curr Prtn LTD</td><td>(44,399)</td></tr></table> <i>IR >= 2.0</i>	Current Assets, Unrestricted	941,665	= 21.21	Curr Liab Exc Curr Prtn LTD	(44,399)
	Current Assets, Unrestricted	941,665	= 21.21			
	Curr Liab Exc Curr Prtn LTD	(44,399)				
	Months Expendable Net Assets Ratio (MENAR)					
<table><tr><td>Expendable Fund Balance</td><td>897,265</td><td rowspan="2">= 24.53</td></tr><tr><td>Average Monthly Operating and Other Expenses</td><td>36,575</td></tr></table> <i>IR >= 4.0</i>	Expendable Fund Balance	897,265	= 24.53	Average Monthly Operating and Other Expenses	36,575	
Expendable Fund Balance	897,265	= 24.53				
Average Monthly Operating and Other Expenses	36,575					
Debt Service Coverage Ratio (DSCR)						
-0.03 <i>IR >= 1.25</i>						
MASS	Tenant Receivable (TR)					
	<table><tr><td>Tenant Receivable</td><td>50,679</td><td rowspan="2">= 0.20</td></tr><tr><td>Total Tenant Revenue</td><td>256,154</td></tr></table> <i>IR < 1.50</i>	Tenant Receivable	50,679	= 0.20	Total Tenant Revenue	256,154
	Tenant Receivable	50,679	= 0.20			
	Total Tenant Revenue	256,154				
	Days Receivable Outstanding: 42.60					
Accounts Payable (AP)						
<table><tr><td>Accounts Payable</td><td>(12,383)</td><td rowspan="2">= 0.34</td></tr><tr><td>Total Operating Expenses</td><td>36,575</td></tr></table> <i>IR < 0.75</i>	Accounts Payable	(12,383)	= 0.34	Total Operating Expenses	36,575	
Accounts Payable	(12,383)	= 0.34				
Total Operating Expenses	36,575					
Occupancy	Loss	Occ %	<i>IR >= 0.98</i>			
Current Month	21.43%	78.57%				
Year-to-Date	14.80%	85.20%				
FASS KFI	MP	MASS KFI	MP			
QR	12.00 12	Accts Recvble	2.00 5			
MENAR	11.00 11	Accts Payable	4.00 4			
DSCR	0.00 2	Occupancy	0.00 16			
Total Points	23.00 25	Total Points	6.00 25			
Capital Fund Occupancy						
5.00						

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		814,511	=	20.93	
Curr Liab Exc Curr Prtn LTD		(38,919)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		775,593	=	28.62	
Average Monthly Operating and Other Expenses		27,100			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		309.50			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		18,965	=	0.07	
Total Tenant Revenue		277,115			IR < 1.50
Days Receivable Outstanding: 14.73					
Accounts Payable (AP)					
Accounts Payable		(8,727)	=	0.32	
Total Operating Expenses		27,100			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.79 %	98.21%		
Year-to-Date		2.30 %	97.70%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	0.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	12.00	16
Total Points	25.00	25	Total Points	16.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash	
738,613	
Average Dwelling Rent	
Actual/UML	277,424 383 724.34
Budget/UMA	275,674 392 703.25
Increase (Decrease)	1,750 (9) 21.09
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 142.60 19.71 %
Supplies and Materials	18.37 2.54
Fleet Costs	0.00 0.00
Outside Services	63.26 8.74
Utilities	78.73 10.89
Protective Services	0.00 0.00
Insurance	29.11 10.89
Other Expenses	48.72 6.73
Total Average Expense	\$ 380.79 59.50 %

KFI - FY Comparison for Homestead - 157 Units
Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		371,053	=		2.79
Curr Liab Exc Curr Prtn LTD		(132,912)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		218,387	=		2.32
Average Monthly Operating and Other Expenses		94,188			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		10.13			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		16,435	=		0.02
Total Tenant Revenue		660,342			IR < 1.50
Days Receivable Outstanding: 5.35					
Accounts Payable (AP)					
Accounts Payable		(48,949)	=		0.52
Total Operating Expenses		94,188			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		6.37 %	93.63%		
Year-to-Date		5.55 %	94.45%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	7.93	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	21.93	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
214,260			
Average Dwelling Rent			
Actual/UML	621,419	1,052	590.70
Budget/UMA	592,989	1,099	539.57
Increase (Decrease)	28,429	(47)	51.13
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 148.39	21.16 %	
Supplies and Materials	27.38	3.90	
Fleet Costs	2.47	0.35	
Outside Services	66.91	9.54	
Utilities	81.89	11.68	
Protective Services	8.75	1.25	
Insurance	25.64	25.24	
Other Expenses	28.89	4.12	
Total Average Expense	\$ 390.30	77.24 %	

Excess Cash			
82,264			
Average Dwelling Rent			
Actual/UML	576,989	1,038	555.87
Budget/UMA	576,975	1,099	525.00
Increase (Decrease)	14	(61)	30.87
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 129.79	20.40 %	
Supplies and Materials	23.26	3.66	
Fleet Costs	0.74	0.12	
Outside Services	51.93	8.16	
Utilities	57.15	23.70	
Protective Services	9.60	1.51	
Insurance	25.00	23.70	
Other Expenses	23.37	3.67	
Total Average Expense	\$ 320.85	84.93 %	

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

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:49:48PM

		This Year				Last Year									
FASS	Quick Ratio (QR)					Quick Ratio (QR)									
	Current Assets, Unrestricted		344,001		=	4.76	Current Assets, Unrestricted		575,647		=	12.83			
	Curr Liab Exc Curr Prtn LTD		(72,325)		IR >= 2.0		Curr Liab Exc Curr Prtn LTD		(44,870)		IR >= 2.0				
FASS	Months Expendable Net Assets Ratio (MENAR)					Months Expendable Net Assets Ratio (MENAR)									
	Expendable Fund Balance		215,338		=	4.39	Expendable Fund Balance		530,777		=	10.72			
	Average Monthly Operating and Other Expenses		49,097		IR >= 4.0		Average Monthly Operating and Other Expenses		49,498		IR >= 4.0				
MASS	Debt Service Coverage Ratio (DSCR)					Debt Service Coverage Ratio (DSCR)									
			0.59		IR >= 1.25				0.00		IR >= 1.25				
	Tenant Receivable (TR)					Tenant Receivable (TR)									
Tenant Receivable		5,106		=	0.02	Tenant Receivable		(416)		=	0.00				
Total Tenant Revenue		331,143		IR < 1.50		Total Tenant Revenue		298,259		IR < 1.50					
Days Receivable Outstanding: 3.32					Days Receivable Outstanding: -0.30										
MASS	Accounts Payable (AP)					Accounts Payable (AP)									
	Accounts Payable		(20,529)		=	0.42	Accounts Payable		(16,433)		=	0.33			
	Total Operating Expenses		49,097		IR < 0.75		Total Operating Expenses		49,498		IR < 0.75				
Occupancy		Loss		Occ %		Occupancy		Loss		Occ %					
Current Month		3.33%		96.67%		Current Month		1.11 %		98.89%					
Year-to-Date		4.13%		95.87%		Year-to-Date		4.29 %		95.71%		IR >= 0.98			
		FASS KFI		MP		MASS KFI		MP							
QR		12.00		12		Accts Recvble		5.00		5					
MENAR		11.00		11		Accts Payable		4.00		4					
DSCR		0.00		2		Occupancy		8.00		16					
Total Points		23.00		25		Total Points		17.00		25					
Capital Fund Occupancy					Capital Fund Occupancy										
5.00					5.00										
Excess Cash					Excess Cash										
159,370					469,826										
Average Dwelling Rent					Average Dwelling Rent										
Actual/UML		326,243		604		540.14		Actual/UML		304,497		603		504.97	
Budget/UMA		317,819		630		504.47		Budget/UMA		305,092		630		484.27	
Increase (Decrease)		8,424		(26)		35.66		Increase (Decrease)		(595)		(27)		20.70	
PUM / Percentage of Revenue					PUM / Percentage of Revenue										
Expense		Amount		Percent		Expense		Amount		Percent					
Salaries and Benefits		\$ 150.36		27.42 %		Salaries and Benefits		\$ 155.95		31.76 %					
Supplies and Materials		26.73		4.88		Supplies and Materials		19.57		3.98					
Fleet Costs		0.00		0.00		Fleet Costs		0.46		0.09					
Outside Services		95.39		17.40		Outside Services		71.70		14.60					
Utilities		60.01		10.95		Utilities		57.44		11.73					
Protective Services		8.44		1.54		Protective Services		11.69		2.38					
Insurance		31.97		10.96		Insurance		22.66		11.73					
Other Expenses		22.96		4.19		Other Expenses		24.09		4.91					
Total Average Expense		\$ 395.86		77.33 %		Total Average Expense		\$ 363.55		81.18 %					

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
 rp_GlJdeKeyFinancialIndicatorsByCartera
 3/15/2019 11:49:55PM

		This Year				Last Year					
FASS	Quick Ratio (QR)					Quick Ratio (QR)					
	Current Assets, Unrestricted		894,115	=	12.81	Current Assets, Unrestricted		696,284	=	14.14	
	Curr Liab Exc Curr Prtn LTD		(69,795)		IR >= 2.0	Curr Liab Exc Curr Prtn LTD		(49,244)		IR >= 2.0	
FASS	Months Expendable Net Assets Ratio (MENAR)					Months Expendable Net Assets Ratio (MENAR)					
	Expendable Fund Balance		824,320	=	16.41	Expendable Fund Balance		647,040	=	14.02	
	Average Monthly Operating and Other Expenses		50,226		IR >= 4.0	Average Monthly Operating and Other Expenses		46,166		IR >= 4.0	
MASS	Debt Service Coverage Ratio (DSCR)					Debt Service Coverage Ratio (DSCR)					
			0.00		IR >= 1.25			0.00		IR >= 1.25	
MASS	Tenant Receivable (TR)					Tenant Receivable (TR)					
	Tenant Receivable		11,116	=	0.06	Tenant Receivable		3,418	=	0.02	
	Total Tenant Revenue		191,430		IR < 1.50	Total Tenant Revenue		186,691		IR < 1.50	
	Days Receivable Outstanding: 12.49					Days Receivable Outstanding: 3.94					
MASS	Accounts Payable (AP)					Accounts Payable (AP)					
	Accounts Payable		(20,870)	=	0.42	Accounts Payable		(21,853)	=	0.47	
	Total Operating Expenses		50,226		IR < 0.75	Total Operating Expenses		46,166		IR < 0.75	
MASS	Occupancy		Loss	Occ %		Occupancy		Loss	Occ %		
	Current Month		6.00%	94.00%		Current Month		2.00 %	98.00%		
	Year-to-Date		5.71%	94.29%		Year-to-Date		1.00 %	99.00%		
	IR >= 0.98					IR >= 0.98					
FASS KFI MP MASS KFI MP						FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble 5.00 5		QR		12.00	12	Accts Recvble 5.00 5	
MENAR		11.00	11	Accts Payable 4.00 4		MENAR		11.00	11	Accts Payable 4.00 4	
DSCR		2.00	2	Occupancy 8.00 16		DSCR		2.00	2	Occupancy 16.00 16	
Total Points		25.00	25	Total Points 17.00 25		Total Points		25.00	25	Total Points 25.00 25	
Capital Fund Occupancy						Capital Fund Occupancy					
		5.00						5.00			
Excess Cash						Excess Cash					
		770,827						598,468			
Average Dwelling Rent						Average Dwelling Rent					
Actual/UML		173,477	660	262.84		Actual/UML		172,653	693	249.14	
Budget/UMA		176,213	700	251.73		Budget/UMA		172,296	700	246.14	
Increase (Decrease)		(2,736)	(40)	11.11		Increase (Decrease)		357	(7)	3.00	
PUM / Percentage of Revenue						PUM / Percentage of Revenue					
Expense		Amount	Percent			Expense		Amount	Percent		
Salaries and Benefits		\$ 175.09	22.34 %			Salaries and Benefits		\$ 165.39	19.84 %		
Supplies and Materials		31.48	4.02			Supplies and Materials		28.32	3.40		
Fleet Costs		0.00	0.00			Fleet Costs		0.54	0.07		
Outside Services		86.89	11.09			Outside Services		49.60	5.95		
Utilities		49.56	6.32			Utilities		57.67	9.21		
Protective Services		0.00	0.00			Protective Services		0.00	0.00		
Insurance		27.10	9.50			Insurance		25.24	9.21		
Other Expenses		35.75	4.56			Other Expenses		30.15	3.62		
Total Average Expense		\$ 405.87	57.84 %			Total Average Expense		\$ 356.93	51.29 %		

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:03PM

This Year			
FASS	Quick Ratio (QR)		
	Current Assets, Unrestricted1,162,541 Curr Liab Exc Curr Prtn LTD(68,496) = 16.97 IR >= 2.0		
	Months Expendable Net Assets Ratio (MENAR)		
	Expendable Fund Balance1,094,046 Average Monthly Operating and Other Expenses42,966 = 25.46 IR >= 4.0		
Debt Service Coverage Ratio (DSCR)			
	0.00 IR >= 1.25		
MASS	Tenant Receivable (TR)		
	Tenant Receivable9,587 Total Tenant Revenue164,137 = 0.06 IR < 1.50		
	Days Receivable Outstanding: 12.56		
	Accounts Payable (AP)		
	Accounts Payable(15,439) Total Operating Expenses42,966 = 0.36 IR < 0.75		
Occupancy	Loss	Occ %	
Current Month	1.00%	99.00%	
Year-to-Date	3.43%	96.57%	IR >= 0.98
FASS KFI	MP	MASS KFI	MP
QR	12.00 12	Accts Recvble	5.00 5
MENAR	11.00 11	Accts Payable	4.00 4
DSCR	2.00 2	Occupancy	12.00 16
Total Points	25.00 25	Total Points	21.00 25
Capital Fund Occupancy			
5.00			

