



## Supplemental Reports For the Month and Year-To-Date Ended March 31, 2019 (Unaudited and Subject to Review)

**SAN ANTONIO  
HOUSING  
AUTHORITY**

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*Director of Finance and  
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**Jennifer Mireles**  
*Budget Manager*

### SAHA Combined

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

### Partnerships

1. Property Management Reports
2. Key Financial Indicators

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Public Housing**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Rental Income History</b>										
<b>Operating Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Current Year</b>			<b>Last Year</b>			<b>Two Years Ago</b>				
			<b>February</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>February</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>February</b>	<b>January</b>	<b>December</b>
3,688,600		296,714	940,134	902,817	856,725	810,176	878,430	873,450	797,898	817,901	884,445	874,303	888,441

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>						<b>Last Month</b>			<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Agency Units	15						15			0.00				
Efficiencies	549	533	517	16	16			97.00%	533	519	94.54%	4,797	4,639	96.71%
1 Bedroom	2,033	1,881	1,834	47	152			97.50%	1,881	1,825	89.77%	16,919	16,492	97.48%
2 Bedrooms	1,891	1,873	1,770	103	16	2		94.50%	1,873	1,785	94.39%	16,864	15,985	94.79%
3 Bedrooms	1,355	1,354	1,240	114	1			91.58%	1,362	1,256	92.15%	12,298	11,341	92.22%
4 Bedrooms	229	229	208	21				90.83%	229	213	93.01%	2,061	1,913	92.82%
5 Bedrooms	47	47	40	7				85.11%	47	39	82.98%	423	370	87.47%
<b>Total Units</b>	<b>6,119</b>	<b>5,917</b>	<b>5,609</b>	<b>308</b>	<b>185</b>	<b>2</b>	<b>15</b>	<b>94.79%</b>	<b>5,925</b>	<b>5,637</b>	<b>92.00%</b>	<b>53,362</b>	<b>50,740</b>	<b>95.09%</b>

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Alazan/Guadalupe**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
1,251,193		67,428			110,600	111,882	113,938	5	4	22	59	19.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Agency Units	1						1		0.00					0.00
Efficiency	40	40	39	1				30	97.50%			360	347	96.39%
1 Bedroom	16	16	15	1				30	93.75%			144	136	94.44%
2 Bedrooms	495	495	458	37				1,125	92.53%			4,455	4,148	93.11%
3 Bedrooms	180	180	164	16				487	91.11%			1,620	1,503	92.78%
4 Bedrooms	9	9	8	1				30	88.89%			81	80	98.77%
<b>Total</b>	<b>741</b>	<b>740</b>	<b>684</b>	<b>56</b>			<b>1</b>	<b>1,703</b>	<b>92.43%</b>			<b>6,660</b>	<b>6,214</b>	<b>93.30%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Blanco/San Pedro Arms  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
153,036		3,670			27,808	27,703	28,067	1	1	1	10	5.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	62	62	59	3				91	95.16%			558	527	94.44%
1 Bedroom	50	50	49	1				30	98.00%			450	442	98.22%
2 Bedrooms	4	4	4						100.00%			36	35	97.22%
<b>Total</b>	<b>116</b>	<b>116</b>	<b>112</b>	<b>4</b>				<b>122</b>	<b>96.55%</b>			<b>1,044</b>	<b>1,004</b>	<b>96.17%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Blueridge/VF/SF/Palm Lake**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(15,259)		(591)						0	0	0	1	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
3 Bedrooms	38	38		38				1,156	0.00			342		0.00
4 Bedrooms	7	7		7				213	0.00			63		0.00
5 Bedrooms	3	3		3				91	0.00			27		0.00
<b>Total</b>	<b>48</b>	<b>48</b>		<b>48</b>				<b>1,460</b>	<b>0.00</b>			<b>432</b>		<b>0.00</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Cassiano Homes**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
691,611		28,340			48,563	49,507	44,000	9	3	12	132	168.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Agency Units	5						5		0.00					0.00
1 Bedroom	24	24	24						100.00%			216	212	98.15%
2 Bedrooms	176	176	164	12				365	93.18%			1,584	1,515	95.64%
3 Bedrooms	187	187	173	14				426	92.51%			1,683	1,584	94.12%
4 Bedrooms	81	81	75	6				183	92.59%			729	690	94.65%
5 Bedrooms	26	26	22	4				122	84.62%			234	213	91.03%
<b>Total</b>	<b>499</b>	<b>494</b>	<b>458</b>	<b>36</b>			<b>5</b>	<b>1,095</b>	<b>92.71%</b>			<b>4,446</b>	<b>4,214</b>	<b>94.78%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
 Cheryl West/TL Shaley  
 For the Period Ending 3/31/2019

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
96,021		14,832			25,461	25,697	24,359	5	30	0	76	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Agency Units	1						1		0.00					0.00
1 Bedroom	14	14	13	1				30	92.86%			126	123	97.62%
2 Bedrooms	66	64	63	1		2		30	98.44%			576	550	95.49%
3 Bedrooms	58	58	56	2				61	96.55%			522	490	93.87%
4 Bedrooms	9	9	8	1				30	88.89%			81	69	85.19%
<b>Total</b>	<b>148</b>	<b>145</b>	<b>140</b>	<b>5</b>		<b>2</b>	<b>1</b>	<b>152</b>	<b>96.55%</b>			<b>1,305</b>	<b>1,232</b>	<b>94.41%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Cross Creek/Rutledge/Beldon  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
209,511		10,494			25,765	25,834	23,254	1	1	1	1	8.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	21	21	21						100.00%			189	182	96.30%
2 Bedrooms	74	74	73	1				30	98.65%			666	633	95.05%
3 Bedrooms	63	63	61	2				61	96.83%			567	555	97.88%
4 Bedrooms	9	9	8	1				30	88.89%			81	77	95.06%
<b>Total</b>	<b>167</b>	<b>167</b>	<b>163</b>	<b>4</b>				<b>122</b>	<b>97.60%</b>			<b>1,503</b>	<b>1,447</b>	<b>96.27%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**F Furey/C Andrews/Pin Oak II**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(269,145)		14,626			19,493	18,748	13,741	1	1	3	350	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	14	14	14						100.00%			126	122	96.83%
2 Bedrooms	41	41	40	1				30	97.56%			369	361	97.83%
3 Bedrooms	79	79	77	2				61	97.47%			711	685	96.34%
4 Bedrooms	6	6	6						100.00%			54	54	100.00%
<b>Total</b>	<b>140</b>	<b>140</b>	<b>137</b>	<b>3</b>				<b>91</b>	<b>97.86%</b>			<b>1,260</b>	<b>1,222</b>	<b>96.98%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Fair Avenue/Matt Garcia**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(122,607)		(736)			63,653	63,684	64,095	0	1	0	20	2.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	129	129	125	4				122	96.90%			1,161	1,138	98.02%
1 Bedroom	137	137	133	4				122	97.08%			1,233	1,203	97.57%
2 Bedrooms	4	4	3	1				30	75.00%			36	30	83.33%
3 Bedrooms	1	1	1						100.00%			9	9	100.00%
<b>Total</b>	<b>271</b>	<b>271</b>	<b>262</b>	<b>9</b>				<b>274</b>	<b>96.68%</b>			<b>2,439</b>	<b>2,380</b>	<b>97.58%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Highview/W Sinkin  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
151,844		27,522			23,398	23,907	21,883	5	0	5	45	21.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	51	51	49	2				61	96.08%			459	442	96.30%
2 Bedrooms	35	35	35						100.00%			315	312	99.05%
3 Bedrooms	28	28	26	2				61	92.86%			252	234	92.86%
4 Bedrooms	4	4	4						100.00%			36	36	100.00%
<b>Total</b>	<b>118</b>	<b>118</b>	<b>114</b>	<b>4</b>				<b>122</b>	<b>96.61%</b>			<b>1,062</b>	<b>1,024</b>	<b>96.42%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Jewett Circle/G Cisneros**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
104,200		(655)			26,955	27,136	26,433	1	2	0	122	24.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>			
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	120	120	117	3				91	97.50%			1,079	1,063	98.52%
2 Bedrooms	10	10	10						100.00%			90	86	95.56%
<b>Total</b>	<b>130</b>	<b>130</b>	<b>127</b>	<b>3</b>				<b>91</b>	<b>97.69%</b>			<b>1,169</b>	<b>1,149</b>	<b>98.29%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Kenwood/Glen Park/Park Square  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
138,321		2,970			26,310	25,708	24,584	0	0	0	5	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	51	51	51						100.00%			459	451	98.26%
2 Bedrooms	42	42	39	3				91	92.86%			378	371	98.15%
3 Bedrooms	19	19	19						100.00%			171	161	94.15%
4 Bedrooms	2	2	1	1				30	50.00%			18	16	88.89%
<b>Total</b>	<b>114</b>	<b>114</b>	<b>110</b>	<b>4</b>				<b>122</b>	<b>96.49%</b>			<b>1,026</b>	<b>999</b>	<b>97.37%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Lewis Chatham**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
121,083		5,660			28,446	28,547	28,181	0	68	68	108	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	72	72	72						100.00%			648	639	98.61%
1 Bedroom	42	42	40	2				61	95.24%			378	366	96.83%
2 Bedrooms	4	4	4						100.00%			36	36	100.00%
3 Bedrooms	1	1	1						100.00%			9	6	66.67%
<b>Total</b>	<b>119</b>	<b>119</b>	<b>117</b>	<b>2</b>				<b>61</b>	<b>98.32%</b>			<b>1,071</b>	<b>1,047</b>	<b>97.76%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Lila Cockrell/South San**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
54,465		3,598			16,019	16,186	15,735	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>			
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	95	95	93	2				61	97.89%			855	829	96.96%
2 Bedrooms	5	5	5						100.00%			45	45	100.00
<b>Total</b>	<b>100</b>	<b>100</b>	<b>98</b>	<b>2</b>				<b>61</b>	<b>98.00%</b>			<b>900</b>	<b>874</b>	<b>97.11%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Lincoln Heights  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(518,838)		11,717			46,397	43,882	43,780	13	126	9	22	9.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Agency Units	8						8		0.00					0.00
1 Bedroom	91	91	84	7				213	92.31%			819	765	93.41%
2 Bedrooms	154	154	139	15				456	90.26%			1,386	1,245	89.83%
3 Bedrooms	81	81	76	5				152	93.83%			729	689	94.51%
4 Bedrooms	4	4	4						100.00%			36	36	100.00%
<b>Total</b>	<b>338</b>	<b>330</b>	<b>303</b>	<b>27</b>			<b>8</b>	<b>821</b>	<b>91.82%</b>			<b>2,970</b>	<b>2,735</b>	<b>92.09%</b>

**Maintenance Summary**



**San Antonio Housing Authority  
Property Management Monthly Report  
Madonna/Sahara Ramsey  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
121,444		(1,462)			21,475	21,237	21,310	4	0	2	130	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	36	36	36						100.00%			324	324	100.00
2 Bedrooms	40	40	40						100.00%			360	357	99.17%
<b>Total</b>	<b>76</b>	<b>76</b>	<b>76</b>						<b>100.00%</b>			<b>684</b>	<b>681</b>	<b>99.56%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Mirasol/CTK/Rangel  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
125,995		3,016			32,238	32,370	27,624	3	0	5	123	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	71	71	71						100.00%			639	635	99.37%
2 Bedrooms	66	66	65	1				30	98.48%			594	575	96.80%
3 Bedrooms	102	102	98	4				122	96.08%			918	885	96.41%
4 Bedrooms	6	6	6						100.00%			54	54	100.00%
5 Bedrooms	3	3	3						100.00%			27	27	100.00%
<b>Total</b>	<b>248</b>	<b>248</b>	<b>243</b>	<b>5</b>				<b>152</b>	<b>97.98%</b>			<b>2,232</b>	<b>2,176</b>	<b>97.49%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Mission Park**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(36,601)		12,443			11,416	9,915	10,486	3	0	3	35	20.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	8	8	8						100.00%			72	72	100.00
2 Bedrooms	43	43	40	3				91	93.02%			387	365	94.32%
3 Bedrooms	33	33	33						100.00%			297	288	96.97%
4 Bedrooms	10	10	9	1				30	90.00%			90	88	97.78%
5 Bedrooms	6	6	6						100.00%			54	54	100.00
<b>Total</b>	<b>100</b>	<b>100</b>	<b>96</b>	<b>4</b>				<b>122</b>	<b>96.00%</b>			<b>900</b>	<b>867</b>	<b>96.33%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Parkview/College Park  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
140,769		9,122			42,659	42,530	42,481	2	2	2	20	5.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	96	96	94	2				61	97.92%			864	823	95.25%
1 Bedroom	116	116	114	2				61	98.28%			1,044	1,022	97.89%
2 Bedrooms	18	18	18						100.00%			162	155	95.68%
3 Bedrooms	1	1	1						100.00%			9	9	100.00%
<b>Total</b>	<b>231</b>	<b>231</b>	<b>227</b>	<b>4</b>				<b>122</b>	<b>98.27%</b>			<b>2,079</b>	<b>2,009</b>	<b>96.63%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Pin Oak I**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
20,816		(11,371)			12,620	23	12,426	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>								<b>Year-to-Date</b>				
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	12	12	12						100.00%			108	107	99.07%
1 Bedroom	36	36	36						100.00%			324	317	97.84%
2 Bedrooms	2	2	2						100.00%			18	14	77.78%
<b>Total</b>	<b>50</b>	<b>50</b>	<b>50</b>						<b>100.00%</b>			<b>450</b>	<b>438</b>	<b>97.33%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Riverside/Midway/Linda Lou  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
14,152		24,752			17,162	15,788	11,465	2	0	2	25	20.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	30	30	29	1				30	96.67%			270	264	97.78%
2 Bedrooms	37	37	34	3				91	91.89%			333	310	93.09%
3 Bedrooms	37	37	34	3				91	91.89%			333	323	97.00%
<b>Total</b>	<b>104</b>	<b>104</b>	<b>97</b>	<b>7</b>				<b>213</b>	<b>93.27%</b>			<b>936</b>	<b>897</b>	<b>95.83%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Scattered Sites**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
199,243		36,084			23,192	23,077	17,283	2	1	0	18	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
2 Bedrooms									0.00			7	7	100.00
3 Bedrooms	140	140	139	1				30	99.29%			1,372	1,341	97.74%
4 Bedrooms	5	5	5						100.00%			45	45	100.00
<b>Total</b>	<b>145</b>	<b>145</b>	<b>144</b>	<b>1</b>				<b>30</b>	<b>99.31%</b>			<b>1,424</b>	<b>1,393</b>	<b>97.82%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Springview Convent  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(74,319)								2	2	1	20	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Total									0.00					0.00

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Springview**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(95,065)		15,222			31,810	32,738	27,789	0	0	1	125	20.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	21	21	19	2				61	90.48%			189	185	97.88%
1 Bedroom	42	42	38	4				122	90.48%			378	371	98.15%
2 Bedrooms	86	86	83	3				91	96.51%			774	753	97.29%
3 Bedrooms	32	32	23	9				274	71.88%			288	214	74.31%
4 Bedrooms	1	1		1				30	0.00			9		0.00
<b>Total</b>	<b>182</b>	<b>182</b>	<b>163</b>	<b>19</b>				<b>578</b>	<b>89.56%</b>			<b>1,638</b>	<b>1,523</b>	<b>92.98%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Sun Park/Frank Hornsby  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
92,228		5,315			25,483	25,556	25,196	0	2	1	20	25.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>				
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	
1 Bedroom	119	119	117	2				61	98.32%				1,071	1,025	95.70%
2 Bedrooms	5	5	5						100.00%				45	37	82.22%
<b>Total</b>	<b>124</b>	<b>124</b>	<b>122</b>	<b>2</b>				<b>61</b>	<b>98.39%</b>				<b>1,116</b>	<b>1,062</b>	<b>95.16%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Sutton Homes/Le Chalet**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
114,854		1,019			8,123	8,451	8,107	0	1	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	24	24	24						100.00%			216	211	97.69%
2 Bedrooms	10	10	9	1				30	90.00%			90	85	94.44%
<b>Total</b>	<b>34</b>	<b>34</b>	<b>33</b>	<b>1</b>				<b>30</b>	<b>97.06%</b>			<b>306</b>	<b>296</b>	<b>96.73%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Tarry Towne/Escondida/Wmsburg  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(850,266)		1,248			36,807	36,953	36,443	0	1	0	16	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	103	103	102	1				30	99.03%			927	923	99.57%
2 Bedrooms	30	30	30						100.00%			270	264	97.78%
<b>Total</b>	<b>133</b>	<b>133</b>	<b>132</b>	<b>1</b>			<b>30</b>	<b>99.25%</b>				<b>1,197</b>	<b>1,187</b>	<b>99.16%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Victoria Plaza/Schnabel  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
332,585		337			11,979	12,106	11,941	4	3	0	391	83.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	16				16					0.00				0.00
1 Bedroom	218	66	64	2	152			61		96.97%		594	583	98.15%
2 Bedrooms	20	4	3	1	16			30		75.00%		36	34	94.44%
3 Bedrooms	1				1					0.00				0.00
<b>Total</b>	<b>255</b>	<b>70</b>	<b>67</b>	<b>3</b>	<b>185</b>			<b>91</b>		<b>95.71%</b>		<b>630</b>	<b>617</b>	<b>97.94%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Villa Hermosa/M McGuire  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
167,102		(877)			31,516	31,750	32,080	0	2	2	67	5.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	60	60	57	3				91	95.00%			540	517	95.74%
1 Bedroom	58	58	57	1				30	98.28%			522	509	97.51%
2 Bedrooms	11	11	11						100.00%			99	93	93.94%
<b>Total</b>	<b>129</b>	<b>129</b>	<b>125</b>	<b>4</b>				<b>122</b>	<b>96.90%</b>			<b>1,161</b>	<b>1,119</b>	<b>96.38%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Villa Tranchese  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
299,047		566			50,394	50,796	51,116	5	3	8	130	38.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	41	41	40	1				30	97.56%			369	356	96.48%
1 Bedroom	141	141	140	1				30	99.29%			1,269	1,241	97.79%
2 Bedrooms	19	19	16	3				91	84.21%			171	166	97.08%
<b>Total</b>	<b>201</b>	<b>201</b>	<b>196</b>	<b>5</b>				<b>152</b>	<b>97.51%</b>			<b>1,809</b>	<b>1,763</b>	<b>97.46%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Villa Veramendi**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
47,321		7,660			24,463	22,139	15,522	2	0	1	125	20.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	12	12	12						100.00%			108	105	97.22%
2 Bedrooms	62	62	60	2				61	96.77%			558	543	97.31%
3 Bedrooms	54	54	50	4				122	92.59%			486	466	95.88%
4 Bedrooms	32	32	31	1				30	96.88%			288	277	96.18%
5 Bedrooms	6	6	6						100.00%			54	52	96.30%
<b>Total</b>	<b>166</b>	<b>166</b>	<b>159</b>	<b>7</b>				<b>213</b>	<b>95.78%</b>			<b>1,494</b>	<b>1,443</b>	<b>96.59%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**WC White**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
169,728		982			13,805	13,768	12,990	3	0	4	67	81.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	69	69	67	2				61	97.10%			621	613	98.71%
2 Bedrooms	6	6	6						100.00%			54	51	94.44%
<b>Total</b>	<b>75</b>	<b>75</b>	<b>73</b>	<b>2</b>				<b>61</b>	<b>97.33%</b>			<b>675</b>	<b>664</b>	<b>98.37%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Westway/H Gonzalez  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
125,293		9,056			30,326	28,390	19,503	4	5	5	35	15.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	69	69	65	4				122	94.20%			612	583	95.26%
2 Bedrooms	46	46	44	2				61	95.65%			414	398	96.14%
3 Bedrooms	62	62	58	4				122	93.55%			558	525	94.09%
4 Bedrooms	26	26	26						100.00%			234	230	98.29%
<b>Total</b>	<b>203</b>	<b>203</b>	<b>193</b>	<b>10</b>				<b>304</b>	<b>95.07%</b>			<b>1,818</b>	<b>1,736</b>	<b>95.49%</b>

**Maintenance Summary**

San Antonio Housing Authority  
Property Management Monthly Report  
Wheatley/Olive Pk/Village East  
For the Period Ending 3/31/2019

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	2/28/2019	1/31/2019	12/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
191,229		(4,888)			5,982	7,165	7,095	0	0	1	279	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
2 Bedrooms	25	25	24	1				30	96.00%			225	216	96.00%
3 Bedrooms	17	17	14	3				91	82.35%			153	145	94.77%
4 Bedrooms	5	5	4	1				30	80.00%			45	44	97.78%
5 Bedrooms	3	3	3						100.00%			27	24	88.89%
<b>Total</b>	<b>50</b>	<b>50</b>	<b>45</b>	<b>5</b>				<b>152</b>	<b>90.00%</b>			<b>450</b>	<b>429</b>	<b>95.33%</b>

Maintenance Summary

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Wheatley Senior Living**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(8,062)					(9,772)			0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	40	40	39	1				30	97.50%			360	351	97.50%
<b>Total</b>	<b>40</b>	<b>40</b>	<b>39</b>	<b>1</b>				<b>30</b>	<b>97.50%</b>			<b>360</b>	<b>351</b>	<b>97.50%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**The Alhambra**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(1,469)								0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	9	9	8	1				30	88.89%			81	75	92.59%
2 Bedrooms	5	5	5						100.00%			45	43	95.56%
<b>Total</b>	<b>14</b>	<b>14</b>	<b>13</b>	<b>1</b>			<b>30</b>	<b>92.86%</b>				<b>126</b>	<b>118</b>	<b>93.65%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Sutton Oaks Phase I  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
9,697					7,138		(783)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	10	10	10						100.00%			90	84	93.33%
2 Bedrooms	34	34	33	1				30	97.06%			306	289	94.44%
3 Bedrooms	5	5	4	1				30	80.00%			45	44	97.78%
<b>Total</b>	<b>49</b>	<b>49</b>	<b>47</b>	<b>2</b>				<b>61</b>	<b>95.92%</b>			<b>441</b>	<b>417</b>	<b>94.56%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**San Juan Square II**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>					
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>	
1,467					267			0	0	0	0	0.00	

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	2	2	2						100.00%			18	18	100.00
2 Bedrooms	24	24	23	1				30	95.83%			216	200	92.59%
3 Bedrooms	20	20	19	1				30	95.00%			180	174	96.67%
4 Bedrooms	2	2	2						100.00%			18	18	100.00
<b>Total</b>	<b>48</b>	<b>48</b>	<b>46</b>	<b>2</b>				<b>61</b>	<b>95.83%</b>			<b>432</b>	<b>410</b>	<b>94.91%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**San Juan Square**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(905)							(1,233)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	13	13	13						100.00%			117	114	97.44%
2 Bedrooms	16	16	16						100.00%			144	143	99.31%
3 Bedrooms	17	17	16	1				30	94.12%			153	145	94.77%
<b>Total</b>	<b>46</b>	<b>46</b>	<b>45</b>	<b>1</b>				<b>30</b>	<b>97.83%</b>			<b>414</b>	<b>402</b>	<b>97.10%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Refugio**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	2/28/2019	1/31/2019	12/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,644)							(69)	0	0	0	26	15.00

**Occupancy Information**

Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Current Month						Year-to-Date			
					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	18	1				30	94.74%			171	167	97.66%
2 Bedrooms	20	20	19	1				30	95.00%			180	166	92.22%
3 Bedrooms	11	11	10	1				30	90.91%			99	97	97.98%
<b>Total</b>	<b>50</b>	<b>50</b>	<b>47</b>	<b>3</b>				<b>91</b>	<b>94.00%</b>			<b>450</b>	<b>430</b>	<b>95.56%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
The Park at Sutton Oaks  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(5,238)					9,145		(897)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	5	5	5						100.00%			45	45	100.00
2 Bedrooms	35	35	30	5				152	85.71%			315	289	91.75%
3 Bedrooms	7	7	7						100.00%			63	61	96.83%
4 Bedrooms	2	2	2						100.00%			18	18	100.00
<b>Total</b>	<b>49</b>	<b>49</b>	<b>44</b>	<b>5</b>				<b>152</b>	<b>89.80%</b>			<b>441</b>	<b>413</b>	<b>93.65%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Midcrown Seniors Pavillion  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(4,864)					2,778			0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>				
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	
1 Bedroom	20	20	19	1				30	95.00%				180	177	98.33%
2 Bedrooms	19	19	19						100.00%				171	170	99.42%
<b>Total</b>	<b>39</b>	<b>39</b>	<b>38</b>	<b>1</b>				<b>30</b>	<b>97.44%</b>				<b>351</b>	<b>347</b>	<b>98.86%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**HemisView Village**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(2,580)					10,363		(966)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	14	14	14						100.00%			126	122	96.83%
2 Bedrooms	26	26	26						100.00%			234	229	97.86%
3 Bedrooms	9	9	8	1				30	88.89%			81	79	97.53%
<b>Total</b>	<b>49</b>	<b>49</b>	<b>48</b>	<b>1</b>				<b>30</b>	<b>97.96%</b>			<b>441</b>	<b>430</b>	<b>97.51%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Gardens at San Juan Square  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	2/28/2019	1/31/2019	12/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
136,729							(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%			27	27	100.00
2 Bedrooms	33	33	32	1				30	96.97%			297	290	97.64%
3 Bedrooms	24	24	24						100.00%			216	204	94.44%
4 Bedrooms	3	3	3						100.00%			27	27	100.00
<b>Total</b>	<b>63</b>	<b>63</b>	<b>62</b>	<b>1</b>				<b>30</b>	<b>98.41%</b>			<b>567</b>	<b>548</b>	<b>96.65%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**East Meadows**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
44,896								0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Current Month</b>							<b>Year-to-Date</b>			
				<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	4	4	4						100.00%			36	36	100.00
2 Bedrooms	24	24	22	2				61	91.67%			216	210	97.22%
3 Bedrooms	37	37	37						100.00%			333	327	98.20%
4 Bedrooms	6	6	6						100.00%			54	54	100.00
<b>Total</b>	<b>71</b>	<b>71</b>	<b>69</b>	<b>2</b>				<b>61</b>	<b>97.18%</b>			<b>639</b>	<b>627</b>	<b>98.12%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Converse Ranch II  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(9,089)							(99)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	6	6	6						100.00%			54	54	100.00
2 Bedrooms	10	10	10						100.00%			90	90	100.00
3 Bedrooms	5	5	5						100.00%			45	45	100.00
<b>Total</b>	<b>21</b>	<b>21</b>	<b>21</b>						<b>100.00%</b>			<b>189</b>	<b>189</b>	<b>100.00</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Converse Ranch I  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
(3,177)					11		(1,439)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Current Month</b>							<b>Year-to-Date</b>			
				<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	10	10	10						100.00%			90	88	97.78%
2 Bedrooms	9	9	8	1				30	88.89%			81	76	93.83%
3 Bedrooms	6	6	6						100.00%			54	53	98.15%
<b>Total</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>1</b>				<b>30</b>	<b>96.00%</b>			<b>225</b>	<b>217</b>	<b>96.44%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Beacon**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Rental Income History</b>										
<b>Operating Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Current Year</b>			<b>Last Year</b>			<b>Two Years Ago</b>				
			<b>February</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>February</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>February</b>	<b>January</b>	<b>December</b>
14,387,373	2,529,427	614,606	1,621,073	1,629,087	745,170	1,492,214	1,456,186	1,445,353	1,445,631	1,407,306	1,437,767	1,404,796	1,425,926

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>							<b>Last Month</b>			<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiencies	112	112	107	5				95.54%	112	103	91.96%	1,018	974	95.68%
1 Bedroom	1,614	1,614	1,527	87				94.61%	1,614	1,508	93.43%	19,248	18,056	93.81%
2 Bedrooms	1,027	1,027	635	392				61.83%	1,027	624	60.76%	12,943	10,076	77.85%
3 Bedrooms	159	159	204	(45)				128.30%	159	203	127.67%	2,774	2,881	103.86%
4 Bedrooms			251	(251)				0.00		241	0.00		1,461	0.00
<b>Total Units</b>	<b>2,912</b>	<b>2,912</b>	<b>2,724</b>	<b>188</b>				<b>93.54%</b>	<b>2,912</b>	<b>2,679</b>	<b>92.00%</b>	<b>35,983</b>	<b>33,448</b>	<b>92.96%</b>

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Beacon**  
**SAHA Managed Properties**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

**Account Balances**

**Rental Income History**

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			February	January	December	March	February	January	December	March	February	January	December
10,692,373	1,831,947	614,606	813,980	816,734	(63,070)	715,905	705,031	701,227	709,805	699,615	730,347	713,319	721,829

**Occupancy Information**

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	111	111	107	4				96.40%	111	102	91.89%	1,009	968	95.94%
1 Bedroom	745	745	717	28				96.24%	745	697	93.56%	11,427	10,888	95.28%
2 Bedrooms	580	580	246	334				42.41%	580	238	41.03%	8,920	6,535	73.26%
3 Bedrooms	96	96	142	(46)				147.92%	96	141	146.88%	2,207	2,328	105.48%
4 Bedrooms			251	(251)				0.00		241	0.00		1,461	0.00
<b>Total Units</b>	<b>1,532</b>	<b>1,532</b>	<b>1,463</b>	<b>69</b>				<b>95.50%</b>	<b>1,532</b>	<b>1,419</b>	<b>92.62%</b>	<b>23,563</b>	<b>22,180</b>	<b>94.13%</b>

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**SAHDC Bella Claire Apts.**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
38,237	26,786	21,039			38,535	33,298	(17,833)	2	0	1	38	13.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	27	27	26	1			30	96.30%				243	234	96.30%
2 Bedrooms	40	40		40			1,217	0.00				360	114	31.67%
4 Bedrooms			39	(39)			(1,186)	0.00					225	0.00
<b>Total</b>	<b>67</b>	<b>67</b>	<b>65</b>	<b>2</b>			<b>61</b>	<b>97.01%</b>				<b>603</b>	<b>573</b>	<b>95.02%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**SAHFC Burning Tree**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
2,229,416	32,398	35,739			63,870	72,390	14,047	0	0	4	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	84	84	84						100.00%			756	706	93.39%
2 Bedrooms	24	24	24						100.00%			216	207	95.83%
<b>Total</b>	<b>108</b>	<b>108</b>	<b>108</b>						<b>100.00%</b>			<b>972</b>	<b>913</b>	<b>93.93%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**SAHFC Castlepoint**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
529,349	66,304	47,899			108,343	130,019	12,138	8	7	6	210	2.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	24	24	24						100.00%			216	214	99.07%
1 Bedroom	136	136	134	2				61	98.53%			1,224	1,200	98.04%
2 Bedrooms	60	60		60				1,825	0.00			540	175	32.41%
3 Bedrooms			60	(60)				(1,825)	0.00				348	0.00
<b>Total</b>	<b>220</b>	<b>220</b>	<b>218</b>	<b>2</b>				<b>61</b>	<b>99.09%</b>			<b>1,980</b>	<b>1,937</b>	<b>97.83%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**SAHFC Churchill Estates, LLC**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
556,556	50,279	31,004			32,920	33,851	259	0	0	0	56	1.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
2 Bedrooms	40	40		40				1,217	0.00			360	114	31.67%
4 Bedrooms			40	(40)				(1,217)	0.00				236	0.00
<b>Total</b>	<b>40</b>	<b>40</b>	<b>40</b>						<b>100.00%</b>			<b>360</b>	<b>350</b>	<b>97.22%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Claremont**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
31,291		855			2,900	2,810	17,122	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
3 Bedrooms	4	4	4						100.00%			36	36	100.00
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>						<b>100.00%</b>			<b>36</b>	<b>36</b>	<b>100.00</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Converse Ranch I LLC  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
937,506	414,206	35,605			83,249	73,606	(14,768)	0	0	3	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	60	60	59	1				30	98.33%			540	524	97.04%
2 Bedrooms	48	48	45	3				91	93.75%			432	398	92.13%
3 Bedrooms	16	16	16						100.00%			144	142	98.61%
<b>Total</b>	<b>124</b>	<b>124</b>	<b>120</b>	<b>4</b>				<b>122</b>	<b>96.77%</b>			<b>1,116</b>	<b>1,064</b>	<b>95.34%</b>

