



Supplemental Reports

For the Month and Year-To-Date Ended February 29, 2020
(Unaudited and Subject to Review)

**SAN ANTONIO
HOUSING
AUTHORITY**

818 S. Flores St.
San Antonio, TX 78204

Phone:
(210) 477-6262
Fax:
(210) 477-6062

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

Ed Hinojosa
Chief Financial Officer

Diana K. Fiedler
*Director of Finance and
Accounting*

Linda Le
Controller

Jennifer Mireles
Budget Manager

SAHA Combined

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

Partnerships

1. Property Management Reports
2. Key Financial Indicators

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

Monthly

Year-to-Date

Account Balances			Rental Income History										
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			January	December	November	February	January	December	November	February	January	December	November
9,252,824		141,372	925,688	924,835	932,071	940,134	902,817	856,725	903,246	878,430	873,450	797,898	1,788,509

Occupancy Information

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

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,465,639		65,491			108,374	107,802	109,203	5	4	22	59	19.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1		.00					.00
Efficiency	40	40	39	1				30	97.50%			320	304	95.00%
1 Bedroom	16	16	15	1				30	93.75%			128	123	96.09%
2 Bedrooms	495	495	471	24				730	95.15%			3,960	3,729	94.17%
3 Bedrooms	180	180	166	14				426	92.22%			1,440	1,308	90.83%
4 Bedrooms	9	9	8	1				30	88.89%			72	63	87.50%
Total	741	740	699	41			1	1,247	94.46%			5,920	5,527	93.36%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
213,053		(2,498)			27,337	27,125	28,116	1	1	1	10	5.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
90,168		(591)						0	0	0	1	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	16	16		16				487	.00			128		.00
4 Bedrooms	4	4		4				122	.00			32		.00
Total	20	20		20				608	.00			160		.00

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
846,505		17,026			43,812	41,576	43,197	9	3	12	132	168.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	5						5		.00					.00
1 Bedroom	24	24	24						100.00%			192	190	98.96%
2 Bedrooms	176	176	169	7				213	96.02%			1,408	1,353	96.09%
3 Bedrooms	187	187	176	11				335	94.12%			1,496	1,420	94.92%
4 Bedrooms	81	81	79	2				61	97.53%			648	627	96.76%
5 Bedrooms	26	26	25	1				30	96.15%			208	191	91.83%
Total	499	494	473	21			5	639	95.75%			3,952	3,781	95.67%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,818		31,145			21,073	23,139	22,031	5	30	0	76	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1		.00					.00
1 Bedroom	14	14	14						100.00%			112	109	97.32%
2 Bedrooms	66	66	64	2				61	96.97%			516	505	97.87%
3 Bedrooms	58	58	55	3				91	94.83%			464	443	95.47%
4 Bedrooms	9	9	7	2				61	77.78%			72	58	80.56%
Total	148	147	140	7			1	213	95.24%			1,164	1,115	95.79%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
206,857		32,860			29,583	27,493	27,947	1	1	1	1	8.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	21	21	20	1				30	95.24%			168	165	98.21%
2 Bedrooms	74	74	70	4				122	94.59%			592	576	97.30%
3 Bedrooms	63	63	62	1				30	98.41%			504	485	96.23%
4 Bedrooms	9	9	9						100.00%			72	72	100.00%
Total	167	167	161	6				183	96.41%			1,336	1,298	97.16%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
105,182		15,309			21,879	22,359	23,752	1	1	3	350	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	13	1				30	92.86%			112	105	93.75%
2 Bedrooms	41	41	41						100.00%			328	311	94.82%
3 Bedrooms	79	79	79						100.00%			632	626	99.05%
4 Bedrooms	6	6	6						100.00%			48	48	100.00%
Total	140	140	139	1				30	99.29%			1,120	1,090	97.32%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
485,972		(6,819)			65,857	66,470	66,348	0	1	0	20	2.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	129	129	123	6				183	95.35%			1,032	1,008	97.67%
1 Bedroom	137	137	133	4				122	97.08%			1,096	1,076	98.18%
2 Bedrooms	4	4	4						100.00%			32	32	100.00
3 Bedrooms	1	1	1						100.00%			8	8	100.00
Total	271	271	261	10				304	96.31%			2,168	2,124	97.97%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
157,266		4,880			22,399	21,884	21,862	5	0	5	45	21.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	50	1				30	98.04%			408	399	97.79%
2 Bedrooms	35	35	32	3				91	91.43%			280	263	93.93%
3 Bedrooms	28	28	24	4				122	85.71%			224	204	91.07%
4 Bedrooms	4	4	3	1				30	75.00%			32	31	96.88%
Total	118	118	109	9				274	92.37%			944	897	95.02%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
181,466		(734)			27,907	27,692	27,405	1	2	0	122	24.00