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,128,135	=		12.22
Curr Liab Exc Curr Prtn LTD		(92,352)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		1,035,783	=		20.42
Average Monthly Operating and Other Expenses		50,735			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		4,591	=		0.03
Total Tenant Revenue		151,476			IR < 1.50
Days Receivable Outstanding: 6.52					
Accounts Payable (AP)					
Accounts Payable		(16,563)	=		0.33
Total Operating Expenses		50,735			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		4.00 %	96.00%		
Year-to-Date		4.14 %	95.86%		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	8.00	16
Total Points	25.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
1,047,565			
Average Dwelling Rent			
Actual/UML	159,667	676	236.19
Budget/UMA	164,119	700	234.46
Increase (Decrease)	(4,452)	(24)	1.74
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 179.67	28.25 %	
Supplies and Materials	21.44	3.37	
Fleet Costs	3.21	0.50	
Outside Services	84.43	13.28	
Utilities	46.13	7.25	
Protective Services	0.00	0.00	
Insurance	29.36	7.26	
Other Expenses	31.50	4.95	
Total Average Expense	\$ 395.74	64.87 %	

Excess Cash			
982,170			
Average Dwelling Rent			
Actual/UML	150,047	671	223.62
Budget/UMA	163,385	700	233.41
Increase (Decrease)	(13,338)	(29)	(9.79)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 219.58	34.77 %	
Supplies and Materials	48.94	7.75	
Fleet Costs	5.33	0.84	
Outside Services	61.89	9.80	
Utilities	49.37	7.82	
Protective Services	0.00	0.00	
Insurance	28.51	7.82	
Other Expenses	32.90	5.21	
Total Average Expense	\$ 446.51	74.00 %	

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:11PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		168,935	=	7.69
	Curr Liab Exc Curr Prtn LTD		(21,966)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		143,094	=	8.66
	Average Monthly Operating and Other Expenses		16,516		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			-0.99		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		3,210	=	0.03
	Total Tenant Revenue		102,898		IR < 1.50
	Days Receivable Outstanding: 6.71				
MASS	Accounts Payable (AP)				
	Accounts Payable		(7,683)	=	0.47
	Total Operating Expenses		16,516		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		6.90%	93.10%	
	Year-to-Date		3.94%	96.06%	
	IR >= 0.98				
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble 5.00 5	
MENAR		11.00	11	Accts Payable 4.00 4	
DSCR		0.00	2	Occupancy 12.00 16	
Total Points		23.00	25	Total Points 21.00 25	
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		174,274	=		11.02
Curr Liab Exc Curr Prtn LTD		(15,814)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		154,774	=		12.00
Average Monthly Operating and Other Expenses		12,899			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		4.70			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		99,914			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(3,814)	=		0.30
Total Operating Expenses		12,899			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		1.97 %	98.03%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash	
131,864	
Average Dwelling Rent	
Actual/UML	98,870 199 496.84
Budget/UMA	96,604 203 475.88
Increase (Decrease)	2,267 (4) 20.96
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 65.07 12.96 %
Supplies and Materials	59.77 11.90
Fleet Costs	0.00 0.00
Outside Services	63.96 12.74
Utilities	51.51 10.26
Protective Services	6.41 1.28
Insurance	37.16 10.26
Other Expenses	60.09 11.97
Total Average Expense	\$ 343.97 71.37 %

KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:20PM

This Year	
FASS	Quick Ratio (QR) Current Assets, Unrestricted 108,352 Curr Liab Exc Curr Prtn LTD (934,062) = 0.12 IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (825,710) Average Monthly Operating and Other Expenses 65,068 = -12.69 IR >= 4.0
	Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25
	Tenant Receivable (TR) Tenant Receivable 60,423 Total Tenant Revenue 248,175 = 0.24 IR < 1.50 Days Receivable Outstanding: 52.37
MASS	Accounts Payable (AP) Accounts Payable (46,226) Total Operating Expenses 65,068 = 0.71 IR < 0.75
	Occupancy Loss Occ % Current Month 12.50% 87.50% Year-to-Date 9.69% 90.31% IR >= 0.98
	FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 2.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16 Total Points 2.00 25 Total Points 7.00 25
Capital Fund Occupancy 5.00	

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		179,625	=	0.20	
Curr Liab Exc Curr Prtn LTD		(915,550)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(735,925)	=	-17.47	
Average Monthly Operating and Other Expenses		42,135		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		9,963	=	0.04	
Total Tenant Revenue		245,186		IR < 1.50	
Days Receivable Outstanding: 8.77					
Accounts Payable (AP)					
Accounts Payable		(24,678)	=	0.59	
Total Operating Expenses		42,135		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		10.48 %	89.52%		
Year-to-Date		7.41 %	92.59%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	0.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	2.00	25	Total Points	8.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(778,266)			
Average Dwelling Rent			
Actual/UML	243,084	675	360.12
Budget/UMA	281,270	729	385.83
Increase (Decrease)	(38,186)	(54)	(25.71)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 107.02	16.90%	
Supplies and Materials	16.96	2.68	
Fleet Costs	0.00	0.00	
Outside Services	79.74	12.59	
Utilities	99.79	15.76	
Protective Services	7.78	1.23	
Insurance	25.54	15.76	
Other Expenses	23.56	3.72	
Total Average Expense	\$ 360.38	68.65%	

KFI - FY Comparison for Claremont/Warren House - 7 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:48:38PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		2,641	=	1.33
	Curr Liab Exc Curr Prtn LTD		(1,993)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance		(8,102)	=	-4.30	
Average Monthly Operating and Other Expenses		1,886		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.10		IR >= 1.25	
MASS	Tenant Receivable (TR)				
	Tenant Receivable		(28)	=	0.00
	Total Tenant Revenue		19,340		IR < 1.50
	Days Receivable Outstanding: -0.31				
	Accounts Payable (AP)				
	Accounts Payable		(1,959)	=	1.04
Total Operating Expenses		1,886		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		14.29%	85.71%		
Year-to-Date		12.24%	87.76%		IR >= 0.98
FASS KFI MP MASS KFI MP					
QR		8.76 12	Accts Recvble		5.00 5
MENAR		0.00 11	Accts Payable		2.00 4
DSCR		0.00 2	Occupancy		0.00 16
Total Points		8.76 25	Total Points		7.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		0	=	0.00	IR >= 2.0
Curr Liab Exc Curr Prtn LTD		0			
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		0	=	0.00	IR >= 4.0
Average Monthly Operating and Other Expenses		0			
Debt Service Coverage Ratio (DSCR)					
0.00				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	IR < 1.50
Total Tenant Revenue		0			
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		0	=	0.00	IR < 0.75
Total Operating Expenses		0			
Occupancy		Loss	Occ %		IR >= 0.98
Current Month		0.00 %	0.00%		
Year-to-Date		0.00 %	0.00%		
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			
(10,892)			
Average Dwelling Rent			
Actual/UML	19,066	43	443.39
Budget/UMA	40,760	49	831.84
Increase (Decrease)	(21,695)	(6)	(388.46)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 33.57	7.46 %	
Supplies and Materials	4.31	0.96	
Fleet Costs	0.00	0.00	
Outside Services	51.25	11.39	
Utilities	78.53	17.46	
Protective Services	0.00	0.00	
Insurance	58.85	17.46	
Other Expenses	10.40	2.31	
Total Average Expense	\$ 236.91	57.05 %	

Excess Cash			
0			
Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	0.00%	
Supplies and Materials	0.00	0.00	
Fleet Costs	0.00	0.00	
Outside Services	0.00	0.00	
Utilities	0.00	0.00	
Protective Services	0.00	0.00	
Insurance	0.00	0.00	
Other Expenses	0.00	0.00	
Total Average Expense	\$ 0.00	0.00%	

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,252 Units
Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByGroup
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3/15/2019 11:43:38PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted5,541,068 Curr Liab Exc Curr Prtn LTD(1,188,358) =4.66 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance3,686,395 Average Monthly Operating and Other Expenses668,705 =5.51 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 3.71 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable0 Total Tenant Revenue4,712,673 =0.00 IR < 1.50 Days Receivable Outstanding: 0.00																			
MASS	Accounts Payable (AP) Accounts Payable(346,201) Total Operating Expenses668,705 =0.52 IR < 0.75																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>9.98%</td><td>90.02%</td></tr><tr><td>Year-to-Date</td><td>9.87%</td><td>90.13%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	9.98%	90.02%	Year-to-Date	9.87%	90.13%										
	Occupancy	Loss	Occ %																	
Current Month	9.98%	90.02%																		
Year-to-Date	9.87%	90.13%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>12.00</td><td>12</td><td>Accts Recvble5.00</td></tr><tr><td>MENAR</td><td>11.00</td><td>11</td><td>Accts Payable4.00</td></tr><tr><td>DSCR</td><td>2.00</td><td>2</td><td>Occupancy1.00</td></tr><tr><td>Total Points</td><td>25.00</td><td>25</td><td>Total Points10.00</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble5.00	MENAR	11.00	11	Accts Payable4.00	DSCR	2.00	2	Occupancy1.00	Total Points	25.00	25	Total Points10.00
FASS KFI	MP	MASS KFI	MP																	
QR	12.00	12	Accts Recvble5.00																	
MENAR	11.00	11	Accts Payable4.00																	
DSCR	2.00	2	Occupancy1.00																	
Total Points	25.00	25	Total Points10.00																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		5,399,864		= 3.08	
Curr Liab Exc Curr Prtn LTD		(1,753,281)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		3,123,429		= 5.35	
Average Monthly Operating and Other Expenses		583,972		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
3.72				IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		4,520,742		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(190,222)		= 0.33	
Total Operating Expenses		583,972		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		10.70 %		89.30%	
Year-to-Date		11.50 %		88.50%	
IR >= 0.98					
FASS KFI		MP		MASS KFI MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
2,802,771			
Average Dwelling Rent			
Actual/UML	4,865,128	7,899	615.92
Budget/UMA	5,022,893	8,764	573.13
Increase (Decrease)	(157,765)	(865)	42.79
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 130.12	18.65 %	
Supplies and Materials	23.68	3.39	
Fleet Costs	0.00	0.00	
Outside Services	108.56	15.56	
Utilities	57.34	8.22	
Protective Services	10.84	1.55	
Insurance	32.71	8.63	
Other Expenses	41.61	5.97	
Total Average Expense	\$ 404.86	61.97 %	

Excess Cash			
2,252,759			
Average Dwelling Rent			
Actual/UML	4,491,966	7,756	579.16
Budget/UMA	4,763,747	8,764	543.56
Increase (Decrease)	(271,781)	(1,008)	35.60
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 129.57	19.30 %	
Supplies and Materials	17.79	2.65	
Fleet Costs	0.02	0.00	
Outside Services	98.99	14.74	
Utilities	55.00	8.19	
Protective Services	9.91	1.48	
Insurance	23.16	8.19	
Other Expenses	42.09	6.27	
Total Average Expense	\$ 376.52	60.81 %	

KFI - FY Comparison for Cottage Creek I - 253 Units

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(129,015)	=		-0.13
Curr Liab Exc Curr Prtn LTD		(1,009,194)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,206,990)	=		-12.05
Average Monthly Operating and Other Expenses		100,125			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.00			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		544,757			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,235)	=		0.01
Total Operating Expenses		100,125			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		14.23 %	85.77%		
Year-to-Date		15.98 %	84.02%		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			
(804,147)			
Average Dwelling Rent			
Actual/UML	662,890	1,569	422.49
Budget/UMA	625,960	1,771	353.45
Increase (Decrease)	36,929	(202)	69.04
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 157.82	25.34 %	
Supplies and Materials	23.95	3.85	
Fleet Costs	0.00	0.00	
Outside Services	85.09	13.66	
Utilities	47.29	7.59	
Protective Services	17.13	2.75	
Insurance	24.83	7.59	
Other Expenses	35.35	5.68	
Total Average Expense	\$ 391.48	66.46 %	

Excess Cash			
(1,338,795)			
Average Dwelling Rent			
Actual/UML	547,496	1,488	367.94
Budget/UMA	576,564	1,771	325.56
Increase (Decrease)	(29,068)	(283)	42.38
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 154.29	25.81 %	
Supplies and Materials	19.20	3.21	
Fleet Costs	0.11	0.02	
Outside Services	76.22	12.75	
Utilities	47.36	7.92	
Protective Services	21.08	3.53	
Insurance	20.51	7.92	
Other Expenses	38.85	6.50	
Total Average Expense	\$ 377.61	67.66 %	

KFI - FY Comparison for Cottage Creek II - 196 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:35PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		482,238	=	6.94
	Curr Liab Exc Curr Prtn LTD		(69,463)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		364,343	=	4.38
	Average Monthly Operating and Other Expenses		83,234		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		387,745		IR < 1.50
	Days Receivable Outstanding:		0.00		
MASS	Accounts Payable (AP)				
	Accounts Payable		(19,499)	=	0.23
	Total Operating Expenses		83,234		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		13.27%	86.73%	
	Year-to-Date		11.73%	88.27%	
				IR >= 0.98	
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble	5.00 5
MENAR		11.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	0.00 16
Total Points		25.00	25	Total Points	9.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		344,532	=	3.00	
Curr Liab Exc Curr Prtn LTD		(114,801)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		182,819	=	2.44	
Average Monthly Operating and Other Expenses		74,835		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		380,769		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(2,465)	=	0.03	
Total Operating Expenses		74,835		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		11.22 %	88.78%		
Year-to-Date		9.84 %	90.16%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.12	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	1.00	16
Total Points	22.12	25	Total Points	10.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
83,557			
Average Dwelling Rent			
Actual/UML	396,231	1,237	320.32
Budget/UMA	411,292	1,372	299.78
Increase (Decrease)	(15,061)	(135)	20.54
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 134.18	24.00%	
Supplies and Materials	19.32	3.45	
Fleet Costs	0.00	0.00	
Outside Services	66.22	11.84	
Utilities	36.99	6.62	
Protective Services	19.92	3.56	
Insurance	17.15	6.62	
Other Expenses	34.24	6.12	
Total Average Expense	\$ 328.02	62.21%	