**Maintenance Summary**



**San Antonio Housing Authority  
Property Management Monthly Report  
Converse Ranch II, LLC  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
189,897		17,139			65,240	69,164	(86,734)	0	0	4	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	48	48	47	1				30	97.92%			432	415	96.06%
2 Bedrooms	40	40	40						100.00%			360	351	97.50%
3 Bedrooms	16	16	16						100.00%			144	140	97.22%
<b>Total</b>	<b>104</b>	<b>104</b>	<b>103</b>	<b>1</b>				<b>30</b>	<b>99.04%</b>			<b>936</b>	<b>906</b>	<b>96.79%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**SAHDC Dietrich Road**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
135,006		51,867			13,832	15,035	4,357	0	1	2	15	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
2 Bedrooms	18	18		18				548	0.00			162	45	27.78%
3 Bedrooms	12	12		12				365	0.00			108	29	26.85%
4 Bedrooms			25	(25)				(760)	0.00				139	0.00
<b>Total</b>	<b>30</b>	<b>30</b>	<b>25</b>	<b>5</b>				<b>152</b>	<b>83.33%</b>			<b>270</b>	<b>213</b>	<b>78.89%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
SAHFC Encanta Villas  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
870,344	16,799	54,650			35,360	33,530	23,134	2	0	1	26	185.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
2 Bedrooms	56	56		56				1,703		0.00		504	150	29.76%
4 Bedrooms			47	(47)				(1,430)		0.00			275	0.00
<b>Total</b>	<b>56</b>	<b>56</b>	<b>47</b>	<b>9</b>				<b>274</b>		<b>83.93%</b>		<b>504</b>	<b>425</b>	<b>84.33%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Homestead  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
393,277		50,854			82,107	86,117	(8,457)	5	17	6	88	3.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Current Month</b>							<b>Year-to-Date</b>				
				<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	
Efficiency	17	17	17							100.00%			153	147	96.08%
1 Bedroom	70	70	69	1					30	98.57%			630	622	98.73%
2 Bedrooms	46	46	43	3					91	93.48%			414	394	95.17%
3 Bedrooms	24	24	23	1					30	95.83%			216	191	88.43%
<b>Total</b>	<b>157</b>	<b>157</b>	<b>152</b>	<b>5</b>					<b>152</b>	<b>96.82%</b>			<b>1,413</b>	<b>1,354</b>	<b>95.82%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
SAHFC La Providencia  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
305,122	27,501	14,887			46,453	45,870	7,204	5	11	3	90	14.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>								<b>Year-to-Date</b>				
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	34	34	34						100.00%			306	298	97.39%
1 Bedroom	32	32	32						100.00%			288	283	98.26%
2 Bedrooms	24	24		24				730	0.00			216	64	29.63%
4 Bedrooms			23	(23)				(700)	0.00				135	0.00
<b>Total</b>	<b>90</b>	<b>90</b>	<b>89</b>	<b>1</b>				<b>30</b>	<b>98.89%</b>			<b>810</b>	<b>780</b>	<b>96.30%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Pecan Hill**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
898,851		12,704			22,705	26,485	(1,820)	1	0	0	23	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>									<b>Year-to-Date</b>			
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	18	18	14	4				122	77.78%			162	143	88.27%
1 Bedroom	78	78	74	4				122	94.87%			702	671	95.58%
2 Bedrooms	4	4		4				122	0.00			36	8	22.22%
4 Bedrooms			4	(4)				(122)	0.00				21	0.00
<b>Total</b>	<b>100</b>	<b>100</b>	<b>92</b>	<b>8</b>				<b>243</b>	<b>92.00%</b>			<b>900</b>	<b>843</b>	<b>93.67%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Sendero I PFC (Crown Meadows)  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
2,214,126	93,157	112,967			156,794	143,304	(9,744)	8	0	11	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	70	70	58	12			365	82.86%				630	545	86.51%
2 Bedrooms	98	98	92	6			183	93.88%				882	832	94.33%
3 Bedrooms	24	24	23	1			30	95.83%				216	209	96.76%
<b>Total</b>	<b>192</b>	<b>192</b>	<b>173</b>	<b>19</b>			<b>578</b>	<b>90.10%</b>				<b>1,728</b>	<b>1,586</b>	<b>91.78%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Sunshine Plaza**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
1,119,035		16,716			28,117	25,731	(8,580)	1	0	1	3	124.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	18	18	18						100.00%			172	166	96.51%
1 Bedroom	82	82	81	1				30	98.78%			728	707	97.12%
<b>Total</b>	<b>100</b>	<b>100</b>	<b>99</b>	<b>1</b>				<b>30</b>	<b>99.00%</b>			<b>900</b>	<b>873</b>	<b>97.00%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
 SAHFC Vera Cruz  
 For the Period Ending 3/31/2019

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
206,851		8,793			14,260	13,990	(3,272)	0	1	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	27	27	25	2				61	92.59%			243	232	95.47%
2 Bedrooms	2	2	2						100.00%			18	17	94.44%
<b>Total</b>	<b>29</b>	<b>29</b>	<b>27</b>	<b>2</b>				<b>61</b>	<b>93.10%</b>			<b>261</b>	<b>249</b>	<b>95.40%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Villa De Valencia**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
9,488	248,989	100,321			17,126	8,937	12,029	0	15	1	31	69.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	24	24	22	2			61	91.67%				218	193	88.53%
2 Bedrooms	80	80		80			2,433	0.00				723	225	31.12%
4 Bedrooms			73	(73)			(2,220)	0.00					430	0.00
<b>Total</b>	<b>104</b>	<b>104</b>	<b>95</b>	<b>9</b>			<b>274</b>	<b>91.35%</b>				<b>941</b>	<b>848</b>	<b>90.12%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Warren House**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
4,372		1,567			2,170	2,685	(4,478)	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>			
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	7	7	6	1				30	85.71%			63	55	87.30%
<b>Total</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>1</b>				<b>30</b>	<b>85.71%</b>			<b>63</b>	<b>55</b>	<b>87.30%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Beacon  
Third Party Managed Properties  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

**Account Balances**

**Rental Income History**

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			February	January	December	March	February	January	December	March	February	January	December
3,695,000	697,480		807,092	812,353	808,240	776,308	751,155	744,126	735,825	707,691	707,421	691,477	704,097

**Occupancy Information**

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	1	1		1				0.00	1	1	100.00%	9	6	66.67%
1 Bedroom	869	869	810	59				93.21%	869	811	93.33%	7,821	7,168	91.65%
2 Bedrooms	447	447	389	58				87.02%	447	386	86.35%	4,023	3,541	88.02%
3 Bedrooms	63	63	62	1				98.41%	63	62	98.41%	567	553	97.53%
<b>Total Units</b>	<b>1,380</b>	<b>1,380</b>	<b>1,261</b>	<b>119</b>				<b>91.38%</b>	<b>1,380</b>	<b>1,260</b>	<b>91.30%</b>	<b>12,420</b>	<b>11,268</b>	<b>90.72%</b>

**San Antonio Housing Authority  
Property Management Monthly Report  
SH/CH PFC Cottage Creek I  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
104,162	176,145				92,346	105,576	107,766	0	1	13	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	188	188	172	16				487	91.49%			1,692	1,545	91.31%
2 Bedrooms	64	64	54	10				304	84.38%			576	466	80.90%
3 Bedrooms	1	1	1						100.00%			9	9	100.00%
<b>Total</b>	<b>253</b>	<b>253</b>	<b>227</b>	<b>26</b>				<b>791</b>	<b>89.72%</b>			<b>2,277</b>	<b>2,020</b>	<b>88.71%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
SH/CH PFC Cottage Creek II  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
27,165	146,300				66,651	56,656	60,614	0	4	5	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
Efficiency	1	1		1				30	0.00			9	6	66.67%
1 Bedroom	194	194	184	10				304	94.85%			1,746	1,565	89.63%
2 Bedrooms	1	1		1				30	0.00			9	8	88.89%
<b>Total</b>	<b>196</b>	<b>196</b>	<b>184</b>	<b>12</b>				<b>365</b>	<b>93.88%</b>			<b>1,764</b>	<b>1,579</b>	<b>89.51%</b>

**Maintenance Summary**

San Antonio Housing Authority  
Property Management Monthly Report  
SH/CH PFC Courtland Heights  
For the Period Ending 3/31/2019

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	2/28/2019	1/31/2019	12/31/2018	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
12,710	16,800				45,398	42,354	44,064	0	1	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	24	24	23	1				30	95.83%			216	202	93.52%
2 Bedrooms	24	24	21	3				91	87.50%			216	198	91.67%
3 Bedrooms	8	8	8						100.00%			72	67	93.06%
<b>Total</b>	<b>56</b>	<b>56</b>	<b>52</b>	<b>4</b>				<b>122</b>	<b>92.86%</b>			<b>504</b>	<b>467</b>	<b>92.66%</b>

Maintenance Summary

**San Antonio Housing Authority  
Property Management Monthly Report  
SAHFC Monterrey Park  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
224,852	61,116				126,359	126,353	126,981	0	5	7	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	112	112	107	5			152	95.54%				1,008	972	96.43%
2 Bedrooms	88	88	85	3			91	96.59%				792	746	94.19%
<b>Total</b>	<b>200</b>	<b>200</b>	<b>192</b>	<b>8</b>			<b>243</b>	<b>96.00%</b>				<b>1,800</b>	<b>1,718</b>	<b>95.44%</b>

**Maintenance Summary**



**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Reagan West Apts.**  
**For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
7,141	99,964				2,088	2,062	2,975	0	0	0	2	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	3	3	3						100.00%			27	26	96.30%
2 Bedrooms	8	8	6	2				61	75.00%			72	69	95.83%
3 Bedrooms	4	4	4						100.00%			36	35	97.22%
<b>Total</b>	<b>15</b>	<b>15</b>	<b>13</b>	<b>2</b>				<b>61</b>	<b>86.67%</b>			<b>135</b>	<b>130</b>	<b>96.30%</b>

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
SAHFC Towering Oaks, LLC  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
778,572	181,042				97,390	98,589	98,245	0	5	8	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	64	64	62	2			61	96.88%			576	554	96.18%	
2 Bedrooms	64	64	53	11			335	82.81%			576	526	91.32%	
<b>Total</b>	<b>128</b>	<b>128</b>	<b>115</b>	<b>13</b>			<b>395</b>	<b>89.84%</b>			<b>1,152</b>	<b>1,080</b>	<b>93.75%</b>	

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
Woodhill Apts. PFC  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>2/28/2019</b>	<b>1/31/2019</b>	<b>12/31/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
2,540,397	283,958				376,861	380,764	367,595	6	20	9	33	14.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	284	284	259	25				760	91.20%			2,556	2,304	90.14%
2 Bedrooms	198	198	170	28				852	85.86%			1,782	1,528	85.75%
3 Bedrooms	50	50	49	1				30	98.00%			450	442	98.22%
<b>Total</b>	<b>532</b>	<b>532</b>	<b>478</b>	<b>54</b>				<b>1,643</b>	<b>89.85%</b>			<b>4,788</b>	<b>4,274</b>	<b>89.26%</b>

**Maintenance Summary**

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	4,091,337	=	0.95																															
	Curr Liab Exc Curr Prtn LTD	(4,320,138)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(228,801)	=	-0.07																															
	Average Monthly Operating and Other Expenses	3,152,785			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-12.48			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	296,714	=	0.03																															
	Total Tenant Revenue	8,696,973			IR < 1.50																														
<b>Days Receivable Outstanding: 9.59</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,383,867)	=	0.44																															
	Total Operating Expenses	3,152,785			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.33%</td> <td>94.79%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>8.13%</td> <td>95.09%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.33%	94.79%				Year-to-Date	8.13%	95.09%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.33%	94.79%																																	
Year-to-Date	8.13%	95.09%	IR >= 0.98																																
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	6,470,059	=	2.15																															
	Curr Liab Exc Curr Prtn LTD	(3,006,696)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	3,463,362	=	1.18																															
	Average Monthly Operating and Other Expenses	2,925,176			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-1.44			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	151,027	=	0.02																															
	Total Tenant Revenue	7,946,539			IR < 1.50																														
<b>Days Receivable Outstanding: 5.35</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,467,613)	=	0.50																															
	Total Operating Expenses	2,925,176			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.26 %</td> <td>94.92%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>8.01 %</td> <td>94.74 %</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.26 %	94.92%				Year-to-Date	8.01 %	94.74 %	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.26 %	94.92%																																	
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(3,398,962)				
<b>Average Dwelling Rent</b>				
Actual/UML	7,873,453	50,740	155.17	
Budget/UMA	7,807,892	53,362	146.32	
Increase (Decrease)	65,561	(2,622)	8.85	

<b>Excess Cash</b>				
526,878				
<b>Average Dwelling Rent</b>				
Actual/UML	7,546,202	50,500	149.43	
Budget/UMA	8,327,207	53,302	156.23	
Increase (Decrease)	(781,005)	(2,802)	(6.80)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 147.61	28.92 %
Supplies and Materials	34.64	6.79
Fleet Costs	2.47	0.48
Outside Services	123.85	24.27
Utilities	70.33	13.78
Protective Services	4.18	0.82
Insurance	20.89	13.87
Other Expenses	41.76	8.18
Total Average Expense	\$ 445.72	97.12 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.28	31.03 %
Supplies and Materials	32.51	6.71
Fleet Costs	2.70	0.56
Outside Services	97.89	20.21
Utilities	72.29	15.02
Protective Services	3.98	0.82
Insurance	18.08	15.02
Other Expenses	28.39	5.86
Total Average Expense	\$ 406.12	95.25 %

**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 Alazan/Guadalupe - 741 Units**  
**Period Ending March 31, 2019**

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,313,211	=	2.68																															
	Curr Liab Exc Curr Prtn LTD	(489,962)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	823,249	=	2.06																															
	Average Monthly Operating and Other Expenses	398,991			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		21.62			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	67,428	=	0.06																															
	Total Tenant Revenue	1,053,420			IR < 1.50																														
<b>Days Receivable Outstanding: 17.88</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(170,378)	=	0.43																															
	Total Operating Expenses	398,991			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	7.69%	92.43%																																
	Year-to-Date	6.82%	93.30%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.56	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	21.56	25	Total Points	13.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	861,289	=	2.52																															
	Curr Liab Exc Curr Prtn LTD	(341,271)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	520,018	=	1.38																															
	Average Monthly Operating and Other Expenses	376,947			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		14.44			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	45,425	=	0.06																															
	Total Tenant Revenue	734,162			IR < 1.50																														
<b>Days Receivable Outstanding: 16.97</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(174,255)	=	0.46																															
	Total Operating Expenses	376,947			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	5.67 %	94.46%																																
	Year-to-Date	6.75 %	93.38%		IR >= 0.98																														
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DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	20.56	25	Total Points	13.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
422,056	

<b>Excess Cash</b>	
140,533	

<b>Average Dwelling Rent</b>				
Actual/UML	961,174	6,214	154.68	
Budget/UMA	767,957	6,660	115.31	
Increase (Decrease)	193,217	(446)	39.37	

<b>Average Dwelling Rent</b>				
Actual/UML	778,347	6,219	125.16	
Budget/UMA	776,684	6,660	116.62	
Increase (Decrease)	1,663	(441)	8.54	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 167.81	28.20 %
Supplies and Materials	42.08	7.07
Fleet Costs	4.11	0.69
Outside Services	126.55	21.27
Utilities	62.37	10.48
Protective Services	5.93	1.00
Insurance	21.47	10.49
Other Expenses	20.19	3.39
Total Average Expense	\$ 450.52	82.60 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 161.85	30.45%
Supplies and Materials	48.80	9.18
Fleet Costs	3.97	0.75
Outside Services	112.26	21.12
Utilities	62.80	11.83
Protective Services	2.21	0.42
Insurance	17.80	11.83
Other Expenses	19.46	3.66
Total Average Expense	\$ 429.14	89.24%

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	156,672	=	1.41																															
	Curr Liab Exc Curr Prtn LTD	(111,302)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	45,371	=	0.84																															
	Average Monthly Operating and Other Expenses	54,254			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	3,670	=	0.01																															
	Total Tenant Revenue	265,291			IR < 1.50																														
<b>Days Receivable Outstanding: 3.97</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(47,536)	=	0.88																															
	Total Operating Expenses	54,254			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.45%		96.55%																															
Year-to-Date	3.83%		96.17%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	9.16	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	11.16	25	Total Points	19.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	192,789	=	3.54																															
	Curr Liab Exc Curr Prtn LTD	(54,523)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	138,267	=	2.70																															
	Average Monthly Operating and Other Expenses	51,168			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(1,045)	=	0.00																															
	Total Tenant Revenue	276,820			IR < 1.50																														
<b>Days Receivable Outstanding: -1.14</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(19,977)	=	0.39																															
	Total Operating Expenses	51,168			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.86 %		99.14%																															
Year-to-Date	1.92 %		98.08%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>8.50</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>22.50</td> <td>25</td> <td>Total Points</td> <td>25.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	8.50	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	16.00	16	Total Points	22.50	25	Total Points	25.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	8.50	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	22.50	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(9,116)				

<b>Excess Cash</b>				
86,940				

<b>Average Dwelling Rent</b>				
Actual/UML	246,640	1,004	245.66	
Budget/UMA	261,776	1,044	250.74	
Increase (Decrease)	(15,136)	(40)	(5.09)	

<b>Average Dwelling Rent</b>				
Actual/UML	252,001	1,024	246.09	
Budget/UMA	259,184	1,044	248.26	
Increase (Decrease)	(7,183)	(20)	(2.17)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 84.48	18.39 %
Supplies and Materials	19.49	4.24
Fleet Costs	0.68	0.15
Outside Services	147.54	32.13
Utilities	121.77	26.52
Protective Services	0.00	0.00
Insurance	12.15	26.52
Other Expenses	23.47	5.11
Total Average Expense	\$ 409.57	113.05 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 122.57	27.06 %
Supplies and Materials	7.82	1.73
Fleet Costs	0.72	0.16
Outside Services	80.39	17.75
Utilities	123.54	27.27
Protective Services	1.39	0.31
Insurance	10.44	27.27
Other Expenses	22.85	5.04
Total Average Expense	\$ 369.72	106.58 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(15,056)	=	-2.06																															
	Curr Liab Exc Curr Prtn LTD	(7,312)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(22,369)	=	-2.40																															
	Average Monthly Operating and Other Expenses	9,328			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
0.00					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(591)	=	-0.94																															
	Total Tenant Revenue	632			IR < 1.50																														
<b>Days Receivable Outstanding:</b> -256.22																																			
<b>Accounts Payable (AP)</b>																																			
Accounts Payable	(4,366)	=	0.47																																
Total Operating Expenses	9,328				IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	0.00%	0.00%																																	
Year-to-Date	0.00%	0.00%			IR >= 0.98																														
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	958,874	=	204.72																															
	Curr Liab Exc Curr Prtn LTD	(4,684)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	954,190	=	93.31																															
	Average Monthly Operating and Other Expenses	10,226			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
0.00					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(591)	=	-2.36																															
	Total Tenant Revenue	250			IR < 1.50																														
<b>Days Receivable Outstanding:</b> -1.04e+018																																			
<b>Accounts Payable (AP)</b>																																			
Accounts Payable	(3,636)	=	0.36																																
Total Operating Expenses	10,226				IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	0.00 %	0.00%																																	
Year-to-Date	0.00 %	0.00%			IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(31,707)				
<b>Average Dwelling Rent</b>				
Actual/UML	(1,390)	0	0.00	
Budget/UMA	0	432	0.00	
Increase (Decrease)	(1,390)	(432)	0.00	

<b>Excess Cash</b>				
943,939				
<b>Average Dwelling Rent</b>				
Actual/UML	(1,390)	0	0.00	
Budget/UMA	0	432	0.00	
Increase (Decrease)	(1,390)	(432)	0.00	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	29.97 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	0.00	283.70
Utilities	0.00	36.37
Protective Services	0.00	1.14
Insurance	0.00	36.37
Other Expenses	0.00	10.96
Total Average Expense	\$ 0.00	398.52 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	4.29%
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	0.00	47.49
Utilities	0.00	0.33
Protective Services	0.00	0.00
Insurance	0.00	0.33
Other Expenses	0.00	1.31
Total Average Expense	\$ 0.00	53.76%



KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	737,246	=	1.97																															
	Curr Liab Exc Curr Prtn LTD	(373,448)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	363,798	=	1.18																															
	Average Monthly Operating and Other Expenses	308,025			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-21.54																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	28,340	=	0.06																															
	Total Tenant Revenue	484,365			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 17.15</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(93,748)	=	0.30																															
	Total Operating Expenses	308,025			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	8.22%		92.71%																															
	Year-to-Date	6.17%		94.78%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	11.88	12	Accts Recvble	5.00	5																														
MENAR	6.27	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	8.00	16																														
Total Points	18.14	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	554,420	=	2.08																															
	Curr Liab Exc Curr Prtn LTD	(267,162)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	287,258	=	0.95																															
	Average Monthly Operating and Other Expenses	301,885			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-60.49																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	18,261	=	0.04																															
	Total Tenant Revenue	425,956			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 12.41</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(114,033)	=	0.38																															
	Total Operating Expenses	301,885			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	5.61 %		95.34%																															
	Year-to-Date	7.13 %		93.81 %	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	12.00	25	Total Points	13.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
	54,068

<b>Excess Cash</b>	
	(15,640)

<b>Average Dwelling Rent</b>			
Actual/UML	399,215	4,214	94.74
Budget/UMA	434,216	4,446	97.66
Increase (Decrease)	(35,001)	(232)	(2.93)

<b>Average Dwelling Rent</b>			
Actual/UML	427,339	4,171	102.45
Budget/UMA	421,500	4,446	94.80
Increase (Decrease)	5,839	(275)	7.65

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 153.12	25.20 %
Supplies and Materials	54.32	8.94
Fleet Costs	3.98	0.65
Outside Services	199.16	32.78
Utilities	76.30	12.56
Protective Services	10.98	1.81
Insurance	30.39	12.56
Other Expenses	21.70	3.57
Total Average Expense	\$ 549.95	98.07 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 163.61	28.40 %
Supplies and Materials	60.50	10.50
Fleet Costs	4.11	0.71
Outside Services	173.32	30.08
Utilities	75.89	13.17
Protective Services	8.64	1.50
Insurance	25.98	13.17
Other Expenses	27.37	4.75
Total Average Expense	\$ 539.43	102.29 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	137,760	=	1.22																															
	Curr Liab Exc Curr Prtn LTD	(112,934)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	24,826	=	0.28																															
	Average Monthly Operating and Other Expenses	89,959			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	14,832	=	0.06																															
	Total Tenant Revenue	242,152			IR < 1.50																														
<b>Days Receivable Outstanding: 17.25</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(31,389)	=	0.35																															
	Total Operating Expenses	89,959			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	5.41%	96.55%																																
Year-to-Date	7.51%	94.41%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	8.26	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	10.26	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	303,974	=	5.13																															
	Curr Liab Exc Curr Prtn LTD	(59,295)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	244,679	=	3.70																															
	Average Monthly Operating and Other Expenses	66,111			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(358)	=	0.00																															
	Total Tenant Revenue	206,593			IR < 1.50																														
<b>Days Receivable Outstanding: -0.48</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(31,264)	=	0.47																															
	Total Operating Expenses	66,111			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	5.41 %	96.55%																																
Year-to-Date	6.98 %	94.29%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	9.96	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	23.96	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(65,440)				
<b>Average Dwelling Rent</b>				
Actual/UML	223,223	1,232	181.19	
Budget/UMA	198,750	1,305	152.30	
Increase (Decrease)	24,473	(73)	28.89	

<b>Excess Cash</b>				
178,339				
<b>Average Dwelling Rent</b>				
Actual/UML	199,421	1,239	160.95	
Budget/UMA	179,532	1,314	136.63	
Increase (Decrease)	19,888	(75)	24.32	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 217.22	37.09 %
Supplies and Materials	45.41	7.75
Fleet Costs	0.83	0.14
Outside Services	177.16	30.25
Utilities	50.65	8.65
Protective Services	6.00	1.02
Insurance	31.48	8.65
Other Expenses	23.47	4.01
Total Average Expense	\$ 552.22	97.55 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 120.41	22.17 %
Supplies and Materials	45.73	8.42
Fleet Costs	0.60	0.11
Outside Services	103.34	19.03
Utilities	45.18	8.62
Protective Services	1.09	0.20
Insurance	25.63	8.62
Other Expenses	26.28	4.84
Total Average Expense	\$ 368.24	72.02 %

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

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	229,386	=	2.19	
	Curr Liab Exc Curr Prtn LTD	(104,819)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	124,568	=	1.40	
	Average Monthly Operating and Other Expenses	88,720			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	10,494	=	0.04	
	Total Tenant Revenue	236,752			IR < 1.50
MASS	<b>Days Receivable Outstanding: 12.71</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(32,301)	=	0.36	
	Total Operating Expenses	88,720			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	2.40%	97.60%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	3.73%	96.27%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
	MENAR	6.59 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	20.59 25	Total Points	21.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	144,218	=	1.82	
	Curr Liab Exc Curr Prtn LTD	(79,060)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	65,158	=	0.72	
	Average Monthly Operating and Other Expenses	90,696			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	21,460	=	0.09	
	Total Tenant Revenue	240,539			IR < 1.50
MASS	<b>Days Receivable Outstanding: 27.56</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(41,669)	=	0.46	
	Total Operating Expenses	90,696			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	2.40 %	97.60%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	7.32 %	92.68%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	11.16 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	13.16 25	Total Points	13.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>	
	35,169

<b>Excess Cash</b>	
	(25,962)

<b>Average Dwelling Rent</b>				
Actual/UML	216,002	1,447	149.28	
Budget/UMA	221,250	1,503	147.21	
Increase (Decrease)	(5,248)	(56)	2.07	

<b>Average Dwelling Rent</b>				
Actual/UML	209,218	1,393	150.19	
Budget/UMA	235,037	1,503	156.38	
Increase (Decrease)	(25,819)	(110)	(6.19)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 172.51	32.10 %
Supplies and Materials	42.24	7.86
Fleet Costs	3.69	0.69
Outside Services	103.64	19.29
Utilities	80.48	14.98
Protective Services	0.02	0.00
Insurance	27.15	15.02
Other Expenses	34.44	6.41
Total Average Expense	\$ 464.18	96.35 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 185.93	34.03 %
Supplies and Materials	56.09	10.27
Fleet Costs	3.24	0.59
Outside Services	90.95	16.65
Utilities	88.04	16.11
Protective Services	0.00	0.00
Insurance	22.19	16.11
Other Expenses	36.28	6.64
Total Average Expense	\$ 482.73	100.41 %

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

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(125,600)	=	-0.69																															
	Curr Liab Exc Curr Prtn LTD	(183,087)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(308,687)	=	-2.31																															
	Average Monthly Operating and Other Expenses	133,797			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-5.31																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(736)	=	0.00																															
	Total Tenant Revenue	589,121			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -0.35																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(66,360)	=	0.50																															
	Total Operating Expenses	133,797			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.32%		96.68%																															
	Year-to-Date	2.42%		97.58%	IR >= 0.98																														
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	217,066	=	2.23																															
	Curr Liab Exc Curr Prtn LTD	(97,555)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	119,511	=	0.94																															
	Average Monthly Operating and Other Expenses	126,561			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-9.16																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(5,091)	=	-0.01																															
	Total Tenant Revenue	583,868			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -2.44																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(41,761)	=	0.33																															
	Total Operating Expenses	126,561			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.06 %		95.94%																															
	Year-to-Date	1.97 %		98.03%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	12.00	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
	(443,320)

<b>Excess Cash</b>	
	(7,606)

<b>Average Dwelling Rent</b>				
Actual/UML	576,926	2,380	242.41	
Budget/UMA	580,500	2,439	238.01	
Increase (Decrease)	(3,574)	(59)	4.40	

<b>Average Dwelling Rent</b>				
Actual/UML	573,652	2,391	239.92	
Budget/UMA	586,887	2,439	240.63	
Increase (Decrease)	(13,235)	(48)	(0.70)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 155.19	33.98 %
Supplies and Materials	31.07	6.80
Fleet Costs	2.16	0.47
Outside Services	117.36	25.69
Utilities	72.05	15.77
Protective Services	3.51	0.77
Insurance	13.94	15.77
Other Expenses	24.73	5.41
Total Average Expense	\$ 420.00	104.67 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 160.85	37.08 %
Supplies and Materials	26.08	6.01
Fleet Costs	2.23	0.51
Outside Services	62.59	14.43
Utilities	73.68	16.99
Protective Services	5.10	1.18
Insurance	12.95	16.99
Other Expenses	34.33	7.91
Total Average Expense	\$ 377.82	101.10 %

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(210,513)	=	-1.78	
	Curr Liab Exc Curr Prtn LTD	(117,939)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(328,452)	=	-3.98	
	Average Monthly Operating and Other Expenses	82,611			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	14,626	=	0.08	
	Total Tenant Revenue	173,081			IR < 1.50
MASS	<b>Days Receivable Outstanding: 23.42</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(40,152)	=	0.49	
	Total Operating Expenses	82,611			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	2.14%	97.86%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	3.02%	96.98%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	2.00 25	Total Points	21.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	241,035	=	3.69	
	Curr Liab Exc Curr Prtn LTD	(65,236)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	175,800	=	2.38	
	Average Monthly Operating and Other Expenses	73,966			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	768	=	0.01	
	Total Tenant Revenue	140,659			IR < 1.50
MASS	<b>Days Receivable Outstanding: 1.50</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(37,093)	=	0.50	
	Total Operating Expenses	73,966			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	0.71 %	99.29%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	6.11 %	93.89%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
	MENAR	8.02 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	4.00 16	
	Total Points	22.02 25	Total Points	13.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(411,092)				
<b>Average Dwelling Rent</b>				
Actual/UML	157,750	1,222	129.09	
Budget/UMA	168,750	1,260	133.93	
Increase (Decrease)	(11,000)	(38)	(4.84)	

<b>Excess Cash</b>				
101,597				
<b>Average Dwelling Rent</b>				
Actual/UML	142,411	1,183	120.38	
Budget/UMA	175,711	1,260	139.45	
Increase (Decrease)	(33,300)	(77)	(19.07)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 171.24	32.58 %
Supplies and Materials	31.50	5.99
Fleet Costs	1.54	0.29
Outside Services	180.34	34.31
Utilities	77.69	14.78
Protective Services	0.00	0.00
Insurance	26.20	15.07
Other Expenses	41.00	7.80
Total Average Expense	\$ 529.52	110.83 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 162.84	32.30 %
Supplies and Materials	30.66	6.08
Fleet Costs	3.18	0.63
Outside Services	136.30	27.04
Utilities	75.77	15.03
Protective Services	0.00	0.00
Insurance	24.54	15.03
Other Expenses	35.60	7.06
Total Average Expense	\$ 468.89	103.17 %

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

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	180,859	=	2.03																															
	Curr Liab Exc Curr Prtn LTD	(89,255)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	91,604	=	1.40																															
	Average Monthly Operating and Other Expenses	65,606			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	27,522	=	0.11																															
	Total Tenant Revenue	243,388			IR < 1.50																														
<b>Days Receivable Outstanding: 31.11</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(39,289)	=	0.60																															
	Total Operating Expenses	65,606			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.39%		96.61%																															
Year-to-Date	3.58%		96.42%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	20.58	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	48,221	=	0.93																															
	Curr Liab Exc Curr Prtn LTD	(51,889)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(3,668)	=	-0.05																															
	Average Monthly Operating and Other Expenses	72,176			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	3,851	=	0.02																															
	Total Tenant Revenue	208,611			IR < 1.50																														
<b>Days Receivable Outstanding: 5.42</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(29,281)	=	0.41																															
	Total Operating Expenses	72,176			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.85 %		99.15%																															
Year-to-Date	4.05 %		95.95%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	2.00	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
25,504	

<b>Excess Cash</b>	
(76,067)	

<b>Average Dwelling Rent</b>			
Actual/UML	208,399	1,024	203.51
Budget/UMA	224,250	1,062	211.16
Increase (Decrease)	(15,851)	(38)	(7.64)

<b>Average Dwelling Rent</b>			
Actual/UML	211,214	1,019	207.28
Budget/UMA	223,896	1,062	210.82
Increase (Decrease)	(12,682)	(43)	(3.55)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 133.75	23.57 %
Supplies and Materials	45.53	8.02
Fleet Costs	4.82	0.85
Outside Services	134.40	23.69
Utilities	105.76	18.64
Protective Services	5.46	0.96
Insurance	24.98	19.79
Other Expenses	29.54	5.21
Total Average Expense	\$ 484.25	100.73 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 131.11	26.22 %
Supplies and Materials	53.54	10.71
Fleet Costs	5.13	1.03
Outside Services	125.99	25.20
Utilities	102.10	21.80
Protective Services	2.94	0.59
Insurance	21.38	21.80
Other Expenses	28.82	5.76
Total Average Expense	\$ 471.00	113.10 %