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	120	120	119	1				30	99.17%			960	950	98.96%
2 Bedrooms	10	10	10						100.00%			80	80	100.00%
Total	130	130	129	1				30	99.23%			1,040	1,030	99.04%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
185,623		15,352			28,343	28,263	31,950	0	0	0	5	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	49	2				61	96.08%			408	395	96.81%
2 Bedrooms	42	42	40	2				61	95.24%			336	306	91.07%
3 Bedrooms	19	19	19						100.00%			152	147	96.71%
4 Bedrooms	2	2	2						100.00%			16	7	43.75%
Total	114	114	110	4				122	96.49%			912	855	93.75%

Maintenance Summary

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

Monthly

Year-to-Date

Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
228,604		694			29,712	29,884	29,200	0	68	68	108	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	72	72	68	4				122	94.44%			576	569	98.78%
1 Bedroom	42	42	41	1				30	97.62%			336	327	97.32%
2 Bedrooms	4	4	4						100.00%			32	32	100.00%
3 Bedrooms	1	1	1						100.00%			8	8	100.00%
Total	119	119	114	5				152	95.80%			952	936	98.32%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
128,781		1,754			16,702	16,755	16,747	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	95	95	94	1				30	98.95%			760	755	99.34%
2 Bedrooms	5	5	5						100.00%			40	39	97.50%
Total	100	100	99	1				30	99.00%			800	794	99.25%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
508,538		23,781			43,688	43,555	43,362	13	126	9	22	9.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	8						8		.00					.00
1 Bedroom	91	91	88	3				91	96.70%			728	694	95.33%
2 Bedrooms	154	154	138	16				487	89.61%			1,232	1,107	89.85%
3 Bedrooms	81	81	78	3				91	96.30%			648	609	93.98%
4 Bedrooms	4	4	4						100.00%			32	26	81.25%
Total	338	330	308	22			8	669	93.33%			2,640	2,436	92.27%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
252,253		1,399			23,037	22,911	23,022	4	0	2	130	.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	36	36	35	1				30	97.22%			288	281	97.57%
2 Bedrooms	40	40	39	1				30	97.50%			320	311	97.19%
Total	76	76	74	2				61	97.37%			608	592	97.37%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
223,376		308			36,069	37,445	37,086	3	0	5	123	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	71	71	71						100.00%			568	562	98.94%
2 Bedrooms	66	66	64	2				61	96.97%			528	514	97.35%
3 Bedrooms	102	102	100	2				61	98.04%			816	799	97.92%
4 Bedrooms	6	6	6						100.00%			48	48	100.00%
5 Bedrooms	3	3	3						100.00%			24	24	100.00%
Total	248	248	244	4				122	98.39%			1,984	1,947	98.14%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
146,408		19,913			13,110	14,041	13,940	3	0	3	35	20.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	8	8	8						100.00%			64	64	100.00
2 Bedrooms	43	43	42	1				30	97.67%			344	332	96.51%
3 Bedrooms	33	33	29	4				122	87.88%			264	256	96.97%
4 Bedrooms	10	10	9	1				30	90.00%			80	76	95.00%
5 Bedrooms	6	6	6						100.00%			48	48	100.00
Total	100	100	94	6				183	94.00%			800	776	97.00%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
365,756		15,609			45,827	45,404	48,254	2	2	2	20	5.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	96	96	95	1				30	98.96%			768	749	97.53%
1 Bedroom	116	116	116						100.00%			928	917	98.81%
2 Bedrooms	18	18	18						100.00%			144	144	100.00%
3 Bedrooms	1	1	1						100.00%			8	8	100.00%
Total	231	231	230	1				30	99.57%			1,848	1,818	98.38%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
63,360		(14,004)			12,545	12,944	12,726	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
Efficiency	12	12	12						100.00%			96	96	100.00
1 Bedroom	36	36	34	2				61	94.44%			288	281	97.57%
2 Bedrooms	2	2	2						100.00%			16	16	100.00
Total	50	50	48	2				61	96.00%			400	393	98.25%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
136,765		11,634			17,601	17,412	15,878	2	0	2	25	20.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
282,958		25,744			8,233	10,065	10,920	2	1	0	18	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	69	69	63	6				183	91.30%			571	531	92.99%
Total	69	69	63	6				183	91.30%			571	531	92.99%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
208,316		5,888			32,115	30,906	31,344	0	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	21	21	19	2			61	90.48%			168	163	97.02%	
1 Bedroom	42	42	41	1			30	97.62%			336	330	98.21%	
2 Bedrooms	86	86	85	1			30	98.84%			688	666	96.80%	
3 Bedrooms	30	30	23	7			213	76.67%			237	182	76.79%	
4 Bedrooms	1	1		1			30	.00			8		.00	
Total	180	180	168	12			365	93.33%			1,437	1,341	93.32%	