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending January 31, 2019

GIJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:43PM

This Year							
FASS	Quick Ratio (QR)						
	Current Assets, Unrestricted		623,045	=	8.90		
	Curr Liab Exc Curr Prtn LTD		(70,030)		IR >= 2.0		
FASS	Months Expendable Net Assets Ratio (MENAR)						
	Expendable Fund Balance		505,219	=	14.29		
	Average Monthly Operating and Other Expenses		35,354		IR >= 4.0		
FASS	Debt Service Coverage Ratio (DSCR)						
			0.00		IR >= 1.25		
MASS	Tenant Receivable (TR)						
	Tenant Receivable		0	=	0.00		
	Total Tenant Revenue		300,602		IR < 1.50		
	Days Receivable Outstanding:		0.00				
MASS	Accounts Payable (AP)						
	Accounts Payable		(16,842)	=	0.48		
	Total Operating Expenses		35,354		IR < 0.75		
MASS	Occupancy		Loss	Occ %			
	Current Month		10.71%	89.29%			
	Year-to-Date		7.40%	92.60%			
	IR >= 0.98						
FASS KFI MP MASS KFI MP							
QR		12.00	12	Accts Recvble		5.00	5
MENAR		11.00	11	Accts Payable		4.00	4
DSCR		2.00	2	Occupancy		4.00	16
Total Points		25.00	25	Total Points		13.00	25
Capital Fund Occupancy							
5.00							

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		575,920	=	5.87	
Curr Liab Exc Curr Prtn LTD		(98,045)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		431,579	=	16.54	
Average Monthly Operating and Other Expenses		26,097		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		293,838		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(268)	=	0.01	
Total Operating Expenses		26,097		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.57 %	96.43%		
Year-to-Date		5.36 %	94.64%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
460,294			
Average Dwelling Rent			
Actual/UML	298,998	363	823.69
Budget/UMA	310,664	392	792.51
Increase (Decrease)	(11,666)	(29)	31.17
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 158.66	19.16 %	
Supplies and Materials	19.53	2.36	
Fleet Costs	0.00	0.00	
Outside Services	104.44	12.61	
Utilities	50.19	6.06	
Protective Services	0.00	0.00	
Insurance	65.96	6.79	
Other Expenses	60.56	7.31	
Total Average Expense	\$ 459.34	54.29 %	

Excess Cash			
393,550			
Average Dwelling Rent			
Actual/UML	292,374	371	788.07
Budget/UMA	291,201	392	742.86
Increase (Decrease)	1,173	(21)	45.21
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 143.51	18.12 %	
Supplies and Materials	14.07	1.78	
Fleet Costs	0.00	0.00	
Outside Services	67.89	8.57	
Utilities	44.65	5.64	
Protective Services	0.00	0.00	
Insurance	30.84	5.64	
Other Expenses	53.80	6.79	
Total Average Expense	\$ 354.76	46.54 %	

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:50:52PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		399,159	=	3.16
	Curr Liab Exc Curr Prtn LTD		(126,265)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		149,961	=	1.24
	Average Monthly Operating and Other Expenses		120,893		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.80		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		964,583		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(69,995)	=	0.58
	Total Operating Expenses		120,893		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		6.50%	93.50%	
	Year-to-Date		4.43%	95.57%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		343,718	=	6.00	
Curr Liab Exc Curr Prtn LTD		(57,323)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		286,395	=	2.51	
Average Monthly Operating and Other Expenses		114,048		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		-0.10		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		902,350		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(4,609)	=	0.04	
Total Operating Expenses		114,048		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		10.00 %	90.00%		
Year-to-Date		5.71 %	94.29%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	8.22	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	20.22	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
18,007			
Average Dwelling Rent			
Actual/UML	902,460	1,338	674.48
Budget/UMA	896,512	1,400	640.37
Increase (Decrease)	5,948	(62)	34.12
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 154.49	21.43 %	
Supplies and Materials	30.49	4.23	
Fleet Costs	0.00	0.00	
Outside Services	137.50	19.07	
Utilities	29.39	4.08	
Protective Services	6.28	0.87	
Insurance	11.85	6.05	
Other Expenses	45.14	6.26	
Total Average Expense	\$ 415.14	61.99 %	

Excess Cash			
156,821			
Average Dwelling Rent			
Actual/UML	854,368	1,320	647.25
Budget/UMA	867,019	1,400	619.30
Increase (Decrease)	(12,651)	(80)	27.95
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 141.14	20.65%	
Supplies and Materials	18.91	2.77	
Fleet Costs	0.00	0.00	
Outside Services	104.15	15.23	
Utilities	50.53	7.39	
Protective Services	7.27	1.06	
Insurance	24.01	7.39	
Other Expenses	53.67	7.85	
Total Average Expense	\$ 399.67	62.35%	

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		42,836	=	4.99	
Curr Liab Exc Curr Prtn LTD		(8,576)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		34,260	=	8.07	
Average Monthly Operating and Other Expenses		4,246		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.00		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		18,315		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(374)	=	0.09	
Total Operating Expenses		4,246		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		0.00 %	100.00%		
Year-to-Date		0.00 %	100.00%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	16.00	16
Total Points	25.00	25	Total Points	25.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
29,133			
Average Dwelling Rent			
Actual/UML	16,072	105	153.07
Budget/UMA	22,099	105	210.47
Increase (Decrease)	(6,027)	0	(57.40)
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 36.11	7.58 %	
Supplies and Materials	16.32	3.43	
Fleet Costs	0.00	0.00	
Outside Services	57.24	12.01	
Utilities	61.76	12.96	
Protective Services	0.00	0.00	
Insurance	7.22	12.96	
Other Expenses	29.74	6.24	
Total Average Expense	\$ 208.38	55.19 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,044,299	=	11.31
	Curr Liab Exc Curr Prtn LTD		(92,296)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		857,781	=	10.95
	Average Monthly Operating and Other Expenses		78,368		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			2.00		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		699,920		IR < 1.50
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable		(32,509)	=	0.41
	Total Operating Expenses		78,368		IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	6.25%	93.75%		
	Year-to-Date	5.36%	94.64%	IR >= 0.98	
FASS KFI MP MASS KFI MP					
QR		12.00 12	Accts Recvble		5.00 5
MENAR		11.00 11	Accts Payable		4.00 4
DSCR		2.00 2	Occupancy		8.00 16
Total Points		25.00 25	Total Points		17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		862,560	=	13.42	
Curr Liab Exc Curr Prtn LTD		(64,288)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		709,489	=	11.97	
Average Monthly Operating and Other Expenses		59,279		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		2.47		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		667,741		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(3,788)	=	0.06	
Total Operating Expenses		59,279		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.13 %	96.88%		
Year-to-Date		4.91 %	95.09%	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	25.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
687,677			
Average Dwelling Rent			
Actual/UML	680,623	848	802.62
Budget/UMA	705,872	896	787.80
Increase (Decrease)	(25,249)	(48)	14.82
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 133.83	16.21 %	
Supplies and Materials	25.08	3.04	
Fleet Costs	0.00	0.00	
Outside Services	94.12	11.40	
Utilities	18.66	2.26	
Protective Services	0.00	0.00	
Insurance	87.38	3.47	
Other Expenses	41.15	4.99	
Total Average Expense	\$ 400.23	41.37 %	

Excess Cash			
542,538			
Average Dwelling Rent			
Actual/UML	655,448	852	769.31
Budget/UMA	655,259	896	731.32
Increase (Decrease)	189	(44)	37.99
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 111.14	14.18 %	
Supplies and Materials	14.44	1.84	
Fleet Costs	0.00	0.00	
Outside Services	66.46	8.48	
Utilities	31.07	3.96	
Protective Services	0.00	0.00	
Insurance	24.84	3.96	
Other Expenses	34.26	4.37	
Total Average Expense	\$ 282.20	36.80 %	

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending January 31, 2019

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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		3,142,380	=	7.90
	Curr Liab Exc Curr Prtn LTD		(397,826)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		2,462,632	=	8.15
	Average Monthly Operating and Other Expenses		302,172		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.66		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		2,521,482		IR < 1.50
	Days Receivable Outstanding:		0.00		
MASS	Accounts Payable (AP)				
	Accounts Payable		(182,742)	=	0.60
	Total Operating Expenses		302,172		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		10.34%	89.66%	
	Year-to-Date		10.98%	89.02%	
				IR >= 0.98	
FASS KFI MP MASS KFI MP					
QR		12.00	12	Accts Recvble	5.00 5
MENAR		11.00	11	Accts Payable	4.00 4
DSCR		2.00	2	Occupancy	0.00 16
Total Points		25.00	25	Total Points	9.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		3,357,076	=	8.37	
Curr Liab Exc Curr Prtn LTD		(401,054)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		2,683,640	=	10.25	
Average Monthly Operating and Other Expenses		261,794			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.73			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		2,380,713			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(177,482)	=	0.68	
Total Operating Expenses		261,794			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		10.15 %	89.85%		
Year-to-Date		13.13 %	86.87 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	0.00	16
Total Points	25.00	25	Total Points	9.00	25
Capital Fund Occupancy					
5.00					

Excess Cash			
2,099,080			
Average Dwelling Rent			
Actual/UML	2,565,804	3,315	774.00
Budget/UMA	2,745,896	3,724	737.35
Increase (Decrease)	(180,092)	(409)	36.65
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 111.48	14.66 %	
Supplies and Materials	19.79	2.60	
Fleet Costs	0.00	0.00	
Outside Services	116.22	15.28	
Utilities	80.59	10.60	
Protective Services	8.83	1.16	
Insurance	44.20	10.64	
Other Expenses	41.25	5.42	
Total Average Expense	\$ 422.35	60.36 %	

Excess Cash			
2,327,266			
Average Dwelling Rent			
Actual/UML	2,385,424	3,235	737.38
Budget/UMA	2,595,572	3,724	696.98
Increase (Decrease)	(210,148)	(489)	40.40
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 113.14	15.37 %	
Supplies and Materials	16.58	2.25	
Fleet Costs	0.00	0.00	
Outside Services	124.80	16.96	
Utilities	68.19	9.27	
Protective Services	3.47	0.47	
Insurance	25.98	9.27	
Other Expenses	40.91	5.56	
Total Average Expense	\$ 393.08	59.15 %	

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 1/31/2019

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
532	Refugio	50	48	336			96.00%		98.00%	98.00%	14,293-	43-		335	95.71%		14,293-	14,293-
533	Scattered Sites	163	157	1,099	138	21,672	96.32%	151,706	95.71%	98.73%	160,640	146	6,074	1,097	96.14%	276	9,210	9,486
537	San Juan Square	46	44	308			95.65%		97.83%	97.83%	6,192-	20-		313	97.20%		6,192-	6,192-
538	The Alhambra	14	14	98			100.00		92.86%	92.86%				92	93.88%			
541	HemisView Village	49	48	336			97.96%		93.88%	93.88%	20,568-	62-		333	97.08%		20,568-	20,568-
549	Converse Ranch I	25	23	161			92.00%		96.00%	96.00%	24,039-	142-		169	96.57%		24,039-	24,039-
550	Midcrown Seniors Pavillion	39	38	266			97.44%		100.00	100.00	2,778-	10-		271	99.27%		2,778-	2,778-
551	Converse Ranch II	21	21	147			100.00		100.00	100.00	12,826-	87-		147	100.00		12,826-	12,826-
552	San Juan Square II	48	47	329			97.92%		95.83%	95.83%	5,219-	16-		318	94.64%		5,219-	5,219-
553	Sutton Oaks Phase I	49	46	322			93.88%		89.80%	89.80%	41,368-	127-		325	94.75%		41,368-	41,368-
554	Pin Oak I	50	49	343	243	11,923	98.00%	83,462	100.00	100.00	73,864	219	2,920	338	96.57%	1,217	8,382-	7,165-
555	Gardens at San Juan Square	63	60	420			95.24%		96.83%	96.83%	2,967-	7-		424	96.15%		2,967-	2,967-
556	The Park at Sutton Oaks	49	48	336			97.96%		87.76%	87.76%	19,737-	61-		326	95.04%		19,737-	19,737-
558	East Meadows	18	17	119			94.44%		388.89	98.59%				488	387.30			
559	Wheatley Senior Living						0.00		0.00	97.50%	9,772	36		273	0.00		9,772	9,772
6010	Alazan-Apache Courts	685	649	4,543	114	73,820	94.74%	516,742	92.26%	92.40%	670,740	150	38,448	4,457	92.95%	9,759	163,756	173,514
6050	Lincoln Heights	338	315	2,205	131	41,164	93.20%	288,146	89.05%	91.21%	312,408	147	31,361	2,126	89.86%	10,341	34,603	44,945
6060	Cassiano Homes	499	471	3,297	97	45,542	94.39%	318,794	93.19%	94.13%	303,090	92	19,241	3,294	94.30%	297	15,406-	15,110-
6108	Dr. Charles Andrews Apts.	52	51	357	136	6,947	98.08%	48,631	96.15%	96.15%	41,323	117	1,362	354	97.25%	409	6,899-	6,491-
6120	Villa Veramendi Apts.	166	164	1,148	138	22,642	98.80%	158,491	96.39%	96.39%	147,884	132	5,522	1,122	96.56%	3,599	7,008-	3,409-
6124	Frank Hornsby	59	58	406	148	8,602	98.31%	60,214	98.31%	98.31%	65,633	167	2,966	393	95.16%	1,928	7,347	9,275
6126	Glen Park Apts.	26	26	182	109	2,833	100.00	19,833	100.00	100.00	20,946	116	218	180	98.90%	218	1,331	1,549
6127	Guadalupe Homes	56	54	378	132	7,147	96.43%	50,028	98.21%	98.21%	66,558	174	1,324	382	97.45%	529-	16,000	15,471
6129	Raymundo Rangel Apts	26	26	182	160	4,161	100.00	29,124	100.00	100.00	27,838	156	480	179	98.35%	480	806-	326-

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 available units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 1/31/2019