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	106,550	=	1.57																															
	Curr Liab Exc Curr Prtn LTD	(68,013)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	38,536	=	0.63																															
	Average Monthly Operating and Other Expenses	61,167			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(655)	=	0.00																															
	Total Tenant Revenue	238,732			IR < 1.50																														
<b>Days Receivable Outstanding: -0.75</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(21,810)	=	0.36																															
	Total Operating Expenses	61,167			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<b>Loss</b>		<b>Occ %</b>																															
	Current Month	2.31%		97.69%																															
Year-to-Date	1.71%		98.29%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	9.92	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	11.92	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	33,106	=	0.84																															
	Curr Liab Exc Curr Prtn LTD	(39,530)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(6,423)	=	-0.11																															
	Average Monthly Operating and Other Expenses	60,586			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(447)	=	0.00																															
	Total Tenant Revenue	241,932			IR < 1.50																														
<b>Days Receivable Outstanding: -0.51</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(15,138)	=	0.25																															
	Total Operating Expenses	60,586			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<b>Loss</b>		<b>Occ %</b>																															
	Current Month	0.00 %		100.00%																															
Year-to-Date	0.68 %		99.32%	IR >= 0.98																															
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(23,473)				
<b>Average Dwelling Rent</b>				
Actual/UML	238,069	1,149	207.20	
Budget/UMA	240,827	1,169	206.01	
Increase (Decrease)	(2,758)	(20)	1.19	

<b>Excess Cash</b>				
(67,419)				
<b>Average Dwelling Rent</b>				
Actual/UML	240,291	1,161	206.97	
Budget/UMA	237,000	1,169	202.74	
Increase (Decrease)	3,291	(8)	4.23	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 189.23	43.28 %
Supplies and Materials	9.41	2.15
Fleet Costs	1.60	0.37
Outside Services	79.97	18.29
Utilities	79.94	18.28
Protective Services	0.00	0.00
Insurance	21.67	18.28
Other Expenses	28.69	6.56
Total Average Expense	\$ 410.53	107.21 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 202.34	50.71 %
Supplies and Materials	14.31	3.59
Fleet Costs	2.50	0.63
Outside Services	52.08	13.05
Utilities	76.89	19.27
Protective Services	0.70	0.17
Insurance	17.98	19.27
Other Expenses	28.61	7.17
Total Average Expense	\$ 395.40	113.85 %

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	147,256	=	2.33	
	Curr Liab Exc Curr Prtn LTD	(63,110)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	84,146	=	1.56	
	Average Monthly Operating and Other Expenses	53,824			IR >= 4.0
<b>Debt Service Coverage Ratio (DSCR)</b>					
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	2,970	=	0.01	
	Total Tenant Revenue	246,508			IR < 1.50
<b>Days Receivable Outstanding: 3.36</b>					
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(18,444)	=	0.34	
	Total Operating Expenses	53,824			IR < 0.75
		<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	
		Current Month	3.51%	96.49%	
		Year-to-Date	2.63%	97.37%	IR >= 0.98
		<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>
		QR	12.00 12	Accts Recvble	5.00 5
		MENAR	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
<b>Capital Fund Occupancy</b>					
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	81,025	=	1.54	
	Curr Liab Exc Curr Prtn LTD	(52,556)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	28,469	=	0.48	
	Average Monthly Operating and Other Expenses	59,545			IR >= 4.0
<b>Debt Service Coverage Ratio (DSCR)</b>					
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	2,308	=	0.01	
	Total Tenant Revenue	216,805			IR < 1.50
<b>Days Receivable Outstanding: 2.93</b>					
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(26,380)	=	0.44	
	Total Operating Expenses	59,545			IR < 0.75
		<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>	
		Current Month	1.75 %	98.25%	
		Year-to-Date	2.05 %	97.95%	IR >= 0.98
		<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>
		QR	9.80 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	11.80 25	Total Points	21.00 25
<b>Capital Fund Occupancy</b>					
		5.00			

<b>Excess Cash</b>				
30,385				
<b>Average Dwelling Rent</b>				
Actual/UML	227,782	999	228.01	
Budget/UMA	216,000	1,026	210.53	
Increase (Decrease)	11,782	(27)	17.48	

<b>Excess Cash</b>				
(31,307)				
<b>Average Dwelling Rent</b>				
Actual/UML	209,410	1,005	208.37	
Budget/UMA	211,425	1,026	206.07	
Increase (Decrease)	(2,015)	(21)	2.30	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.44	26.83 %
Supplies and Materials	10.15	2.09
Fleet Costs	0.60	0.12
Outside Services	117.22	24.11
Utilities	93.72	19.28
Protective Services	1.14	0.23
Insurance	25.32	20.62
Other Expenses	23.07	4.75
Total Average Expense	\$ 401.67	98.03 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.67	35.23 %
Supplies and Materials	29.56	6.56
Fleet Costs	0.47	0.10
Outside Services	93.85	20.84
Utilities	102.11	24.11
Protective Services	1.07	0.24
Insurance	21.26	24.11
Other Expenses	23.09	5.13
Total Average Expense	\$ 430.08	116.32 %



KFI - FY Comparison for Lewis Chatham - 119 Units  
 Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	130,553	=	1.78																															
	Curr Liab Exc Curr Prtn LTD	(73,161)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	57,392	=	1.06																															
	Average Monthly Operating and Other Expenses	53,931			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	5,660	=	0.02																															
	Total Tenant Revenue	258,583			IR < 1.50																														
<b>Days Receivable Outstanding: 6.05</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(26,335)	=	0.49																															
	Total Operating Expenses	53,931			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	1.68%		98.32%																															
	Year-to-Date	2.24%		97.76%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	10.97	12	Accts Recvble	5.00	5																														
MENAR	6.09	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	19.06	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	153,983	=	4.41																															
	Curr Liab Exc Curr Prtn LTD	(34,938)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	119,046	=	2.31																															
	Average Monthly Operating and Other Expenses	51,627			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	1,957	=	0.01																															
	Total Tenant Revenue	251,454			IR < 1.50																														
<b>Days Receivable Outstanding: 2.13</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(10,413)	=	0.20																															
	Total Operating Expenses	51,627			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	1.68 %		98.32%																															
	Year-to-Date	2.05 %		97.95%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.92	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.92	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
3,166	

<b>Excess Cash</b>	
67,278	

<b>Average Dwelling Rent</b>			
Actual/UML	253,915	1,047	242.52
Budget/UMA	247,500	1,071	231.09
Increase (Decrease)	6,415	(24)	11.42

<b>Average Dwelling Rent</b>			
Actual/UML	249,646	1,049	237.98
Budget/UMA	258,000	1,071	240.90
Increase (Decrease)	(8,354)	(22)	(2.91)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 135.42	30.05 %
Supplies and Materials	28.09	6.23
Fleet Costs	0.76	0.17
Outside Services	48.11	10.68
Utilities	130.81	29.03
Protective Services	7.56	1.68
Insurance	7.61	29.03
Other Expenses	25.13	5.58
Total Average Expense	\$ 383.49	112.43 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.29	30.92 %
Supplies and Materials	24.87	5.90
Fleet Costs	0.52	0.12
Outside Services	42.00	9.97
Utilities	118.02	28.01
Protective Services	10.35	2.46
Insurance	10.18	28.01
Other Expenses	27.46	6.52
Total Average Expense	\$ 363.70	111.90 %

		This Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	63,132	=	1.18																										
	Curr Liab Exc Curr Prtn LTD	(53,461)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	9,671	=	0.25																										
	Average Monthly Operating and Other Expenses	39,102			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	3,598	=	0.02																										
	Total Tenant Revenue	153,054			IR < 1.50																									
<b>Days Receivable Outstanding: 6.53</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(19,764)	=	0.51																										
	Total Operating Expenses	39,102			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	2.00%	98.00%																											
Year-to-Date	2.89%	97.11%		IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	8.07	12	Accts Recvble	5.00 5																										
MENAR	0.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	10.07	25	Total Points	21.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

		Last Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	53,985	=	1.72																										
	Curr Liab Exc Curr Prtn LTD	(31,402)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	22,583	=	0.63																										
	Average Monthly Operating and Other Expenses	35,788			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	(1,034)	=	-0.01																										
	Total Tenant Revenue	156,263			IR < 1.50																									
<b>Days Receivable Outstanding: -1.81</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(12,643)	=	0.35																										
	Total Operating Expenses	35,788			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	5.00 %	95.00%																											
Year-to-Date	2.00 %	98.00%		IR >= 0.98																										
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	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	16.00 16																										
Total Points	12.65	25	Total Points	25.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

<b>Excess Cash</b>	
	(29,443)

<b>Excess Cash</b>	
	(13,359)

<b>Average Dwelling Rent</b>			
Actual/UML	147,122	874	168.33
Budget/UMA	150,900	900	167.67
Increase (Decrease)	(3,778)	(26)	0.67

<b>Average Dwelling Rent</b>			
Actual/UML	153,037	882	173.51
Budget/UMA	181,540	900	201.71
Increase (Decrease)	(28,503)	(18)	(28.20)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 84.96	23.93 %
Supplies and Materials	27.81	7.83
Fleet Costs	1.00	0.28
Outside Services	100.63	28.34
Utilities	48.37	13.62
Protective Services	3.72	1.05
Insurance	27.24	13.62
Other Expenses	33.07	9.31
Total Average Expense	\$ 326.80	97.99 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 97.90	27.92 %
Supplies and Materials	23.77	6.78
Fleet Costs	0.52	0.15
Outside Services	70.56	20.12
Utilities	50.01	14.26
Protective Services	1.53	0.44
Insurance	13.68	14.26
Other Expenses	31.33	8.94
Total Average Expense	\$ 289.31	92.87 %

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

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(518,502)	=	-1.73	
	Curr Liab Exc Curr Prtn LTD	(298,871)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(817,373)	=	-3.18	
	Average Monthly Operating and Other Expenses	256,682			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		-171.33			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	11,717	=	0.03	
	Total Tenant Revenue	437,269			IR < 1.50
MASS	<b>Days Receivable Outstanding: 7.63</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(134,023)	=	0.52	
	Total Operating Expenses	256,682			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	10.36%		91.82%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	10.09%		92.09%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(308,039)	=	-0.68	
	Curr Liab Exc Curr Prtn LTD	(449,774)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(757,813)	=	-4.53	
	Average Monthly Operating and Other Expenses	167,391			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		-31.36			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	6,724	=	0.02	
	Total Tenant Revenue	384,433			IR < 1.50
MASS	<b>Days Receivable Outstanding: 4.86</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(360,307)	=	2.15	
	Total Operating Expenses	167,391			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	13.61 %		88.48%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	11.97 %		90.17%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

	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	0.00	2	Occupancy	4.00 16
Total Points	0.00	25	Total Points	13.00 25

	FASS KFI	MP	MASS KFI	MP
QR	0.00	12	Accts Recvble	5.00 5
MENAR	0.00	11	Accts Payable	0.00 4
DSCR	0.00	2	Occupancy	1.00 16
Total Points	0.00	25	Total Points	6.00 25

<b>Excess Cash</b>	
	(1,075,059)

<b>Excess Cash</b>	
	(925,962)

<b>Average Dwelling Rent</b>			
Actual/UML	406,146	2,735	148.50
Budget/UMA	397,500	2,970	133.84
Increase (Decrease)	8,646	(235)	14.66

<b>Average Dwelling Rent</b>			
Actual/UML	374,936	2,678	140.01
Budget/UMA	368,071	2,970	123.93
Increase (Decrease)	6,865	(292)	16.08

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 178.06	31.30 %
Supplies and Materials	50.06	8.80
Fleet Costs	1.28	0.23
Outside Services	133.06	23.39
Utilities	58.08	10.21
Protective Services	9.23	1.62
Insurance	20.03	10.24
Other Expenses	270.96	47.64
Total Average Expense	\$ 720.77	133.43 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 209.02	40.14 %
Supplies and Materials	33.93	6.52
Fleet Costs	3.61	0.69
Outside Services	83.65	16.06
Utilities	60.89	11.69
Protective Services	9.86	1.89
Insurance	17.45	11.69
Other Expenses	38.63	7.42
Total Average Expense	\$ 457.04	96.11 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	120,598	=	2.38																															
	Curr Liab Exc Curr Prtn LTD	(50,634)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	69,964	=	1.60																															
	Average Monthly Operating and Other Expenses	43,762			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(1,462)	=	-0.01																															
	Total Tenant Revenue	195,742			IR < 1.50																														
<b>Days Receivable Outstanding: -2.05</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(11,704)	=	0.27																															
	Total Operating Expenses	43,762			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00%		100.00%																															
Year-to-Date	0.44%		99.56%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.88	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	20.88	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	37,681	=	0.38																															
	Curr Liab Exc Curr Prtn LTD	(99,175)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(61,494)	=	-1.36																															
	Average Monthly Operating and Other Expenses	45,065			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(247)	=	0.00																															
	Total Tenant Revenue	189,231			IR < 1.50																														
<b>Days Receivable Outstanding: -0.36</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(83,858)	=	1.86																															
	Total Operating Expenses	45,065			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00 %		100.00%																															
Year-to-Date	1.46 %		98.54 %	IR >= 0.98																															
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
25,967	

<b>Excess Cash</b>	
(106,721)	

<b>Average Dwelling Rent</b>				
Actual/UML	190,620	681	279.91	
Budget/UMA	191,250	684	279.61	
Increase (Decrease)	(630)	(3)	0.31	

<b>Average Dwelling Rent</b>				
Actual/UML	186,850	674	277.23	
Budget/UMA	218,273	684	319.11	
Increase (Decrease)	(31,423)	(10)	(41.89)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 227.35	42.63 %
Supplies and Materials	28.03	5.25
Fleet Costs	1.15	0.22
Outside Services	109.51	20.53
Utilities	80.65	15.12
Protective Services	0.00	0.00
Insurance	17.09	16.06
Other Expenses	25.92	4.86
Total Average Expense	\$ 489.71	104.67 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 219.18	45.10%
Supplies and Materials	27.71	5.70
Fleet Costs	1.64	0.34
Outside Services	119.58	24.60
Utilities	100.92	21.86
Protective Services	0.00	0.00
Insurance	13.89	21.86
Other Expenses	28.65	5.90
Total Average Expense	\$ 511.56	125.35%

		This Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	145,318	=	0.62																										
	Curr Liab Exc Curr Prtn LTD	(235,981)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	(90,664)	=	-0.63																										
	Average Monthly Operating and Other Expenses	143,885			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	3,016	=	0.01																										
	Total Tenant Revenue	343,490			IR < 1.50																									
<b>Days Receivable Outstanding: 2.41</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(121,993)	=	0.85																										
	Total Operating Expenses	143,885			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	2.02%		97.98%																										
Year-to-Date	2.51%		97.49%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	0.00	12	Accts Recvble	5.00 5																										
MENAR	0.00	11	Accts Payable	2.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	2.00	25	Total Points	19.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

		Last Year																												
	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	102,949	=	1.14																										
	Curr Liab Exc Curr Prtn LTD	(90,012)			IR >= 2.0																									
	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	12,938	=	0.10																										
	Average Monthly Operating and Other Expenses	123,717			IR >= 4.0																									
	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	8,654	=	0.03																										
	Total Tenant Revenue	325,025			IR < 1.50																									
<b>Days Receivable Outstanding: 7.31</b>																														
	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(39,499)	=	0.32																										
	Total Operating Expenses	123,717			IR < 0.75																									
	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	3.23 %		96.77%																										
Year-to-Date	1.48 %		98.52%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	7.89	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	9.89	25	Total Points	25.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

<b>Excess Cash</b>	
(236,208)	

<b>Excess Cash</b>	
(111,369)	

<b>Average Dwelling Rent</b>			
Actual/UML	279,993	2,176	128.67
Budget/UMA	260,995	2,232	116.93
Increase (Decrease)	18,998	(56)	11.74

<b>Average Dwelling Rent</b>			
Actual/UML	255,951	2,199	116.39
Budget/UMA	254,984	2,232	114.24
Increase (Decrease)	967	(33)	2.15

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 145.25	31.67 %
Supplies and Materials	44.48	9.70
Fleet Costs	7.88	1.72
Outside Services	197.62	43.08
Utilities	47.71	10.40
Protective Services	4.88	1.06
Insurance	27.36	10.41
Other Expenses	24.82	5.41
Total Average Expense	\$ 499.99	113.45 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 145.12	33.23 %
Supplies and Materials	29.35	6.72
Fleet Costs	4.35	1.00
Outside Services	136.22	31.19
Utilities	45.19	10.43
Protective Services	7.59	1.74
Insurance	23.35	10.43
Other Expenses	24.60	5.63
Total Average Expense	\$ 415.77	100.37 %

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

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(16,833)	=	-0.25	
	Curr Liab Exc Curr Prtn LTD	(67,902)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(84,736)	=	-1.27	
	Average Monthly Operating and Other Expenses	66,477			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	12,443	=	0.12	
	Total Tenant Revenue	106,771			IR < 1.50
MASS	<b>Days Receivable Outstanding: 32.55</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(23,335)	=	0.35	
	Total Operating Expenses	66,477			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	4.00%		96.00%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.67%		96.33%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
MASS					
	Total Points	2.00 25	Total Points	21.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(25,868)	=	-0.47	
	Curr Liab Exc Curr Prtn LTD	(54,669)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(80,536)	=	-1.25	
	Average Monthly Operating and Other Expenses	64,518			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	8,354	=	0.08	
	Total Tenant Revenue	103,767			IR < 1.50
MASS	<b>Days Receivable Outstanding: 22.29</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(33,351)	=	0.52	
	Total Operating Expenses	64,518			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	3.00%		97.00%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.78%		96.22%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
MASS					
	Total Points	2.00 25	Total Points	21.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>				
(154,205)				
<b>Average Dwelling Rent</b>				
Actual/UML	89,543	867	103.28	
Budget/UMA	105,000	900	116.67	
Increase (Decrease)	(15,457)	(33)	(13.39)	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 172.45	34.11 %		
Supplies and Materials	66.30	13.11		
Fleet Costs	1.01	0.20		
Outside Services	182.93	36.19		
Utilities	78.89	15.61		
Protective Services	5.11	1.01		
Insurance	34.77	15.90		
Other Expenses	27.27	5.39		
Total Average Expense	\$ 568.73	121.53 %		

<b>Excess Cash</b>				
(145,318)				
<b>Average Dwelling Rent</b>				
Actual/UML	103,887	866	119.96	
Budget/UMA	126,007	900	140.01	
Increase (Decrease)	(22,120)	(34)	(20.05)	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 147.89	31.06 %		
Supplies and Materials	60.57	12.72		
Fleet Costs	5.07	1.07		
Outside Services	154.56	32.46		
Utilities	130.89	27.49		
Protective Services	1.65	0.35		
Insurance	35.45	27.49		
Other Expenses	27.50	5.78		
Total Average Expense	\$ 563.58	138.42 %		



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

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	147,669	=	1.35	
	Curr Liab Exc Curr Prtn LTD	(109,007)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	38,662	=	0.37	
	Average Monthly Operating and Other Expenses	105,162			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	9,122	=	0.02	
	Total Tenant Revenue	408,814			IR < 1.50
MASS	<b>Days Receivable Outstanding: 6.42</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(25,742)	=	0.24	
	Total Operating Expenses	105,162			IR < 0.75
MASS	<b>Occupancy</b>				
MASS	<b>Loss</b>				
MASS	<b>Occ %</b>				
MASS	<b>IR &gt;= 0.98</b>				
MASS	<b>FASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>MASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>Total Points</b>				
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	76,875	=	0.86	
	Curr Liab Exc Curr Prtn LTD	(89,809)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(12,933)	=	-0.12	
	Average Monthly Operating and Other Expenses	107,206			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	6,148	=	0.02	
	Total Tenant Revenue	405,638			IR < 1.50
MASS	<b>Days Receivable Outstanding: 4.31</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(39,313)	=	0.37	
	Total Operating Expenses	107,206			IR < 0.75
MASS	<b>Occupancy</b>				
MASS	<b>Loss</b>				
MASS	<b>Occ %</b>				
MASS	<b>IR &gt;= 0.98</b>				
MASS	<b>FASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>MASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>Total Points</b>				
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(67,314)				
<b>Average Dwelling Rent</b>				
Actual/UML	380,394	2,009	189.34	
Budget/UMA	390,000	2,079	187.59	
Increase (Decrease)	(9,606)	(70)	1.75	

<b>Excess Cash</b>				
(120,503)				
<b>Average Dwelling Rent</b>				
Actual/UML	389,116	2,034	191.31	
Budget/UMA	431,250	2,079	207.43	
Increase (Decrease)	(42,134)	(45)	(16.13)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 191.17	45.75 %
Supplies and Materials	42.65	10.21
Fleet Costs	0.69	0.17
Outside Services	73.76	17.65
Utilities	46.59	11.15
Protective Services	6.86	1.64
Insurance	14.52	11.15
Other Expenses	25.84	6.18
Total Average Expense	\$ 402.08	103.90 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 174.27	43.74 %
Supplies and Materials	40.24	10.10
Fleet Costs	0.45	0.11
Outside Services	63.31	15.89
Utilities	48.52	12.18
Protective Services	10.72	2.69
Insurance	12.69	12.18
Other Expenses	25.70	6.45
Total Average Expense	\$ 375.90	103.35 %

**KFI - FY Comparison for Pin Oak I - 50 Units**  
**Period Ending March 31, 2019**

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	9,327	=	0.33	
	Curr Liab Exc Curr Prtn LTD	(28,491)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(19,164)	=	-0.76	
	Average Monthly Operating and Other Expenses	25,338			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	(11,371)	=	-0.11	
	Total Tenant Revenue	99,756			IR < 1.50
MASS	<b>Days Receivable Outstanding: -31.28</b>				
	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(11,098)	=	0.44	
MASS	<b>Accounts Payable (AP)</b>				
	Total Operating Expenses	25,338			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00%		100.00%	
MASS	<b>Occupancy</b>				
	Year-to-Date	2.67%		97.33%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	2.00 25	Total Points	21.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(44,087)	=	-1.93	
	Curr Liab Exc Curr Prtn LTD	(22,852)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(66,939)	=	-2.90	
	Average Monthly Operating and Other Expenses	23,061			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	(1,312)	=	-0.01	
	Total Tenant Revenue	108,768			IR < 1.50
MASS	<b>Days Receivable Outstanding: -3.31</b>				
	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(13,620)	=	0.59	
MASS	<b>Accounts Payable (AP)</b>				
	Total Operating Expenses	23,061			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.00 %		98.00%	
MASS	<b>Occupancy</b>				
	Year-to-Date	2.22 %		97.78%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	2.00 25	Total Points	21.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>			
(44,575)			

<b>Excess Cash</b>			
(90,060)			

<b>Average Dwelling Rent</b>			
Actual/UML	99,018	438	226.07
Budget/UMA	109,500	450	243.33
Increase (Decrease)	(10,482)	(12)	(17.26)

<b>Average Dwelling Rent</b>			
Actual/UML	107,561	440	244.46
Budget/UMA	105,000	450	233.33
Increase (Decrease)	2,561	(10)	11.12

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 110.72	27.31 %
Supplies and Materials	35.11	8.66
Fleet Costs	0.00	0.00
Outside Services	78.28	19.31
Utilities	144.93	35.75
Protective Services	0.00	0.00
Insurance	31.79	35.75
Other Expenses	37.59	9.27
Total Average Expense	\$ 438.42	136.06 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 183.33	42.80 %
Supplies and Materials	35.05	8.18
Fleet Costs	0.00	0.00
Outside Services	21.21	4.95
Utilities	109.29	25.51
Protective Services	0.43	0.10
Insurance	17.59	25.51
Other Expenses	32.52	7.59
Total Average Expense	\$ 399.43	114.65 %



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	43,523	=	0.67																															
	Curr Liab Exc Curr Prtn LTD	(65,189)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(21,666)	=	-0.33																															
	Average Monthly Operating and Other Expenses	65,155			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	24,752	=	0.17																															
	Total Tenant Revenue	149,499			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 45.94</b>																																		
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(20,099)	=	0.31																															
	Total Operating Expenses	65,155			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	6.73%		93.27%																															
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Year-to-Date	4.17%		95.83%	IR >= 0.98																														
MASS	<b>Capital Fund Occupancy</b>																																		
		5.00																																	
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>0.00</td> <td>12</td> <td>Accts Recvble</td> <td>2.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>8.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>2.00</td> <td>25</td> <td>Total Points</td> <td>14.00</td> <td>25</td> </tr> </tbody> </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	8.00	16	Total Points	2.00	25	Total Points	14.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	2.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	2.00	25	Total Points	14.00	25																														

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(32,215)	=	-0.77	
	Curr Liab Exc Curr Prtn LTD	(41,771)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(73,986)	=	-1.17	
	Average Monthly Operating and Other Expenses	63,060			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	1,308	=	0.01	
	Total Tenant Revenue	115,660			IR < 1.50
MASS	<b>Days Receivable Outstanding: 3.12</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(21,225)	=	0.34	
	Total Operating Expenses	63,060			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.92 %		98.08%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.24 %		97.76%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(87,080)				
<b>Average Dwelling Rent</b>				
Actual/UML	131,423	897	146.51	
Budget/UMA	123,729	936	132.19	
Increase (Decrease)	7,694	(39)	14.32	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 177.40	32.83 %		
Supplies and Materials	49.07	9.08		
Fleet Costs	1.25	0.23		
Outside Services	175.55	32.49		
Utilities	89.78	16.61		
Protective Services	4.12	0.76		
Insurance	27.32	16.78		
Other Expenses	26.36	4.88		
Total Average Expense	\$ 550.84	113.66 %		

<b>Excess Cash</b>				
(137,231)				
<b>Average Dwelling Rent</b>				
Actual/UML	117,177	915	128.06	
Budget/UMA	180,469	936	192.81	
Increase (Decrease)	(63,292)	(21)	(64.75)	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 175.27	39.20%		
Supplies and Materials	48.78	10.91		
Fleet Costs	0.96	0.21		
Outside Services	134.33	30.04		
Utilities	109.46	24.48		
Protective Services	6.07	1.36		
Insurance	22.81	24.48		
Other Expenses	22.54	5.04		
Total Average Expense	\$ 520.22	135.74 %		

KFI - FY Comparison for Scattered Sites - 163 Units

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	242,725	=	2.30	
	Curr Liab Exc Curr Prtn LTD	(105,383)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	137,342	=	2.07	
	Average Monthly Operating and Other Expenses	66,283			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	36,084	=	0.15	
	Total Tenant Revenue	238,759			IR < 1.50
MASS	<b>Days Receivable Outstanding: 43.67</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(35,718)	=	0.54	
	Total Operating Expenses	66,283			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	0.69%	99.31%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	5.04%	97.82%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	2.00 5	
	MENAR	7.57 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	21.57 25	Total Points	18.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	193,207	=	2.45	
	Curr Liab Exc Curr Prtn LTD	(79,012)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	114,195	=	1.72	
	Average Monthly Operating and Other Expenses	66,431			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	25,249	=	0.13	
	Total Tenant Revenue	188,859			IR < 1.50
MASS	<b>Days Receivable Outstanding: 36.66</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(39,298)	=	0.59	
	Total Operating Expenses	66,431			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	3.07 %	96.93%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	4.09 %	95.91 %		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	0.00 5	
	MENAR	7.05 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	8.00 16	
	Total Points	21.05 25	Total Points	12.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
70,977				
<b>Average Dwelling Rent</b>				
Actual/UML	206,570	1,393	148.29	
Budget/UMA	202,500	1,424	142.21	
Increase (Decrease)	4,070	(31)	6.09	

<b>Excess Cash</b>				
47,301				
<b>Average Dwelling Rent</b>				
Actual/UML	198,154	1,407	140.83	
Budget/UMA	225,000	1,467	153.37	
Increase (Decrease)	(26,846)	(60)	(12.54)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 73.58	15.31 %
Supplies and Materials	15.23	3.17
Fleet Costs	1.70	0.35
Outside Services	151.94	31.61
Utilities	4.24	0.88
Protective Services	1.41	0.29
Insurance	29.34	0.88
Other Expenses	86.26	17.94
Total Average Expense	\$ 363.69	70.43 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 83.19	19.44 %
Supplies and Materials	13.27	3.10
Fleet Costs	2.48	0.58
Outside Services	179.20	41.87
Utilities	3.11	0.74
Protective Services	0.00	0.00
Insurance	24.97	0.74
Other Expenses	15.77	3.68
Total Average Expense	\$ 321.99	70.15 %

**KFI - FY Comparison for Spingview Convent - 0 Units**  
**Period Ending March 31, 2019**

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(74,297)	=	-2.90	
	Curr Liab Exc Curr Prtn LTD	(25,625)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(99,922)	=	-8.64	
	Average Monthly Operating and Other Expenses	11,566			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	31,379			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(6,266)	=	0.54	
	Total Operating Expenses	11,566			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00%		0.00%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	0.00%		0.00%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	MENAR	0.00 11	Accts Payable	4.00 4	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	Total Points	2.00 25	Total Points	9.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	7,481	=	0.59	
	Curr Liab Exc Curr Prtn LTD	(12,590)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(5,109)	=	-0.50	
	Average Monthly Operating and Other Expenses	10,179			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	41,554			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(4,500)	=	0.44	
	Total Operating Expenses	10,179			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00 %		0.00%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	0.00 %		0.00%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	MENAR	0.00 11	Accts Payable	4.00 4	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	Total Points	2.00 25	Total Points	9.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(111,511)				
<b>Average Dwelling Rent</b>				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

<b>Excess Cash</b>				
(15,308)				
<b>Average Dwelling Rent</b>				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	75.61 %
Supplies and Materials	0.00	19.05
Fleet Costs	0.00	0.00
Outside Services	0.00	91.72
Utilities	0.00	133.01
Protective Services	0.00	0.00
Insurance	0.00	133.01
Other Expenses	0.00	10.55
<b>Total Average Expense</b>	<b>\$ 0.00</b>	<b>462.95 %</b>

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	67.58 %
Supplies and Materials	0.00	0.92
Fleet Costs	0.00	0.00
Outside Services	0.00	38.40
Utilities	0.00	105.03
Protective Services	0.00	0.00
Insurance	0.00	105.03
Other Expenses	0.00	7.81
<b>Total Average Expense</b>	<b>\$ 0.00</b>	<b>324.77 %</b>

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

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(73,890)	=	-0.64	
	Curr Liab Exc Curr Prtn LTD	(114,866)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(188,756)	=	-1.79	
	Average Monthly Operating and Other Expenses	105,612			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	15,222	=	0.05	
	Total Tenant Revenue	327,038			IR < 1.50
MASS	<b>Days Receivable Outstanding: 12.79</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(38,302)	=	0.36	
	Total Operating Expenses	105,612			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	10.44%		89.56%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	7.02%		92.98%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(295,316)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	278,427	1,523	182.81	
	Budget/UMA	288,750	1,638	176.28	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 190.54		38.50 %	
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
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MASS	<b>Capital Fund Occupancy</b>				
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MASS	<b>Excess Cash</b>				
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MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
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MASS	<b>PUM / Percentage of Revenue</b>				
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	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
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MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
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MASS	<b>PUM / Percentage of Revenue</b>				
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MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
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	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>		<b>Percent</b>	
	Salaries and Benefits	\$ 173.65		35.11 %	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			
MASS	<b>Excess Cash</b>				
		(114,782)			
MASS	<b>Average Dwelling Rent</b>				
	Actual/UML	276,876	1,528	181.20	
	Budget/UMA	356,297	1,638	217.52	
MASS	<b>PUM / Percentage of Revenue</b>				
	<b>Expense</b>	<b>Amount</b>			

**KFI - FY Comparison for Sun Park/Hornsby - 124 Units**  
**Period Ending March 31, 2019**

		This Year																											
FASS	<b>Quick Ratio (QR)</b>																												
	Current Assets, Unrestricted	98,492	=	1.30																									
	Curr Liab Exc Curr Prtn LTD	(75,824)			IR >= 2.0																								
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																												
	Expendable Fund Balance	22,669	=	0.40																									
	Average Monthly Operating and Other Expenses	57,066			IR >= 4.0																								
<b>Debt Service Coverage Ratio (DSCR)</b>																													
0.00					IR >= 1.25																								
MASS	<b>Tenant Receivable (TR)</b>																												
	Tenant Receivable	5,315	=	0.02																									
	Total Tenant Revenue	239,981			IR < 1.50																								
<b>Days Receivable Outstanding: 6.15</b>																													
MASS	<b>Accounts Payable (AP)</b>																												
	Accounts Payable	(22,238)	=	0.39																									
	Total Operating Expenses	57,066			IR < 0.75																								
<b>Occupancy</b>																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	1.61%	98.39%																											
Year-to-Date	4.84%	95.16%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>8.64</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>8.00 16</td> </tr> <tr> <td>Total Points</td> <td>10.64</td> <td>25</td> <td>Total Points</td> <td>17.00 25</td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP	QR	8.64	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	10.64	25	Total Points	17.00 25
	FASS KFI	MP	MASS KFI	MP																									
QR	8.64	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	10.64	25	Total Points	17.00 25																									
<b>Capital Fund Occupancy</b>																													
5.00																													