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
151,282		3,426			25,575	26,132	25,954	0	2	1	20	25.00

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	119	119	115	4				122	96.64%			952	918	96.43%
2 Bedrooms	5	5	5						100.00%			40	40	100.00
Total	124	124	120	4				122	96.77%			992	958	96.57%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
31,725		(155)			8,911	8,914	8,840	0	1	0	0	.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	24	24	22	2				61	91.67%			192	185	96.35%
2 Bedrooms	10	10	10						100.00%			80	79	98.75%
Total	34	34	32	2				61	94.12%			272	264	97.06%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Tarry Towne/Escondida/Wmsburg
For the Period Ending 2/29/2020**

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
177,965		(5,043)			36,489	36,230	36,817	0	1	0	16	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	103	103	101	2				61	98.06%			824	813	98.67%
2 Bedrooms	30	30	29	1				30	96.67%			240	234	97.50%
Total	133	133	130	3				91	97.74%			1,064	1,047	98.40%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
628,611		(1,449)			13,537	13,527	13,469	4	3	0	391	83.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	16				16					.00				.00
1 Bedroom	218	66	65	1	152			30		98.48%		528	525	99.43%
2 Bedrooms	20	4	4		16					100.00%		32	32	100.00
3 Bedrooms	1				1					.00				.00
Total	255	70	69	1	185			30		98.57%		560	557	99.46%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
185,799		2,995			32,307	32,173	31,020	0	2	2	67	5.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	60	60	58	2			61	96.67%			480	468	97.50%	
1 Bedroom	58	58	58					100.00%			464	459	98.92%	
2 Bedrooms	11	11	11					100.00%			88	85	96.59%	
Total	129	129	127	2			61	98.45%			1,032	1,012	98.06%	

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
425,533		(5,697)			53,675	53,042	52,308	5	3	8	130	38.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	41	41	41						100.00%			328	322	98.17%
1 Bedroom	139	139	138	1				30	99.28%			1,114	1,101	98.83%
2 Bedrooms	21	21	21						100.00%			166	165	99.40%
Total	201	201	200	1				30	99.50%			1,608	1,588	98.76%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
231,854		39,282			25,294	25,533	25,190	2	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	12	12	12						100.00%			96	96	100.00
2 Bedrooms	62	62	60	2				61	96.77%			496	489	98.59%
3 Bedrooms	54	54	52	2				61	96.30%			432	426	98.61%
4 Bedrooms	32	32	31	1				30	96.88%			256	253	98.83%
5 Bedrooms	6	6	6						100.00%			48	44	91.67%
Total	166	166	161	5				152	96.99%			1,328	1,308	98.49%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
229,541		(1,908)			14,416	14,430	14,256	3	0	4	67	81.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	69						100.00%			552	551	99.82%
2 Bedrooms	6	6	6						100.00%			48	48	100.00
Total	75	75	75						100.00%			600	599	99.83%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
338,878		6,993			34,988	34,627	34,902	4	5	5	35	15.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	68	1				30	98.55%			552	541	98.01%
2 Bedrooms	46	46	46						100.00%			368	364	98.91%
3 Bedrooms	62	62	61	1				30	98.39%			496	482	97.18%
4 Bedrooms	26	26	26						100.00%			208	197	94.71%
Total	203	203	201	2				61	99.01%			1,624	1,584	97.54%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
163,922		(5,708)			5,294	5,102	5,026	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%			200	189	94.50%	
3 Bedrooms	17	17	17					100.00%			136	132	97.06%	
4 Bedrooms	5	5	5					100.00%			40	40	100.00%	
5 Bedrooms	3	3	3					100.00%			24	24	100.00%	
Total	50	50	49	1			30	98.00%			400	385	96.25%	