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
6130	South San Apts	30	30	210	162	4,850	100.00	33,951	100.00	100.00	36,640	181	1,293	202	96.19%	1,293	3,983	5,276
6131	Blueridge 83 SF Homes						0.00		0.00	0.00	214-				0.00			
6134	Villas de Fortuna 46 SF Homes						0.00		0.00	0.00	1,176-				0.00			
6135	Mirasol Homes Target Site	174	173	1,211	104	18,069	99.43%	126,484	98.28%	98.28%	137,534	117	4,073	1,179	96.80%	3,349	14,399	17,749
6136	Springview	182	169	1,183	176	29,793	92.86%	208,552	92.31%	92.31%	216,945	182	14,279	1,193	93.64%	1,750-	6,643	4,893
6143	Christ The King	48	48	336	139	6,667	100.00	46,667	97.92%	97.92%	48,980	148	694	331	98.51%	694	3,007	3,702
6180	Victoria Plaza Apts.	185	158	1,106			85.41%		0.00	0.00	615-				0.00			
6190	Villa Tranchese Apts.	201	197	1,379	242	47,715	98.01%	334,008	97.01%	97.01%	354,756	259	8,477	1,372	97.51%	1,695	22,444	24,139
6220	Villa Hermosa Apts.	66	64	448	240	15,354	96.97%	107,475	95.45%	95.45%	107,774	242	3,838	446	96.54%	480	779	1,258
6230	Sun Park Lane Apts.	65	65	455	244	15,833	100.00	110,833	93.85%	93.85%	110,185	257	6,577	428	94.07%	6,577	5,928	12,505
6240	Mission Park Apts.	100	97	679	117	11,317	97.00%	79,219	96.00%	96.00%	68,522	102	2,917	675	96.43%	467	10,230-	9,763-
6260	Tarry Towne Apts.	98	96	672	281	26,939	97.96%	188,570	100.00	100.00	196,909	291	2,525	677	98.69%	1,403-	6,936	5,533
6270	Parkview Apts.	153	148	1,036	196	29,020	96.73%	203,139	96.08%	96.08%	201,636	197	9,020	1,025	95.70%	2,157	654	2,811
6280	Fair Avenue Apts.	216	210	1,470	252	52,985	97.22%	370,896	98.15%	98.15%	376,434	254	7,569	1,482	98.02%	3,028-	2,511	517-
6290	Blanco Apts.	100	98	686	248	24,288	98.00%	170,018	97.00%	97.00%	166,155	246	6,196	675	96.43%	2,726	1,137-	1,589
6300	Lewis Chatham Apts.	119	115	805	231	26,575	96.64%	186,027	98.32%	98.32%	196,149	241	4,622	813	97.60%	1,849-	8,272	6,424
6310	Riverside Apts.	74	71	497	98	6,956	95.95%	48,691	94.59%	94.59%	50,707	103	2,449	493	95.17%	392	2,407	2,799
6320	Madonna Apts.	60	60	420	257	15,416	100.00	107,915	100.00	100.00	110,162	264	771	417	99.29%	771	3,018	3,789
6322	Sahara-Ramsey Apts.	16	16	112	365	5,833	100.00	40,833	100.00	100.00	37,511	335		112	100.00		3,322-	3,322-
6330	Linda Lou A & B Apts.	10	10	70	191	1,914	100.00	13,400	80.00%	80.00%	14,776	221	574	67	95.71%	574	1,950	2,524
6331	Escondida Apts.	20	20	140	250	5,000	100.00	35,000	100.00	100.00	34,317	245		140	100.00		683-	683-
6333	Williamsburg Apts.	15	15	105	211	3,167	100.00	22,167	100.00	100.00	20,882	199		105	100.00		1,285-	1,285-
6340	Cheryl West Apts.	82	76	532	173	13,130	92.68%	91,908	92.68%	92.68%	117,144	214	4,665	547	95.30%	2,591-	22,645	20,053
6350	Village East Apts.	24	23	161	139	3,194	95.83%	22,361	91.67%	91.67%	26,151	163	1,111	160	95.24%	139	3,929	4,067

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 available units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 1/31/2019

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
6352	Olive Park Apts.	26	25	175	163	4,087	96.15%	28,606	96.15%	96.15%	23,904	135	817	177	97.25%	327-	5,028-	5,355-
6360	College Park Additions	78	78	546	171	13,333	100.00	93,333	97.44%	97.44%	92,406	174	2,564	531	97.25%	2,564	1,637	4,201
6380	Jewett Circle Apts.	75	73	511	240	17,488	97.33%	122,415	100.00	100.00	123,252	240	2,635	514	97.90%	719-	118	601-
6390	Kenwood North Apts.	53	52	364	289	15,044	98.11%	105,309	111.32	95.16%	110,933	261	15,623-	425	114.56	17,648-	12,024-	29,672-
6400	Midway Apts.	20	20	140	229	4,583	100.00	32,084	100.00	100.00	31,689	226		140	100.00		395-	395-
6410	San Pedro Arms Apts.	16	16	112	269	4,302	100.00	30,116	93.75%	93.75%	25,077	237	1,613	106	94.64%	1,613	3,425-	1,812-
6420	W. C. White Apts.	75	74	518	189	13,978	98.67%	97,845	100.00	100.00	96,426	187	1,511	517	98.48%	189	1,230-	1,041-
6430	Highview Apts.	68	63	441	230	14,515	92.65%	101,602	94.12%	94.12%	96,258	209	3,456	461	96.85%	4,608-	9,952-	14,560-
6440	Cross Creek Apts.	66	57	399	126	7,197	86.36%	50,378	95.45%	95.45%	42,374	97	3,030	438	94.81%	4,924-	12,928-	17,852-
6450	Park Square Apts.	26	24	168	199	4,769	92.31%	33,385	96.15%	96.15%	37,343	216	1,788	173	95.05%	994-	2,964	1,971
6460	Kenwood Manor Apts.	9	9	63	74	667	100.00	4,666	0.00	0.00	6,466		4,666		0.00	4,666		4,666
6470	Westway Apts.	152	142	994	80	11,289	93.42%	79,023	96.05%	96.05%	101,059	99	3,816	1,016	95.49%	1,749-	20,287	18,538
6480	Marie McGuire Apts.	63	62	434	244	15,130	98.41%	105,913	100.00	100.00	110,168	261	4,637	422	95.69%	2,928	7,183	10,111
6490	M. C. Beldon Apts.	35	33	231	179	5,893	94.29%	41,250	97.14%	97.14%	50,965	219	2,143	233	95.10%	357-	9,358	9,001
6500	F. J. Furey Apts.	66	61	427	120	7,317	92.42%	51,219	98.48%	98.48%	50,014	113	2,279	443	95.89%	1,919-	3,124-	5,043-
6510	H. B. Gonzalez Apts.	51	46	322	163	7,516	90.20%	52,615	96.08%	96.08%	66,527	199	3,758	334	93.56%	1,961-	11,951	9,991
6520	W. R. Sinkin Apts.	50	47	329	185	8,695	94.00%	60,865	92.00%	92.00%	67,576	199	1,850	340	97.14%	2,035-	4,676	2,641
6530	Pin Oak II Apts.	22	21	147	170	3,579	95.45%	25,056	100.00	100.00	26,974	175		154	100.00	1,193-	725	469-
6540	George Cisneros Apts.	55	55	385	160	8,792	100.00	61,542	100.00	100.00	60,967	161	1,119	378	98.18%	1,119	544	1,663
6550	Matt Garcia Apts.	55	53	371	182	9,636	96.36%	67,455	96.36%	96.36%	72,298	194	2,182	373	96.88%	364-	4,479	4,116
6560	L. C. Rutledge Apts.	66	60	420	152	9,091	90.91%	63,638	100.00	100.00	71,761	160	1,970	449	97.19%	4,394-	3,729	666-
6570	T. L. Shaley Apts.	66	60	420	120	7,197	90.91%	50,379	89.39%	93.65%	55,461	137	6,717	406	87.88%	1,679	6,761	8,440
6580	Lila Cockrell Apts.	70	70	490	170	11,917	100.00	83,418	92.86%	92.86%	78,330	164	2,043	478	97.55%	2,043	3,045-	1,002-
6590	O. P. Schnabel Apts.	70	69	483	167	11,500	98.57%	80,502	97.14%	97.14%	84,199	175	1,500	481	98.16%	333	4,030	4,364

GPR: Gross Potential Rent

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D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 1/31/2019

	Budgeted							Actual							Rent Variance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
								Current Month									
Total	5,962	5,703	39,921	145	827,985	95.66%	5,795,897	93.86%	98.89%	5,961,398	154	232,039	39,264	94.08%	12,632	173,671	186,303

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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 1/31/2019

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
111	SAHFC Monterrey Park	200	195	1,365			97.50%		93.50%	93.50%	945,791	707		1,338	95.57%		945,791	945,791
112	SAHFC Burning Tree	108	104	728	678	70,529	96.30%	493,700	91.67%	91.67%	476,188	674	33,230	707	93.52%	14,241	3,271-	10,971
113	SAHFC Castlepoint	220	210	1,470	568	119,312	95.45%	835,185	97.27%	97.27%	914,765	609	21,023	1,503	97.60%	18,790-	60,791	42,001
114	SAHFC Encanta Villas	56	55	385	722	39,695	98.21%	277,866	78.57%	78.57%	253,865	760	41,860	334	85.20%	36,808	12,807	49,615
121	Converse Ranch II, LLC						0.00		0.00	97.12%	473,375	96		4,906	0.00		473,375	473,375
140	SAHFC Vera Cruz	29	27	189			93.10%		93.10%	93.10%	102,783	527		195	96.06%		102,783	102,783
141	Homestead	157	148	1,036	568	83,999	94.27%	587,992	96.82%	96.82%	621,419	591	26,675	1,052	95.72%	9,081-	24,345	15,264
151	Claremont						0.00		0.00	100.00	19,932	712		28	0.00		19,932	19,932
214	Converse Ranch I LLC						0.00		0.00	95.97%	575,173	99		5,800	0.00		575,173	575,173
315440	Villa De Valencia	104	98	686	661	64,741	94.23%	453,185	87.50%	87.50%	433,230	654	43,601	662	90.93%	15,855	4,101-	11,754
465450	Reagan West Apts.	15	15	105			100.00		100.00	100.00	49,804	484		103	98.10%		49,804	49,804
1065120	Sunshine Plaza	100	96	672	637	61,171	96.00%	428,198	99.00%	99.00%	434,143	642	15,293	676	96.57%	2,549-	3,396	847
1075130	Pecan Hill	100	100	700	746	74,590	100.00	522,130	94.00%	94.00%	515,120	780	29,836	660	94.29%	29,836	22,826	52,662
1205340	SAHDC Dietrich Road	30	29	203	601	17,440	96.67%	122,082	73.33%	73.33%	110,904	672	27,063	165	78.57%	22,853	11,675	34,528
1335211	SAHFC La Providencia	90	85	595	531	45,118	94.44%	315,826	96.67%	96.67%	326,243	540	13,801	604	95.87%	4,777-	5,639	862
1355290	SAHFC Towering Oaks Apts.	128	122	854			95.31%		93.75%	93.75%	731,035	862		848	94.64%		731,035	731,035
1375280	SAHFC Churchhill Estate Apts	40	39	273	839	32,721	97.50%	229,047	97.50%	97.50%	228,410	846	8,390	270	96.43%	2,517	1,879	4,396
1425475	SAHDC Bella Claire Apts.	67	65	455	589	38,304	97.01%	268,127	91.04%	91.04%	233,584	523	12,964	447	95.31%	4,714	29,829-	25,114-
1505462	Warren House	7	7	49	1-	8-	100.00	58-	85.71%	85.71%	19,066	443	7-	43	87.76%	7-	19,117	19,110
2095265	Sendero I PFC (Crown Meadows)	192	189	1,323			98.44%		85.42%	85.42%	1,134,842	911		1,246	92.71%		1,134,842	1,134,842
2375630	SH/CH PFC Cottage Creek	253	228	1,596			90.12%		90.12%	90.12%	1,093,304	697		1,569	88.59%		1,093,304	1,093,304
2385640	SH/CH PFC Cottage Creek II	196	176	1,232			89.80%		86.73%	86.73%	829,205	685		1,211	88.27%		829,204	829,204
2395485	SH/CH PFC Courtland Heights	56	54	378			96.43%		89.29%	89.29%	326,977	901		363	92.60%		326,977	326,977
2495650	Woodhill Apts. PFC	532	459	3,213			86.28%		89.66%	89.66%	2,899,564	875		3,315	89.02%		2,899,564	2,899,564

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Beacon
Revenue and Vacancy Loss Analysis
As of 1/31/2019

	Budgeted							Actual							Rent Variance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
								Current Month									
Total	2,680	2,501	17,507	259	647,612	93.32%	4,533,281	99.63%	108.66	13,748,719	556	273,728	28,045	149.49	91,621	9,307,059	9,398,679

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D: Budgeted GPR Per Unit - Calculated from approved budget
E: Budgeted Rent Per Mo - B multiplied by D
F: Budgeted Occ % - B divided by A
G: Budgeted YTD Rent - C multiplied by D

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

San Antonio Housing Authority
Beacon
Outside Managed Properties
Revenue and Vacancy Loss Analysis
As of 1/31/2019

		Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Business Unit	Business Unit Name	No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
									Occ %	Avble Occ %								
111	SAHFC Monterrey Park	200	195	1,365			97.50%		93.50%	93.50%	945,791	707		1,338	95.57%		945,791	945,791
465450	Reagan West Apts.	15	15	105			100.00		100.00	100.00	49,804	484		103	98.10%		49,804	49,804
1355290	SAHFC Towering Oaks Apts.	128	122	854			95.31%		93.75%	93.75%	731,035	862		848	94.64%		731,035	731,035
2375630	SH/CH PFC Cottage Creek	253	228	1,596			90.12%		90.12%	90.12%	1,093,304	697		1,569	88.59%		1,093,304	1,093,304
2385640	SH/CH PFC Cottage Creek II	196	176	1,232			89.80%		86.73%	86.73%	829,205	685		1,211	88.27%		829,204	829,204
2395485	SH/CH PFC Courtland Heights	56	54	378			96.43%		89.29%	89.29%	326,977	901		363	92.60%		326,977	326,977
2495650	Woodhill Apts. PFC	532	459	3,213			86.28%		89.66%	89.66%	2,899,564	875		3,315	89.02%		2,899,564	2,899,564
Total		1,380	1,249	8,743			90.51%		90.36%	100.00	6,875,680	1,266		8,747	90.55%		6,875,680	6,875,680