		Last Year																											
FASS	<b>Quick Ratio (QR)</b>																												
	Current Assets, Unrestricted	(7,254)	=	-0.16																									
	Curr Liab Exc Curr Prtn LTD	(46,772)			IR >= 2.0																								
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																												
	Expendable Fund Balance	(54,026)	=	-0.90																									
	Average Monthly Operating and Other Expenses	60,244			IR >= 4.0																								
<b>Debt Service Coverage Ratio (DSCR)</b>																													
0.00					IR >= 1.25																								
MASS	<b>Tenant Receivable (TR)</b>																												
	Tenant Receivable	1,275	=	0.01																									
	Total Tenant Revenue	220,122			IR < 1.50																								
<b>Days Receivable Outstanding: 1.59</b>																													
MASS	<b>Accounts Payable (AP)</b>																												
	Accounts Payable	(17,500)	=	0.29																									
	Total Operating Expenses	60,244			IR < 0.75																								
<b>Occupancy</b>																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	4.03 %	95.97%																											
Year-to-Date	2.24 %	97.76%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>0.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00 16</td> </tr> <tr> <td>Total Points</td> <td>2.00</td> <td>25</td> <td>Total Points</td> <td>21.00 25</td> </tr> </tbody> </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	21.00 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	12.00 16																									
Total Points	2.00	25	Total Points	21.00 25																									
<b>Capital Fund Occupancy</b>																													
5.00																													

<b>Excess Cash</b>	
(34,686)	

<b>Excess Cash</b>	
(114,537)	

<b>Average Dwelling Rent</b>			
Actual/UML	227,110	1,062	213.85
Budget/UMA	221,250	1,116	198.25
Increase (Decrease)	5,860	(54)	15.60

<b>Average Dwelling Rent</b>			
Actual/UML	221,002	1,091	202.57
Budget/UMA	240,000	1,116	215.05
Increase (Decrease)	(18,998)	(25)	(12.49)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 180.78	42.34 %
Supplies and Materials	22.95	5.37
Fleet Costs	0.36	0.08
Outside Services	77.98	18.26
Utilities	70.77	16.57
Protective Services	2.64	0.62
Insurance	23.08	16.99
Other Expenses	28.94	6.78
Total Average Expense	\$ 407.49	107.02 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 196.73	52.90 %
Supplies and Materials	23.95	6.44
Fleet Costs	2.65	0.71
Outside Services	50.72	13.64
Utilities	77.97	21.48
Protective Services	7.14	1.92
Insurance	19.68	21.48
Other Expenses	30.81	8.28
Total Average Expense	\$ 409.65	126.85 %

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

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	117,364	=	5.99																															
	Curr Liab Exc Curr Prtn LTD	(19,580)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	97,784	=	5.60																															
	Average Monthly Operating and Other Expenses	17,452			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
0.00					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	1,019	=	0.01																															
	Total Tenant Revenue	80,833			IR < 1.50																														
<b>Days Receivable Outstanding: 3.55</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(9,968)	=	0.57																															
	Total Operating Expenses	17,452			IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	2.94%	97.06%																																	
Year-to-Date	3.27%	96.73%	IR >= 0.98																																
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	218,720	=	23.08																															
	Curr Liab Exc Curr Prtn LTD	(9,475)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	209,245	=	11.03																															
	Average Monthly Operating and Other Expenses	18,975			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
0.00					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(1,544)	=	-0.02																															
	Total Tenant Revenue	73,445			IR < 1.50																														
<b>Days Receivable Outstanding: -5.77</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(2,740)	=	0.14																															
	Total Operating Expenses	18,975			IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	2.94 %	97.06%																																	
Year-to-Date	2.61 %	97.39%	IR >= 0.98																																
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
80,273				
<b>Average Dwelling Rent</b>				
Actual/UML	73,077	296	246.88	
Budget/UMA	73,972	306	241.74	
Increase (Decrease)	(894)	(10)	5.15	

<b>Excess Cash</b>				
190,224				
<b>Average Dwelling Rent</b>				
Actual/UML	70,580	298	236.84	
Budget/UMA	70,013	306	228.80	
Increase (Decrease)	567	(8)	8.05	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 187.45	35.20 %
Supplies and Materials	18.91	3.55
Fleet Costs	0.00	0.00
Outside Services	122.92	23.08
Utilities	113.49	21.31
Protective Services	0.00	0.00
Insurance	5.39	21.31
Other Expenses	18.44	3.46
Total Average Expense	\$ 466.60	107.92 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 194.54	41.90%
Supplies and Materials	27.73	5.97
Fleet Costs	0.00	0.00
Outside Services	116.52	25.10
Utilities	134.71	29.01
Protective Services	2.73	0.59
Insurance	12.98	29.01
Other Expenses	10.55	2.27
Total Average Expense	\$ 499.75	133.85%



		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	(831,902)	=	-9.80	
	Curr Liab Exc Curr Prtn LTD	(84,883)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(916,785)	=	-12.84	
	Average Monthly Operating and Other Expenses	71,416			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	1,248	=	0.00	
	Total Tenant Revenue	330,057			IR < 1.50
MASS	<b>Days Receivable Outstanding: 1.04</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(32,015)	=	0.45	
	Total Operating Expenses	71,416			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.75%		99.25%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	0.84%		99.16%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	16.00 16	
	Total Points	2.00 25	Total Points	25.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	56,521	=	1.10	
	Curr Liab Exc Curr Prtn LTD	(51,170)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	5,351	=	0.08	
	Average Monthly Operating and Other Expenses	67,830			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	(2,814)	=	-0.01	
	Total Tenant Revenue	314,629			IR < 1.50
MASS	<b>Days Receivable Outstanding: -2.45</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(24,341)	=	0.36	
	Total Operating Expenses	67,830			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.75 %		99.25%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	1.75 %		98.25%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	7.70 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	9.70 25	Total Points	25.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(988,608)				
<b>Average Dwelling Rent</b>				
Actual/UML	328,260	1,187	276.55	
Budget/UMA	321,000	1,197	268.17	
Increase (Decrease)	7,260	(10)	8.38	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 180.11	37.39 %		
Supplies and Materials	25.66	5.33		
Fleet Costs	7.66	1.59		
Outside Services	108.13	22.45		
Utilities	102.67	21.32		
Protective Services	0.00	0.00		
Insurance	19.10	21.32		
Other Expenses	23.55	4.89		
Total Average Expense	\$ 466.86	114.28 %		

<b>Excess Cash</b>				
(62,856)				
<b>Average Dwelling Rent</b>				
Actual/UML	314,392	1,176	267.34	
Budget/UMA	361,344	1,197	301.87	
Increase (Decrease)	(46,952)	(21)	(34.53)	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 178.55	40.91 %		
Supplies and Materials	14.82	3.40		
Fleet Costs	1.68	0.39		
Outside Services	96.54	22.12		
Utilities	107.14	24.55		
Protective Services	0.00	0.00		
Insurance	16.57	24.55		
Other Expenses	22.20	5.09		
Total Average Expense	\$ 437.51	121.00 %		

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

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	327,404	=	3.93																															
	Curr Liab Exc Curr Prtn LTD	(83,361)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	244,043	=	3.77																															
	Average Monthly Operating and Other Expenses	64,753			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		38.09			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	337	=	0.00																															
	Total Tenant Revenue	110,663			IR < 1.50																														
<b>Days Receivable Outstanding: 0.86</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(36,215)	=	0.56																															
	Total Operating Expenses	64,753			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>73.73%</td> <td>95.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>73.12%</td> <td>97.94%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	73.73%	95.71%				Year-to-Date	73.12%	97.94%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	73.73%	95.71%																																	
Year-to-Date	73.12%	97.94%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	10.06	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	24.06	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	336,034	=	5.46																															
	Curr Liab Exc Curr Prtn LTD	(61,533)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	274,501	=	3.58																															
	Average Monthly Operating and Other Expenses	76,645			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		38.97			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	2,493	=	0.01																															
	Total Tenant Revenue	177,818			IR < 1.50																														
<b>Days Receivable Outstanding: 3.87</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(27,117)	=	0.35																															
	Total Operating Expenses	76,645			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>72.94 %</td> <td>98.57%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>66.23 %</td> <td>87.08%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	72.94 %	98.57%				Year-to-Date	66.23 %	87.08%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	72.94 %	98.57%																																	
Year-to-Date	66.23 %	87.08%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	9.79	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	23.79	25	Total Points	9.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash			
180,493			

Excess Cash			
198,877			

Average Dwelling Rent			
Actual/UML	108,401	617	175.69
Budget/UMA	105,000	630	166.67
Increase (Decrease)	3,401	(13)	9.02

Average Dwelling Rent			
Actual/UML	161,673	775	208.61
Budget/UMA	227,978	890	256.16
Increase (Decrease)	(66,305)	(115)	(47.55)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 223.59	20.64 %
Supplies and Materials	31.22	2.88
Fleet Costs	0.72	0.07
Outside Services	132.44	12.23
Utilities	97.17	8.97
Protective Services	4.21	0.39
Insurance	37.30	8.97
Other Expenses	106.33	9.82
Total Average Expense	\$ 632.96	63.97 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 240.71	25.51%
Supplies and Materials	27.43	2.91
Fleet Costs	0.73	0.08
Outside Services	131.32	13.92
Utilities	144.99	15.37
Protective Services	4.05	0.43
Insurance	33.75	15.37
Other Expenses	84.04	8.91
Total Average Expense	\$ 667.01	82.49%



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	166,571	=	1.81																															
	Curr Liab Exc Curr Prtn LTD	(92,229)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	74,343	=	1.20																															
	Average Monthly Operating and Other Expenses	62,058			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(877)	=	0.00																															
	Total Tenant Revenue	286,053			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -0.84																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(29,851)	=	0.48																															
	Total Operating Expenses	62,058			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<b>Loss</b>		<b>Occ %</b>																															
	Current Month	3.10%		96.90%																															
	Year-to-Date	3.62%		96.38%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	11.07	12	Accts Recvble	5.00	5																														
MENAR	6.29	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	19.36	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	108,647	=	2.34																															
	Curr Liab Exc Curr Prtn LTD	(46,475)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	62,172	=	1.07																															
	Average Monthly Operating and Other Expenses	57,869			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(729)	=	0.00																															
	Total Tenant Revenue	275,257			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -0.73																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(21,295)	=	0.37																															
	Total Operating Expenses	57,869			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<b>Loss</b>		<b>Occ %</b>																															
	Current Month	3.88 %		96.12%																															
	Year-to-Date	2.50 %		97.50%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>6.11</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>20.11</td> <td>25</td> <td>Total Points</td> <td>21.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	6.11	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	20.11	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.11	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	20.11	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
12,029				
<b>Average Dwelling Rent</b>				
Actual/UML	280,794	1,119	250.93	
Budget/UMA	280,871	1,161	241.92	
Increase (Decrease)	(78)	(42)	9.01	

<b>Excess Cash</b>				
4,095				
<b>Average Dwelling Rent</b>				
Actual/UML	273,615	1,132	241.71	
Budget/UMA	349,437	1,161	300.98	
Increase (Decrease)	(75,822)	(29)	(59.27)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 139.19	28.47 %
Supplies and Materials	19.92	4.07
Fleet Costs	0.32	0.07
Outside Services	93.34	19.09
Utilities	115.49	23.62
Protective Services	1.36	0.28
Insurance	16.38	23.62
Other Expenses	45.66	9.34
Total Average Expense	\$ 431.65	108.56 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 133.27	30.32%
Supplies and Materials	9.26	2.11
Fleet Costs	0.13	0.03
Outside Services	74.07	16.85
Utilities	117.37	26.70
Protective Services	1.80	0.41
Insurance	14.05	26.70
Other Expenses	33.20	7.55
Total Average Expense	\$ 383.14	110.67%

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

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	298,610	=	2.33	
	Curr Liab Exc Curr Prtn LTD	(128,082)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	170,529	=	1.71	
	Average Monthly Operating and Other Expenses	99,984			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.59			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	566	=	0.00	
	Total Tenant Revenue	472,965			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.34</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(48,591)	=	0.49	
	Total Operating Expenses	99,984			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.49%		97.51%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.54%		97.46%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	7.03 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
MASS					
	Total Points	21.03 25	Total Points	21.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	240,585	=	2.83	
	Curr Liab Exc Curr Prtn LTD	(84,950)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	155,635	=	1.65	
	Average Monthly Operating and Other Expenses	94,293			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.09			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	(5,399)	=	-0.01	
	Total Tenant Revenue	449,869			IR < 1.50
MASS	<b>Days Receivable Outstanding: -3.41</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(45,737)	=	0.49	
	Total Operating Expenses	94,293			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.99 %		98.01%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	1.82 %		98.18%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	6.95 11	Accts Payable	4.00 4	
	DSCR	0.00 2	Occupancy	16.00 16	
MASS					
	Total Points	18.95 25	Total Points	25.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>	
69,994	

<b>Excess Cash</b>	
60,875	

<b>Average Dwelling Rent</b>			
Actual/UML	455,988	1,763	258.64
Budget/UMA	438,150	1,809	242.21
Increase (Decrease)	17,838	(46)	16.44

<b>Average Dwelling Rent</b>			
Actual/UML	435,605	1,776	245.27
Budget/UMA	435,190	1,809	240.57
Increase (Decrease)	415	(33)	4.70

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 182.89	36.07 %
Supplies and Materials	23.80	4.69
Fleet Costs	1.88	0.37
Outside Services	78.58	15.50
Utilities	93.34	18.41
Protective Services	2.86	0.56
Insurance	17.80	18.41
Other Expenses	25.18	4.96
Total Average Expense	\$ 426.33	98.97 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.01	33.59 %
Supplies and Materials	16.55	3.52
Fleet Costs	1.82	0.39
Outside Services	68.00	14.46
Utilities	104.11	22.13
Protective Services	4.62	0.98
Insurance	14.74	22.13
Other Expenses	23.66	5.03
Total Average Expense	\$ 391.52	102.23 %

**KFI - FY Comparison for Villa Veramendi - 166 Units**  
**Period Ending March 31, 2019**

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	68,580	=	0.47	
	Curr Liab Exc Curr Prtn LTD	(146,166)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(77,585)	=	-0.67	
	Average Monthly Operating and Other Expenses	115,856			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	7,660	=	0.04	
	Total Tenant Revenue	201,937			IR < 1.50
MASS	<b>Days Receivable Outstanding: 10.50</b>				
	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(70,429)	=	0.61	
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(70,429)	=	0.61	
	Total Operating Expenses	115,856			IR < 0.75
MASS	<b>Occupancy</b>				
	Current Month	4.22%	95.78%		
	Year-to-Date	3.41%	96.59%		IR >= 0.98
MASS	<b>Occupancy</b>				
	Current Month	4.22%	95.78%		
	Year-to-Date	3.41%	96.59%		IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	133,078	=	1.79	
	Curr Liab Exc Curr Prtn LTD	(74,465)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	58,613	=	0.63	
	Average Monthly Operating and Other Expenses	92,978			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			
					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	4,590	=	0.03	
	Total Tenant Revenue	173,220			IR < 1.50
MASS	<b>Days Receivable Outstanding: 7.32</b>				
	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(35,952)	=	0.39	
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(35,952)	=	0.39	
	Total Operating Expenses	92,978			IR < 0.75
MASS	<b>Occupancy</b>				
	Current Month	1.20 %	98.80%		
	Year-to-Date	1.74 %	98.26%		IR >= 0.98
MASS	<b>Occupancy</b>				
	Current Month	1.20 %	98.80%		
	Year-to-Date	1.74 %	98.26%		IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

	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	12.00 16
Total Points	2.00	25	Total Points	21.00 25

	FASS KFI	MP	MASS KFI	MP
QR	10.98	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	12.98	25	Total Points	25.00 25

<b>Excess Cash</b>	
	(193,968)

<b>Excess Cash</b>	
	(34,730)

<b>Average Dwelling Rent</b>			
Actual/UML	197,445	1,443	136.83
Budget/UMA	206,250	1,494	138.05
Increase (Decrease)	(8,805)	(51)	(1.22)

<b>Average Dwelling Rent</b>			
Actual/UML	178,712	1,468	121.74
Budget/UMA	195,750	1,494	131.02
Increase (Decrease)	(17,038)	(26)	(9.29)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 164.22	29.83 %
Supplies and Materials	69.65	12.65
Fleet Costs	6.62	1.20
Outside Services	206.47	37.50
Utilities	100.04	18.17
Protective Services	5.52	1.00
Insurance	20.37	18.22
Other Expenses	23.76	4.31
Total Average Expense	\$ 596.64	122.89 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 159.71	31.31 %
Supplies and Materials	34.16	6.70
Fleet Costs	5.85	1.15
Outside Services	137.44	26.94
Utilities	85.79	16.82
Protective Services	3.89	0.76
Insurance	17.22	16.82
Other Expenses	21.26	4.17
Total Average Expense	\$ 465.30	104.66 %

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

		This Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	173,706	=	4.66																										
	Curr Liab Exc Curr Prtn LTD	(37,271)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	136,435	=	4.45																										
	Average Monthly Operating and Other Expenses	30,637			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	982	=	0.01																										
	Total Tenant Revenue	128,365			IR < 1.50																									
<b>Days Receivable Outstanding: 2.12</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(12,029)	=	0.39																										
	Total Operating Expenses	30,637			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	2.67%		97.33%																										
Year-to-Date	1.63%		98.37%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>25.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	5.00 5	MENAR	11.00	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	16.00 16	Total Points	25.00	25	Total Points	25.00 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	16.00 16																										
Total Points	25.00	25	Total Points	25.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

		Last Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	132,846	=	5.73																										
	Curr Liab Exc Curr Prtn LTD	(23,171)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	109,675	=	3.61																										
	Average Monthly Operating and Other Expenses	30,347			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		0.00			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	(1,680)	=	-0.01																										
	Total Tenant Revenue	128,518			IR < 1.50																									
<b>Days Receivable Outstanding: -3.63</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(7,084)	=	0.23																										
	Total Operating Expenses	30,347			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.33 %		98.67%																										
Year-to-Date	1.78 %		98.22%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	9.83	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	23.83	25	Total Points	25.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

<b>Excess Cash</b>			
106,116			

<b>Excess Cash</b>			
79,202			

<b>Average Dwelling Rent</b>			
Actual/UML	123,944	664	186.66
Budget/UMA	127,500	675	188.89
Increase (Decrease)	(3,556)	(11)	(2.23)

<b>Average Dwelling Rent</b>			
Actual/UML	124,653	663	188.01
Budget/UMA	135,000	675	200.00
Increase (Decrease)	(10,347)	(12)	(11.99)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 135.63	34.15 %
Supplies and Materials	25.23	6.35
Fleet Costs	0.86	0.22
Outside Services	59.98	15.10
Utilities	62.04	15.62
Protective Services	4.89	1.23
Insurance	14.79	15.62
Other Expenses	39.62	9.98
Total Average Expense	\$ 343.04	98.28 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 149.03	38.51 %
Supplies and Materials	28.53	7.37
Fleet Costs	0.84	0.22
Outside Services	45.70	11.81
Utilities	59.90	15.48
Protective Services	3.64	0.94
Insurance	12.79	15.48
Other Expenses	37.93	9.80
Total Average Expense	\$ 338.36	99.59 %

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

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	143,771	=	1.09	
	Curr Liab Exc Curr Prtn LTD	(131,458)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	12,314	=	0.11	
	Average Monthly Operating and Other Expenses	110,667			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	9,056	=	0.04	
	Total Tenant Revenue	248,094			IR < 1.50
MASS	<b>Days Receivable Outstanding: 10.23</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(50,625)	=	0.46	
	Total Operating Expenses	110,667			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	4.93%	95.07%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	4.93%	95.49%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	7.65 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	9.65 25	Total Points	17.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	67,993	=	0.94	
	Curr Liab Exc Curr Prtn LTD	(72,317)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(4,324)	=	-0.04	
	Average Monthly Operating and Other Expenses	96,286			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	7,166	=	0.05	
	Total Tenant Revenue	156,945			IR < 1.50
MASS	<b>Days Receivable Outstanding: 13.66</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(33,318)	=	0.35	
	Total Operating Expenses	96,286			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	6.90 %	94.97%		
MASS	<b>Occupancy</b>				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	8.48 %	93.99%		IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	4.00 16	
	Total Points	2.00 25	Total Points	13.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>	
	(99,154)

<b>Excess Cash</b>	
	(101,050)

<b>Average Dwelling Rent</b>			
Actual/UML	228,540	1,736	131.65
Budget/UMA	183,750	1,818	101.07
Increase (Decrease)	44,790	(82)	30.57

<b>Average Dwelling Rent</b>			
Actual/UML	153,977	1,672	92.09
Budget/UMA	232,500	1,779	130.69
Increase (Decrease)	(78,523)	(107)	(38.60)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.54	31.48 %
Supplies and Materials	43.93	8.72
Fleet Costs	1.72	0.34
Outside Services	158.19	31.42
Utilities	86.59	17.20
Protective Services	2.29	0.46
Insurance	21.65	17.20
Other Expenses	28.33	5.63
Total Average Expense	\$ 501.25	112.44 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 141.01	33.25 %
Supplies and Materials	39.20	9.24
Fleet Costs	6.82	1.61
Outside Services	101.79	24.01
Utilities	71.25	16.80
Protective Services	0.41	0.10
Insurance	18.99	16.80
Other Expenses	30.86	7.28
Total Average Expense	\$ 410.33	109.09 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	182,525	=	0.38																															
	Curr Liab Exc Curr Prtn LTD	(486,484)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(303,959)	=	-8.56																															
	Average Monthly Operating and Other Expenses	35,517			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(4,888)	=	-0.08																															
	Total Tenant Revenue	64,719			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -21.61																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(10,983)	=	0.31																															
MASS	<b>Occupancy</b>																																		
	Current Month	10.00%	90.00%																																
	Year-to-Date	4.67%	95.33%		IR >= 0.98																														
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	510,760	=	1.62																															
	Curr Liab Exc Curr Prtn LTD	(314,438)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	196,321	=	5.44																															
	Average Monthly Operating and Other Expenses	36,085			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	(8,527)	=	-0.13																															
	Total Tenant Revenue	65,259			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> -36.03																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(10,802)	=	0.30																															
MASS	<b>Occupancy</b>																																		
	Current Month	4.00 %	96.00%																																
	Year-to-Date	4.67 %	95.33%		IR >= 0.98																														
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DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	23.20	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
(339,678)				
<b>Average Dwelling Rent</b>				
Actual/UML	58,515	429	136.40	
Budget/UMA	68,250	450	151.67	
Increase (Decrease)	(9,735)	(21)	(15.27)	

<b>Excess Cash</b>				
160,058				
<b>Average Dwelling Rent</b>				
Actual/UML	63,393	429	147.77	
Budget/UMA	68,250	450	151.67	
Increase (Decrease)	(4,857)	(21)	(3.90)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 199.93	24.43 %
Supplies and Materials	44.88	5.49
Fleet Costs	0.02	0.00
Outside Services	201.32	24.60
Utilities	141.16	17.25
Protective Services	6.22	0.76
Insurance	31.05	17.25
Other Expenses	11.24	1.37
Total Average Expense	\$ 635.83	91.16 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 238.51	24.91 %
Supplies and Materials	33.32	3.48
Fleet Costs	0.00	0.00
Outside Services	113.50	11.85
Utilities	153.43	16.03
Protective Services	8.49	0.89
Insurance	27.22	16.03
Other Expenses	19.64	2.05
Total Average Expense	\$ 594.11	75.23 %



		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	22,255,992	=	4.01	
	Curr Liab Exc Curr Prtn LTD	(5,546,118)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	15,219,165	=	9.22	
	Average Monthly Operating and Other Expenses	1,650,056			IR >= 4.0
<b>Debt Service Coverage Ratio (DSCR)</b>					
7.14					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	614,606	=	0.04	
	Total Tenant Revenue	15,238,464			IR < 1.50
<b>Days Receivable Outstanding:</b> 11.06					
<b>Accounts Payable (AP)</b>					
Accounts Payable	(559,891)	=	0.34		
Total Operating Expenses	1,650,056			IR < 0.75	
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>			
Current Month	6.46%	93.54%			
Year-to-Date	7.40%	92.60%	IR >= 0.98		
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>		
QR	12.00 12	Accts Recvble	5.00 5		
MENAR	11.00 11	Accts Payable	4.00 4		
DSCR	2.00 2	Occupancy	4.00 16		
Total Points	25.00 25	Total Points	13.00 25		
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	21,243,840	=	3.82	
	Curr Liab Exc Curr Prtn LTD	(5,561,058)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	14,435,807	=	9.69	
	Average Monthly Operating and Other Expenses	1,489,351			IR >= 4.0
<b>Debt Service Coverage Ratio (DSCR)</b>					
8.46					IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	64,393	=	0.00	
	Total Tenant Revenue	14,767,954			IR < 1.50
<b>Days Receivable Outstanding:</b> 1.21					
<b>Accounts Payable (AP)</b>					
Accounts Payable	(810,563)	=	0.54		
Total Operating Expenses	1,489,351			IR < 0.75	
<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>			
Current Month	6.14 %	93.86%			
Year-to-Date	7.22 %	92.78%	IR >= 0.98		
<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>		
QR	12.00 12	Accts Recvble	5.00 5		
MENAR	11.00 11	Accts Payable	4.00 4		
DSCR	2.00 2	Occupancy	4.00 16		
Total Points	25.00 25	Total Points	13.00 25		
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>				
13,058,904				
<b>Average Dwelling Rent</b>				
Actual/UML	14,923,179	24,273	614.81	
Budget/UMA	15,613,565	26,213	595.64	
Increase (Decrease)	(690,385)	(1,940)	19.16	

<b>Excess Cash</b>				
12,484,210				
<b>Average Dwelling Rent</b>				
Actual/UML	14,370,342	24,227	593.15	
Budget/UMA	14,893,775	26,111	570.40	
Increase (Decrease)	(523,433)	(1,884)	22.75	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 151.78	21.31 %
Supplies and Materials	29.39	4.13
Fleet Costs	0.60	0.08
Outside Services	97.35	13.67
Utilities	52.61	7.39
Protective Services	5.67	0.80
Insurance	31.87	8.69
Other Expenses	44.36	6.23
Total Average Expense	\$ 413.63	62.30 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 149.58	21.58 %
Supplies and Materials	23.50	3.39
Fleet Costs	0.80	0.12
Outside Services	82.42	11.89
Utilities	51.37	8.62
Protective Services	5.87	0.85
Insurance	27.65	8.62
Other Expenses	36.94	5.33
Total Average Expense	\$ 378.12	60.39 %

**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..."



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	5,560,958	=	6.46																															
	Curr Liab Exc Curr Prtn LTD	(860,982)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	4,429,366	=	8.89																															
	Average Monthly Operating and Other Expenses	498,258			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-0.60																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	304,041	=	0.07																															
	Total Tenant Revenue	4,090,352			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 20.10</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(218,727)	=	0.44																															
	Total Operating Expenses	498,258			IR < 0.75																														
MASS	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																																
	Current Month	3.90%	96.10%																																
	Year-to-Date	2.77%	97.23%	IR >= 0.98																															
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	5,272,839	=	9.48																															
	Curr Liab Exc Curr Prtn LTD	(556,290)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	4,525,386	=	8.80																															
	Average Monthly Operating and Other Expenses	514,277			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-0.93																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	47,208	=	0.01																															
	Total Tenant Revenue	4,555,371			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 2.85</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(214,317)	=	0.42																															
	Total Operating Expenses	514,277			IR < 0.75																														
MASS	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																																
	Current Month	3.11 %	96.89%																																
	Year-to-Date	3.85 %	96.15%	IR >= 0.98																															
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Total Points	23.00	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>					
3,737,659					
<b>Average Dwelling Rent</b>					
Actual/UML	3,906,663	3,234	1,208.00		
Budget/UMA	4,634,072	3,326	1,393.29		
Increase (Decrease)	(727,409)	(92)	(185.29)		

<b>Excess Cash</b>					
3,867,618					
<b>Average Dwelling Rent</b>					
Actual/UML	4,376,884	8,342	524.68		
Budget/UMA	4,453,301	8,676	513.29		
Increase (Decrease)	(76,417)	(334)	11.39		

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 383.27	25.26 %
Supplies and Materials	75.62	4.98
Fleet Costs	3.59	0.24
Outside Services	207.39	13.67
Utilities	143.48	9.45
Protective Services	6.63	0.44
Insurance	76.12	12.44
Other Expenses	79.05	5.21
Total Average Expense	\$ 975.16	71.68 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 159.34	24.56 %
Supplies and Materials	34.43	5.31
Fleet Costs	1.96	0.30
Outside Services	69.27	10.68
Utilities	51.91	10.74
Protective Services	3.39	0.52
Insurance	26.98	10.74
Other Expenses	29.72	4.58
Total Average Expense	\$ 377.00	67.42 %

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	186,903	=	1.10	
	Curr Liab Exc Curr Prtn LTD	(169,794)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(12,009)	=	-0.35	
	Average Monthly Operating and Other Expenses	34,788			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.72			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	21,039	=	0.07	
	Total Tenant Revenue	318,556			IR < 1.50
MASS	<b>Days Receivable Outstanding:</b> 18.13				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(47,342)	=	1.36	
	Total Operating Expenses	34,788			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.99%		97.01%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	4.98%		95.02%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	7.68 12	Accts Recvble	5.00 5	
MASS					
	MENAR	0.00 11	Accts Payable	2.00 4	
	DSCR	0.00 2	Occupancy	8.00 16	
MASS					
	Total Points	7.68 25	Total Points	15.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	121,711	=	0.96	
	Curr Liab Exc Curr Prtn LTD	(126,939)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(32,666)	=	-1.06	
	Average Monthly Operating and Other Expenses	30,707			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.84			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	21,458	=	0.06	
	Total Tenant Revenue	350,164			IR < 1.50
MASS	<b>Days Receivable Outstanding:</b> 16.82				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(38,061)	=	1.24	
	Total Operating Expenses	30,707			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	4.48 %		95.52%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.65 %		96.35%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	0.00 11	Accts Payable	2.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
MASS					
	Total Points	2.00 25	Total Points	19.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>				
(105,721)				
<b>Average Dwelling Rent</b>				
Actual/UML	308,757	573	538.84	
Budget/UMA	339,103	603	562.36	
Increase (Decrease)	(30,346)	(30)	(23.52)	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 120.26	21.63 %		
Supplies and Materials	52.57	9.46		
Fleet Costs	0.00	0.00		
Outside Services	117.80	21.19		
Utilities	63.19	11.37		
Protective Services	0.00	0.00		
Insurance	15.84	11.37		
Other Expenses	39.96	7.19		
Total Average Expense	\$ 409.61	82.20 %		

<b>Excess Cash</b>				
(94,431)				
<b>Average Dwelling Rent</b>				
Actual/UML	346,933	581	597.13	
Budget/UMA	329,184	603	545.91	
Increase (Decrease)	17,749	(22)	51.22	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 171.55	28.46 %		
Supplies and Materials	14.20	2.36		
Fleet Costs	1.90	0.31		
Outside Services	41.56	6.90		
Utilities	54.47	9.04		
Protective Services	0.00	0.00		
Insurance	30.70	9.04		
Other Expenses	31.63	5.25		
Total Average Expense	\$ 346.02	61.35 %		

KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	2,273,760	=	22.90																															
	Curr Liab Exc Curr Prtn LTD	(99,294)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	2,174,467	=	36.24																															
	Average Monthly Operating and Other Expenses	60,007			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-0.06																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	35,739	=	0.06																															
	Total Tenant Revenue	613,429			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> 15.99																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(24,950)	=	0.42																															
MASS	<b>Occupancy</b>																																		
	Current Month	0.00%	100.00%																																
	Year-to-Date	6.07%	93.93%		IR >= 0.98																														
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	2,047,696	=	44.42																															
	Curr Liab Exc Curr Prtn LTD	(46,095)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	2,001,601	=	60.55																															
	Average Monthly Operating and Other Expenses	33,055			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	12,473	=	0.02																															
	Total Tenant Revenue	594,572			IR < 1.50																														
MASS	<b>Days Receivable Outstanding:</b> 5.76																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(11,390)	=	0.34																															
MASS	<b>Occupancy</b>																																		
	Current Month	5.56 %	94.44%																																
	Year-to-Date	6.28 %	93.72%		IR >= 0.98																														
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
2,106,255				
<b>Average Dwelling Rent</b>				
Actual/UML	603,431	913	660.93	
Budget/UMA	638,773	972	657.17	
Increase (Decrease)	(35,343)	(59)	3.76	