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
4,244		256						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10						100.00%			80	79	98.75%
2 Bedrooms	9	9	9						100.00%			72	69	95.83%
3 Bedrooms	6	6	6						100.00%			48	45	93.75%
Total	25	25	25						100.00%			200	193	96.50%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(7,083)								0	0	0	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
37,534		(1)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			24	24	100.00
2 Bedrooms	25	25	22	3				91	88.00%			200	185	92.50%
3 Bedrooms	37	37	36	1				30	97.30%			296	292	98.65%
4 Bedrooms	6	6	6						100.00%			48	48	100.00
Total	71	71	67	4				122	94.37%			568	549	96.65%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
190,174								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	2	1			30	66.67%				24	22	91.67%
2 Bedrooms	33	33	32	1			30	96.97%				264	252	95.45%
3 Bedrooms	24	24	23	1			30	95.83%				192	186	96.88%
4 Bedrooms	3	3	3					100.00%				24	24	100.00%
Total	63	63	60	3			91	95.24%				504	484	96.03%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,723								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%			112	112	100.00
2 Bedrooms	26	26	26						100.00%			208	208	100.00
3 Bedrooms	9	9	9						100.00%			72	67	93.06%
Total	49	49	49						100.00%			392	387	98.72%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(13,852)								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Current Month							Year-to-Date				
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	20	20	20							100.00%			160	160	100.00
2 Bedrooms	19	19	19							100.00%			152	147	96.71%
Total	<u>39</u>	<u>39</u>	<u>39</u>							<u>100.00%</u>			<u>312</u>	<u>307</u>	<u>98.40%</u>

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
(6,886)		33						0	0	0	0	.00	

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	5	5	5						100.00%			40	40	100.00
2 Bedrooms	35	35	34	1				30	97.14%			280	264	94.29%
3 Bedrooms	7	7	7						100.00%			56	53	94.64%
4 Bedrooms	2	2	2						100.00%			16	16	100.00
Total	49	49	48	1				30	97.96%			392	373	95.15%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(5,513)		(397)						0	0	0	26	15.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Current Month							Year-to-Date				
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	19	19	19							100.00%			152	152	100.00
2 Bedrooms	20	20	20							100.00%			160	160	100.00
3 Bedrooms	11	11	11							100.00%			88	83	94.32%
Total	50	50	50							100.00%			400	395	98.75%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(10,355)		(190)						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	13	13	13						100.00%			104	99	95.19%
2 Bedrooms	16	16	14	2				61	87.50%			128	119	92.97%
3 Bedrooms	17	17	17						100.00%			136	128	94.12%
Total	46	46	44	2				61	95.65%			368	346	94.02%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,061		(848)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month							Year-to-Date					
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			16	16	100.00%
2 Bedrooms	24	24	22	2				61	91.67%			192	178	92.71%
3 Bedrooms	20	20	18	2				61	90.00%			160	153	95.63%
4 Bedrooms	2	2	2						100.00%			16	14	87.50%
Total	48	48	44	4				122	91.67%			384	361	94.01%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(6,818)		113						0	0	0	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
(3,907)								0	0	0	0	.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	9	9	8	1				30	88.89%				72	64	88.89%
2 Bedrooms	5	5	5						100.00%				40	40	100.00
Total	14	14	13	1				30	92.86%				112	104	92.86%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(10,993)								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	41	41	41						100.00%			324	312	96.30%
Total	41	41	41						100.00%			324	312	96.30%