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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 report) minus M) multiplied by D

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business

C1 - Public Housing

Select Group

(All)

Select Fiscal Year

18



TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER					
A/R by Business Unit	Net Change				
	Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R Tenant Dwelling Rents	310,982	0	(76,644)	(104,760)	265,385
Alazan-Apache Courts	69,528	0	(1,489)	2,787	41,813
Blanco Apts.	(1,090)	0	(1,776)	(5,497)	5,968
Cassiano Homes	26,677	0	(7)	(16,304)	16,326
Cheryl West Apts.	18,108	0	8,253	(1,184)	6,796
Christ The King	(284)	0	(445)	(2,241)	2,403
College Park Additions	(855)	0	(953)	(4,058)	4,156
Cross Creek Apts.	9,682	0	1,734	1,192	1,016
Dr. Charles Andrews Apts.	10,398	0	1,897	3,178	3,645
Escondida Apts.	45	0	82	(1,163)	1,126
F. J. Furey Apts.	5,528	0	(584)	(1,178)	4,895
Fair Avenue Apts.	(2,880)	0	(12,094)	(18,992)	22,219
Frank Hornsby	3,911	0	(673)	1,161	716
George Cisneros Apts.	923	0	49	(379)	266
Glen Park Apts.	965	0	(1,165)	1,009	(1,226)
Guadalupe Homes	2,542	0	(2,553)	(1,367)	1,079
H. B. Gonzalez Apts.	(1,962)	0	(269)	(560)	(1,133)
Highview Apts.	15,632	0	(1,290)	(3,642)	10,600
Jewett Circle Apts.	(902)	0	(366)	(12,313)	11,427
Kenwood Manor Apts.	372	0	(1,048)	290	1,130
Kenwood North Apts.	9	0	(86)	(953)	(35)
L. C. Rutledge Apts.	5,572	0	(1,181)	(878)	3,255
Le Chalet Apts.	547	0	(401)	(58)	1,005
Lewis Chatham Apts.	3,914	0	(697)	(1,824)	6,435
Lila Cockrell Apts.	3,423	0	217	(4,754)	8,218
Lincoln Heights	16,118	0	(1,893)	(20,596)	25,911
Linda Lou A & B Apts.	6,416	0	2,155	1,775	1,592
M. C. Beldon Apts.	78	0	(3,017)	268	1,745

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE		
A/R by Business Unit	Fiscal Year	
	18	17
A/R Tenant Dwelling Rents	310,982	238,946
Alazan-Apache Courts	69,528	26,417
Blanco Apts.	(1,090)	215
Cassiano Homes	26,677	26,663
Cheryl West Apts.	18,108	4,243
Christ The King	(284)	0
College Park Additions	(855)	0
Converse Ranch II	0	59
Cross Creek Apts.	9,682	5,741
Dr. Charles Andrews Apts.	10,398	1,678
Escondida Apts.	45	0
F. J. Furey Apts.	5,528	2,395
Fair Avenue Apts.	(2,880)	5,987
Frank Hornsby	3,911	2,707
George Cisneros Apts.	923	988
Glen Park Apts.	965	2,348
Guadalupe Homes	2,542	5,382
H. B. Gonzalez Apts.	(1,962)	0
HemisView Village	0	719
Highview Apts.	15,632	9,964
Jewett Circle Apts.	(902)	350
Kenwood Manor Apts.	372	0
Kenwood North Apts.	9	1,083
L. C. Rutledge Apts.	5,572	4,377
Le Chalet Apts.	547	0
Lewis Chatham Apts.	3,914	(0)
Lila Cockrell Apts.	3,423	(258)
Lincoln Heights	16,118	12,695

Legend:

- When Value is >= 80%

- When Value is < 80% but >= 60%

- When Value is < 60% but >= 40%

- When Value is < 40% but >= 20%

- When Value is < 20%

Conditional Formatting:

Red - Group A

Yellow - Group B

Green - Group C

Madonna Apts.		(232)	0	(615)	(7,114)	7,497
Marie McGuire Apts.		339	0	(40)	(136)	299
Matt Garcia Apts.		(1,684)	0	(5,661)	(17)	3,144
Midway Apts.		(55)	0	(378)	(407)	729
Mirasol Homes Target Site		7,449	0	(1,100)	(9,174)	9,034
Mission Park Apts.		10,468	0	790	1,255	2,795
O. P. Schnabel Apts.		(373)	0	(753)	(3,127)	(1,531)
Olive Park Apts.		(632)	0	(3,334)	1,463	1,240
Park Square Apts.		3,937	0	(4,994)	4,777	924
Parkview Apts.		7,347	0	(4,646)	(6,664)	8,326
Pin Oak I		(11,379)	0	(12,135)	(2,256)	3,011
Pin Oak II Apts.		48	0	(266)	(506)	820
Raymundo Rangel Apts		508	0	349	(892)	1,051
Riverside Apts.		17,950	0	1,733	7,313	1,214
S. J. Sutton Homes		(25)	0	0	0	(25)
Sahara-Ramsey Apts.		582	0	(577)	(1,521)	955
San Juan Homes		(386)	0	0	(151)	(235)
San Pedro Arms Apts.		(359)	0	(892)	43	263
Scattered Sites		45,113	0	(1,923)	8,125	5,524
South San Apts		2,013	0	406	(1,435)	3,042
Springview		11,868	0	128	4,051	2,984
Sun Park Lane Apts.		2,457	0	(3,073)	4,050	(950)
T. L. Shaley Apts.		2,344	0	(2,307)	(6,669)	7,559
Tarry Towne Apts.		(2,383)	0	(2,231)	(7,553)	7,401
Victoria Plaza Apts.		(113)	0	0	(55)	(1,751)
Villa Hermosa Apts.		(397)	0	(618)	1,986	(1,897)
Villa Tranchese Apts.		(182)	0	(3,431)	(11,473)	14,511
Villa Veramendi Apts.		15,600	0	(7,474)	4,274	9,013
Village East Apts.		1,768	0	(1,409)	3,000	67
Villas de Fortuna 46 SF Homes		(591)	0	0	0	(591)
W. C. White Apts.		901	0	(2,286)	(2,075)	5,263
W. R. Sinkin Apts.		120	0	(5,006)	1,101	2,538
Westway Apts.		13,688	0	2,971	2,055	(1,924)
Wheatley Courts		(7,040)	0	22	0	(7,062)
Williamsburg Apts.		(104)	0	(296)	(750)	799
A/R-Tenant Sec Deposits		5,338	0	1,503	1,960	(2,118)
Alazan-Apache Courts		904	0	424	67	(524)
Cassiano Homes		807	0	150	956	(350)
Cheryl West Apts.		123	0	0	0	0
College Park Additions		251	0	(58)	58	0

Linda Lou A & B Apts.	6,416	893
M. C. Beldon Apts.	78	1,082
Madonna Apts.	(232)	0
Marie McGuire Apts.	339	217
Matt Garcia Apts.	(1,684)	850
Midway Apts.	(55)	0
Mirasol Homes Target Site	7,449	8,689
Mission Park Apts.	10,468	5,627
O. P. Schnabel Apts.	(373)	5,037
Olive Park Apts.	(632)	0
Park Square Apts.	3,937	3,230
Parkview Apts.	7,347	10,330
Pin Oak I	(11,379)	0
Pin Oak II Apts.	48	0
Raymundo Rangel Apts	508	0
Refugio	0	6,312
Riverside Apts.	17,950	7,690
S. J. Sutton Homes	(25)	0
Sahara-Ramsey Apts.	582	1,725
San Juan Homes	(386)	0
San Juan Square	0	930
San Pedro Arms Apts.	(359)	227
Scattered Sites	45,113	33,387
South San Apts	2,013	0
Springview	11,868	4,704
Sun Park Lane Apts.	2,457	2,430
Sutton Oaks Phase I	0	1,463
T. L. Shaley Apts.	2,344	3,762
Tarry Towne Apts.	(2,383)	0
Victoria Plaza Apts.	(113)	1,693
Villa Hermosa Apts.	(397)	132
Villa Tranchese Apts.	(182)	211
Villa Veramendi Apts.	15,600	9,787
Village East Apts.	1,768	111
Villas de Fortuna 46 SF Homes	(591)	0
W. C. White Apts.	901	0
W. R. Sinkin Apts.	120	1,488
Westway Apts.	13,688	10,586
Wheatley Courts	(7,040)	0
Williamsburg Apts.	(104)	143

Fair Avenue Apts.	50	0	0	0	0
Frank Hornsby	150	0	0	0	0
George Cisneros Apts.	(0)	0	0	0	(0)
Glen Park Apts.	200	0	(50)	50	(41)
H. B. Gonzalez Apts.	50	0	(100)	150	(50)
Highview Apts.	150	0	0	0	0
Jewett Circle Apts.	130	0	350	(150)	(70)
Kenwood Manor Apts.	400	0	0	0	0
L. C. Rutledge Apts.	(150)	0	0	(100)	(50)
Le Chalet Apts.	297	0	148	0	(100)
Lewis Chatham Apts.	200	0	200	(12)	12
Lincoln Heights	530	0	(50)	650	(350)
M. C. Beldon Apts.	200	0	(45)	110	130
Mirasol Homes Target Site	200	0	200	0	0
Parkview Apts.	100	0	100	0	0
Pin Oak II Apts.	83	0	(15)	98	0
Riverside Apts.	300	0	0	300	(150)
Scattered Sites	(116)	0	(50)	(135)	50
Springview	(163)	0	50	(123)	(300)
Sun Park Lane Apts.	85	0	85	(150)	150
Tarry Towne Apts.	(150)	0	0	0	(150)
Victoria Plaza Apts.	(180)	0	0	0	(180)
Villa Hermosa Apts.	(50)	0	0	0	(50)
Village East Apts.	250	0	150	0	0
Villas de Fortuna 46 SF Homes	400	0	0	0	0
W. C. White Apts.	(150)	0	(150)	49	(49)
Westway Apts.	314	0	164	0	0
Wheatley Courts	123	0	0	143	(46)
Grand Total	316,320	0	(75,141)	(102,799)	263,267

The Park at Sutton Oaks	0	125
Gardens at San Juan Square	0	1,730
East Meadows	0	607
A/R-Tenant Sec Deposits	5,338	4,721
Alazan-Apache Courts	904	937
Cassiano Homes	807	51
Cheryl West Apts.	123	123
College Park Additions	251	251
F. J. Furey Apts.	0	3
Fair Avenue Apts.	50	50
Frank Hornsby	150	150
George Cisneros Apts.	(0)	0
Glen Park Apts.	200	241
Guadalupe Homes	0	200
H. B. Gonzalez Apts.	50	50
Highview Apts.	150	150
Jewett Circle Apts.	130	0
Kenwood Manor Apts.	400	400
L. C. Rutledge Apts.	(150)	0
Le Chalet Apts.	297	249
Lewis Chatham Apts.	200	0
Lila Cockrell Apts.	0	150
Lincoln Heights	530	280
M. C. Beldon Apts.	200	5
Midcrown Seniors Pavillion	0	25
Mirasol Homes Target Site	200	0
Parkview Apts.	100	0
Pin Oak II Apts.	83	0
Riverside Apts.	300	150
Scattered Sites	(116)	19
Springview	(163)	210
Sun Park Lane Apts.	85	0
T. L. Shaley Apts.	0	150
Tarry Towne Apts.	(150)	0
Victoria Plaza Apts.	(180)	0
Villa Hermosa Apts.	(50)	0
Villa Tranchese Apts.	0	200
Village East Apts.	250	100
Villas de Fortuna 46 SF Homes	400	400
W. C. White Apts.	(150)	0

Westway Apts.	314	150
Wheatley Courts	123	27
Grand Total	316,320	243,666

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business
Select Group
Select Fiscal Year

C3 - Non-Profit

(All)