<b>Excess Cash</b>				
1,961,221				
<b>Average Dwelling Rent</b>				
Actual/UML	590,242	911	647.91	
Budget/UMA	619,313	972	637.15	
Increase (Decrease)	(29,070)	(61)	10.75	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.39	22.38 %
Supplies and Materials	32.85	4.89
Fleet Costs	0.34	0.05
Outside Services	61.95	9.22
Utilities	22.20	3.30
Protective Services	0.00	0.00
Insurance	28.50	3.30
Other Expenses	42.66	6.35
Total Average Expense	\$ 338.89	49.50 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 102.14	15.65%
Supplies and Materials	8.63	1.32
Fleet Costs	0.00	0.00
Outside Services	50.06	7.67
Utilities	50.26	7.71
Protective Services	0.00	0.00
Insurance	25.39	7.71
Other Expenses	10.43	1.60
Total Average Expense	\$ 246.92	41.66%

KFI - FY Comparison for SAHFC Castlepoint - 220 Units  
 Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	603,977	=	3.56	
	Curr Liab Exc Curr Prtn LTD	(169,436)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	323,049	=	2.48	
	Average Monthly Operating and Other Expenses	130,524			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.86			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	47,899	=	0.04	
	Total Tenant Revenue	1,183,703			IR < 1.50
MASS	<b>Days Receivable Outstanding: 11.10</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(27,223)	=	0.21	
	Total Operating Expenses	130,524			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.91%		99.09%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.17%		97.83%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	8.16 11	Accts Payable	4.00 4	
	DSCR	0.00 2	Occupancy	12.00 16	
MASS					
	Total Points	20.16 25	Total Points	21.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	850,032	=	7.19	
	Curr Liab Exc Curr Prtn LTD	(118,176)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	623,864	=	5.09	
	Average Monthly Operating and Other Expenses	122,543			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.74			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	(10,714)	=	-0.01	
	Total Tenant Revenue	1,099,291			IR < 1.50
MASS	<b>Days Receivable Outstanding: -2.68</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(69,160)	=	0.56	
	Total Operating Expenses	122,543			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00 %		100.00%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.03 %		96.97%	IR >= 0.98
MASS					
	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	11.00 11	Accts Payable	4.00 4	
	DSCR	0.00 2	Occupancy	12.00 16	
MASS					
	Total Points	23.00 25	Total Points	21.00 25	
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>	
174,995	

<b>Excess Cash</b>	
485,718	

<b>Average Dwelling Rent</b>			
Actual/UML	1,152,400	1,937	594.94
Budget/UMA	1,090,699	1,980	550.86
Increase (Decrease)	61,701	(43)	44.08

<b>Average Dwelling Rent</b>			
Actual/UML	1,078,075	1,920	561.50
Budget/UMA	1,050,920	1,980	530.77
Increase (Decrease)	27,155	(60)	30.73

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 199.58	32.66 %
Supplies and Materials	36.85	6.03
Fleet Costs	3.29	0.54
Outside Services	91.42	14.96
Utilities	67.41	11.03
Protective Services	0.00	0.00
Insurance	29.76	11.24
Other Expenses	27.81	4.55
Total Average Expense	\$ 456.13	81.02 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 190.03	33.19 %
Supplies and Materials	53.30	9.31
Fleet Costs	3.30	0.58
Outside Services	63.31	11.06
Utilities	66.08	11.55
Protective Services	0.11	0.02
Insurance	26.98	11.55
Other Expenses	21.82	3.81
Total Average Expense	\$ 424.92	81.06 %

		This Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	634,356	=	12.86																										
	Curr Liab Exc Curr Prtn LTD	(49,310)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	546,862	=	23.10																										
	Average Monthly Operating and Other Expenses	23,672			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		1.96			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	31,004	=	0.10																										
	Total Tenant Revenue	306,254			IR < 1.50																									
<b>Days Receivable Outstanding: 27.81</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(3,399)	=	0.14																										
	Total Operating Expenses	23,672			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.00%		100.00%																										
Year-to-Date	2.78%		97.22%	IR >= 0.98																										
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	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																										
<b>Capital Fund Occupancy</b>																														
5.00																														

		Last Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	552,774	=	25.17																										
	Curr Liab Exc Curr Prtn LTD	(21,963)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	494,832	=	20.30																										
	Average Monthly Operating and Other Expenses	24,374			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		2.11			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	5,915	=	0.02																										
	Total Tenant Revenue	285,377			IR < 1.50																									
<b>Days Receivable Outstanding: 5.69</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(8,236)	=	0.34																										
	Total Operating Expenses	24,374			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	5.00 %		95.00%																										
Year-to-Date	3.33 %		96.67%	IR >= 0.98																										
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	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																										
<b>Capital Fund Occupancy</b>																														
5.00																														

<b>Excess Cash</b>				
475,893				
<b>Average Dwelling Rent</b>				
Actual/UML	293,834	350	839.52	
Budget/UMA	286,938	360	797.05	
Increase (Decrease)	6,896	(10)	42.47	

<b>Excess Cash</b>				
434,812				
<b>Average Dwelling Rent</b>				
Actual/UML	283,946	348	815.94	
Budget/UMA	284,459	360	790.16	
Increase (Decrease)	(513)	(12)	25.77	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 135.41	15.48 %
Supplies and Materials	32.99	3.77
Fleet Costs	0.00	0.00
Outside Services	100.76	11.52
Utilities	5.89	0.67
Protective Services	0.00	0.00
Insurance	76.97	0.67
Other Expenses	18.39	2.10
Total Average Expense	\$ 370.43	34.21 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 110.21	13.44 %
Supplies and Materials	39.74	4.85
Fleet Costs	6.57	0.80
Outside Services	90.17	11.00
Utilities	4.47	0.55
Protective Services	0.00	0.00
Insurance	45.43	0.55
Other Expenses	33.84	4.13
Total Average Expense	\$ 330.43	35.30 %

Period Ending March 31, 2019

		This Year																											
FASS	<b>Quick Ratio (QR)</b>																												
	Current Assets, Unrestricted	32,570	= 7.53																										
	Curr Liab Exc Curr Prtn LTD	(4,324)	IR >= 2.0																										
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																												
	Expendable Fund Balance	21,873	= 18.70																										
	Average Monthly Operating and Other Expenses	1,170	IR >= 4.0																										
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																												
		-0.29	IR >= 1.25																										
MASS	<b>Tenant Receivable (TR)</b>																												
	Tenant Receivable	855	= 0.03																										
	Total Tenant Revenue	25,781	IR < 1.50																										
MASS	<b>Days Receivable Outstanding: 0.03</b>																												
MASS	<b>Accounts Payable (AP)</b>																												
	Accounts Payable	(1,613)	= 1.38																										
	Total Operating Expenses	1,170	IR < 0.75																										
MASS	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																										
	Current Month	0.00%	100.00%																										
	Year-to-Date	0.00%	100.00%																										
IR >= 0.98																													
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>2.00 4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>23.00</td> <td>25</td> <td>Total Points</td> <td>23.00 25</td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	5.00 5	MENAR	11.00	11	Accts Payable	2.00 4	DSCR	0.00	2	Occupancy	16.00 16	Total Points	23.00	25	Total Points	23.00 25
	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	16.00 16																									
Total Points	23.00	25	Total Points	23.00 25																									
<b>Capital Fund Occupancy</b>																													
5.00																													

		Last Year																											
FASS	<b>Quick Ratio (QR)</b>																												
	Current Assets, Unrestricted	0	= 0.00																										
	Curr Liab Exc Curr Prtn LTD	0	IR >= 2.0																										
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																												
	Expendable Fund Balance	0	= 0.00																										
	Average Monthly Operating and Other Expenses	0	IR >= 4.0																										
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																												
		0.00	IR >= 1.25																										
MASS	<b>Tenant Receivable (TR)</b>																												
	Tenant Receivable	0	= 0.00																										
	Total Tenant Revenue	0	IR < 1.50																										
MASS	<b>Days Receivable Outstanding: 0.00</b>																												
MASS	<b>Accounts Payable (AP)</b>																												
	Accounts Payable	0	= 0.00																										
	Total Operating Expenses	0	IR < 0.75																										
MASS	<b>Occupancy</b>	<b>Loss</b>	<b>Occ %</b>																										
	Current Month	0.00 %	0.00%																										
	Year-to-Date	0.00 %	0.00%																										
IR >= 0.98																													
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	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																									
<b>Capital Fund Occupancy</b>																													
5.00																													

<b>Excess Cash</b>				
20,279				
<b>Average Dwelling Rent</b>				
Actual/UML	25,732	36	714.78	
Budget/UMA	0	36	0.00	
Increase (Decrease)	25,732	0	714.78	

<b>Excess Cash</b>				
0				
<b>Average Dwelling Rent</b>				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

<b>PUM / Percentage of Revenue</b>			
Expense	Amount	Percent	
Salaries and Benefits	\$ 36.45	5.09 %	
Supplies and Materials	18.21	2.54	
Fleet Costs	0.00	0.00	
Outside Services	77.48	10.82	
Utilities	40.59	5.67	
Protective Services	0.00	0.00	
Insurance	17.96	5.67	
Other Expenses	14.47	2.02	
Total Average Expense	\$ 205.15	31.81 %	

<b>PUM / Percentage of Revenue</b>			
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 Claremont/Warren House - 7 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	6,493	=	1.15																															
	Curr Liab Exc Curr Prtn LTD	(5,654)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(7,911)	=	-4.47																															
	Average Monthly Operating and Other Expenses	1,769			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.13			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	1,567	=	0.06																															
	Total Tenant Revenue	24,185			IR < 1.50																														
<b>Days Receivable Outstanding: 17.83</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,807)	=	1.02																															
	Total Operating Expenses	1,769			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>14.29%</td> <td>85.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>12.70%</td> <td>87.30%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	14.29%	85.71%				Year-to-Date	12.70%	87.30%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	14.29%	85.71%																																	
Year-to-Date	12.70%	87.30%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	7.91 12	Accts Recvble	5.00 5																																
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DSCR	0.00 2	Occupancy	0.00 16																																
Total Points	7.91 25	Total Points	7.00 25																																
<b>Capital Fund Occupancy</b>																																			
5.00																																			

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

Excess Cash	
(10,533)	

Excess Cash	
0	

Average Dwelling Rent			
Actual/UML	23,831	55	433.28
Budget/UMA	52,406	63	831.84
Increase (Decrease)	(28,576)	(8)	(398.56)

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	\$ 27.01	6.14 %
Supplies and Materials	3.53	0.80
Fleet Costs	0.00	0.00
Outside Services	60.21	13.69
Utilities	78.86	17.93
Protective Services	0.00	0.00
Insurance	24.66	17.93
Other Expenses	16.59	3.77
Total Average Expense	\$ 210.86	60.28 %

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 March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,156,516	=	8.02																															
	Curr Liab Exc Curr Prtn LTD	(144,164)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	898,053	=	13.53																															
	Average Monthly Operating and Other Expenses	66,383			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.54			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	35,605	=	0.05																															
	Total Tenant Revenue	757,587			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 12.99																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(25,359)	=	0.38																															
	Total Operating Expenses	66,383			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.23%		96.77%																															
Year-to-Date	4.66%		95.34%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	25.00	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,265,200	=	14.42																															
	Curr Liab Exc Curr Prtn LTD	(87,743)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	1,066,784	=	13.83																															
	Average Monthly Operating and Other Expenses	77,159			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.28			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	732,819			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 0.00																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(40,266)	=	0.52																															
	Total Operating Expenses	77,159			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	6.45 %		93.55%																															
Year-to-Date	5.56 %		94.44%	IR >= 0.98																															
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
753,571				
<b>Average Dwelling Rent</b>				
Actual/UML	740,712	1,064	696.16	
Budget/UMA	905,029	1,116	810.96	
Increase (Decrease)	(164,317)	(52)	(114.80)	

<b>Excess Cash</b>				
912,763				
<b>Average Dwelling Rent</b>				
Actual/UML	730,343	1,054	692.92	
Budget/UMA	838,038	1,116	750.93	
Increase (Decrease)	(107,695)	(62)	(58.01)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 121.93	16.24 %
Supplies and Materials	27.15	3.61
Fleet Costs	0.10	0.01
Outside Services	69.77	9.29
Utilities	13.21	1.76
Protective Services	2.47	0.33
Insurance	57.23	1.76
Other Expenses	55.08	7.33
Total Average Expense	\$ 346.93	40.34 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 163.75	21.96 %
Supplies and Materials	26.78	3.59
Fleet Costs	0.00	0.00
Outside Services	116.88	15.67
Utilities	18.47	2.48
Protective Services	4.11	0.55
Insurance	53.01	2.48
Other Expenses	37.60	5.04
Total Average Expense	\$ 420.59	51.76 %



**KFI - FY Comparison for Converse Ranch II - 104 Units**  
**Period Ending March 31, 2019**

		This Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	261,078	=	0.47																										
	Curr Liab Exc Curr Prtn LTD	(558,637)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	(458,844)	=	-9.99																										
	Average Monthly Operating and Other Expenses	45,936			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		1.49			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	17,139	=	0.03																										
	Total Tenant Revenue	616,816			IR < 1.50																									
<b>Days Receivable Outstanding: 7.69</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(12,841)	=	0.28																										
	Total Operating Expenses	45,936			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.96%		99.04%																										
Year-to-Date	3.21%		96.79%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	0.00	12	Accts Recvble	5.00 5																										
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Total Points	2.00	25	Total Points	21.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

		Last Year																												
FASS	<b>Quick Ratio (QR)</b>																													
	Current Assets, Unrestricted	185,330	=	0.60																										
	Curr Liab Exc Curr Prtn LTD	(308,309)			IR >= 2.0																									
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																													
	Expendable Fund Balance	(278,650)	=	-5.50																										
	Average Monthly Operating and Other Expenses	50,620			IR >= 4.0																									
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																													
		1.50			IR >= 1.25																									
MASS	<b>Tenant Receivable (TR)</b>																													
	Tenant Receivable	0	=	0.00																										
	Total Tenant Revenue	608,403			IR < 1.50																									
<b>Days Receivable Outstanding: 0.00</b>																														
MASS	<b>Accounts Payable (AP)</b>																													
	Accounts Payable	(35,953)	=	0.71																										
	Total Operating Expenses	50,620			IR < 0.75																									
MASS	<b>Occupancy</b>																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.81 %		95.19%																										
Year-to-Date	6.41 %		93.59%	IR >= 0.98																										
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Total Points	2.00	25	Total Points	13.00 25																										
<b>Capital Fund Occupancy</b>																														
5.00																														

<b>Excess Cash</b>	
(513,996)	

<b>Excess Cash</b>	
(340,038)	

<b>Average Dwelling Rent</b>			
Actual/UML	606,305	906	669.21
Budget/UMA	755,459	936	807.11
Increase (Decrease)	(149,154)	(30)	(137.90)

<b>Average Dwelling Rent</b>			
Actual/UML	600,380	876	685.37
Budget/UMA	710,674	936	759.27
Increase (Decrease)	(110,294)	(60)	(73.90)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 108.54	15.50 %
Supplies and Materials	3.50	0.50
Fleet Costs	0.00	0.00
Outside Services	62.17	8.88
Utilities	12.79	1.83
Protective Services	1.66	0.24
Insurance	32.00	1.83
Other Expenses	63.90	9.12
Total Average Expense	\$ 284.55	37.88 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 65.24	8.88 %
Supplies and Materials	20.08	2.73
Fleet Costs	0.00	0.00
Outside Services	103.97	14.15
Utilities	14.77	2.01
Protective Services	4.21	0.57
Insurance	28.27	2.01
Other Expenses	56.75	7.72
Total Average Expense	\$ 293.30	38.08 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	2,341,446	=	11.65																															
	Curr Liab Exc Curr Prtn LTD	(201,037)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	1,866,085	=	16.02																															
	Average Monthly Operating and Other Expenses	116,519			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.58			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	112,967	=	0.07																															
	Total Tenant Revenue	1,536,712			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 20.36																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(49,536)	=	0.43																															
	Total Operating Expenses	116,519			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>9.90%</td> <td>90.10%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>8.22%</td> <td>91.78%</td> <td></td> <td></td> <td>IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	9.90%	90.10%				Year-to-Date	8.22%	91.78%			IR >= 0.98												
Occupancy	Loss	Occ %																																	
Current Month	9.90%	90.10%																																	
Year-to-Date	8.22%	91.78%			IR >= 0.98																														
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FASS KFI	MP	MASS KFI	MP																																
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Total Points	25.00	25	Total Points	10.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,766,125	=	21.59																															
	Curr Liab Exc Curr Prtn LTD	(81,813)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	1,421,684	=	13.56																															
	Average Monthly Operating and Other Expenses	104,861			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		2.20			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	1,700,359			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 0.00																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(3,118)	=	0.03																															
	Total Operating Expenses	104,861			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>1.04 %</td> <td>98.96%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>1.85 %</td> <td>98.15%</td> <td></td> <td></td> <td>IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	1.04 %	98.96%				Year-to-Date	1.85 %	98.15%			IR >= 0.98												
Occupancy	Loss	Occ %																																	
Current Month	1.04 %	98.96%																																	
Year-to-Date	1.85 %	98.15%			IR >= 0.98																														
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FASS KFI	MP	MASS KFI	MP																																
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash			
1,736,242			

Excess Cash			
1,283,667			

Average Dwelling Rent			
Actual/UML	1,431,110	1,586	902.34
Budget/UMA	1,572,826	1,728	910.20
Increase (Decrease)	(141,716)	(142)	(7.86)

Average Dwelling Rent			
Actual/UML	1,563,413	1,696	921.82
Budget/UMA	1,520,748	1,728	880.06
Increase (Decrease)	42,665	(32)	41.76

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 97.81	10.09 %
Supplies and Materials	57.66	5.95
Fleet Costs	0.14	0.01
Outside Services	99.73	10.29
Utilities	45.06	4.65
Protective Services	0.00	0.00
Insurance	27.13	5.29
Other Expenses	37.04	3.82
Total Average Expense	\$ 364.57	40.12 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 117.45	11.71 %
Supplies and Materials	12.31	1.23
Fleet Costs	0.49	0.05
Outside Services	62.77	6.26
Utilities	22.81	5.54
Protective Services	1.30	0.13
Insurance	21.98	5.54
Other Expenses	24.27	2.42
Total Average Expense	\$ 263.38	32.88 %

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

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	195,125	=	5.23																															
	Curr Liab Exc Curr Prtn LTD	(37,310)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	157,814	=	7.52																															
	Average Monthly Operating and Other Expenses	20,998			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	51,867	=	0.33																															
	Total Tenant Revenue	155,915			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 91.39																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(10,461)	=	0.50																															
	Total Operating Expenses	20,998			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>16.67%</td> <td>83.33%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>21.11%</td> <td>78.89%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	16.67%	83.33%				Year-to-Date	21.11%	78.89%	IR >= 0.98														
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Current Month	16.67%	83.33%																																	
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FASS KFI	MP	MASS KFI	MP																																
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Total Points	25.00	25	Total Points	4.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	204,745	=	14.15																															
	Curr Liab Exc Curr Prtn LTD	(14,473)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	190,272	=	12.99																															
	Average Monthly Operating and Other Expenses	14,648			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	16,338	=	0.10																															
	Total Tenant Revenue	165,566			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 27.07																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(5,548)	=	0.38																															
	Total Operating Expenses	14,648			IR < 0.75																														
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Total Points	25.00	25	Total Points	12.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>					
128,565					
<b>Average Dwelling Rent</b>					
Actual/UML	140,225	213	658.33		
Budget/UMA	154,005	270	570.39		
Increase (Decrease)	(13,780)	(57)	87.94		

<b>Excess Cash</b>					
171,552					
<b>Average Dwelling Rent</b>					
Actual/UML	156,440	259	604.01		
Budget/UMA	157,950	270	585.00		
Increase (Decrease)	(1,510)	(11)	19.01		

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 202.53	27.67 %
Supplies and Materials	42.20	5.76
Fleet Costs	0.00	0.00
Outside Services	162.51	22.20
Utilities	70.39	9.62
Protective Services	25.00	3.42
Insurance	120.46	12.91
Other Expenses	66.00	9.02
Total Average Expense	\$ 689.08	90.59 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 169.07	26.45%
Supplies and Materials	21.48	3.36
Fleet Costs	0.00	0.00
Outside Services	56.65	8.86
Utilities	21.26	7.99
Protective Services	12.43	1.94
Insurance	50.60	7.99
Other Expenses	61.69	9.65
Total Average Expense	\$ 393.18	66.24 %

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	930,543	=	18.21																															
	Curr Liab Exc Curr Prtn LTD	(51,097)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	879,446	=	23.22																															
	Average Monthly Operating and Other Expenses	37,868			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-0.04																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	54,650	=	0.17																															
	Total Tenant Revenue	327,200			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 45.84</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(15,529)	=	0.41																															
	Total Operating Expenses	37,868			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	16.07%		83.93%																															
	Year-to-Date	15.67%		84.33%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	2.00	5																														
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DSCR	0.00	2	Occupancy	0.00	16																														
Total Points	23.00	25	Total Points	6.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	834,270	=	35.23																															
	Curr Liab Exc Curr Prtn LTD	(23,683)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	810,588	=	30.79																															
	Average Monthly Operating and Other Expenses	26,328			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		417.68																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	11,064	=	0.03																															
	Total Tenant Revenue	357,368			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 8.49</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(5,839)	=	0.22																															
	Total Operating Expenses	26,328			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	0.00 %		100.00%																															
	Year-to-Date	1.79 %		98.21 %	IR >= 0.98																														
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	20.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>					
836,230					
<b>Average Dwelling Rent</b>					
Actual/UML	324,322	425	763.11		
Budget/UMA	346,854	504	688.20		
Increase (Decrease)	(22,532)	(79)	74.91		

<b>Excess Cash</b>					
779,320					
<b>Average Dwelling Rent</b>					
Actual/UML	357,608	495	722.44		
Budget/UMA	354,438	504	703.25		
Increase (Decrease)	3,170	(9)	19.19		

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 147.96	19.22 %
Supplies and Materials	50.29	6.53
Fleet Costs	0.00	0.00
Outside Services	105.32	13.68
Utilities	85.74	11.14
Protective Services	0.00	0.00
Insurance	40.70	11.14
Other Expenses	70.00	9.09
Total Average Expense	\$ 500.01	70.80 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 146.47	20.29 %
Supplies and Materials	18.08	2.50
Fleet Costs	0.00	0.00
Outside Services	58.51	8.10
Utilities	73.01	10.12
Protective Services	0.00	0.00
Insurance	32.35	10.12
Other Expenses	43.25	5.99
Total Average Expense	\$ 371.67	57.12 %

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

		This Year						
FASS	<b>Quick Ratio (QR)</b>							
	Current Assets, Unrestricted	513,827	=	3.08				
	Curr Liab Exc Curr Prtn LTD	(166,602)			IR >= 2.0			
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>							
	Expendable Fund Balance	326,870	=	3.15				
	Average Monthly Operating and Other Expenses	103,680			IR >= 4.0			
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>							
		2.41			IR >= 1.25			
MASS	<b>Tenant Receivable (TR)</b>							
	Tenant Receivable	50,854	=	0.05				
	Total Tenant Revenue	926,851			IR < 1.50			
MASS	<b>Days Receivable Outstanding: 15.07</b>							
MASS	<b>Accounts Payable (AP)</b>							
	Accounts Payable	(53,882)	=	0.52				
	Total Operating Expenses	103,680			IR < 0.75			
MASS	<b>Occupancy</b>							
		<u>Loss</u>	<u>Occ %</u>					
	Current Month	3.18%	96.82%					
MASS	<b>Occupancy</b>							
		<u>Loss</u>	<u>Occ %</u>					
	Year-to-Date	4.18%	95.82%		IR >= 0.98			
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	MENAR	9.16	11	Accts Payable	4.00	4		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	DSCR	2.00	2	Occupancy	8.00	16		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	Total Points	23.16	25	Total Points	17.00	25		
<b>Capital Fund Occupancy</b>								
5.00								

		Last Year						
FASS	<b>Quick Ratio (QR)</b>							
	Current Assets, Unrestricted	345,805	=	3.07				
	Curr Liab Exc Curr Prtn LTD	(112,591)			IR >= 2.0			
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>							
	Expendable Fund Balance	213,460	=	2.26				
	Average Monthly Operating and Other Expenses	94,619			IR >= 4.0			
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>							
		6.59			IR >= 1.25			
MASS	<b>Tenant Receivable (TR)</b>							
	Tenant Receivable	(6,990)	=	-0.01				
	Total Tenant Revenue	856,464			IR < 1.50			
MASS	<b>Days Receivable Outstanding: -2.24</b>							
MASS	<b>Accounts Payable (AP)</b>							
	Accounts Payable	(28,462)	=	0.30				
	Total Operating Expenses	94,619			IR < 0.75			
MASS	<b>Occupancy</b>							
		<u>Loss</u>	<u>Occ %</u>					
	Current Month	3.82 %	96.18%					
MASS	<b>Occupancy</b>							
		<u>Loss</u>	<u>Occ %</u>					
	Year-to-Date	5.31 %	94.69%		IR >= 0.98			
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	MENAR	7.84	11	Accts Payable	4.00	4		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	DSCR	2.00	2	Occupancy	8.00	16		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	Total Points	21.84	25	Total Points	17.00	25		
<b>Capital Fund Occupancy</b>								
5.00								

<b>Excess Cash</b>			
179,950			

<b>Excess Cash</b>			
77,062			

<b>Average Dwelling Rent</b>			
Actual/UML	786,879	1,354	581.15
Budget/UMA	762,415	1,413	539.57
Increase (Decrease)	24,464	(59)	41.58

<b>Average Dwelling Rent</b>			
Actual/UML	744,253	1,338	556.24
Budget/UMA	741,825	1,413	525.00
Increase (Decrease)	2,428	(75)	31.24

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 144.37	21.09 %
Supplies and Materials	25.99	3.80
Fleet Costs	2.07	0.30
Outside Services	63.56	9.29
Utilities	79.69	11.64
Protective Services	7.65	1.12
Insurance	27.22	24.68
Other Expenses	34.48	5.04
Total Average Expense	\$ 385.03	76.96 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 126.04	19.69 %
Supplies and Materials	29.95	4.68
Fleet Costs	0.57	0.09
Outside Services	58.20	9.09
Utilities	55.59	23.31
Protective Services	9.37	1.46
Insurance	19.46	23.31
Other Expenses	23.39	3.65
Total Average Expense	\$ 322.58	85.28 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	327,361	=	6.12																															
	Curr Liab Exc Curr Prtn LTD	(53,501)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	217,521	=	4.58																															
	Average Monthly Operating and Other Expenses	47,503			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.74			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	14,887	=	0.04																															
	Total Tenant Revenue	424,896			IR < 1.50																														
<b>Days Receivable Outstanding: 9.62</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(18,305)	=	0.39																															
	Total Operating Expenses	47,503			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	1.11%	98.89%																																
	Year-to-Date	3.70%	96.30%		IR >= 0.98																														
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DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	23.00	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	528,402	=	15.21																															
	Curr Liab Exc Curr Prtn LTD	(34,739)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	493,663	=	9.85																															
	Average Monthly Operating and Other Expenses	50,110			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	7,059	=	0.02																															
	Total Tenant Revenue	394,393			IR < 1.50																														
<b>Days Receivable Outstanding: 4.94</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(16,444)	=	0.33																															
	Total Operating Expenses	50,110			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
	Current Month	5.56 %	94.44%																																
	Year-to-Date	4.07 %	95.93%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
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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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
163,792	

<b>Excess Cash</b>	
437,827	

<b>Average Dwelling Rent</b>			
Actual/UML	416,171	780	533.55
Budget/UMA	408,624	810	504.47
Increase (Decrease)	7,547	(30)	29.08

<b>Average Dwelling Rent</b>			
Actual/UML	396,683	777	510.53
Budget/UMA	392,261	810	484.27
Increase (Decrease)	4,422	(33)	26.26

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 148.40	27.24 %
Supplies and Materials	24.74	4.54
Fleet Costs	0.00	0.00
Outside Services	81.59	14.98
Utilities	59.73	10.96
Protective Services	7.37	1.35
Insurance	26.10	10.97
Other Expenses	26.93	4.94
Total Average Expense	\$ 374.86	75.00 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 168.84	33.45 %
Supplies and Materials	20.25	4.01
Fleet Costs	0.55	0.11
Outside Services	79.33	15.71
Utilities	56.09	11.22
Protective Services	11.11	2.20
Insurance	25.02	11.22
Other Expenses	23.40	4.64
Total Average Expense	\$ 384.60	82.56 %



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	942,709	=	12.62																															
	Curr Liab Exc Curr Prtn LTD	(74,673)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	868,037	=	17.30																															
	Average Monthly Operating and Other Expenses	50,183			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	12,704	=	0.05																															
	Total Tenant Revenue	244,546			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 14.24																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(22,962)	=	0.46																															
	Total Operating Expenses	50,183			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.00%</td> <td>92.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.33%</td> <td>93.67%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.00%	92.00%				Year-to-Date	6.33%	93.67%	IR >= 0.98														
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Current Month	8.00%	92.00%																																	
Year-to-Date	6.33%	93.67%	IR >= 0.98																																
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Total Points	25.00	25	Total Points	13.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	737,075	=	15.10																															
	Curr Liab Exc Curr Prtn LTD	(48,804)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	688,271	=	15.04																															
	Average Monthly Operating and Other Expenses	45,761			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	855	=	0.00																															
	Total Tenant Revenue	234,735			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 1.00																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(19,953)	=	0.44																															
	Total Operating Expenses	45,761			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>6.00 %</td> <td>94.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>1.89 %</td> <td>98.11 %</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	6.00 %	94.00%				Year-to-Date	1.89 %	98.11 %	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	6.00 %	94.00%																																	
Year-to-Date	1.89 %	98.11 %	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
815,303				
<b>Average Dwelling Rent</b>				
Actual/UML	224,856	843	266.73	
Budget/UMA	226,560	900	251.73	
Increase (Decrease)	(1,704)	(57)	15.00	

<b>Excess Cash</b>				
640,297				
<b>Average Dwelling Rent</b>				
Actual/UML	219,215	883	248.26	
Budget/UMA	221,524	900	246.14	
Increase (Decrease)	(2,309)	(17)	2.12	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 180.99	23.15 %
Supplies and Materials	28.81	3.68
Fleet Costs	0.00	0.00
Outside Services	82.58	10.56
Utilities	46.38	5.93
Protective Services	0.00	0.00
Insurance	28.17	8.65
Other Expenses	43.42	5.55
Total Average Expense	\$ 410.34	57.53 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 164.67	20.22 %
Supplies and Materials	32.55	4.00
Fleet Costs	0.43	0.05
Outside Services	54.41	6.68
Utilities	59.25	9.28
Protective Services	0.00	0.00
Insurance	23.11	9.28
Other Expenses	28.29	3.47
Total Average Expense	\$ 362.71	52.97 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,162,810	=	14.81																															
	Curr Liab Exc Curr Prtn LTD	(78,518)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	1,084,292	=	23.73																															
	Average Monthly Operating and Other Expenses	45,702			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	16,716	=	0.08																															
	Total Tenant Revenue	214,376			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 21.36																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(15,631)	=	0.34																															
	Total Operating Expenses	45,702			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>1.00%</td> <td>99.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.00%</td> <td>97.00%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	1.00%	99.00%				Year-to-Date	3.00%	97.00%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,080,464	=	19.88																															
	Curr Liab Exc Curr Prtn LTD	(54,346)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	1,026,118	=	18.97																															
	Average Monthly Operating and Other Expenses	54,088			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	2,223	=	0.01																															
	Total Tenant Revenue	195,312			IR < 1.50																														
<b>Days Receivable Outstanding:</b> 3.12																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(22,217)	=	0.41																															
	Total Operating Expenses	54,088			IR < 0.75																														
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Total Points	25.00	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
1,035,791				
<b>Average Dwelling Rent</b>				
Actual/UML	209,658	873	240.16	
Budget/UMA	211,010	900	234.46	
Increase (Decrease)	(1,352)	(27)	5.70	

<b>Excess Cash</b>				
969,581				
<b>Average Dwelling Rent</b>				
Actual/UML	193,352	865	223.53	
Budget/UMA	210,066	900	233.41	
Increase (Decrease)	(16,714)	(35)	(9.88)	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 179.05	28.16 %
Supplies and Materials	24.65	3.88
Fleet Costs	2.79	0.44
Outside Services	97.59	15.35
Utilities	47.24	7.43
Protective Services	0.00	0.00
Insurance	30.28	7.43
Other Expenses	35.81	5.63
Total Average Expense	\$ 417.41	68.31 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 230.68	36.79%
Supplies and Materials	52.91	8.44
Fleet Costs	5.82	0.93
Outside Services	86.63	13.82
Utilities	50.30	8.02
Protective Services	0.00	0.00
Insurance	22.80	8.02
Other Expenses	30.96	4.94
Total Average Expense	\$ 480.10	80.95%