Maintenance Summary

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

Monthly

Year-to-Date

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

Occupancy Information

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

San Antonio Housing Authority
Property Management Monthly Report
Beacon
SAHA Managed Properties
For the Period Ending 2/29/2020

Monthly

Year-to-Date

Account Balances

Rental Income History

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			January	December	November	February	January	December	November	February	January	December	November
11,718,945	2,127,185	819,796	997,374	980,053	1,065,025	911,370	915,322	35,750	1,999,782	944,692	945,425	953,446	962,763

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	105	6				94.59%	111	107	96.40%	888	838	94.37%
1 Bedroom	809	809	751	58				92.83%	809	755	93.33%	6,472	6,104	94.31%
2 Bedrooms	644	644	609	35				94.57%	644	603	93.63%	5,152	3,921	76.11%
3 Bedrooms	96	96	84	12				87.50%	96	86	89.58%	768	852	110.94%
4 Bedrooms								.00			.00		759	.00
Total Units	1,660	1,660	1,549	111				93.31%	1,660	1,551	93.43%	13,280	12,474	93.93%

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(7,279)	47,379	36,833			39,461	39,164	39,406	2	0	1	38	13.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,269,764	32,398	100,351	55,459	(55,064)	69,456	66,148	68,690	0	0	4	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
552,206	66,415	190,731	35,407	(24,977)	126,045	128,756	122,232	8	7	6	210	2.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	24	24	23	1				30	95.83%			192	185	96.35%
1 Bedroom	136	136	132	4				122	97.06%			1,088	1,058	97.24%
2 Bedrooms	60	60	59	1				30	98.33%			480	291	60.63%
3 Bedrooms									.00				174	.00
Total	220	220	214	6				183	97.27%			1,760	1,708	97.05%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
635,981	64,609	76,215			34,214	33,161	32,681	0	0	0	56	1.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	40	40	39	1				30	97.50%			320	197	61.56%
4 Bedrooms									.00				120	.00
Total	40	40	39	1				30	97.50%			320	317	99.06%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
36,295		7,190	2,682		3,334	3,334	3,334	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	4	4	4						100.00%			32	32	100.00
Total	4	4	4						100.00%			32	32	100.00

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
996,236	454,216	78,244	55,386	(39,916)	89,606	84,942	81,928	0	0	3	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	60	60	58	2			61	96.67%			480	458	95.42%	
2 Bedrooms	48	48	44	4			122	91.67%			384	356	92.71%	
3 Bedrooms	16	16	16					100.00%			128	118	92.19%	
Total	124	124	118	6			183	95.16%			992	932	93.95%	