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TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER					
A/R by Business Unit	Net Change				
	Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R - Tenant Bad Debt	3	0	0	0	0
Woodhill Apts. PFC	3	0	0	0	0
A/R Tenant Dwelling Rents	1,743,528	0	918,553	535,289	177,731
Converse Ranch II, LLC	135,413	0	71,128	58,115	6,170
Homestead	157,917	0	73,409	72,179	12,329
Pecan Hill	46,664	0	44,909	2,253	(3,159)
SAHDC Bella Claire Apts.	84,909	0	49,841	28,577	(8,054)
SAHDC Dietrich Road	55,729	0	11,560	15,549	6,821
SAHFC Burning Tree	105,761	0	63,659	27,069	1,003
SAHFC Castlepoint	212,230	0	118,649	110,955	(27,647)
SAHFC Churchill Estate Apts	33,721	0	0	27,571	(2,993)
SAHFC Churchill Estates, LLC	35,375	0	36,285	(910)	0
SAHFC Encanta Villas	73,370	0	25,917	25,430	14,514
SAHFC La Providencia	96,622	0	41,576	57,247	(2,201)
SAHFC Vera Cruz	41,038	0	13,972	17,631	9,435
Sunshine Plaza	52,292	0	45,811	(4,418)	2,503
Villa De Valencia	235,435	0	163,154	54,289	(4,857)
Converse Ranch I LLC	173,325	0	83,861	81,932	7,532
Sendero I PFC (Crown Meadows)	196,295	0	71,011	(40,186)	165,470
Warren House	5,206	0	3,118	473	864
Claremont	2,225	0	692	1,533	0
A/R-Tenant Sec Deposits	243,947	0	(2,168)	(79,001)	(75,217)
Converse Ranch II, LLC	(5,710)	0	(35)	(9,071)	(24,173)
Homestead	(1,502)	0	(1,100)	0	(402)
Pecan Hill	2,073	0	696	0	23
Reagan West Apts.	4,424	0	278	0	150
SAHDC Bella Claire Apts.	410	0	710	(50)	(250)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE		
A/R by Business Unit	Fiscal Year	
	18	17
A/R - Tenant Bad Debt	3	3
Woodhill Apts. PFC	3	3
A/R Tenant Dwelling Rents	1,743,528	111,955
Converse Ranch II, LLC	135,413	
Homestead	157,917	0
Pecan Hill	46,664	2,660
SAHDC Bella Claire Apts.	84,909	14,546
SAHDC Dietrich Road	55,729	21,799
SAHFC Burning Tree	105,761	14,031
SAHFC Castlepoint	212,230	10,273
SAHFC Churchill Estate Apts	33,721	9,143
SAHFC Churchill Estates, LLC	35,375	0
SAHFC Encanta Villas	73,370	7,509
SAHFC La Providencia	96,622	0
SAHFC Vera Cruz	41,038	0
Sunshine Plaza	52,292	8,395
Villa De Valencia	235,435	22,848
Converse Ranch I LLC	173,325	
Sendero I PFC (Crown Meadows)	196,295	
Warren House	5,206	750
Claremont	2,225	
A/R-Tenant Sec Deposits	243,947	400,333
Converse Ranch II, LLC	(5,710)	27,569
Homestead	(1,502)	0
Pecan Hill	2,073	1,354
Reagan West Apts.	4,424	3,996
SAHDC Bella Claire Apts.	410	0

Legend:

- When Value is >= 80%
- When Value is < 80% but >= 60%
- When Value is < 60% but >= 40%
- When Value is < 40% but >= 20%
- When Value is < 20%

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

SAHDC Dietrich Road		(300)	0	(300)	0	0
SAHFC Burning Tree		(622)	0	(922)	100	200
SAHFC Castlepoint		(3,230)	0	(1,150)	(1,555)	(700)
SAHFC Churchill Estate Apts		400	0	0	0	200
SAHFC Churchill Estates, LLC		(1,450)	0	(450)	(1,000)	0
SAHFC Encanta Villas		(140)	0	60	(400)	(195)
SAHFC La Providencia		1,417	0	92	350	50
SAHFC Monterrey Park	🌑	48,635	0	(1,430)	(802)	1,299
SAHFC Towering Oaks, LLC	🌑	24,879	0	(800)	(700)	49
SAHFC Vera Cruz	🌑	(250)	0	0	(100)	(4,871)
SH/CH PFC Courtland Heights	🌑	10,563	0	550	(1,175)	0
Sunshine Plaza		149	0	1,024	91	(966)
Villa De Valencia	🌑	1,066	0	433	(23)	256
Woodhill Apts. PFC	🌑	93,479	0	1,295	(3,167)	(6,277)
Converse Ranch I LLC	🌑	(9,520)	0	(1,875)	(2,450)	(40,056)
Sendero I PFC (Crown Meadows)	🌑	(6,297)	0	(2,300)	(58,117)	0
SH/CH PFC Cottage Creek		49,022	0	1,279	517	285
SH/CH PFC Cottage Creek II		36,751	0	1,776	(1,449)	460
Warren House		(300)	0	0	0	(300)
Grand Total		1,987,478	0	916,385	456,289	102,514

SAHDC Dietrich Road		(300)	0
SAHFC Burning Tree		(622)	0
SAHFC Castlepoint		(3,230)	175
SAHFC Churchill Estate Apts		400	200
SAHFC Churchill Estates, LLC		(1,450)	
SAHFC Encanta Villas		(140)	395
SAHFC La Providencia		1,417	925
SAHFC Monterrey Park		48,635	49,568
SAHFC Towering Oaks, LLC		24,879	26,330
SAHFC Vera Cruz		(250)	4,721
SH/CH PFC Courtland Heights		10,563	11,188
Sunshine Plaza		149	0
Villa De Valencia		1,066	400
Woodhill Apts. PFC		93,479	101,628
Converse Ranch I LLC		(9,520)	34,861
Sendero I PFC (Crown Meadows)		(6,297)	54,120
SH/CH PFC Cottage Creek		49,022	46,941
SH/CH PFC Cottage Creek II		36,751	35,964
Warren House		(300)	
Grand Total		1,987,478	512,291

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business
Select Group
Select Fiscal Year

C3 - Non-Profit

NP - SAHA Managed

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TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER					
A/R by Business Unit	Net Change				
	Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R Tenant Dwelling Rents	1,743,528	0	918,553	535,289	177,731
Converse Ranch II, LLC	135,413	0	71,128	58,115	6,170
Homestead	157,917	0	73,409	72,179	12,329
Pecan Hill	46,664	0	44,909	2,253	(3,159)
SAHDC Bella Claire Apts.	84,909	0	49,841	28,577	(8,054)
SAHDC Dietrich Road	55,729	0	11,560	15,549	6,821
SAHFC Burning Tree	105,761	0	63,659	27,069	1,003
SAHFC Castlepoint	212,230	0	118,649	110,955	(27,647)
SAHFC Churchill Estate Apts	33,721	0	0	27,571	(2,993)
SAHFC Churchill Estates, LLC	35,375	0	36,285	(910)	0
SAHFC Encanta Villas	73,370	0	25,917	25,430	14,514
SAHFC La Providencia	96,622	0	41,576	57,247	(2,201)
SAHFC Vera Cruz	41,038	0	13,972	17,631	9,435
Sunshine Plaza	52,292	0	45,811	(4,418)	2,503
Villa De Valencia	235,435	0	163,154	54,289	(4,857)
Converse Ranch I LLC	173,325	0	83,861	81,932	7,532
Sendero I PFC (Crown Meadows)	196,295	0	71,011	(40,186)	165,470
Warren House	5,206	0	3,118	473	864
Claremont	2,225	0	692	1,533	0
A/R-Tenant Sec Deposits	(23,806)	0	(5,117)	(72,225)	(71,183)
Converse Ranch II, LLC	(5,710)	0	(35)	(9,071)	(24,173)
Homestead	(1,502)	0	(1,100)	0	(402)
Pecan Hill	2,073	0	696	0	23
SAHDC Bella Claire Apts.	410	0	710	(50)	(250)
SAHDC Dietrich Road	(300)	0	(300)	0	0
SAHFC Burning Tree	(622)	0	(922)	100	200
SAHFC Castlepoint	(3,230)	0	(1,150)	(1,555)	(700)
SAHFC Churchill Estate Apts	400	0	0	0	200
SAHFC Churchill Estates, LLC	(1,450)	0	(450)	(1,000)	0

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE		
A/R by Business Unit	Fiscal Year	
	18	17
A/R Tenant Dwelling Rents	1,743,528	111,955
Converse Ranch II, LLC	135,413	
Homestead	157,917	0
Pecan Hill	46,664	2,660
SAHDC Bella Claire Apts.	84,909	14,546
SAHDC Dietrich Road	55,729	21,799
SAHFC Burning Tree	105,761	14,031
SAHFC Castlepoint	212,230	10,273
SAHFC Churchill Estate Apts	33,721	9,143
SAHFC Churchill Estates, LLC	35,375	0
SAHFC Encanta Villas	73,370	7,509
SAHFC La Providencia	96,622	0
SAHFC Vera Cruz	41,038	0
Sunshine Plaza	52,292	8,395
Villa De Valencia	235,435	22,848
Converse Ranch I LLC	173,325	
Sendero I PFC (Crown Meadows)	196,295	
Warren House	5,206	750
Claremont	2,225	
A/R-Tenant Sec Deposits	(23,806)	124,719
Converse Ranch II, LLC	(5,710)	27,569
Homestead	(1,502)	0
Pecan Hill	2,073	1,354
SAHDC Bella Claire Apts.	410	0
SAHDC Dietrich Road	(300)	0
SAHFC Burning Tree	(622)	0
SAHFC Castlepoint	(3,230)	175
SAHFC Churchill Estate Apts	400	200
SAHFC Churchill Estates, LLC	(1,450)	

Legend:

- When Value is >= 80%
- When Value is < 80% but >= 60%
- When Value is < 60% but >= 40%
- When Value is < 40% but >= 20%
- When Value is < 20%

Conditional Formatting:

- Red - Group A
- Yellow - Group B
- Green - Group C

SAHFC Encanta Villas	(140)	0	60	(400)	(195)
SAHFC La Providencia	1,417	0	92	350	50
SAHFC Vera Cruz	●(250)	0	0	(100)	(4,871)
Sunshine Plaza	149	0	1,024	91	(966)
Villa De Valencia	●1,066	0	433	(23)	256
Converse Ranch I LLC	○(9,520)	0	(1,875)	(2,450)	(40,056)
Sendero I PFC (Crown Meadows)	◐(6,297)	0	(2,300)	(58,117)	0
Warren House	(300)	0	0	0	(300)
Grand Total	1,719,723	0	913,437	463,065	106,548

SAHFC Encanta Villas	(140)	395
SAHFC La Providencia	1,417	925
SAHFC Vera Cruz	(250)	4,721
Sunshine Plaza	149	0
Villa De Valencia	1,066	400
Converse Ranch I LLC	(9,520)	34,861
Sendero I PFC (Crown Meadows)	(6,297)	54,120
Warren House	(300)	
Grand Total	1,719,723	236,674

ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business

C3 - Non-Profit

Select Group

NP - 3rd Party

Select Fiscal Year

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TENANT ACCOUNTS RECEIVABLE, NET CHANGE BY QUARTER					
A/R by Business Unit	Net Change				
	Curr Balance	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
A/R - Tenant Bad Debt	3	0	0	0	0
Woodhill Apts. PFC	3	0	0	0	0
A/R-Tenant Sec Deposits	267,753	0	2,948	(6,776)	(4,034)
Reagan West Apts.	4,424	0	278	0	150
SAHFC Monterrey Park	48,635	0	(1,430)	(802)	1,299
SAHFC Towering Oaks, LLC	24,879	0	(800)	(700)	49
SH/CH PFC Courtland Heights	10,563	0	550	(1,175)	0
Woodhill Apts. PFC	93,479	0	1,295	(3,167)	(6,277)
SH/CH PFC Cottage Creek	49,022	0	1,279	517	285
SH/CH PFC Cottage Creek II	36,751	0	1,776	(1,449)	460
Grand Total	267,756	0	2,948	(6,776)	(4,034)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE		
A/R by Business Unit	Fiscal Year	
	18	17
A/R - Tenant Bad Debt	3	3
Woodhill Apts. PFC	3	3
A/R-Tenant Sec Deposits	267,753	275,614
Reagan West Apts.	4,424	3,996
SAHFC Monterrey Park	48,635	49,568
SAHFC Towering Oaks, LLC	24,879	26,330
SH/CH PFC Courtland Heights	10,563	11,188
Woodhill Apts. PFC	93,479	101,628
SH/CH PFC Cottage Creek	49,022	46,941
SH/CH PFC Cottage Creek II	36,751	35,964
Grand Total	267,756	275,617

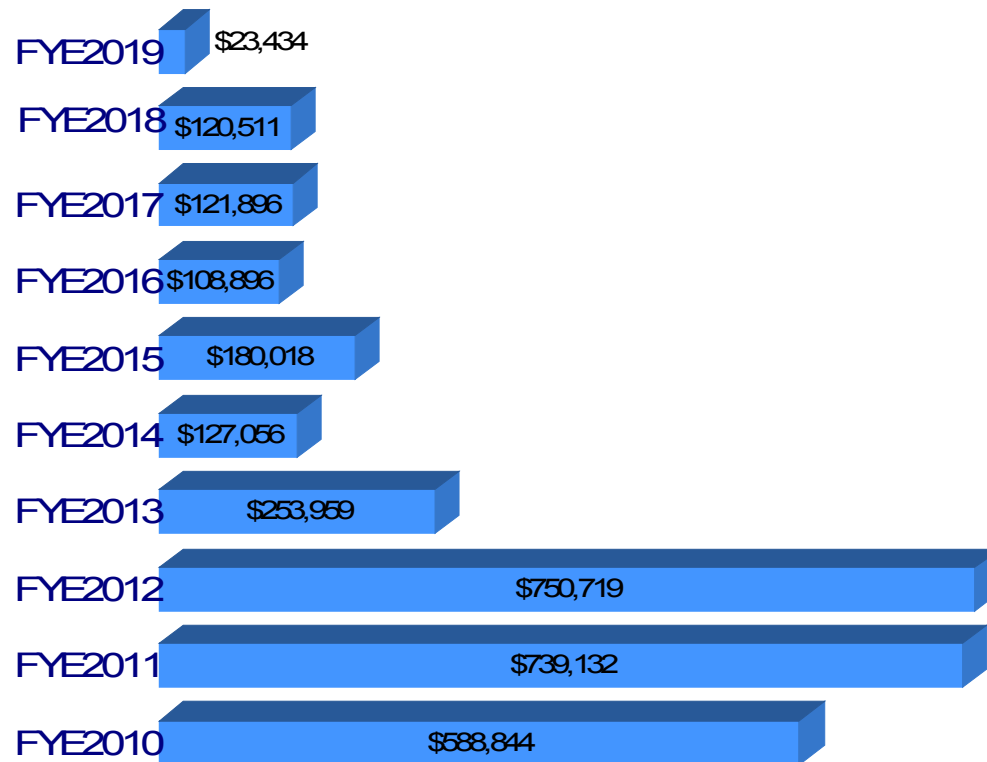
Legend:

- When Value is $\geq 80\%$
- When Value is $< 80\%$ but $\geq 60\%$
- When Value is $< 60\%$ but $\geq 40\%$
- When Value is $< 40\%$ but $\geq 20\%$
- When Value is $< 20\%$

Conditional Formatting:

Red - Group A
Yellow - Group B
Green - Group C

**Tenant Write-Offs by Fiscal Year
(Beacon and New Construction)**

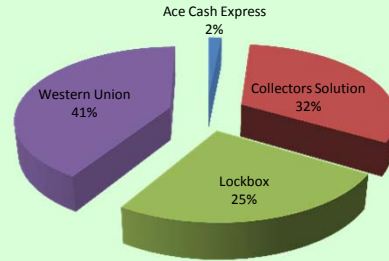


	Number of Tenants	Total Amount
Total	2,360	\$3,014,465
FYE2010	522	\$588,844
FYE2011	539	\$739,132
FYE2012	533	\$750,719
FYE2013	231	\$253,959
FYE2014	125	\$127,056
FYE2015	141	\$180,018
FYE2016	94	\$108,896
FYE2017	93	\$121,896
FYE2018	97	\$120,511
FYE2019	13	\$23,434

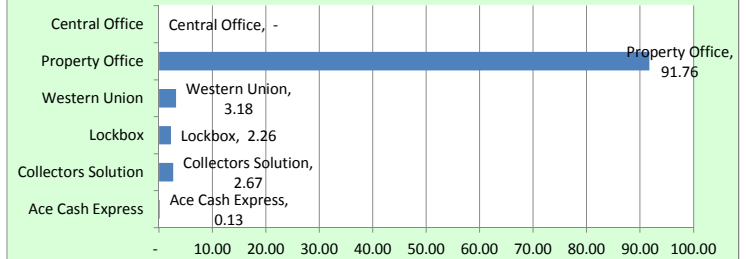
TENANT COLLECTIONS (exclusive of 3rd Party-Managed Properties)

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Percentage of Participants, Excluding Property Office and Central Office



Percentage of Collections



ACE Cash Express			Collector Solutions			Lockbox			Western Union			Property Office		Central Office	
Month	Collections	Participants	Month	Collections	Participants	Month	Collections	Participants	Month	Collections	Participants	Month	Collections	Month	Collections
2017	4,526.99	24	2017	262,532.57	1108	2017	269,601.96	934	2017	649,856.48	3025	2017	12,050,573.67	2017	22,901.37
2018			2018			2018			2018			2018	10,848,137.71	2018	16,067.47
1	93.00	1	1	26,255.10	119	1	20,478.88	92	1	65,327.84	305	1	1,175,527.37	1	2,767.07
3	2,287.67	7	2	28,741.10	104	2	16,517.96	72	2	59,782.41	270	2	855,984.19	2	2,259.27
4	2,513.36	8	3	22,375.14	96	3	21,187.19	91	3	12,214.64	58	3	1,107,828.07	3	1,133.00
5	1,899.00	8	4	22,895.09	101	4	19,599.86	90	4	2,764.00	15	4	269,765.28	4	1,628.08
6	1,737.64	10	5	23,660.91	101	5	21,223.76	106	5	1,460.00	9	5	1,144,409.12	5	928.71
7	1,658.69	7	6	30,177.68	129	6	21,438.31	94	6	795.00	6	6	1,204,269.98	6	672.00
8	1,009.00	4	7	25,007.50	107	7	21,135.81	92	7	795.00	6	7	1,199,261.47	7	925.87
9	3,043.00	9	8	22,538.07	98	8	22,720.36	106	8	988.00	7	8	1,291,332.18	8	719.00
10	1,696.00	9	9	27,794.60	126	9	22,798.19	101	9	353.00	3	9	1,052,111.21	9	2,479.00
11	1,759.00	14	10	29,713.48	133	10	23,444.20	108	Grand Total	794,336.37	3704	10	849,141.94	10	1,420.00
12	2,713.00	14	11	24,805.87	122	11	22,123.17	100				11	698,506.90	11	1,135.47
2019			12	27,042.63	118	12	16,629.54	75				Grand Total	22,898,711.38	Grand Total	38,968.84
1	3,390.00	13	2019			2019									
2	1,521.00	4	1	35,705.12	158	1	20,325.31	92							
3	1,557.91	9	2	25,623.87	126	2	8,616.00	41							
Grand Total	31,405.26	141	3	31,858.95	123	3	15,516.64	69							
			Grand Total	666,727.68	2869	Grand Total	563,357.14	2263							

Monthly									Year-to-Date					
Account Balances			Rental Income History											
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year				Two Years Ago				
			June	May	April	July	May	May	April	July	May	May	April	
1,941,118	2,308,365	9,886	622,770	629,304	625,615	622,893	624,161	629,699	627,978	616,400	604,057	610,701	604,567	
Occupancy Information														
Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
1 Bedroom	554	554	543	11				98.01%	554	539	97.29%	3,878	3,743	96.52%
2 Bedrooms	327	327	305	22				93.27%	327	306	93.58%	2,289	2,127	92.92%
3 Bedrooms	40	40	37	3				92.50%	40	40	100.00%	280	271	96.79%
Total Units	921	921	885	36				96.09%	921	885	96.09%	6,447	6,141	95.25%

Monthly								Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper	Replacement	Tenant	Due to	Due to	6/30/2018	5/31/2018	4/30/2018	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
814,534	326,986				192,585	203,104	200,887	15	0	21	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	91	91	88	3				91	96.70%			637	611	95.92%
2 Bedrooms	93	93	81	12				365	87.10%			651	565	86.79%
Total	184	184	169	15				456	91.85%			1,288	1,176	91.30%

Maintenance Summary

Monthly									Year-to-Date					
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	6/30/2018	5/31/2018	4/30/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
203,970	108,395				13,640	13,155	12,916	0	0	0	0	0.00		
Occupancy Information														
Account Description	Total Units	Current Month							Pct Occ	Avg Rate	Market Rate	Year-to-Date		Pct Occ
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	
1 Bedroom	20	20	19	1				30	95.00%			140	139	99.29%
2 Bedrooms	32	32	32						100.00%			224	223	99.55%
3 Bedrooms	9	9	8	1				30	88.89%			63	61	96.83%
Total	61	61	59	2				61	96.72%			427	423	99.06%

Maintenance Summary

Maintenance Summary	

Financial Performance Summary - Q3 2018														
Monthly						Year-to-Date								
Account Balances			Year-to-Date		Rental Income History			Leasing Summary						
			Actual Revenue (Lost)		6/30/2018	5/31/2018	4/30/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days		
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy										
722,784	413,098					142,004	140,782	138,763		1	0	2	0	0.00
Occupancy Information														
Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	93	93	91	2				61	97.85%			651	584	89.71%
2 Bedrooms	86	86	80	6				183	93.02%			602	569	94.52%
3 Bedrooms	31	31	29	2				61	93.55%			217	210	96.77%
Total	210	210	200	10				304	95.24%			1,470	1,363	92.72%
Maintenance Summary														

					Monthly			Year-to-Date				
			Year-to-Date									
Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	6/30/2018	5/31/2018	4/30/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
38,022	347,445				74,102	73,866	73,340	0	0	1	0	0.00

Occupancy Information														
Current Month												Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	110	110	109	1				30	99.09%			770	755	98.05%
2 Bedrooms	10	10	10						100.00%			70	70	100.00
Total	120	120	119	1				30	99.17%			840	825	98.21%

Maintenance Summary

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		2,484,259	=	0.18
	Curr Liab Exc Curr Prtn LTD		(13,608,474)		IR >= 2.0
	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(11,567,604)	=	-15.92
Average Monthly Operating and Other Expenses		726,607		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
			0.79		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		9,777	=	0.02
	Total Tenant Revenue		649,758		IR < 1.50
	Days Receivable Outstanding: 0.47				
	Accounts Payable (AP)				
	Accounts Payable		(48,357)	=	0.07
Total Operating Expenses		726,607		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		4.89%	95.11%		
Year-to-Date		4.89%	95.11%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR		0.00 12	Accts Recvble		5.00 5
MENAR		0.00 11	Accts Payable		4.00 4
DSCR		0.00 2	Occupancy		8.00 16
Total Points		0.00 25	Total Points		17.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		2,230,079	=		0.18
Curr Liab Exc Curr Prtn LTD		(12,526,503)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(10,711,317)	=		-17.93
Average Monthly Operating and Other Expenses		597,230			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.09			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		6,556	=		0.01
Total Tenant Revenue		633,001			IR < 1.50
Days Receivable Outstanding:		0.32			
Accounts Payable (AP)					
Accounts Payable		(101,875)	=		0.17
Total Operating Expenses		597,230			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		5.65 %	94.35%		
Year-to-Date		5.65 %	94.35%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	1.00	2	Occupancy	8.00	16
Total Points	1.00	25	Total Points	17.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash				
(12,510,371)				
Average Dwelling Rent				
Actual/UML	626,740	876	715.46	
Budget/UMA	643,721	921	698.94	
Increase (Decrease)	(16,981)	(45)	16.52	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 136.39	17.59 %		
Supplies and Materials	8.75	1.13		
Fleet Costs	0.00	0.00		
Outside Services	139.13	17.94		
Utilities	33.13	4.27		
Protective Services	9.52	1.23		
Insurance	70.44	5.46		
Other Expenses	42.61	5.49		
Total Average Expense	\$ 439.97	53.11 %		

Excess Cash				
(11,555,526)				
Average Dwelling Rent				
Actual/UML	606,826	869	698.30	
Budget/UMA	636,154	921	690.72	
Increase (Decrease)	(29,328)	(52)	7.58	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 128.64	17.01 %		
Supplies and Materials	9.22	1.22		
Fleet Costs	0.00	0.00		
Outside Services	52.07	6.89		
Utilities	51.62	8.09		
Protective Services	3.55	0.47		
Insurance	27.51	8.09		
Other Expenses	33.89	4.48		
Total Average Expense	\$ 306.50	46.25 %		

Notes:

1. *For presentation purposes, the Income and Expense Accounts' signage have been reversed.*
2. *IR - Ideal Ratio*
3. *MP - Maximum Points*
4. *Quick Ratio (QR)- measures the Property's ability to cover its current obligations. It is measured by dividing unrestricted current assets by current liabilities. The maximum score for QR is 12.0 points.*
5. *Months Expendable Net Asset Ratio (MENAR) - measures the Property's ability to operate using its available unrestricted resources without relying on additional funding. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources. The maximum score for MENAR is 11.0 points.*
6. *Debt Service Coverage Ratio (DSCR) - measures the Property's ability to pay its debt. It is measured by dividing the adjusted operating income by debt service excluding CFFP. The maximum score for DSCR is 2.0 points.*
7. *Days Receivable Outstanding - measures rent collectibility. The purpose of this indicator is to calculate the average number of days it takes a Property to collect its tenant accounts receivable. This indicator divides the gross tenant accounts receivable by the average daily rental income. The average daily rental income is the revenue shown on the rent roll plus revenue for excess utilities and other tenant charges divided by the number of days in the period. The allowance for doubtful accounts is excluded in the calculation.*
8. *Accounts Payable - measures the funds that a Project owes to vendors at the end of the fiscal year. It is calculated by dividing the current Accounts Payable by the total Operating Expenses. The maximum score for Accounts Payable is 4.0 points.*
9. *Occupancy Loss - measures the maximization of rental revenue. It measures the extent to which the Property is not realizing potential rental income due to unoccupied units or units taken off-line. This component compares all units to the unit months leased.*
10. *Occupancy % (Occ %) - emphasizes and measures Project's success in keeping available units occupied. This component is calculated as Units Months Leased divided by Units Months Available. A Project will receive a "0" if its occupancy is less than 90%. The maximum score for Occupancy is 16 points.*
11. *Excess Cash - represents the sum of certain current asset accounts less the sum of all current liability accounts, less one month worth of operating expenses for the Project. -- Supplement to HUD Handbook, 7475.1 Rev., CHG-1. The Excess Cash calculation does not include Prepaid Expenses and Investments Restricted for Payments for Current Liability.*
12. *Average Dwelling Rent - The purpose of this calculation is to compare the actual average rent to the budget. It is calculated as total rent revenue divided by the actual unit months leased.*
13. *PUM / Percentage of Revenue - measures the Property's ability to manage key areas of its annual expenditures at a level relative to its peers, size and geographic location. This component compares summary expenditures to unit months leased and to Net Revenue.*
14. *Capital Fund Occupancy Sub-Indicator - Per Federal Register, Vol 79, No. 127 dated July 2, 2014 Notices, III. Action:*
"... For the foregoing reasons this notice makes final the proposed notice issued on December 16, 2013. Accordingly, this notice advises that HUD is awarding an automatic 5 points for the Capital Fund Occupancy sub-indicator for fiscal year ending March 31, 2014, June 30, 2014, December 31, 2014, March 31, 2015, June 30, 2015 and December 31, 2015..."

KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
3/15/2019 11:51:30PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		1,223,572	=	0.45
	Curr Liab Exc Curr Prtn LTD		(2,745,889)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(1,522,317)	=	-8.68
	Average Monthly Operating and Other Expenses		175,477		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			1.05		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		195,003		IR < 1.50
	Days Receivable Outstanding: 0.00				
	Accounts Payable (AP)				
	Accounts Payable		(8,576)	=	0.05
	Total Operating Expenses		175,477		IR < 0.75
	Occupancy		Loss	Occ %	
Current Month		14.67%	85.33%		
Year-to-Date		14.67%	85.33%		
IR >= 0.98					
FASS KFI MP MASS KFI MP					
QR		0.00	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		1.00	2	Occupancy	0.00 16
Total Points		1.00	25	Total Points	9.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		1,006,243		= 0.36	
Curr Liab Exc Curr Prtn LTD		(2,765,828)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,759,586)		= -11.44	
Average Monthly Operating and Other Expenses		153,793		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		1.31		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		204,521		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(8,666)		= 0.06	
Total Operating Expenses		153,793		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		8.15 %		91.85%	
Year-to-Date		8.15 %		91.85% 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 Points		2.00 25		Total Points 10.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash			
(1,713,441)			
Average Dwelling Rent			
Actual/UML	187,566	157	1,194.69
Budget/UMA	207,415	184	1,127.26
Increase (Decrease)	(19,849)	(27)	67.43
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 132.24	10.65 %	
Supplies and Materials	1.85	0.15	
Fleet Costs	0.00	0.00	
Outside Services	94.82	7.63	
Utilities	31.43	2.53	
Protective Services	10.89	0.88	
Insurance	99.66	4.97	
Other Expenses	33.61	2.71	
Total Average Expense	\$ 404.51	29.52 %	

Excess Cash			
(1,945,319)			
Average Dwelling Rent			
Actual/UML	191,936	169	1,135.72
Budget/UMA	208,662	184	1,134.04
Increase (Decrease)	(16,726)	(15)	1.68
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 135.70	11.21 %	
Supplies and Materials	13.42	1.11	
Fleet Costs	0.00	0.00	
Outside Services	51.19	4.23	
Utilities	33.14	5.21	
Protective Services	1.82	0.15	
Insurance	0.00	5.21	
Other Expenses	43.83	3.62	
Total Average Expense	\$ 279.10	30.74 %	

KFI - FY Comparison for HemisView Village - 61 Units

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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3/15/2019 11:51:37PM

This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted (234,982) Curr Liab Exc Curr Prtn LTD (3,746,517) = -0.06 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (3,981,498) Average Monthly Operating and Other Expenses 48,296 = -82.44 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.30 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable 0 Total Tenant Revenue 14,881 = 0.00 IR < 1.50																			
MASS	Days Receivable Outstanding: 0.00																			
	Accounts Payable (AP) Accounts Payable (176) Total Operating Expenses 48,296 = 0.00 IR < 0.75																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>8.20%</td><td>91.80%</td></tr><tr><td>Year-to-Date</td><td>8.20%</td><td>91.80%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	8.20%	91.80%	Year-to-Date	8.20%	91.80%										
	Occupancy	Loss	Occ %																	
Current Month	8.20%	91.80%																		
Year-to-Date	8.20%	91.80%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>1.00 16</td></tr><tr><td>Total Points</td><td>0.00 25</td><td>Total Points</td><td>10.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	0.00 2	Occupancy	1.00 16	Total Points	0.00 25	Total Points	10.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	0.00 2	Occupancy	1.00 16																	
Total Points	0.00 25	Total Points	10.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		(247,732)		= -0.08	
Curr Liab Exc Curr Prtn LTD		(3,088,017)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(3,335,750)		= -80.11	
Average Monthly Operating and Other Expenses		41,639		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
0.32		IR >= 1.25			
Tenant Receivable (TR)					
Tenant Receivable		0		= 0.00	
Total Tenant Revenue		13,240		IR < 1.50	
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(191)		= 0.00	
Total Operating Expenses		41,639		IR < 0.75	
Occupancy		Loss		Occ %	
Current Month		1.64 %		98.36%	
Year-to-Date		1.64 %		98.36% IR >= 0.98	
FASS KFI		MP		MASS KFI MP	
QR		0.00 12		Accts Recvble 5.00 5	
MENAR		0.00 11		Accts Payable 4.00 4	
DSCR		0.00 2		Occupancy 16.00 16	
Total Points		0.00 25		Total Points 25.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash	
(4,035,010)	
Average Dwelling Rent	
Actual/UML	13,361 56 238.59
Budget/UMA	12,642 61 207.24
Increase (Decrease)	719 (5) 31.35
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 111.61 22.61 %
Supplies and Materials	6.36 1.29
Fleet Costs	0.00 0.00
Outside Services	52.39 10.61
Utilities	51.59 10.45
Protective Services	9.64 1.95
Insurance	93.13 10.45
Other Expenses	20.96 4.25
Total Average Expense	\$ 345.69 61.61 %

Excess Cash	
(3,388,035)	
Average Dwelling Rent	
Actual/UML	12,504 60 208.40
Budget/UMA	13,217 61 216.67
Increase (Decrease)	(713) (1) (8.27)
PUM / Percentage of Revenue	
Expense	Amount Percent
Salaries and Benefits	\$ 117.32 32.14 %
Supplies and Materials	8.83 2.42
Fleet Costs	0.00 0.00
Outside Services	22.12 6.06
Utilities	51.87 14.21
Protective Services	2.93 0.80
Insurance	0.00 14.21
Other Expenses	22.94 6.29
Total Average Expense	\$ 226.02 76.13 %

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
3/15/2019 11:51:44PM

This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		325,345	=	2.04
	Curr Liab Exc Curr Prtn LTD		(159,166)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		59,497	=	0.34
	Average Monthly Operating and Other Expenses		176,254		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			-0.35		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		9,777	=	0.09
	Total Tenant Revenue		112,859		IR < 1.50
	Days Receivable Outstanding: 2.69				
MASS	Accounts Payable (AP)				
	Accounts Payable		(26,095)	=	0.15
	Total Operating Expenses		176,254		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		2.55%	97.45%	
	Year-to-Date		2.55%	97.45%	
	IR >= 0.98				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		200,874	=		0.93
Curr Liab Exc Curr Prtn LTD		(215,624)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(116,492)	=		-1.13
Average Monthly Operating and Other Expenses		102,943			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.10			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		6,556	=		0.06
Total Tenant Revenue		106,384			IR < 1.50
Days Receivable Outstanding:		1.91			
Accounts Payable (AP)					
Accounts Payable		(89,349)	=		0.87
Total Operating Expenses		102,943			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		5.61 %	94.39%		
Year-to-Date		5.61 %	94.39%		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	2.00	4
DSCR	1.00	2	Occupancy	8.00	16
Total Points	1.00	25	Total Points	15.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(327,183)			
Average Dwelling Rent			
Actual/UML	105,935	185	572.62
Budget/UMA	110,084	196	561.66
Increase (Decrease)	(4,149)	(11)	10.97
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 89.06	14.93 %	
Supplies and Materials	3.33	0.56	
Fleet Costs	0.00	0.00	
Outside Services	42.38	7.10	
Utilities	84.65	14.19	
Protective Services	14.05	2.36	
Insurance	31.13	14.19	
Other Expenses	33.09	5.55	
Total Average Expense	\$ 297.69	58.87 %	

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

Period Ending January 31, 2019

GlJdeKeyFinancialIndicatorsByCartera
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This Year					
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted		196,948	=	0.14
	Curr Liab Exc Curr Prtn LTD		(1,400,864)		IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance		(1,317,234)	=	-13.84
	Average Monthly Operating and Other Expenses		95,192		IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
			0.77		IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable		0	=	0.00
	Total Tenant Revenue		93,607		IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
	Accounts Payable (AP)				
MASS	Accounts Payable		(1,110)	=	0.01
	Total Operating Expenses		95,192		IR < 0.75
MASS	Occupancy		Loss	Occ %	
	Current Month		1.33%	98.67%	
	Year-to-Date		1.33%	98.67%	
IR >= 0.98					
FASS KFI MP MASS KFI MP					
QR		0.00	12	Accts Recvble	5.00 5
MENAR		0.00	11	Accts Payable	4.00 4
DSCR		0.00	2	Occupancy	16.00 16
Total Points		0.00	25	Total Points	25.00 25
Capital Fund Occupancy					
5.00					

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		222,533	=		0.18
Curr Liab Exc Curr Prtn LTD		(1,247,672)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(1,130,163)	=		-12.62
Average Monthly Operating and Other Expenses		89,543			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		0.83			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		90,170			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,111)	=		0.01
Total Operating Expenses		89,543			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		1.33 %	98.67%		
Year-to-Date		1.33 %	98.67 %		IR >= 0.98
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	16.00	16
Total Points	0.00	25	Total Points	25.00	25
Capital Fund Occupancy					
5.00					

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

Excess Cash			
(1,256,992)			
Average Dwelling Rent			
Actual/UML	89,883	148	607.32
Budget/UMA	87,766	150	585.10
Increase (Decrease)	2,118	(2)	22.22
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 132.87	21.81 %	
Supplies and Materials	8.73	1.43	
Fleet Costs	0.00	0.00	
Outside Services	42.06	6.90	
Utilities	40.98	6.73	
Protective Services	0.00	0.00	
Insurance	67.39	6.73	
Other Expenses	31.33	5.14	
Total Average Expense	\$ 323.37	48.74 %	

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

Period Ending January 31, 2019

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

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		952,307	=		0.22
Curr Liab Exc Curr Prtn LTD		(4,237,192)			IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(3,406,324)	=		-25.40
Average Monthly Operating and Other Expenses		134,122			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
		1.33			IR >= 1.25
Tenant Receivable (TR)					
Tenant Receivable		0	=		0.00
Total Tenant Revenue		146,084			IR < 1.50
Days Receivable Outstanding: 0.00					
Accounts Payable (AP)					
Accounts Payable		(1,687)	=		0.01
Total Operating Expenses		134,122			IR < 0.75
Occupancy		Loss	Occ %		
Current Month		9.05 %	90.95%		
Year-to-Date		9.05 %	90.95%		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 Points	2.00	25	Total Points	10.00	25
Capital Fund Occupancy					
		5.00			

Excess Cash			
(3,839,195)			
Average Dwelling Rent			
Actual/UML	146,017	205	712.28
Budget/UMA	143,736	210	684.46
Increase (Decrease)	2,281	(5)	27.82
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 135.68	16.27 %	
Supplies and Materials	10.19	1.22	
Fleet Costs	0.00	0.00	
Outside Services	76.27	9.14	
Utilities	45.91	5.50	
Protective Services	20.92	2.51	
Insurance	70.42	7.42	
Other Expenses	24.12	2.89	
Total Average Expense	\$ 383.51	44.96 %	

Excess Cash			
(3,569,299)			
Average Dwelling Rent			
Actual/UML	133,963	191	701.37
Budget/UMA	143,892	210	685.20
Increase (Decrease)	(9,929)	(19)	16.18
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 167.62	20.31 %	
Supplies and Materials	10.73	1.30	
Fleet Costs	0.00	0.00	
Outside Services	70.86	8.59	
Utilities	49.90	8.11	
Protective Services	0.00	0.00	
Insurance	0.00	8.11	
Other Expenses	29.92	3.63	
Total Average Expense	\$ 329.03	50.05 %	

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

Period Ending January 31, 2019

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This Year																				
FASS	Quick Ratio (QR) Current Assets, Unrestricted64,498 Curr Liab Exc Curr Prtn LTD(1,103,629) =0.06 IR >= 2.0																			
	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance(1,132,664) Average Monthly Operating and Other Expenses80,017 =-14.16 IR >= 4.0																			
	Debt Service Coverage Ratio (DSCR) 0.75 IR >= 1.25																			
	Tenant Receivable (TR) Tenant Receivable0 Total Tenant Revenue75,054 =0.00 IR < 1.50 Days Receivable Outstanding: 0.00																			
MASS	Accounts Payable (AP) Accounts Payable(10,600) Total Operating Expenses80,017 =0.13 IR < 0.75																			
	<table><tr><th>Occupancy</th><th>Loss</th><th>Occ %</th></tr><tr><td>Current Month</td><td>0.83%</td><td>99.17%</td></tr><tr><td>Year-to-Date</td><td>0.83%</td><td>99.17%</td></tr></table> IR >= 0.98	Occupancy	Loss	Occ %	Current Month	0.83%	99.17%	Year-to-Date	0.83%	99.17%										
	Occupancy	Loss	Occ %																	
Current Month	0.83%	99.17%																		
Year-to-Date	0.83%	99.17%																		
<table><tr><th>FASS KFI</th><th>MP</th><th>MASS KFI</th><th>MP</th></tr><tr><td>QR</td><td>0.00 12</td><td>Accts Recvble</td><td>5.00 5</td></tr><tr><td>MENAR</td><td>0.00 11</td><td>Accts Payable</td><td>4.00 4</td></tr><tr><td>DSCR</td><td>0.00 2</td><td>Occupancy</td><td>16.00 16</td></tr><tr><td>Total Points</td><td>0.00 25</td><td>Total Points</td><td>25.00 25</td></tr></table>	FASS KFI	MP	MASS KFI	MP	QR	0.00 12	Accts Recvble	5.00 5	MENAR	0.00 11	Accts Payable	4.00 4	DSCR	0.00 2	Occupancy	16.00 16	Total Points	0.00 25	Total Points	25.00 25
FASS KFI	MP	MASS KFI	MP																	
QR	0.00 12	Accts Recvble	5.00 5																	
MENAR	0.00 11	Accts Payable	4.00 4																	
DSCR	0.00 2	Occupancy	16.00 16																	
Total Points	0.00 25	Total Points	25.00 25																	
Capital Fund Occupancy 5.00																				

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted		95,854	=	0.10	
Curr Liab Exc Curr Prtn LTD		(972,170)		IR >= 2.0	
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance		(963,002)	=	-12.81	
Average Monthly Operating and Other Expenses		75,191		IR >= 4.0	
Debt Service Coverage Ratio (DSCR)					
		0.84		IR >= 1.25	
Tenant Receivable (TR)					
Tenant Receivable		0	=	0.00	
Total Tenant Revenue		72,602		IR < 1.50	
Days Receivable Outstanding:		0.00			
Accounts Payable (AP)					
Accounts Payable		(871)	=	0.01	
Total Operating Expenses		75,191		IR < 0.75	
Occupancy		Loss	Occ %		
Current Month		3.33 %	96.67%		
Year-to-Date		3.33 %	96.67%	IR >= 0.98	
FASS KFI		MP	MASS KFI		MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	12.00	16
Total Points	0.00	25	Total Points	21.00	25
Capital Fund Occupancy					
		5.00			

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

Excess Cash			
(1,068,697)			
Average Dwelling Rent			
Actual/UML	72,604	116	625.90
Budget/UMA	72,533	120	604.44
Increase (Decrease)	72	(4)	21.46
PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 117.72	18.81 %	
Supplies and Materials	10.87	1.74	
Fleet Costs	0.00	0.00	
Outside Services	66.15	10.57	
Utilities	42.13	6.73	
Protective Services	0.00	0.00	
Insurance	70.48	6.73	
Other Expenses	36.13	5.77	
Total Average Expense	\$ 343.48	50.35 %	