KFI - FY Comparison for SAHFC Vera Cruz - 29 Units  
Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	217,566	=	5.74																															
	Curr Liab Exc Curr Prtn LTD	(37,927)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	175,763	=	10.25																															
	Average Monthly Operating and Other Expenses	17,142			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		-1.38																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	8,793	=	0.05																															
	Total Tenant Revenue	174,297			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 17.83</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(9,986)	=	0.58																															
	Total Operating Expenses	17,142			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	6.90%		93.10%																															
	Year-to-Date	4.60%		95.40%	IR >= 0.98																														
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DSCR	0.00	2	Occupancy	8.00	16																														
Total Points	23.00	25	Total Points	17.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	191,115	=	6.40																															
	Curr Liab Exc Curr Prtn LTD	(29,870)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	157,558	=	11.39																															
	Average Monthly Operating and Other Expenses	13,837			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		3.46																																	
					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	128,545			IR < 1.50																														
MASS	<b>Days Receivable Outstanding: 0.00</b>																																		
	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(15,673)	=	1.13																															
	Total Operating Expenses	13,837			IR < 0.75																														
MASS	<b>Occupancy Loss Occ %</b>																																		
	Current Month	3.45 %		96.55%																															
	Year-to-Date	2.30 %		97.70%	IR >= 0.98																														
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MENAR	11.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	25.00	25	Total Points	19.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>			
156,450			

<b>Excess Cash</b>			
141,048			

<b>Average Dwelling Rent</b>			
Actual/UML	132,361	249	531.57
Budget/UMA	136,648	261	523.55
Increase (Decrease)	(4,287)	(12)	8.02

<b>Average Dwelling Rent</b>			
Actual/UML	127,021	255	498.12
Budget/UMA	124,205	261	475.88
Increase (Decrease)	2,817	(6)	22.24

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 197.31	36.35 %
Supplies and Materials	19.16	3.53
Fleet Costs	0.00	0.00
Outside Services	83.39	15.36
Utilities	44.69	8.23
Protective Services	10.24	1.89
Insurance	56.88	8.23
Other Expenses	96.04	17.69
Total Average Expense	\$ 507.72	91.29 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 62.25	12.35%
Supplies and Materials	57.49	11.40
Fleet Costs	0.00	0.00
Outside Services	89.40	17.74
Utilities	51.02	10.12
Protective Services	6.67	1.32
Insurance	36.92	10.12
Other Expenses	71.21	14.13
Total Average Expense	\$ 374.95	77.18%

**KFI - FY Comparison for Villa de Valencia - 104 Units**  
**Period Ending March 31, 2019**

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	139,949	=	0.14	
	Curr Liab Exc Curr Prtn LTD	(981,106)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(841,157)	=	-12.11	
	Average Monthly Operating and Other Expenses	69,449			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	100,321	=	0.29	
	Total Tenant Revenue	341,999			IR < 1.50
MASS	<b>Days Receivable Outstanding: 80.40</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(49,062)	=	0.71	
	Total Operating Expenses	69,449			IR < 0.75
MASS	<b>Occupancy</b>				
MASS	<b>Loss</b>				
MASS	<b>Occ %</b>				
MASS	<b>IR &gt;= 0.98</b>				
MASS	<b>FASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>MASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>Total Points</b>				
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	121,044	=	0.15	
	Curr Liab Exc Curr Prtn LTD	(826,466)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(705,422)	=	-15.70	
	Average Monthly Operating and Other Expenses	44,928			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.00			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	4,712	=	0.02	
	Total Tenant Revenue	305,144			IR < 1.50
MASS	<b>Days Receivable Outstanding: 4.25</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(32,208)	=	0.72	
	Total Operating Expenses	44,928			IR < 0.75
MASS	<b>Occupancy</b>				
MASS	<b>Loss</b>				
MASS	<b>Occ %</b>				
MASS	<b>IR &gt;= 0.98</b>				
MASS	<b>FASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>MASS KFI</b>				
MASS	<b>MP</b>				
MASS	<b>Total Points</b>				
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>	
	(911,162)

<b>Excess Cash</b>	
	(750,453)

<b>Average Dwelling Rent</b>			
Actual/UML	332,068	848	391.59
Budget/UMA	355,676	941	377.98
Increase (Decrease)	(23,609)	(93)	13.61

<b>Average Dwelling Rent</b>			
Actual/UML	307,561	862	356.80
Budget/UMA	360,729	938	384.57
Increase (Decrease)	(53,168)	(76)	(27.77)

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 234.40	34.52 %
Supplies and Materials	58.89	8.67
Fleet Costs	1.84	0.27
Outside Services	138.83	20.45
Utilities	129.86	19.13
Protective Services	0.88	0.13
Insurance	19.96	19.11
Other Expenses	41.05	6.05
Total Average Expense	\$ 625.74	108.33 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 107.18	17.13 %
Supplies and Materials	19.29	3.08
Fleet Costs	0.00	0.00
Outside Services	97.63	15.61
Utilities	102.57	16.40
Protective Services	7.83	1.25
Insurance	24.59	16.40
Other Expenses	26.25	4.20
Total Average Expense	\$ 385.34	74.06 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	5,488,054	=	9.61																															
	Curr Liab Exc Curr Prtn LTD	(571,149)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	4,250,591	=	6.46																															
	Average Monthly Operating and Other Expenses	657,634			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		3.94			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	6,234,988			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(35,051)	=	0.05																															
	Total Operating Expenses	657,634			IR < 0.75																														
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	Occupancy	Loss	Occ %																																
Current Month	8.47%	91.53%																																	
Year-to-Date	9.58%	90.42%			IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	5,383,549	=	3.21																															
	Curr Liab Exc Curr Prtn LTD	(1,677,869)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	3,182,526	=	5.41																															
	Average Monthly Operating and Other Expenses	587,747			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		3.79			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	5,867,542			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(338,024)	=	0.58																															
	Total Operating Expenses	587,747			IR < 0.75																														
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Total Points	25.00	25	Total Points	9.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
3,388,018				
<b>Average Dwelling Rent</b>				
Actual/UML	6,296,819	10,188	618.06	
Budget/UMA	6,462,991	11,268	573.57	
Increase (Decrease)	(166,171)	(1,080)	44.49	

<b>Excess Cash</b>				
2,407,066				
<b>Average Dwelling Rent</b>				
Actual/UML	5,830,629	10,019	581.96	
Budget/UMA	6,134,966	11,268	544.46	
Increase (Decrease)	(304,337)	(1,249)	37.50	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.75	18.62 %
Supplies and Materials	22.95	3.27
Fleet Costs	0.00	0.00
Outside Services	105.72	15.05
Utilities	54.39	7.74
Protective Services	10.68	1.52
Insurance	25.46	8.52
Other Expenses	43.23	6.16
Total Average Expense	\$ 393.19	60.88 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 126.29	18.75%
Supplies and Materials	17.45	2.59
Fleet Costs	0.02	0.00
Outside Services	95.82	14.22
Utilities	57.13	8.48
Protective Services	9.86	1.46
Insurance	26.18	8.48
Other Expenses	42.44	6.30
Total Average Expense	\$ 375.20	60.29%

**KFI - FY Comparison for Cottage Creek I - 253 Units**  
**Period Ending March 31, 2019**

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(385,512)	=	-2.18																															
	Curr Liab Exc Curr Prtn LTD	(177,061)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(633,583)	=	-5.40																															
	Average Monthly Operating and Other Expenses	117,379			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	817,939			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,525)	=	0.01																															
	Total Operating Expenses	117,379			IR < 0.75																														
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(238,935)	=	-0.26																															
	Curr Liab Exc Curr Prtn LTD	(914,791)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(1,222,508)	=	-12.21																															
	Average Monthly Operating and Other Expenses	100,092			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	707,904			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(426)	=	0.00																															
	Total Operating Expenses	100,092			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	11.86 %	88.14 %																																	
Year-to-Date	15.42 %	84.58 %	IR >= 0.98																																
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Total Points	2.00 25	Total Points	9.00 25																																
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
(771,515)	

<b>Excess Cash</b>	
(1,341,530)	

<b>Average Dwelling Rent</b>			
Actual/UML	853,207	2,020	422.38
Budget/UMA	809,296	2,277	355.42
Increase (Decrease)	43,911	(257)	66.96

<b>Average Dwelling Rent</b>			
Actual/UML	711,791	1,926	369.57
Budget/UMA	746,790	2,277	327.97
Increase (Decrease)	(34,999)	(351)	41.60

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 159.67	25.47 %
Supplies and Materials	21.73	3.47
Fleet Costs	0.00	0.00
Outside Services	89.12	14.22
Utilities	47.25	7.54
Protective Services	17.74	2.83
Insurance	19.55	7.54
Other Expenses	37.91	6.05
Total Average Expense	\$ 392.96	67.10 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 152.35	25.46 %
Supplies and Materials	18.79	3.14
Fleet Costs	0.09	0.01
Outside Services	72.23	12.07
Utilities	48.73	8.14
Protective Services	20.93	3.50
Insurance	21.76	8.14
Other Expenses	37.31	6.24
Total Average Expense	\$ 372.20	66.71 %

KFI - FY Comparison for Cottage Creek II - 196 Units  
 Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	393,885	=	6.66																															
	Curr Liab Exc Curr Prtn LTD	(59,141)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	286,312	=	3.59																															
	Average Monthly Operating and Other Expenses	79,816			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	523,398			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(2,351)	=	0.03																															
	Total Operating Expenses	79,816			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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FASS KFI	MP	MASS KFI	MP																																
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MENAR	9.79	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	23.79	25	Total Points	9.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	433,294	=	6.48																															
	Curr Liab Exc Curr Prtn LTD	(66,872)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	319,510	=	4.34																															
	Average Monthly Operating and Other Expenses	73,580			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	500,485			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(16,019)	=	0.22																															
	Total Operating Expenses	73,580			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	9.69 %	90.31%																																	
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Total Points	25.00	25	Total Points	9.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash	
191,031	

Excess Cash	
231,316	

Average Dwelling Rent			
Actual/UML	549,417	1,579	347.95
Budget/UMA	545,217	1,764	309.08
Increase (Decrease)	4,200	(185)	38.87

Average Dwelling Rent			
Actual/UML	513,775	1,587	323.74
Budget/UMA	530,791	1,764	300.90
Increase (Decrease)	(17,016)	(177)	22.84

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 118.44	20.27 %
Supplies and Materials	22.36	3.83
Fleet Costs	0.00	0.00
Outside Services	80.65	13.80
Utilities	40.51	6.93
Protective Services	17.83	3.05
Insurance	20.44	6.93
Other Expenses	39.84	6.82
Total Average Expense	\$ 340.07	61.62 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 132.88	23.49%
Supplies and Materials	18.85	3.33
Fleet Costs	0.00	0.00
Outside Services	63.61	11.25
Utilities	38.36	6.78
Protective Services	19.96	3.53
Insurance	18.89	6.78
Other Expenses	31.96	5.65
Total Average Expense	\$ 324.50	60.81%

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	598,454	=	30.13																															
	Curr Liab Exc Curr Prtn LTD	(19,865)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	530,792	=	15.39																															
	Average Monthly Operating and Other Expenses	34,496			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	394,370			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(222)	=	0.01																															
	Total Operating Expenses	34,496			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>7.14%</td> <td>92.86%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>7.34%</td> <td>92.66%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	7.14%	92.86%				Year-to-Date	7.34%	92.66%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	7.14%	92.86%																																	
Year-to-Date	7.34%	92.66%	IR >= 0.98																																
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DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	25.00	25	Total Points	13.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	578,683	=	7.28																															
	Curr Liab Exc Curr Prtn LTD	(79,470)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	452,917	=	16.89																															
	Average Monthly Operating and Other Expenses	26,823			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	382,931			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(4,286)	=	0.16																															
	Total Operating Expenses	26,823			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	8.93 %	91.07%																																	
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FASS KFI	MP	MASS KFI	MP																																
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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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash	
487,137	

Excess Cash	
419,445	

Average Dwelling Rent			
Actual/UML	391,865	467	839.11
Budget/UMA	400,516	504	794.67
Increase (Decrease)	(8,651)	(37)	44.44

Average Dwelling Rent			
Actual/UML	377,799	475	795.37
Budget/UMA	377,067	504	748.15
Increase (Decrease)	732	(29)	47.22

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 157.15	18.61 %
Supplies and Materials	21.55	2.55
Fleet Costs	0.00	0.00
Outside Services	101.00	11.96
Utilities	45.58	5.40
Protective Services	0.00	0.00
Insurance	51.28	6.55
Other Expenses	62.54	7.41
Total Average Expense	\$ 439.10	52.48 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 144.87	17.97 %
Supplies and Materials	15.53	1.93
Fleet Costs	0.00	0.00
Outside Services	74.51	9.24
Utilities	46.93	5.82
Protective Services	0.00	0.00
Insurance	34.64	5.82
Other Expenses	53.14	6.59
Total Average Expense	\$ 369.62	47.37 %



KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending March 31, 2019

		This Year						
FASS	<b>Quick Ratio (QR)</b>							
	Current Assets, Unrestricted	379,385	=	5.67				
	Curr Liab Exc Curr Prtn LTD	(66,896)			IR >= 2.0			
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>							
	Expendable Fund Balance	189,557	=	1.58				
	Average Monthly Operating and Other Expenses	119,872			IR >= 4.0			
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>							
		1.88						
					IR >= 1.25			
MASS	<b>Tenant Receivable (TR)</b>							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	1,249,431			IR < 1.50			
MASS	<b>Days Receivable Outstanding: 0.00</b>							
MASS	<b>Accounts Payable (AP)</b>							
	Accounts Payable	(5,557)	=	0.05				
	Total Operating Expenses	119,872			IR < 0.75			
MASS	<b>Occupancy</b>							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	4.00%		96.00%				
MASS	<b>Occupancy</b>							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	4.56%		95.44%	IR >= 0.98			
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	MENAR	6.85	11	Accts Payable	4.00	4		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	DSCR	2.00	2	Occupancy	8.00	16		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	Total Points	20.85	25	Total Points	17.00	25		
<b>Capital Fund Occupancy</b>								
5.00								

		Last Year						
FASS	<b>Quick Ratio (QR)</b>							
	Current Assets, Unrestricted	402,325	=	4.03				
	Curr Liab Exc Curr Prtn LTD	(99,896)			IR >= 2.0			
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>							
	Expendable Fund Balance	302,429	=	2.66				
	Average Monthly Operating and Other Expenses	113,867			IR >= 4.0			
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>							
		-0.12						
					IR >= 1.25			
MASS	<b>Tenant Receivable (TR)</b>							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	1,161,683			IR < 1.50			
MASS	<b>Days Receivable Outstanding: 0.00</b>							
MASS	<b>Accounts Payable (AP)</b>							
	Accounts Payable	(43,477)	=	0.38				
	Total Operating Expenses	113,867			IR < 0.75			
MASS	<b>Occupancy</b>							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	4.50 %		95.50%				
MASS	<b>Occupancy</b>							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	5.61 %		94.39%	IR >= 0.98			
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	MENAR	8.43	11	Accts Payable	4.00	4		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	DSCR	0.00	2	Occupancy	8.00	16		
MASS	<b>FASS KFI</b>		<b>MP</b>		<b>MASS KFI</b>		<b>MP</b>	
	Total Points	20.43	25	Total Points	17.00	25		
<b>Capital Fund Occupancy</b>								
5.00								

<b>Excess Cash</b>	
60,095	

<b>Excess Cash</b>	
179,540	

<b>Average Dwelling Rent</b>			
Actual/UML	1,159,898	1,718	675.14
Budget/UMA	1,152,659	1,800	640.37
Increase (Decrease)	7,240	(82)	34.78

<b>Average Dwelling Rent</b>			
Actual/UML	1,100,189	1,699	647.55
Budget/UMA	1,114,739	1,800	619.30
Increase (Decrease)	(14,550)	(101)	28.25

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 149.61	20.57 %
Supplies and Materials	30.69	4.22
Fleet Costs	0.00	0.00
Outside Services	132.03	18.15
Utilities	28.07	3.86
Protective Services	6.29	0.86
Insurance	9.23	7.03
Other Expenses	46.52	6.40
Total Average Expense	\$ 402.42	61.09 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 141.04	20.63 %
Supplies and Materials	20.73	3.03
Fleet Costs	0.00	0.00
Outside Services	102.49	14.99
Utilities	50.90	7.44
Protective Services	7.06	1.03
Insurance	27.86	7.44
Other Expenses	50.16	7.34
Total Average Expense	\$ 400.25	61.91 %

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	17,039	=	1.78																															
	Curr Liab Exc Curr Prtn LTD	(9,586)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	7,453	=	1.14																															
	Average Monthly Operating and Other Expenses	6,516			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	23,977			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(4,528)	=	0.70																															
	Total Operating Expenses	6,516			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>13.33%</td> <td>86.67%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.70%</td> <td>96.30%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	13.33%	86.67%				Year-to-Date	3.70%	96.30%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	13.33%	86.67%																																	
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FASS KFI	MP	MASS KFI	MP																																
QR	10.93	12	Accts Recvble	5.00	5																														
MENAR	6.21	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	19.14	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	49,153	=	6.00																															
	Curr Liab Exc Curr Prtn LTD	(8,197)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	40,956	=	9.90																															
	Average Monthly Operating and Other Expenses	4,135			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.00			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	24,295			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(440)	=	0.11																															
	Total Operating Expenses	4,135			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash	
202	

Excess Cash	
36,100	

Average Dwelling Rent			
Actual/UML	21,760	130	167.38
Budget/UMA	24,865	135	184.18
Increase (Decrease)	(3,105)	(5)	(16.80)

Average Dwelling Rent			
Actual/UML	21,937	135	162.50
Budget/UMA	28,416	135	210.49
Increase (Decrease)	(6,479)	0	(48.00)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 21.99	4.84 %
Supplies and Materials	49.84	10.96
Fleet Costs	0.00	0.00
Outside Services	127.00	27.94
Utilities	59.02	12.99
Protective Services	0.00	0.00
Insurance	9.37	12.99
Other Expenses	41.27	9.08
Total Average Expense	\$ 308.48	78.79 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 35.75	7.52 %
Supplies and Materials	17.21	3.62
Fleet Costs	0.00	0.00
Outside Services	54.52	11.47
Utilities	60.54	12.74
Protective Services	0.00	0.00
Insurance	8.43	12.74
Other Expenses	28.34	5.96
Total Average Expense	\$ 204.79	54.07 %



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,066,194	=	17.17																															
	Curr Liab Exc Curr Prtn LTD	(62,109)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	909,863	=	12.02																															
	Average Monthly Operating and Other Expenses	75,722			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
2.14					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	900,598			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(4,682)	=	0.06																															
	Total Operating Expenses	75,722			IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	10.16%	89.84%																																	
Year-to-Date	6.25%	93.75%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>4.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>13.00</td> <td>25</td> </tr> </tbody> </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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	886,720	=	17.20																															
	Curr Liab Exc Curr Prtn LTD	(51,564)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	746,372	=	12.29																															
	Average Monthly Operating and Other Expenses	60,744			IR >= 4.0																														
<b>Debt Service Coverage Ratio (DSCR)</b>																																			
3.15					IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	855,828			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(20,577)	=	0.34																															
	Total Operating Expenses	60,744			IR < 0.75																														
<b>Occupancy</b>																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	7.81 %	92.19%																																	
Year-to-Date	5.56 %	94.44%	IR >= 0.98																																
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>				
742,842				
<b>Average Dwelling Rent</b>				
Actual/UML	873,710	1,080	808.99	
Budget/UMA	907,549	1,152	787.80	
Increase (Decrease)	(33,839)	(72)	21.19	

<b>Excess Cash</b>				
598,877				
<b>Average Dwelling Rent</b>				
Actual/UML	844,249	1,088	775.96	
Budget/UMA	842,476	1,152	731.32	
Increase (Decrease)	1,773	(64)	44.65	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 133.30	15.99 %
Supplies and Materials	24.85	2.98
Fleet Costs	0.00	0.00
Outside Services	93.49	11.21
Utilities	18.68	2.24
Protective Services	0.00	0.00
Insurance	68.63	3.76
Other Expenses	44.60	5.35
Total Average Expense	\$ 383.56	41.53 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 113.39	14.42 %
Supplies and Materials	17.59	2.24
Fleet Costs	0.00	0.00
Outside Services	69.71	8.86
Utilities	30.98	3.94
Protective Services	0.00	0.00
Insurance	29.06	3.94
Other Expenses	33.84	4.30
Total Average Expense	\$ 294.57	37.69 %

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	3,418,162	=	19.42	
	Curr Liab Exc Curr Prtn LTD	(176,041)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	2,960,200	=	9.98	
	Average Monthly Operating and Other Expenses	296,730			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.76			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	3,335,637			IR < 1.50
<b>Days Receivable Outstanding: 0.00</b>					
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(15,735)	=	0.05	
	Total Operating Expenses	296,730			IR < 0.75
<b>Occupancy Loss Occ %</b>					
	Current Month	10.15%	89.85%		
	Year-to-Date	10.74%	89.26%		IR >= 0.98
<b>FASS KFI MP MASS KFI MP</b>					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	11.00	11	Accts Payable	4.00 4
	DSCR	2.00	2	Occupancy	0.00 16
	Total Points	25.00	25	Total Points	9.00 25
<b>Capital Fund Occupancy</b>					
5.00					

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	3,270,073	=	7.15	
	Curr Liab Exc Curr Prtn LTD	(457,078)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	2,540,612	=	9.54	
	Average Monthly Operating and Other Expenses	266,424			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.75			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	3,090,243			IR < 1.50
<b>Days Receivable Outstanding: 0.00</b>					
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(252,799)	=	0.95	
	Total Operating Expenses	266,424			IR < 0.75
<b>Occupancy Loss Occ %</b>					
	Current Month	8.83 %	91.17%		
	Year-to-Date	12.34 %	87.66%		IR >= 0.98
<b>FASS KFI MP MASS KFI MP</b>					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	11.00	11	Accts Payable	2.00 4
	DSCR	2.00	2	Occupancy	0.00 16
	Total Points	25.00	25	Total Points	7.00 25
<b>Capital Fund Occupancy</b>					
5.00					

<b>Excess Cash</b>	
2,605,334	

<b>Excess Cash</b>	
2,223,163	

<b>Average Dwelling Rent</b>			
Actual/UML	3,320,672	4,274	776.95
Budget/UMA	3,530,438	4,788	737.35
Increase (Decrease)	(209,766)	(514)	39.60

<b>Average Dwelling Rent</b>			
Actual/UML	3,105,138	4,197	739.85
Budget/UMA	3,337,164	4,788	696.98
Increase (Decrease)	(232,026)	(591)	42.86

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 114.48	15.00 %
Supplies and Materials	19.97	2.62
Fleet Costs	0.00	0.00
Outside Services	112.12	14.69
Utilities	74.30	9.73
Protective Services	7.97	1.04
Insurance	34.31	10.08
Other Expenses	43.62	5.71
Total Average Expense	\$ 406.76	58.87 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 106.68	14.49 %
Supplies and Materials	15.21	2.07
Fleet Costs	0.00	0.00
Outside Services	119.86	16.28
Utilities	71.66	9.73
Protective Services	3.53	0.48
Insurance	29.89	9.73
Other Expenses	44.87	6.09
Total Average Expense	\$ 391.72	58.87 %

**San Antonio Housing Authority**  
**Public Housing**  
**Revenue and Vacancy Loss Analysis**  
**As of 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P		
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Current Month Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total	
532	Refugio	50	48	432				96.00%						430	95.56%		14,293-	14,293-	
533	Scattered Sites	163	157	1,413	138	21,672		96.32%	195,051	88.34%	99.31%	206,570	148	10,215	1,393	94.96%	2,761	14,280	17,041
537	San Juan Square	46	44	396				95.65%		97.83%	97.83%	6,192-	15-		402	97.10%		6,192-	6,192-
538	The Alhambra	14	14	126				100.00		92.86%	92.86%				118	93.65%			
541	HemisView Village	49	48	432				97.96%		97.96%	97.96%	10,205-	24-		430	97.51%		10,205-	10,205-
549	Converse Ranch I	25	23	207				92.00%		96.00%	96.00%	24,028-	111-		217	96.44%		24,028-	24,028-
550	Midcrown Seniors Pavillion	39	38	342				97.44%		97.44%	97.44%				347	98.86%			
551	Converse Ranch II	21	21	189				100.00		100.00	100.00	12,826-	68-		189	100.00		12,826-	12,826-
552	San Juan Square II	48	47	423				97.92%		95.83%	95.83%	4,952-	12-		410	94.91%		4,952-	4,952-
553	Sutton Oaks Phase I	49	46	414				93.88%		95.92%	95.92%	34,230-	82-		417	94.56%		34,230-	34,230-
554	Pin Oak I	50	49	441	243	11,923		98.00%	107,309	100.00	100.00	99,018	226	2,920	438	97.33%	730	7,561-	6,831-
555	Gardens at San Juan Square	63	60	540				95.24%		98.41%	98.41%	2,967-	5-		548	96.65%		2,967-	2,967-
556	The Park at Sutton Oaks	49	48	432				97.96%		89.80%	89.80%	10,592-	26-		413	93.65%		10,592-	10,592-
558	East Meadows	18	17	153				94.44%		383.33	97.18%				627	387.04			
559	Wheatley Senior Living							0.00		0.00	97.50%				351	0.00			
6010	Alazan-Apache Courts	685	649	5,841	114	73,820		94.74%	664,383	92.41%	92.54%	874,488	153	49,823	5,727	92.90%	12,937	223,041	235,978
6050	Lincoln Heights	338	315	2,835	131	41,164		93.20%	370,473	89.64%	91.82%	406,146	148	40,116	2,735	89.91%	13,091	48,764	61,855
6060	Cassiano Homes	499	471	4,239	97	45,542		94.39%	409,878	91.78%	92.71%	399,215	95	26,783	4,214	93.83%	2,426	8,237-	5,811-
6108	Dr. Charles Andrews Apts.	52	51	459	136	6,947		98.08%	62,525	98.08%	98.08%	55,805	123	1,907	454	97.01%	681	6,039-	5,358-
6120	Villa Veramendi Apts.	166	164	1,476	138	22,642		98.80%	203,774	95.78%	95.78%	197,445	137	7,041	1,443	96.59%	4,568	1,761-	2,807
6124	Frank Hornsby	59	58	522	148	8,602		98.31%	77,418	100.00	100.00	85,285	167	3,115	510	96.05%	1,780	9,647	11,427
6126	Glen Park Apts.	26	26	234	109	2,833		100.00	25,499	92.31%	92.31%	28,452	124	436	230	98.29%	436	3,389	3,825
6127	Guadalupe Homes	56	54	486	132	7,147		96.43%	64,322	91.07%	91.07%	86,686	178	2,250	487	96.63%	132-	22,232	22,099
6129	Raymundo Rangel Apts	26	26	234	160	4,161		100.00	37,445	100.00	100.00	35,874	156	640	230	98.29%	640	931-	291-

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 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Total
		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	
6130	South San Apts	30	30	270	162	4,850	100.00	43,651	96.67%	96.67%	47,077	180	1,455	261	96.67%	1,455	4,881	
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	1,557	104	18,069	99.43%	162,622	97.13%	97.13%	181,036	119	4,804	1,520	97.06%	3,874	22,287	26,161
6136	Springview	182	169	1,521	176	29,793	92.86%	268,138	89.56%	89.56%	278,427	183	20,272	1,523	92.98%	337-	9,953	9,616
6143	Christ The King	48	48	432	139	6,667	100.00	60,000	100.00	100.00	63,083	148	833	426	98.61%	833	3,916	4,749
6180	Victoria Plaza Apts.	185	158	1,422			85.41%		0.00	0.00	615-				0.00			
6190	Villa Tranchese Apts.	201	197	1,773	242	47,715	98.01%	429,438	97.51%	97.51%	455,988	259	11,142	1,763	97.46%	2,422	28,972	31,394
6220	Villa Hermosa Apts.	66	64	576	240	15,354	96.97%	138,182	96.97%	96.97%	137,825	240	4,798	574	96.63%	480	122	602
6230	Sun Park Lane Apts.	65	65	585	244	15,833	100.00	142,500	96.92%	96.92%	141,825	257	8,038	552	94.36%	8,038	7,363	15,401
6240	Mission Park Apts.	100	97	873	117	11,317	97.00%	101,853	96.00%	96.00%	89,543	103	3,850	867	96.33%	700	11,610-	10,910-
6260	Tarry Towne Apts.	98	96	864	281	26,939	97.96%	242,447	100.00	100.00	256,669	294	2,525	873	98.98%	2,525-	11,696	9,171
6270	Parkview Apts.	153	148	1,332	196	29,020	96.73%	261,179	98.04%	98.04%	260,581	197	10,392	1,324	96.15%	1,569	971	2,540
6280	Fair Avenue Apts.	216	210	1,890	252	52,985	97.22%	476,866	97.69%	97.69%	484,283	254	10,092	1,904	97.94%	3,532-	3,885	352
6290	Blanco Apts.	100	98	882	248	24,288	98.00%	218,595	96.00%	96.00%	214,221	247	8,427	866	96.22%	3,965	409-	3,557
6300	Lewis Chatham Apts.	119	115	1,035	231	26,575	96.64%	239,178	98.32%	98.32%	253,915	243	5,546	1,047	97.76%	2,773-	11,963	9,190
6310	Riverside Apts.	74	71	639	98	6,956	95.95%	62,603	91.89%	91.89%	72,605	115	3,233	633	95.05%	588	10,590	11,177
6320	Madonna Apts.	60	60	540	257	15,416	100.00	138,748	100.00	100.00	142,272	265	771	537	99.44%	771	4,295	5,066
6322	Sahara-Ramsey Apts.	16	16	144	365	5,833	100.00	52,500	100.00	100.00	48,348	336		144	100.00		4,152-	4,152-
6330	Linda Lou A & B Apts.	10	10	90	191	1,914	100.00	17,229	90.00%	90.00%	18,087	215	1,149	84	93.33%	1,149	2,007	3,155
6331	Escondida Apts.	20	20	180	250	5,000	100.00	45,000	100.00	100.00	44,609	248		180	100.00		391-	391-
6333	Williamsburg Apts.	15	15	135	211	3,167	100.00	28,500	93.33%	93.33%	26,982	201	211	134	99.26%	211	1,307-	1,096-
6340	Cheryl West Apts.	82	76	684	173	13,130	92.68%	118,168	97.56%	97.56%	153,131	217	5,701	705	95.53%	3,628-	31,335	27,707
6350	Village East Apts.	24	23	207	139	3,194	95.83%	28,750	91.67%	91.67%	33,314	163	1,667	204	94.44%	417	4,980	5,397

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K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the 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 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
6352	Olive Park Apts.	26	25	225	163	4,087	96.15%	36,779	88.46%	88.46%	30,788	137	1,471	225	96.15%	5,990-	5,990-	
6360	College Park Additions	78	78	702	171	13,333	100.00	120,000	98.72%	98.72%	119,813	175	2,906	685	97.58%	2,906	2,719	5,625
6380	Jewett Circle Apts.	75	73	657	240	17,488	97.33%	157,391	100.00	100.00	159,035	240	2,635	664	98.37%	1,677-	33-	1,710-
6390	Kenwood North Apts.	53	52	468	289	15,044	98.11%	135,397	116.98	100.00	143,014	261	20,541-	548	114.88	23,145-	15,528-	38,673-
6400	Midway Apts.	20	20	180	229	4,583	100.00	41,251	100.00	100.00	40,731	226		180	100.00		520-	520-
6410	San Pedro Arms Apts.	16	16	144	269	4,302	100.00	38,720	100.00	100.00	32,419	235	1,613	138	95.83%	1,613	4,688-	3,074-
6420	W. C. White Apts.	75	74	666	189	13,978	98.67%	125,801	97.33%	97.33%	123,944	187	2,078	664	98.37%	378	1,479-	1,101-
6430	Highview Apts.	68	63	567	230	14,515	92.65%	130,631	97.06%	97.06%	122,954	208	4,838	591	96.57%	5,529-	13,207-	18,736-
6440	Cross Creek Apts.	66	57	513	126	7,197	86.36%	64,771	96.97%	96.97%	57,657	102	3,535	566	95.29%	6,692-	13,806-	20,498-
6450	Park Square Apts.	26	24	216	199	4,769	92.31%	42,924	92.31%	92.31%	48,481	219	2,583	221	94.44%	994-	4,564	3,570
6460	Kenwood Manor Apts.	9	9	81	74	667	100.00	6,000	0.00	0.00	7,835		6,000		0.00	6,000		6,000
6470	Westway Apts.	152	142	1,278	80	11,289	93.42%	101,601	95.39%	95.39%	141,646	109	5,009	1,305	95.39%	2,147-	37,898	35,752
6480	Marie McGuire Apts.	63	62	558	244	15,130	98.41%	136,174	96.83%	96.83%	142,969	262	5,369	545	96.12%	3,173	9,967	13,139
6490	M. C. Beldon Apts.	35	33	297	179	5,893	94.29%	53,035	100.00	100.00	66,001	219	2,321	302	95.87%	893-	12,073	11,180
6500	F. J. Furey Apts.	66	61	549	120	7,317	92.42%	65,853	98.48%	98.48%	67,945	119	2,639	572	96.30%	2,759-	666-	3,425-
6510	H. B. Gonzalez Apts.	51	46	414	163	7,516	90.20%	67,648	94.12%	94.12%	86,894	202	4,575	431	93.90%	2,778-	16,469	13,691
6520	W. R. Sinkin Apts.	50	47	423	185	8,695	94.00%	78,255	96.00%	96.00%	85,445	197	3,145	433	96.22%	1,850-	5,340	3,490
6530	Pin Oak II Apts.	22	21	189	170	3,579	95.45%	32,215	95.45%	95.45%	34,001	173	341	196	98.99%	1,193-	593	600-
6540	George Cisneros Apts.	55	55	495	160	8,792	100.00	79,126	94.55%	94.55%	79,034	163	1,599	485	97.98%	1,599	1,507	3,105
6550	Matt Garcia Apts.	55	53	477	182	9,636	96.36%	86,728	92.73%	92.73%	92,643	195	3,455	476	96.16%	182	6,097	6,279
6560	L. C. Rutledge Apts.	66	60	540	152	9,091	90.91%	81,821	96.97%	96.97%	92,344	159	2,273	579	97.47%	5,909-	4,614	1,295-
6570	T. L. Shaley Apts.	66	60	540	120	7,197	90.91%	64,773	90.91%	95.24%	70,092	133	8,037	527	88.72%	1,559	6,878	8,437
6580	Lila Cockrell Apts.	70	70	630	170	11,917	100.00	107,251	98.57%	98.57%	100,045	163	2,894	613	97.30%	2,894	4,312-	1,418-
6590	O. P. Schnabel Apts.	70	69	621	167	11,500	98.57%	103,502	95.71%	95.71%	109,016	177	2,167	617	97.94%	667	6,180	6,847

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 3/31/2019**

	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	51,327	145	827,985	95.66%	7,451,867	93.53%	98.67%	7,811,258	157	301,092	50,444	94.01%	18,997	372,558	391,555

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K: Actual Rent Per Unit - J divided by M

L: Actual Vacancy Loss - ((A multiplied by number of months in the 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 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Current Month Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
111	SAHFC Monterrey Park	200	195	1,755				97.50%			1,219,385	710		1,718	95.44%		1,219,385	1,219,385
112	SAHFC Burning Tree	108	104	936	678	70,529	634,758	96.30%	100.00	100.00	603,431	661	40,011	913	93.93%	15,598	15,729-	132-
113	SAHFC Castlepoint	220	210	1,890	568	119,312	1,073,809	95.45%	99.09%	99.09%	1,152,400	595	24,432	1,937	97.83%	26,756-	51,835	25,079
114	SAHFC Encanta Villas	56	55	495	722	39,695	357,256	98.21%	83.93%	83.93%	324,322	763	57,017	425	84.33%	50,521	17,586	68,107
121	Converse Ranch II, LLC							0.00	0.00	99.04%	606,305	119		5,111	0.00		606,305	606,305
140	SAHFC Vera Cruz	29	27	243				93.10%	93.10%	93.10%	132,361	532		249	95.40%		132,361	132,361
141	Homestead	157	148	1,332	568	83,999	755,990	94.27%	96.82%	96.82%	786,879	581	33,486	1,354	95.82%	12,486-	18,403	5,916
151	Claremont							0.00	0.00	100.00	25,732	715		36	0.00		25,732	25,732
214	Converse Ranch I LLC							0.00	0.00	96.77%	740,712	123		6,034	0.00		740,712	740,712
315440	Villa De Valencia	104	98	882	661	64,741	582,667	94.23%	91.35%	91.35%	586,594	692	58,135	848	90.60%	22,461	26,388	48,849
465450	Reagan West Apts.	15	15	135				100.00	86.67%	86.67%	63,563	489		130	96.30%		63,563	63,563
1065120	Sunshine Plaza	100	96	864	637	61,171	550,541	96.00%	99.00%	99.00%	559,111	640	17,204	873	97.00%	5,735-	2,835	2,900-
1075130	Pecan Hill	100	100	900	746	74,590	671,310	100.00	92.00%	92.00%	655,374	777	42,516	843	93.67%	42,516	26,580	69,097
1205340	SAHDC Dietrich Road	30	29	261	601	17,440	156,963	96.67%	83.33%	83.33%	140,225	658	34,279	213	78.89%	28,867	12,129	40,996
1335211	SAHFC La Providencia	90	85	765	531	45,118	406,062	94.44%	98.89%	98.89%	416,171	534	15,924	780	96.30%	7,962-	2,147	5,815-
1355290	SAHFC Towering Oaks Apts.	128	122	1,098				95.31%	89.84%	89.84%	947,093	877		1,080	93.75%		947,093	947,093
1375280	SAHFC Churchhill Estate Apts	40	39	351	839	32,721	294,489	97.50%	100.00	100.00	293,834	840	8,390	350	97.22%	839	184	1,023
1425475	SAHDC Bella Claire Apts.	67	65	585	589	38,304	344,735	97.01%	97.01%	97.01%	308,757	539	17,679	573	95.02%	7,071	28,907-	21,835-
1505462	Warren House	7	7	63	1-	8-	75-	100.00	85.71%	85.71%	23,831	433	10-	55	87.30%	10-	23,896	23,887
2095265	Sendero I PFC (Crown Meadows)	192	189	1,701				98.44%	90.10%	90.10%	1,431,110	902		1,586	91.78%		1,431,110	1,431,110
2375630	SH/CH PFC Cottage Creek	253	228	2,052				90.12%	89.72%	89.72%	1,421,218	704		2,020	88.71%		1,421,218	1,421,218
2385640	SH/CH PFC Cottage Creek II	196	176	1,584				89.80%	93.88%	93.88%	1,064,310	674		1,579	89.51%		1,064,310	1,064,310
2395485	SH/CH PFC Courtland Heights	56	54	486				96.43%	92.86%	92.86%	426,178	913		467	92.66%		426,178	426,178
2495650	Woodhill Apts. PFC	532	459	4,131				86.28%	89.85%	89.85%	3,747,854	877		4,274	89.26%		3,747,854	3,747,854

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**  
**Beacon**  
**Revenue and Vacancy Loss Analysis**  
**As of 3/31/2019**

	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	22,509	259	647,612	93.32%	5,828,504	101.64	108.66	17,676,747	606	349,064	33,448	138.67	114,925	11,963,168	12,078,093

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E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of 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**  
**SAHA Managed**  
**Revenue and Vacancy Loss Analysis**  
**As of 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
112	SAHFC Burning Tree	108	104	936	678	70,529	96.30%	634,758	100.00	100.00	603,431	661	40,011	913	93.93%	15,598	15,729-	132-
113	SAHFC Castlepoint	220	210	1,890	568	119,312	95.45%	1,073,809	99.09%	99.09%	1,152,400	595	24,432	1,937	97.83%	26,756-	51,835	25,079
114	SAHFC Encanta Villas	56	55	495	722	39,695	98.21%	357,256	83.93%	83.93%	324,322	763	57,017	425	84.33%	50,521	17,586	68,107
121	Converse Ranch II, LLC							0.00	0.00	99.04%	606,305	119		5,111	0.00		606,305	606,305
140	SAHFC Vera Cruz	29	27	243				93.10%	93.10%	93.10%	132,361	532		249	95.40%		132,361	132,361
141	Homestead	157	148	1,332	568	83,999	94.27%	755,990	96.82%	96.82%	786,879	581	33,486	1,354	95.82%	12,486-	18,403	5,916
151	Claremont							0.00	0.00	100.00	25,732	715		36	0.00		25,732	25,732
214	Converse Ranch I LLC							0.00	0.00	96.77%	740,712	123		6,034	0.00		740,712	740,712
315440	Villa De Valencia	104	98	882	661	64,741	94.23%	582,667	91.35%	91.35%	586,594	692	58,135	848	90.60%	22,461	26,388	48,849
1065120	Sunshine Plaza	100	96	864	637	61,171	96.00%	550,541	99.00%	99.00%	559,111	640	17,204	873	97.00%	5,735-	2,835	2,900-
1075130	Pecan Hill	100	100	900	746	74,590	100.00	671,310	92.00%	92.00%	655,374	777	42,516	843	93.67%	42,516	26,580	69,097
1205340	SAHDC Dietrich Road	30	29	261	601	17,440	96.67%	156,963	83.33%	83.33%	140,225	658	34,279	213	78.89%	28,867	12,129	40,996
1335211	SAHFC La Providencia	90	85	765	531	45,118	94.44%	406,062	98.89%	98.89%	416,171	534	15,924	780	96.30%	7,962-	2,147	5,815-
1375280	SAHFC Churchill Estate Apts	40	39	351	839	32,721	97.50%	294,489	100.00	100.00	293,834	840	8,390	350	97.22%	839	184	1,023
1425475	SAHDC Bella Claire Apts.	67	65	585	589	38,304	97.01%	344,735	97.01%	97.01%	308,757	539	17,679	573	95.02%	7,071	28,907-	21,835-
1505462	Warren House	7	7	63	1-	8-	100.00	75-	85.71%	85.71%	23,831	433	10-	55	87.30%	10-	23,896	23,887
2095265	Sendero I PFC (Crown Meadows)	192	189	1,701			98.44%		90.10%	90.10%	1,431,110	902		1,586	91.78%		1,431,110	1,431,110
	<b>Total</b>	<b>1,300</b>	<b>1,252</b>	<b>11,268</b>	<b>517</b>	<b>647,612</b>	<b>96.31%</b>	<b>5,828,504</b>	<b>112.54</b>	<b>117.85</b>	<b>8,787,147</b>	<b>427</b>	<b>349,064</b>	<b>22,180</b>	<b>189.57</b>	<b>114,925</b>	<b>3,073,568</b>	<b>3,188,493</b>

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E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

I: Current Mo Avble Occ % - Current month's occupancy divided by the number of 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**  
**Outside Managed Properties**  
**Revenue and Vacancy Loss Analysis**  
**As of 3/31/2019**

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month			Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
111	SAHFC Monterrey Park	200	195	1,755			97.50%		96.00%	96.00%	1,219,385	710		1,718	95.44%		1,219,385	1,219,385
465450	Reagan West Apts.	15	15	135			100.00		86.67%	86.67%	63,563	489		130	96.30%		63,563	63,563
1355290	SAHFC Towering Oaks Apts.	128	122	1,098			95.31%		89.84%	89.84%	947,093	877		1,080	93.75%		947,093	947,093
2375630	SH/CH PFC Cottage Creek	253	228	2,052			90.12%		89.72%	89.72%	1,421,218	704		2,020	88.71%		1,421,218	1,421,218
2385640	SH/CH PFC Cottage Creek II	196	176	1,584			89.80%		93.88%	93.88%	1,064,310	674		1,579	89.51%		1,064,310	1,064,310
2395485	SH/CH PFC Courtland Heights	56	54	486			96.43%		92.86%	92.86%	426,178	913		467	92.66%		426,178	426,178
2495650	Woodhill Apts. PFC	532	459	4,131			86.28%		89.85%	89.85%	3,747,854	877		4,274	89.26%		3,747,854	3,747,854
	Total	1,380	1,249	11,241			90.51%		91.38%	100.00	8,889,601	1,271		11,268	90.72%		8,889,601	8,889,601

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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

# 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
<b>A/R Tenant Dwelling Rents</b>	<b>296,714</b>	<b>0</b>	<b>(90,913)</b>	<b>(104,760)</b>	<b>265,385</b>
Alazan-Apache Courts	64,931	0	(6,086)	2,787	41,813
Blanco Apts.	3,605	0	2,919	(5,497)	5,968
Cassiano Homes	28,340	0	1,656	(16,304)	16,326
Cheryl West Apts.	12,026	0	2,171	(1,184)	6,796
Christ The King	(248)	0	(409)	(2,241)	2,403
College Park Additions	1,237	0	1,138	(4,058)	4,156
Cross Creek Apts.	7,643	0	(306)	1,192	1,016
Dr. Charles Andrews Apts.	8,504	0	3	3,178	3,645
Escondida Apts.	25	0	63	(1,163)	1,126
F. J. Furey Apts.	6,074	0	(38)	(1,178)	4,895
Fair Avenue Apts.	409	0	(8,804)	(18,992)	22,219
Frank Hornsby	3,574	0	(1,010)	1,161	716
George Cisneros Apts.	556	0	(319)	(379)	266
Glen Park Apts.	1,200	0	(931)	1,009	(1,226)
Guadalupe Homes	2,497	0	(2,598)	(1,367)	1,079
H. B. Gonzalez Apts.	(71)	0	1,622	(560)	(1,133)
Highview Apts.	23,412	0	6,490	(3,642)	10,600
Jewett Circle Apts.	(1,210)	0	(674)	(12,313)	11,427
Kenwood Manor Apts.	245	0	(1,176)	290	1,130
Kenwood North Apts.	1,135	0	1,040	(953)	(35)
L. C. Rutledge Apts.	2,173	0	(4,581)	(878)	3,255
Le Chalet Apts.	1,044	0	97	(58)	1,005
Lewis Chatham Apts.	5,660	0	1,049	(1,824)	6,435
Lila Cockrell Apts.	1,345	0	(1,860)	(4,754)	8,218
Lincoln Heights	11,717	0	(6,293)	(20,596)	25,911
Linda Lou A & B Apts.	7,899	0	3,638	1,775	1,592
M. C. Beldon Apts.	678	0	(2,417)	268	1,745

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE			
A/R by Business Unit	Fiscal Year		
	18	17	16
<b>A/R Tenant Dwelling Rents</b>	<b>296,714</b>	<b>238,946</b>	<b>422,857</b>
Alazan-Apache Courts	64,931	26,417	80,881
Blanco Apts.	3,605	215	3,315
Cassiano Homes	28,340	26,663	25,920
Cheryl West Apts.	12,026	4,243	1,369
Christ The King	(248)	0	307
College Park Additions	1,237	0	766
Converse Ranch II	0	59	59
Cross Creek Apts.	7,643	5,741	8,972
Dr. Charles Andrews Apts.	8,504	1,678	2,234
Escondida Apts.	25	0	74
F. J. Furey Apts.	6,074	2,395	5,845
Fair Avenue Apts.	409	5,987	14,684
Frank Hornsby	3,574	2,707	2,374
George Cisneros Apts.	556	988	975
Glen Park Apts.	1,200	2,348	2,136
Guadalupe Homes	2,497	5,382	7,137
H. B. Gonzalez Apts.	(71)	0	1
HemisView Village	0	719	669
Highview Apts.	23,412	9,964	36,070
Jewett Circle Apts.	(1,210)	350	1,579
Kenwood Manor Apts.	245	0	0
Kenwood North Apts.	1,135	1,083	2,442
L. C. Rutledge Apts.	2,173	4,377	2,095
Le Chalet Apts.	1,044	0	110
Lewis Chatham Apts.	5,660	(0)	5,626
Lila Cockrell Apts.	1,345	(258)	1,315
Lincoln Heights	11,717	12,695	17,910

**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.	○	(1,724)	0	(2,107)	(7,114)	7,497
Marie McGuire Apts.	○	(737)	0	(1,117)	(136)	299
Matt Garcia Apts.	◐	(1,145)	0	(5,122)	(17)	3,144
Midway Apts.	◑	(38)	0	(361)	(407)	729
Mirasol Homes Target Site	◒	2,638	0	(5,911)	(9,174)	9,034
Mission Park Apts.	◓	12,443	0	2,765	1,255	2,795
O. P. Schnabel Apts.	○	468	0	88	(3,127)	(1,531)
Olive Park Apts.	○	(185)	0	(2,888)	1,463	1,240
Park Square Apts.	◐	390	0	(8,541)	4,777	924
Parkview Apts.	◑	7,885	0	(4,107)	(6,664)	8,326
Pin Oak I	○	(11,371)	0	(12,127)	(2,256)	3,011
Pin Oak II Apts.	◐	48	0	(266)	(506)	820
Raymundo Rangel Apts	◑	625	0	466	(892)	1,051
Riverside Apts.	◒	16,892	0	675	7,313	1,214
S. J. Sutton Homes	○	(25)	0	0	0	(25)
Sahara-Ramsey Apts.	○	262	0	(897)	(1,521)	955
San Juan Homes	○	(387)	0	(1)	(151)	(235)
San Pedro Arms Apts.	○	65	0	(468)	43	263
Scattered Sites	◓	36,084	0	(10,952)	8,125	5,524
South San Apts	◑	2,253	0	646	(1,435)	3,042
Springview	◒	15,222	0	3,482	4,051	2,984
Sun Park Lane Apts.	○	1,741	0	(3,789)	4,050	(950)
T. L. Shaley Apts.	○	2,806	0	(1,845)	(6,669)	7,559
Tarry Towne Apts.	○	1,311	0	1,463	(7,553)	7,401
Victoria Plaza Apts.	○	(131)	0	(18)	(55)	(1,751)
Villa Hermosa Apts.	○	(139)	0	(360)	1,986	(1,897)
Villa Tranchese Apts.	○	566	0	(2,683)	(11,473)	14,511
Villa Veramendi Apts.	◑	7,660	0	(15,414)	4,274	9,013
Village East Apts.	○	2,337	0	(841)	3,000	67
Villas de Fortuna 46 SF Homes	◒	(591)	0	0	0	(591)
W. C. White Apts.	○	982	0	(2,206)	(2,075)	5,263
W. R. Sinkin Apts.	◐	4,110	0	(1,016)	1,101	2,538
Westway Apts.	◑	9,127	0	(1,590)	2,055	(1,924)
Wheatley Courts	○	(7,040)	0	22	0	(7,062)
Williamsburg Apts.	○	(88)	0	(280)	(750)	799
<b>A/R-Tenant Sec Deposits</b>		<b>3,789</b>	<b>0</b>	<b>(46)</b>	<b>1,972</b>	<b>(2,133)</b>
Alazan-Apache Courts	●	389	0	(91)	67	(524)
Cassiano Homes	●	1,207	0	550	956	(350)
Cheryl West Apts.	◑	123	0	0	0	0
College Park Additions		251	0	(58)	58	0

Linda Lou A & B Apts.		7,899	893	869
M. C. Beldon Apts.		678	1,082	2,497
Madonna Apts.		(1,724)	0	4,203
Marie McGuire Apts.		(737)	217	2,637
Matt Garcia Apts.		(1,145)	850	1,855
Midway Apts.		(38)	0	219
Mirasol Homes Target Site		2,638	8,689	11,185
Mission Park Apts.		12,443	5,627	6,528
O. P. Schnabel Apts.		468	5,037	1,455
Olive Park Apts.		(185)	0	2,870
Park Square Apts.		390	3,230	4,257
Parkview Apts.		7,885	10,330	13,598
Pin Oak I		(11,371)	0	87
Pin Oak II Apts.		48	0	489
Raymundo Rangel Apts		625	0	350
Refugio		0	6,312	6,620
Riverside Apts.		16,892	7,690	7,237
S. J. Sutton Homes		(25)	0	0
Sahara-Ramsey Apts.		262	1,725	1,011
San Juan Homes		(387)	0	234
San Juan Square		0	930	967
San Juan Square II		0	0	584
San Pedro Arms Apts.		65	227	499
Scattered Sites		36,084	33,387	29,871
South San Apts		2,253	0	2,076
Springview		15,222	4,704	9,093
Sun Park Lane Apts.		1,741	2,430	2,947
Sutton Oaks Phase I		0	1,463	1,340
T. L. Shaley Apts.		2,806	3,762	6,162
Tarry Towne Apts.		1,311	0	2,204
Victoria Plaza Apts.		(131)	1,693	7,528
Villa Hermosa Apts.		(139)	132	1,081
Villa Tranchese Apts.		566	211	3,076
Villa Veramendi Apts.		7,660	9,787	15,443
Village East Apts.		2,337	111	3,158
Villas de Fortuna 46 SF Homes		(591)	0	0
W. C. White Apts.		982	0	0
W. R. Sinkin Apts.		4,110	1,488	1,919
Westway Apts.		9,127	10,586	40,289
Wheatley Courts		(7,040)	0	0

F. J. Furey Apts.	🌑	150	0	150	(150)	147
Fair Avenue Apts.	🌑	(100)	0	(150)	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.	🌑	200	0	50	0	0
Jewett Circle Apts.	🌑	(216)	0	4	(150)	(70)
Kenwood Manor Apts.		400	0	0	0	0
L. C. Rutledge Apts.		(150)	0	0	(100)	(50)
Le Chalet Apts.	🌑	147	0	(2)	0	(100)
Lincoln Heights	🌑	530	0	(50)	650	(350)
M. C. Beldon Apts.		197	0	(48)	110	130
Pin Oak II Apts.	🌑	83	0	(15)	98	0
Raymundo Rangel Apts		150	0	150	0	0
Riverside Apts.	🌑	300	0	0	300	(150)
Scattered Sites	🌑	(116)	0	(50)	(135)	50
Springview	🌑	(213)	0	0	(123)	(300)
Tarry Towne Apts.		(150)	0	0	0	(150)
Victoria Plaza Apts.	🌑	(84)	0	96	0	(180)
Villa Hermosa Apts.		(50)	0	0	0	(50)
Villa Veramendi Apts.		54	0	54	0	0
Village East Apts.	🌑	100	0	0	0	0
Villas de Fortuna 46 SF Homes	🌑	400	0	0	0	0
W. C. White Apts.	🌑	(150)	0	(150)	49	(49)
W. R. Sinkin Apts.		(300)	0	(300)	0	0
Westway Apts.	🌑	114	0	(36)	0	0
Wheatley Courts		123	0	0	143	(46)
<b>Grand Total</b>		<b>300,503</b>	<b>0</b>	<b>(90,959)</b>	<b>(102,787)</b>	<b>263,252</b>

Williamsburg Apts.	(88)	143	0
The Park at Sutton Oaks	0	125	421
Gardens at San Juan Square	0	1,730	1,134
East Meadows	0	607	0
<b>A/R-Tenant Sec Deposits</b>	<b>3,789</b>	<b>4,721</b>	<b>5,044</b>
Alazan-Apache Courts	389	937	1,679
Cassiano Homes	1,207	51	264
Cheryl West Apts.	123	123	123
College Park Additions	251	251	301
F. J. Furey Apts.	150	3	0
Fair Avenue Apts.	(100)	50	200
Frank Hornsby	150	150	175
George Cisneros Apts.	(0)	0	0
Glen Park Apts.	200	241	0
Guadalupe Homes	0	200	0
H. B. Gonzalez Apts.	50	50	0
Highview Apts.	200	150	0
Jewett Circle Apts.	(216)	0	0
Kenwood Manor Apts.	400	400	75
L. C. Rutledge Apts.	(150)	0	50
Le Chalet Apts.	147	249	168
Lila Cockrell Apts.	0	150	0
Lincoln Heights	530	280	500
M. C. Beldon Apts.	197	5	0
Midcrown Seniors Pavillion	0	25	25
Pin Oak I	0	0	163
Pin Oak II Apts.	83	0	0
Raymundo Rangel Apts	150	0	0
Riverside Apts.	300	150	150
Scattered Sites	(116)	19	19
Springview	(213)	210	0
Sun Park Lane Apts.	0	0	25
T. L. Shaley Apts.	0	150	87
Tarry Towne Apts.	(150)	0	0
Victoria Plaza Apts.	(84)	0	0
Villa Hermosa Apts.	(50)	0	0
Villa Tranchese Apts.	0	200	150
Villa Veramendi Apts.	54	0	0
Village East Apts.	100	100	167
Villas de Fortuna 46 SF Homes	400	400	400

W. C. White Apts.	(150)	0	0
W. R. Sinkin Apts.	(300)	0	0
Westway Apts.	114	150	150
Wheatley Courts	123	27	173
<b>Grand Total</b>	<b>300,503</b>	<b>243,666</b>	<b>427,900</b>

# ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business

C3 - Non-Profit

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
<b>A/R - Tenant Bad Debt</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Woodhill Apts. PFC	3	0	0	0	0
<b>A/R Tenant Dwelling Rents</b>	<b>695,243</b>	<b>80,637</b>	<b>(210,369)</b>	<b>535,289</b>	<b>177,731</b>
Converse Ranch II, LLC	17,139	0	(47,146)	58,115	6,170
Homestead	50,854	0	(33,654)	72,179	12,329
Pecan Hill	12,704	0	10,949	2,253	(3,159)
SAHDC Bella Claire Apts.	21,039	0	(14,030)	28,577	(8,054)
SAHDC Dietrich Road	51,867	0	7,699	15,549	6,821
SAHFC Burning Tree	35,739	0	(6,364)	27,069	1,003
SAHFC Castlepoint	47,899	0	(45,683)	110,955	(27,647)
SAHFC Churchill Estate Apts	33,721	0	0	27,571	(2,993)
SAHFC Churchill Estates, LLC	(2,717)	0	(1,807)	(910)	0
SAHFC Encanta Villas	54,650	0	7,197	25,430	14,514
SAHFC La Providencia	14,887	0	(40,159)	57,247	(2,201)
SAHFC Vera Cruz	8,793	0	(18,272)	17,631	9,435
Sunshine Plaza	16,716	0	10,236	(4,418)	2,503
Villa De Valencia	180,958	80,637	28,040	54,289	(4,857)
Converse Ranch I LLC	35,605	0	(53,859)	81,932	7,532
Sendero I PFC (Crown Meadows)	112,967	0	(12,317)	(40,186)	165,470
Warren House	1,567	0	(521)	473	864
Claremont	855	0	(678)	1,533	0
<b>A/R-Tenant Sec Deposits</b>	<b>261,036</b>	<b>0</b>	<b>14,920</b>	<b>(79,001)</b>	<b>(75,217)</b>
Converse Ranch II, LLC	(3,918)	0	1,757	(9,071)	(24,173)
Homestead	423	0	825	0	(402)
Pecan Hill	2,017	0	640	0	23
Reagan West Apts.	3,096	0	(1,050)	0	150
SAHDC Bella Claire Apts.	(850)	0	(550)	(50)	(250)

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE			
A/R by Business Unit	Fiscal Year		
	18	17	16
<b>A/R - Tenant Bad Debt</b>	<b>3</b>	<b>3</b>	<b>3</b>
Woodhill Apts. PFC	3	3	3
<b>A/R Tenant Dwelling Rents</b>	<b>695,243</b>	<b>111,955</b>	<b>49,907</b>
Converse Ranch II, LLC	17,139		
Homestead	50,854	0	6,687
Pecan Hill	12,704	2,660	802
SAHDC Bella Claire Apts.	21,039	14,546	2,252
SAHDC Dietrich Road	51,867	21,799	7,652
SAHFC Burning Tree	35,739	14,031	
SAHFC Castlepoint	47,899	10,273	2,178
SAHFC Churchill Estate Apts	33,721	9,143	8,108
SAHFC Churchill Estates, LLC	(2,717)	0	0
SAHFC Encanta Villas	54,650	7,509	9,593
SAHFC La Providencia	14,887	0	10,359
SAHFC Vera Cruz	8,793	0	0
Sunshine Plaza	16,716	8,395	2,276
Villa De Valencia	180,958	22,848	0
Converse Ranch I LLC	35,605		
Sendero I PFC (Crown Meadows)	112,967		
Warren House	1,567	750	
Claremont	855		
<b>A/R-Tenant Sec Deposits</b>	<b>261,036</b>	<b>400,333</b>	<b>456,511</b>
Converse Ranch II, LLC	(3,918)	27,569	28,900
Homestead	423	0	98
Pecan Hill	2,017	1,354	43
Reagan West Apts.	3,096	3,996	3,625
SAHDC Bella Claire Apts.	(850)	0	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

SAHFC Burning Tree	400	0	100	100	200
SAHFC Castlepoint	(650)	0	1,430	(1,555)	(700)
SAHFC Churchill Estate Apts	400	0	0	0	200
SAHFC Churchill Estates, LLC	(900)	0	100	(1,000)	0
SAHFC Encanta Villas	200	0	400	(400)	(195)
SAHFC La Providencia	1,125	0	(200)	350	50
SAHFC Monterrey Park	50,935	0	870	(802)	1,299
SAHFC Towering Oaks, LLC	25,079	0	(600)	(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	(1,163)	0	(288)	91	(966)
Villa De Valencia	572	0	(61)	(23)	256
Woodhill Apts. PFC	95,003	0	2,819	(3,167)	(6,277)
Converse Ranch I LLC	(5,545)	0	2,100	(2,450)	(40,056)
Sendero I PFC (Crown Meadows)	(2,750)	0	1,247	(58,117)	0
SH/CH PFC Cottage Creek	49,950	0	2,207	517	285
SH/CH PFC Cottage Creek II	37,599	0	2,624	(1,449)	460
Warren House	(300)	0	0	0	(300)
<b>Grand Total</b>	<b>956,282</b>	<b>80,637</b>	<b>(195,448)</b>	<b>456,289</b>	<b>102,514</b>

SAHDC Dietrich Road	0	0	300		
SAHFC Burning Tree	400	0			
SAHFC Castlepoint	(650)	175	0		
SAHFC Churchill Estate Apts	400	200	150		
SAHFC Churchill Estates, LLC	(900)				
SAHFC Encanta Villas	200	395	0		
SAHFC La Providencia	1,125	925	825		
SAHFC Monterrey Park	50,935	49,568	48,248		
SAHFC Towering Oaks, LLC	25,079	26,330	27,817		
SAHFC Vera Cruz	(250)	4,721	4,271		
SH/CH PFC Courtland Heights	10,563	11,188	13,795		
Sunshine Plaza	(1,163)	0	0		
Villa De Valencia	572	400	25,396		
Woodhill Apts. PFC	95,003	101,628	130,217		
Converse Ranch I LLC	(5,545)	34,861	31,040		
Sendero I PFC (Crown Meadows)	(2,750)	54,120	57,290		
SH/CH PFC Cottage Creek	49,950	46,941	49,085		
SH/CH PFC Cottage Creek II	37,599	35,964	35,412		
Warren House	(300)				
<b>Grand Total</b>	<b>956,282</b>	<b>512,291</b>	<b>506,421</b>		



# ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business

C3 - Non-Profit

Select Group

NP - SAHA Managed

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	
<b>A/R Tenant Dwelling Rents</b>	<b>695,243</b>	<b>80,637</b>	<b>(210,369)</b>	<b>535,289</b>	<b>177,731</b>	
Converse Ranch II, LLC	17,139	0	(47,146)	58,115	6,170	
Homestead	50,854	0	(33,654)	72,179	12,329	
Pecan Hill	12,704	0	10,949	2,253	(3,159)	
SAHDC Bella Claire Apts.	21,039	0	(14,030)	28,577	(8,054)	
SAHDC Dietrich Road	51,867	0	7,699	15,549	6,821	
SAHFC Burning Tree	35,739	0	(6,364)	27,069	1,003	
SAHFC Castlepoint	47,899	0	(45,683)	110,955	(27,647)	
SAHFC Churchill Estate Apts	33,721	0	0	27,571	(2,993)	
SAHFC Churchill Estates, LLC	(2,717)	0	(1,807)	(910)	0	
SAHFC Encanta Villas	54,650	0	7,197	25,430	14,514	
SAHFC La Providencia	14,887	0	(40,159)	57,247	(2,201)	
SAHFC Vera Cruz	8,793	0	(18,272)	17,631	9,435	
Sunshine Plaza	16,716	0	10,236	(4,418)	2,503	
Villa De Valencia	180,958	80,637	28,040	54,289	(4,857)	
Converse Ranch I LLC	35,605	0	(53,859)	81,932	7,532	
Sendero I PFC (Crown Meadows)	112,967	0	(12,317)	(40,186)	165,470	
Warren House	1,567	0	(521)	473	864	
Claremont	855	0	(678)	1,533	0	
<b>A/R-Tenant Sec Deposits</b>	<b>(11,189)</b>	<b>0</b>	<b>7,500</b>	<b>(72,225)</b>	<b>(71,183)</b>	
Converse Ranch II, LLC	(3,918)	0	1,757	(9,071)	(24,173)	
Homestead	423	0	825	0	(402)	
Pecan Hill	2,017	0	640	0	23	
SAHDC Bella Claire Apts.	(850)	0	(550)	(50)	(250)	
SAHFC Burning Tree	400	0	100	100	200	
SAHFC Castlepoint	(650)	0	1,430	(1,555)	(700)	
SAHFC Churchill Estate Apts	400	0	0	0	200	
SAHFC Churchill Estates, LLC	(900)	0	100	(1,000)	0	
SAHFC Encanta Villas	200	0	400	(400)	(195)	

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE			
A/R by Business Unit	Fiscal Year		
	18	17	16
<b>A/R Tenant Dwelling Rents</b>	<b>695,243</b>	<b>111,955</b>	<b>49,907</b>
Converse Ranch II, LLC	17,139		
Homestead	50,854	0	6,687
Pecan Hill	12,704	2,660	802
SAHDC Bella Claire Apts.	21,039	14,546	2,252
SAHDC Dietrich Road	51,867	21,799	7,652
SAHFC Burning Tree	35,739	14,031	
SAHFC Castlepoint	47,899	10,273	2,178
SAHFC Churchill Estate Apts	33,721	9,143	8,108
SAHFC Churchill Estates, LLC	(2,717)	0	0
SAHFC Encanta Villas	54,650	7,509	9,593
SAHFC La Providencia	14,887	0	10,359
SAHFC Vera Cruz	8,793	0	0
Sunshine Plaza	16,716	8,395	2,276
Villa De Valencia	180,958	22,848	0
Converse Ranch I LLC	35,605		
Sendero I PFC (Crown Meadows)	112,967		
Warren House	1,567	750	
Claremont	855		
<b>A/R-Tenant Sec Deposits</b>	<b>(11,189)</b>	<b>124,719</b>	<b>148,312</b>
Converse Ranch II, LLC	(3,918)	27,569	28,900
Homestead	423	0	98
Pecan Hill	2,017	1,354	43
SAHDC Bella Claire Apts.	(850)	0	0
SAHDC Dietrich Road	0	0	300
SAHFC Burning Tree	400	0	
SAHFC Castlepoint	(650)	175	0
SAHFC Churchill Estate Apts	400	200	150
SAHFC Churchill Estates, LLC	(900)		

**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 La Providencia	1,125	0	(200)	350	50
SAHFC Vera Cruz	(250)	0	0	(100)	(4,871)
Sunshine Plaza	(1,163)	0	(288)	91	(966)
Villa De Valencia	572	0	(61)	(23)	256
Converse Ranch I LLC	(5,545)	0	2,100	(2,450)	(40,056)
Sendero I PFC (Crown Meadows)	(2,750)	0	1,247	(58,117)	0
Warren House	(300)	0	0	0	(300)
<b>Grand Total</b>	<b>684,054</b>	<b>80,637</b>	<b>(202,869)</b>	<b>463,065</b>	<b>106,548</b>

SAHFC Encanta Villas	200	395	0
SAHFC La Providencia	1,125	925	825
SAHFC Vera Cruz	(250)	4,721	4,271
Sunshine Plaza	(1,163)	0	0
Villa De Valencia	572	400	25,396
Converse Ranch I LLC	(5,545)	34,861	31,040
Sendero I PFC (Crown Meadows)	(2,750)	54,120	57,290
Warren House	(300)		
<b>Grand Total</b>	<b>684,054</b>	<b>236,674</b>	<b>198,220</b>

# ANALYSIS OF TENANT ACCOUNTS RECEIVABLE

Select Line of Business

C3 - Non-Profit

Select Group

NP - 3rd Party

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
<b>A/R - Tenant Bad Debt</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Woodhill Apts. PFC	3	0	0	0	0
<b>A/R-Tenant Sec Deposits</b>	<b>272,225</b>	<b>0</b>	<b>7,420</b>	<b>(6,776)</b>	<b>(4,034)</b>
Reagan West Apts.	3,096	0	(1,050)	0	150
SAHFC Monterrey Park	50,935	0	870	(802)	1,299
SAHFC Towering Oaks, LLC	25,079	0	(600)	(700)	49
SH/CH PFC Courtland Heights	10,563	0	550	(1,175)	0
Woodhill Apts. PFC	95,003	0	2,819	(3,167)	(6,277)
SH/CH PFC Cottage Creek	49,950	0	2,207	517	285
SH/CH PFC Cottage Creek II	37,599	0	2,624	(1,449)	460
<b>Grand Total</b>	<b>272,228</b>	<b>0</b>	<b>7,420</b>	<b>(6,776)</b>	<b>(4,034)</b>

ABOVE AVERAGE TENANT ACCOUNTS RECEIVABLE			
A/R by Business Unit	Fiscal Year		
	18	17	16
<b>A/R - Tenant Bad Debt</b>	<b>3</b>	<b>3</b>	<b>3</b>
Woodhill Apts. PFC	3	3	3
<b>A/R-Tenant Sec Deposits</b>	<b>272,225</b>	<b>275,614</b>	<b>308,199</b>
Reagan West Apts.	3,096	3,996	3,625
SAHFC Monterrey Park	50,935	49,568	48,248
SAHFC Towering Oaks, LLC	25,079	26,330	27,817
SH/CH PFC Courtland Heights	10,563	11,188	13,795
Woodhill Apts. PFC	95,003	101,628	130,217
SH/CH PFC Cottage Creek	49,950	46,941	49,085
SH/CH PFC Cottage Creek II	37,599	35,964	35,412
<b>Grand Total</b>	<b>272,228</b>	<b>275,617</b>	<b>308,202</b>

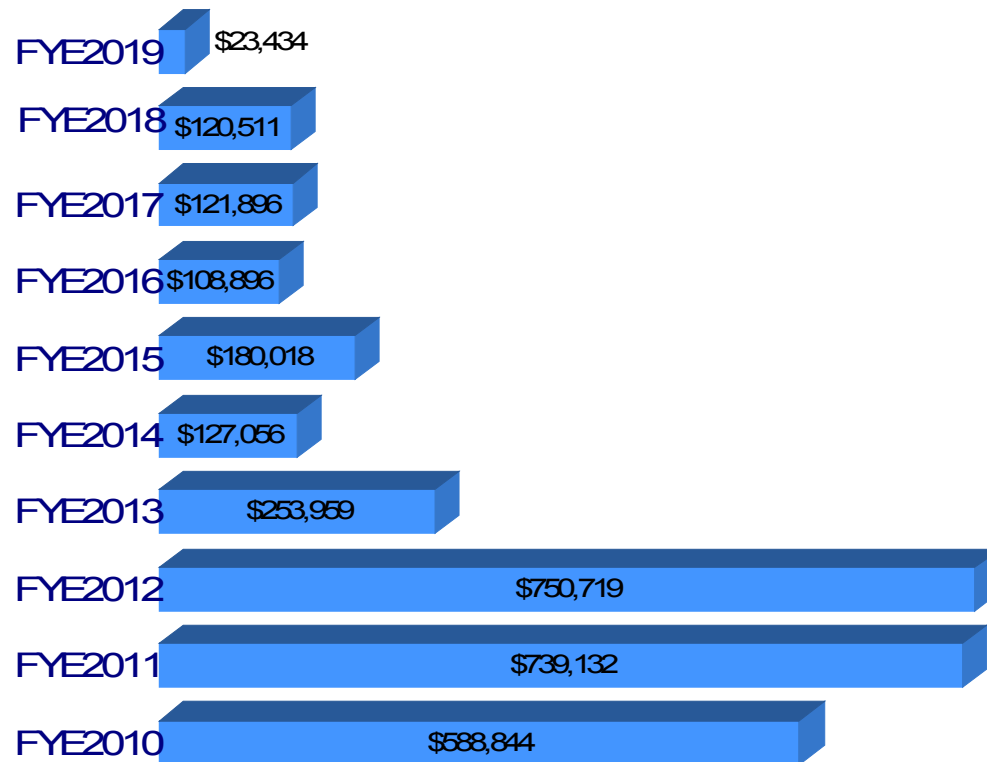
**Legend:**

- 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:**

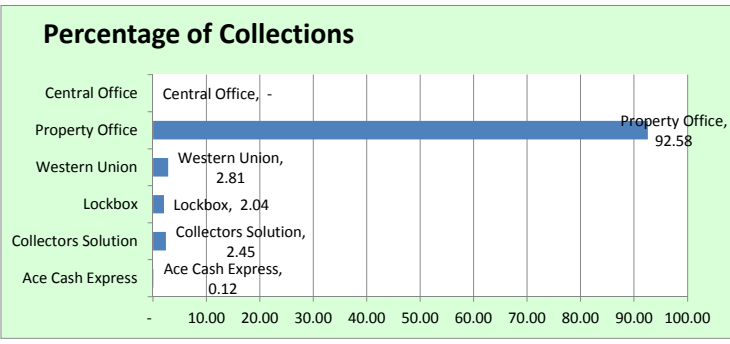
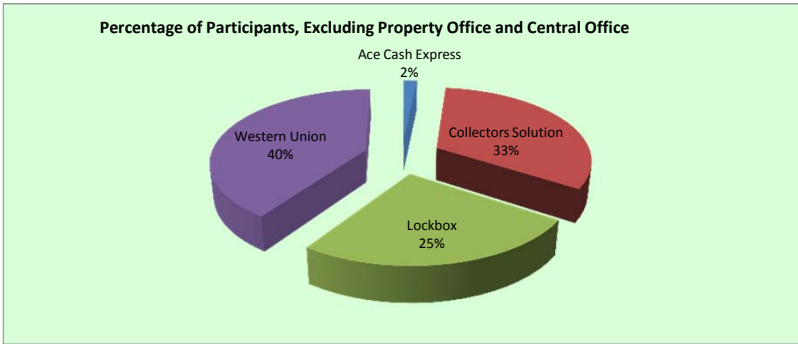
- Red - Group A
- Yellow - Group B
- Green - Group C

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



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

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



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	11,594,278.75	2018	18,132.57
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	1,053,081.21	9	2,479.00
11	1,759.00	14	10	29,713.48	133	10	23,444.20	108	<b>Grand Total</b>	<b>794,336.37</b>	<b>3704</b>	10	850,188.44	10	1,465.50
12	2,713.00	14	11	24,805.87	122	11	22,123.17	100				11	873,615.58	11	2,755.07
2019			12	27,042.63	118	12	16,629.54	75				12	569,015.86	12	400.00
1	3,390.00	13	2019			2019						2019	2,495,918.73	2019	287.00
2	1,521.00	4	1	35,705.12	158	1	20,325.31	92				1	855,036.48	1	
3	1,607.91	10	2	25,623.87	126	2	8,616.00	41				2	785,727.63	2	287.00
4	1,648.39	8	3	33,233.02	132	3	16,093.64	72				3	855,154.62	3	
<b>Grand Total</b>	<b>33,103.65</b>	<b>150</b>	4	22,673.91	101	4	11,803.00	55	<b>Grand Total</b>	<b>26,140,771.15</b>	<b>Grand Total</b>	<b>41,320.94</b>			
			<b>Grand Total</b>	<b>690,775.66</b>	<b>2979</b>	<b>Grand Total</b>	<b>575,737.14</b>	<b>2321</b>							

**San Antonio Housing Authority  
Property Management Monthly Report  
Partnership  
For the Period Ending 3/31/2019**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Rental Income History</b>										
<b>Operating Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Current Year</b>			<b>Last Year</b>				<b>Two Years Ago</b>			
			<b>February</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>January</b>	<b>January</b>	<b>December</b>	<b>March</b>	<b>January</b>	<b>January</b>	<b>December</b>
2,048,623	2,358,725	7,782	626,650	626,740	624,910	615,923	612,346	606,826	613,354	627,805	627,524	634,201	633,695

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>							<b>Last Month</b>			<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	554	554	526	28				94.95%	554	528	95.31%	1,662	1,587	95.49%
2 Bedrooms	327	327	310	17				94.80%	327	309	94.50%	981	924	94.19%
3 Bedrooms	40	40	36	4				90.00%	40	38	95.00%	120	112	93.33%
<b>Total Units</b>	<b>921</b>	<b>921</b>	<b>872</b>	<b>49</b>				<b>94.68%</b>	<b>921</b>	<b>875</b>	<b>95.01%</b>	<b>2,763</b>	<b>2,623</b>	<b>94.93%</b>

**San Antonio Housing Authority  
Property Management Monthly Report  
HemisView Market Units  
For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
802,555	334,652				197,883	196,017	192,585	15	0	21	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	91	91	85	6			183	93.41%			819	780	95.24%	
2 Bedrooms	93	93	76	17			517	81.72%			837	718	85.78%	
<b>Total</b>	<b>184</b>	<b>184</b>	<b>161</b>	<b>23</b>			<b>700</b>	<b>87.50%</b>			<b>1,656</b>	<b>1,498</b>	<b>90.46%</b>	

**Maintenance Summary**

**San Antonio Housing Authority  
Property Management Monthly Report  
HemisView Village  
For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
203,922	110,936				13,429	14,024	13,640	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	20	20	20						100.00%			180	179	99.44%
2 Bedrooms	32	32	32						100.00%			288	287	99.65%
3 Bedrooms	9	9	9						100.00%			81	79	97.53%
<b>Total</b>	<b>61</b>	<b>61</b>	<b>61</b>						<b>100.00%</b>			<b>549</b>	<b>545</b>	<b>99.27%</b>

**Maintenance Summary**



**San Antonio Housing Authority  
Property Management Monthly Report  
Midcrowne Seniors Pavillion LP  
For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
11,152	251,884	9,698			112,673	111,568	110,631	0	0	0	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	100	100	98	2			61	98.00%				900	883	98.11%
2 Bedrooms	96	96	96					100.00%				864	820	94.91%
<b>Total</b>	<b>196</b>	<b>196</b>	<b>194</b>	<b>2</b>			<b>61</b>	<b>98.98%</b>				<b>1,764</b>	<b>1,703</b>	<b>96.54%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**O'Connor Road, LP**  
**For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
82,172	351,667				90,434	89,447	89,807	0	0	5	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>			
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	140	140	138	2				61	98.57%			1,260	1,241	98.49%
2 Bedrooms	10	10	10						100.00%			90	88	97.78%
<b>Total</b>	<b>150</b>	<b>150</b>	<b>148</b>	<b>2</b>				<b>61</b>	<b>98.67%</b>			<b>1,350</b>	<b>1,329</b>	<b>98.44%</b>

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Refugio Street, LP**  
**For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
693,696	424,587				141,877	144,600	142,004	1	0	2	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Current Month</b>										<b>Year-to-Date</b>		
		<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>
1 Bedroom	93	93	90	3			91	96.77%			837	761	90.92%	
2 Bedrooms	86	86	79	7			213	91.86%			774	729	94.19%	
3 Bedrooms	31	31	30	1			30	96.77%			279	269	96.42%	
<b>Total</b>	<b>210</b>	<b>210</b>	<b>199</b>	<b>11</b>			<b>335</b>	<b>94.76%</b>			<b>1,890</b>	<b>1,759</b>	<b>93.07%</b>	

**Maintenance Summary**

**San Antonio Housing Authority**  
**Property Management Monthly Report**  
**Science Park II, LP**  
**For the Period Ending 9/30/2018**

**Monthly**

**Year-to-Date**

<b>Account Balances</b>			<b>Year-to-Date Actual Revenue (Lost)</b>		<b>Rental Income History</b>			<b>Leasing Summary</b>				
<b>Co Oper Account</b>	<b>Replacement Reserves</b>	<b>Tenant Receivable</b>	<b>Due to Rate</b>	<b>Due to Occupancy</b>	<b>8/31/2018</b>	<b>7/31/2018</b>	<b>6/30/2018</b>	<b>Preleased Unit</b>	<b>Notices to Vacate</b>	<b>Move Outs</b>	<b>Traffic</b>	<b>Lease Up Days</b>
36,012	356,547				74,317	74,204	74,102	0	0	1	0	0.00

**Occupancy Information**

<b>Account Description</b>	<b>Total Units</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Current Month</b>						<b>Year-to-Date</b>				
					<b>Mod Units</b>	<b>Offline/Fire Units</b>	<b>Agency Unit</b>	<b>Vacant Days</b>	<b>Pct Occ</b>	<b>Avg Rate</b>	<b>Market Rate</b>	<b>Available Units</b>	<b>Occupied Units</b>	<b>Pct Occ</b>	
1 Bedroom	110	110	109	1				30	99.09%				990	973	98.28%
2 Bedrooms	10	10	10						100.00%				90	90	100.00
<b>Total</b>	<b>120</b>	<b>120</b>	<b>119</b>	<b>1</b>				<b>30</b>	<b>99.17%</b>				<b>1,080</b>	<b>1,063</b>	<b>98.43%</b>

**Maintenance Summary**

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	2,608,391	=	0.19																															
	Curr Liab Exc Curr Prtn LTD	(13,800,302)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(11,635,300)	=	-17.13																															
	Average Monthly Operating and Other Expenses	679,407			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.99			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	7,782	=	0.00																															
	Total Tenant Revenue	1,964,901			IR < 1.50																														
<b>Days Receivable Outstanding: 0.36</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(62,238)	=	0.09																															
	Total Operating Expenses	679,407			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>5.32%</td> <td>94.68%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>5.07%</td> <td>94.93%</td> <td></td> <td></td> <td>IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	5.32%	94.68%				Year-to-Date	5.07%	94.93%			IR >= 0.98												
Occupancy	Loss	Occ %																																	
Current Month	5.32%	94.68%																																	
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	2,358,635	=	0.19																															
	Curr Liab Exc Curr Prtn LTD	(12,731,212)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(10,787,470)	=	-17.25																															
	Average Monthly Operating and Other Expenses	625,185			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.05			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	5,668	=	0.00																															
	Total Tenant Revenue	1,927,316			IR < 1.50																														
<b>Days Receivable Outstanding: 0.27</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(35,695)	=	0.06																															
	Total Operating Expenses	625,185			IR < 0.75																														
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5.00																																			

<b>Excess Cash</b>				
(12,537,313)				
<b>Average Dwelling Rent</b>				
Actual/UML	1,881,628	2,623	717.36	
Budget/UMA	1,932,083	2,763	699.27	
Increase (Decrease)	(50,455)	(140)	18.09	

<b>Excess Cash</b>				
(11,641,603)				
<b>Average Dwelling Rent</b>				
Actual/UML	1,835,094	2,610	703.10	
Budget/UMA	1,909,997	2,763	691.28	
Increase (Decrease)	(74,903)	(153)	11.82	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 124.33	15.88 %
Supplies and Materials	12.76	1.63
Fleet Costs	0.14	0.02
Outside Services	114.94	14.69
Utilities	46.95	6.00
Protective Services	10.80	1.38
Insurance	29.65	7.24
Other Expenses	42.60	5.44
Total Average Expense	\$ 382.15	52.28 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 149.29	19.52 %
Supplies and Materials	13.64	1.78
Fleet Costs	0.00	0.00
Outside Services	63.60	8.32
Utilities	46.44	7.38
Protective Services	2.94	0.38
Insurance	27.25	7.38
Other Expenses	31.92	4.17
Total Average Expense	\$ 335.08	48.94 %

**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 March 31, 2019

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,292,318	=	0.46																															
	Curr Liab Exc Curr Prtn LTD	(2,784,902)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(1,492,584)	=	-9.14																															
	Average Monthly Operating and Other Expenses	163,237			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.17			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	592,003			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(8,621)	=	0.05																															
	Total Operating Expenses	163,237			IR < 0.75																														
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FASS KFI	MP	MASS KFI	MP																																
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	1,086,985	=	0.38																															
	Curr Liab Exc Curr Prtn LTD	(2,825,201)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(1,738,216)	=	-10.23																															
	Average Monthly Operating and Other Expenses	169,863			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.23			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	634,909			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(8,674)	=	0.05																															
	Total Operating Expenses	169,863			IR < 0.75																														
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
(1,671,467)	

<b>Excess Cash</b>	
(1,924,049)	

<b>Average Dwelling Rent</b>			
Actual/UML	557,540	478	1,166.40
Budget/UMA	622,245	552	1,127.26
Increase (Decrease)	(64,705)	(74)	39.15

<b>Average Dwelling Rent</b>			
Actual/UML	593,168	509	1,165.36
Budget/UMA	625,987	552	1,134.04
Increase (Decrease)	(32,820)	(43)	31.32

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 112.20	9.06 %
Supplies and Materials	10.83	0.87
Fleet Costs	0.00	0.00
Outside Services	70.91	5.73
Utilities	49.49	4.00
Protective Services	12.13	0.98
Insurance	32.73	6.53
Other Expenses	50.32	4.06
Total Average Expense	\$ 338.61	31.23 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 155.27	12.45%
Supplies and Materials	21.81	1.75
Fleet Costs	0.00	0.00
Outside Services	76.05	6.10
Utilities	32.49	5.19
Protective Services	1.23	0.10
Insurance	31.38	5.19
Other Expenses	44.92	3.60
Total Average Expense	\$ 363.15	34.38%

**KFI - FY Comparison for HemisView Village - 61 Units**  
**Period Ending March 31, 2019**

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(255,436)	=	-0.07																															
	Curr Liab Exc Curr Prtn LTD	(3,765,333)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(4,020,769)	=	-85.83																															
	Average Monthly Operating and Other Expenses	46,844			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.40			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	45,809			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(191)	=	0.00																															
	Total Operating Expenses	46,844			IR < 0.75																														
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5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	(247,770)	=	-0.08																															
	Curr Liab Exc Curr Prtn LTD	(3,140,517)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(3,388,286)	=	-72.41																															
	Average Monthly Operating and Other Expenses	46,790			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.19			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	43,389			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
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Current Month	0.00 %	100.00%																																	
Year-to-Date	0.55 %	99.45%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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DSCR	0.00 2	Occupancy	16.00 16																																
Total Points	0.00 25	Total Points	25.00 25																																
<b>Capital Fund Occupancy</b>																																			
5.00																																			

Excess Cash	
(4,072,829)	

Excess Cash	
(3,440,400)	

Average Dwelling Rent			
Actual/UML	39,968	176	227.09
Budget/UMA	37,926	183	207.24
Increase (Decrease)	2,043	(7)	19.85

Average Dwelling Rent			
Actual/UML	38,897	182	213.72
Budget/UMA	39,650	183	216.67
Increase (Decrease)	(753)	(1)	(2.95)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 97.18	20.41 %
Supplies and Materials	8.31	1.74
Fleet Costs	0.00	0.00
Outside Services	53.05	11.14
Utilities	63.13	13.26
Protective Services	9.57	2.01
Insurance	29.63	13.26
Other Expenses	29.46	6.19
Total Average Expense	\$ 290.33	68.02 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 127.42	32.55%
Supplies and Materials	23.43	5.99
Fleet Costs	0.00	0.00
Outside Services	50.43	12.88
Utilities	52.03	13.29
Protective Services	1.52	0.39
Insurance	29.25	13.29
Other Expenses	22.20	5.67
Total Average Expense	\$ 306.29	84.05%



		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	260,871	=	1.38																															
	Curr Liab Exc Curr Prtn LTD	(188,967)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(34,778)	=	-0.22																															
	Average Monthly Operating and Other Expenses	155,174			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		0.20			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	7,782	=	0.02																															
	Total Tenant Revenue	341,342			IR < 1.50																														
<b>Days Receivable Outstanding: 2.05</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(38,198)	=	0.25																															
	Total Operating Expenses	155,174			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.59%		95.41%																															
Year-to-Date	3.40%		96.60%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>9.03</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>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>12.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>9.03</td> <td>25</td> <td>Total Points</td> <td>21.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	9.03	12	Accts Recvble	5.00	5	MENAR	0.00	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	12.00	16	Total Points	9.03	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	9.03	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	9.03	25	Total Points	21.00	25																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	151,376	=	0.91																															
	Curr Liab Exc Curr Prtn LTD	(165,516)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(115,883)	=	-1.17																															
	Average Monthly Operating and Other Expenses	98,988			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.20			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	5,668	=	0.02																															
	Total Tenant Revenue	327,196			IR < 1.50																														
<b>Days Receivable Outstanding: 1.58</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(23,122)	=	0.23																															
	Total Operating Expenses	98,988			IR < 0.75																														
MASS	<b>Occupancy</b>																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	5.10 %		94.90%																															
Year-to-Date	5.61 %		94.39%	IR >= 0.98																															
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	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																														
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
(295,662)	

<b>Excess Cash</b>	
(327,859)	

<b>Average Dwelling Rent</b>			
Actual/UML	337,643	568	594.44
Budget/UMA	335,041	588	569.80
Increase (Decrease)	2,602	(20)	24.64

<b>Average Dwelling Rent</b>			
Actual/UML	320,046	555	576.66
Budget/UMA	330,253	588	561.66
Increase (Decrease)	(10,207)	(33)	15.00

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 95.90	15.39 %
Supplies and Materials	23.60	3.79
Fleet Costs	0.00	0.00
Outside Services	253.89	40.76
Utilities	41.63	6.68
Protective Services	15.70	2.52
Insurance	41.91	6.68
Other Expenses	68.54	11.00
Total Average Expense	\$ 541.16	86.83 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 95.81	15.94 %
Supplies and Materials	9.00	1.50
Fleet Costs	0.00	0.00
Outside Services	60.88	10.13
Utilities	66.84	11.12
Protective Services	12.19	2.03
Insurance	31.13	11.12
Other Expenses	34.56	5.75
Total Average Expense	\$ 310.40	57.59 %

		This Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	267,789	=	0.19																															
	Curr Liab Exc Curr Prtn LTD	(1,416,502)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(1,262,032)	=	-14.74																															
	Average Monthly Operating and Other Expenses	85,636			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.49			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	279,605			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,080)	=	0.01																															
	Total Operating Expenses	85,636			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>4.00%</td> <td>96.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.89%</td> <td>97.11%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.00%	96.00%				Year-to-Date	2.89%	97.11%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	4.00%	96.00%																																	
Year-to-Date	2.89%	97.11%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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<b>Capital Fund Occupancy</b>																																			
5.00																																			

		Last Year																																	
FASS	<b>Quick Ratio (QR)</b>																																		
	Current Assets, Unrestricted	261,512	=	0.20																															
	Curr Liab Exc Curr Prtn LTD	(1,278,211)			IR >= 2.0																														
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>																																		
	Expendable Fund Balance	(1,121,723)	=	-13.00																															
	Average Monthly Operating and Other Expenses	86,308			IR >= 4.0																														
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>																																		
		1.06			IR >= 1.25																														
MASS	<b>Tenant Receivable (TR)</b>																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	269,750			IR < 1.50																														
<b>Days Receivable Outstanding: 0.00</b>																																			
MASS	<b>Accounts Payable (AP)</b>																																		
	Accounts Payable	(1,119)	=	0.01																															
	Total Operating Expenses	86,308			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.67 %</td> <td>99.33%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>1.33 %</td> <td>98.67%</td> <td colspan="3">IR &gt;= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.67 %	99.33%				Year-to-Date	1.33 %	98.67%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.67 %	99.33%																																	
Year-to-Date	1.33 %	98.67%	IR >= 0.98																																
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MENAR	0.00 11	Accts Payable	4.00 4																																
DSCR	1.00 2	Occupancy	16.00 16																																
Total Points	1.00 25	Total Points	25.00 25																																
<b>Capital Fund Occupancy</b>																																			
5.00																																			

<b>Excess Cash</b>	
(1,392,571)	

<b>Excess Cash</b>	
(1,252,166)	

<b>Average Dwelling Rent</b>			
Actual/UML	277,939	437	636.01
Budget/UMA	278,183	450	618.18
Increase (Decrease)	(244)	(13)	17.83

<b>Average Dwelling Rent</b>			
Actual/UML	268,597	444	604.95
Budget/UMA	263,882	450	586.40
Increase (Decrease)	4,715	(6)	18.54

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.93	20.46 %
Supplies and Materials	13.90	2.17
Fleet Costs	0.00	0.00
Outside Services	62.28	9.73
Utilities	41.94	6.56
Protective Services	0.00	0.00
Insurance	23.42	6.56
Other Expenses	29.37	4.59
Total Average Expense	\$ 301.85	50.07 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 147.23	24.23 %
Supplies and Materials	11.54	1.90
Fleet Costs	0.00	0.00
Outside Services	40.33	6.64
Utilities	36.99	6.09
Protective Services	0.00	0.00
Insurance	22.43	6.09
Other Expenses	22.89	3.77
Total Average Expense	\$ 281.42	48.72 %

**KFI - FY Comparison for Refugio Street, LP - 210 Units**  
**Period Ending March 31, 2019**

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	986,869	=	0.22	
	Curr Liab Exc Curr Prtn LTD	(4,520,648)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(3,663,634)	=	-24.55	
	Average Monthly Operating and Other Expenses	149,229			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.33			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	477,946			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(1,770)	=	0.01	
	Total Operating Expenses	149,229			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	4.76%		95.24%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.49%		96.51%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	12.00 16	
	Total Points	2.00 25	Total Points	21.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	1,001,326	=	0.23	
	Curr Liab Exc Curr Prtn LTD	(4,325,628)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(3,445,741)	=	-23.27	
	Average Monthly Operating and Other Expenses	148,106			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		1.09			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	433,387			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(1,702)	=	0.01	
	Total Operating Expenses	148,106			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	9.05 %		90.95%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	9.68 %		90.32%	IR >= 0.98
MASS	<b>FASS KFI</b>	<b>MP</b>	<b>MASS KFI</b>	<b>MP</b>	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	1.00 2	Occupancy	1.00 16	
	Total Points	1.00 25	Total Points	10.00 25	
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

<b>Excess Cash</b>				
(3,827,301)				
<b>Average Dwelling Rent</b>				
Actual/UML	441,536	608	726.21	
Budget/UMA	431,209	630	684.46	
Increase (Decrease)	10,326	(22)	41.75	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 146.41	17.27 %		
Supplies and Materials	7.59	0.89		
Fleet Costs	0.00	0.00		
Outside Services	74.18	8.75		
Utilities	52.38	6.18		
Protective Services	19.60	2.31		
Insurance	23.75	8.21		
Other Expenses	31.93	3.77		
Total Average Expense	\$ 355.84	47.37 %		

<b>Excess Cash</b>				
(3,608,274)				
<b>Average Dwelling Rent</b>				
Actual/UML	397,044	569	697.79	
Budget/UMA	431,675	630	685.20	
Increase (Decrease)	(34,631)	(61)	12.59	
<b>PUM / Percentage of Revenue</b>				
Expense	Amount	Percent		
Salaries and Benefits	\$ 199.58	24.26 %		
Supplies and Materials	10.56	1.28		
Fleet Costs	0.00	0.00		
Outside Services	81.77	9.94		
Utilities	48.51	7.96		
Protective Services	0.00	0.00		
Insurance	25.35	7.96		
Other Expenses	29.63	3.60		
Total Average Expense	\$ 395.42	55.01 %		

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

Period Ending March 31, 2019

		This Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	55,980	=	0.05	
	Curr Liab Exc Curr Prtn LTD	(1,123,951)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(1,161,504)	=	-14.65	
	Average Monthly Operating and Other Expenses	79,287			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.85			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	228,195			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(12,378)	=	0.16	
	Total Operating Expenses	79,287			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.67%		98.33%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	1.11%		98.89%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

		Last Year			
FASS	<b>Quick Ratio (QR)</b>				
	Current Assets, Unrestricted	105,205	=	0.11	
	Curr Liab Exc Curr Prtn LTD	(996,139)			IR >= 2.0
FASS	<b>Months Expendable Net Assets Ratio (MENAR)</b>				
	Expendable Fund Balance	(977,620)	=	-13.01	
	Average Monthly Operating and Other Expenses	75,130			IR >= 4.0
FASS	<b>Debt Service Coverage Ratio (DSCR)</b>				
		0.85			IR >= 1.25
MASS	<b>Tenant Receivable (TR)</b>				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	218,685			IR < 1.50
MASS	<b>Days Receivable Outstanding: 0.00</b>				
MASS	<b>Accounts Payable (AP)</b>				
	Accounts Payable	(887)	=	0.01	
	Total Operating Expenses	75,130			IR < 0.75
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.67 %		98.33%	
MASS	<b>Occupancy</b>				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.50 %		97.50%	IR >= 0.98
MASS	<b>Capital Fund Occupancy</b>				
		5.00			

	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	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	12.00 16
Total Points	0.00	25	Total Points	21.00 25

<b>Excess Cash</b>				
(1,277,484)				

<b>Excess Cash</b>				
(1,088,856)				

<b>Average Dwelling Rent</b>				
Actual/UML	227,002	356	637.65	
Budget/UMA	227,479	360	631.89	
Increase (Decrease)	(477)	(4)	5.76	

<b>Average Dwelling Rent</b>				
Actual/UML	217,342	351	619.21	
Budget/UMA	218,549	360	607.08	
Increase (Decrease)	(1,207)	(9)	12.13	

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 153.55	23.96 %
Supplies and Materials	7.69	1.20
Fleet Costs	1.05	0.16
Outside Services	117.21	18.29
Utilities	40.89	6.38
Protective Services	0.00	0.00
Insurance	23.66	6.38
Other Expenses	31.80	4.96
Total Average Expense	\$ 375.86	61.32 %

<b>PUM / Percentage of Revenue</b>		
Expense	Amount	Percent
Salaries and Benefits	\$ 157.61	25.30%
Supplies and Materials	11.73	1.88
Fleet Costs	0.00	0.00
Outside Services	56.65	9.09
Utilities	40.07	6.46
Protective Services	0.00	0.00
Insurance	23.25	6.46
Other Expenses	29.09	4.67
Total Average Expense	\$ 318.40	53.87%