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
103,311		54,197	(89,972)	112,370	71,081	74,349	73,737	0	0	4	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
101,415		54,947			15,593	16,800	14,677	0	1	2	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	18	18	16	2				61	88.89%			144	80	55.56%
3 Bedrooms	12	12	10	2				61	83.33%			96	49	51.04%
4 Bedrooms									.00				75	.00
Total	30	30	26	4				122	86.67%			240	204	85.00%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
855,461	16,799	44,256	19,141	(24,078)	40,434	42,507	36,494	2	0	1	26	185.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
483,379		69,474	(15,199)	(12,319)	85,080	84,364	85,250	5	17	6	88	3.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17	17	15	2				61	88.24%			136	126	92.65%
1 Bedroom	70	70	63	7				213	90.00%			560	532	95.00%
2 Bedrooms	46	46	44	2				61	95.65%			368	352	95.65%
3 Bedrooms	24	24	18	6				183	75.00%			192	169	88.02%
Total	157	157	140	17				517	89.17%			1,256	1,179	93.87%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
113,012	27,586	33,580			45,312	47,598	57,375	5	11	3	90	14.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	34	34	32	2				61	94.12%			272	259	95.22%
1 Bedroom	32	32	30	2				61	93.75%			256	249	97.27%
2 Bedrooms	24	24	23	1				30	95.83%			192	116	60.42%
4 Bedrooms									.00				63	.00
Total	90	90	85	5				152	94.44%			720	687	95.42%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,103,183		11,379			25,992	26,086	26,020	1	0	0	23	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	18						100.00%			144	129	89.58%
1 Bedroom	78	78	71	7				213	91.03%			624	577	92.47%
2 Bedrooms	4	4	4						100.00%			32	20	62.50%
4 Bedrooms									.00				12	.00
Total	100	100	93	7				213	93.00%			800	738	92.25%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,039,382	139,158	199,647			165,001	164,140	240,622	8	0	11	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,274,217		6,458			24,973	24,748	26,131	1	0	1	3	124.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	17	1				30	94.44%			144	139	96.53%
1 Bedroom	82	82	79	3				91	96.34%			656	647	98.63%
Total	100	100	96	4				122	96.00%			800	786	98.25%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
984,317	218,341	28,729			102,847	99,325	98,914	0	5	8	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	64	64	62	2			61	96.88%				512	484	94.53%
2 Bedrooms	64	64	63	1			30	98.44%				512	441	86.13%
Total	128	128	125	3			91	97.66%				1,024	925	90.33%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
185,247		13,010	(1,343)	(1,598)	15,005	15,005	14,782	0	1	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	27						100.00%			216	214	99.07%
2 Bedrooms	2	2	1	1				30	50.00%			16	15	93.75%
Total	29	29	28	1				30	96.55%			232	229	98.71%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(6,074)	250,757	72,263			40,259	26,612	39,737	0	15	1	31	69.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	24						100.00%			192	183	95.31%
2 Bedrooms	80	80	76	4				122	95.00%			640	378	59.06%
4 Bedrooms									.00				218	.00
Total	104	104	100	4				122	96.15%			832	779	93.63%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,107)		6,257			3,682	3,014	3,014	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	7	7	6	1			30	85.71%			56	50	89.29%	
Total	7	7	6	1			30	85.71%			56	50	89.29%	

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Beacon
Third Party Managed Properties
For the Period Ending 2/29/2020**

Monthly

Year-to-Date

Account Balances

Rental Income History

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			January	December	November	February	January	December	November	February	January	December	November
3,386,739	522,234	337,806	731,671	727,757	714,339	709,702	713,764	709,995	680,833	658,069	646,965	640,647	643,441

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	1	1	1					100.00%	1	1	100.00%	8	8	100.00%
1 Bedroom	805	805	709	96				88.07%	805	731	90.81%	6,440	5,865	91.07%
2 Bedrooms	383	383	335	48				87.47%	383	330	86.16%	3,064	2,648	86.42%
3 Bedrooms	63	63	61	2				96.83%	63	63	100.00%	504	476	94.44%
Total Units	1,252	1,252	1,106	146				88.34%	1,252	1,125	89.86%	10,016	8,997	89.83%

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
185,681	180,511				98,392	112,936	99,336	0	1	13	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	188	188	167	21				639	88.83%			1,504	1,384	92.02%
2 Bedrooms	64	64	56	8				243	87.50%			512	466	91.02%
3 Bedrooms	1	1	1						100.00%			8	8	100.00%
Total	253	253	224	29				882	88.54%			2,024	1,858	91.80%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
387,337	146,300				71,635	66,803	61,357	0	4	5	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			8	8	100.00
1 Bedroom	194	194	157	37				1,125	80.93%			1,552	1,304	84.02%
2 Bedrooms	1	1		1				30	.00			8	7	87.50%
Total	196	196	158	38				1,156	80.61%			1,568	1,319	84.12%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,085	16,800				45,984	43,927	44,609	0	1	0	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
224,795	61,304	(660)	39,887	(33,722)	135,290	134,909	136,240	0	5	7	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	112	112	110	2				61	98.21%			896	870	97.10%
2 Bedrooms	88	88	83	5				152	94.32%			704	672	95.45%
Total	200	200	193	7				213	96.50%			1,600	1,542	96.38%

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
3,381	101,206				2,303	3,171	2,919	0	0	0	2	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2019	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,583,460	411,906				378,067	366,012	369,878	6	20	9	33	14.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	284	284	250	34			1,034	88.03%			2,272	2,099	92.39%	
2 Bedrooms	198	198	169	29			882	85.35%			1,584	1,281	80.87%	
3 Bedrooms	50	50	49	1			30	98.00%			400	380	95.00%	
Total	532	532	468	64			1,947	87.97%			4,256	3,760	88.35%	

Maintenance Summary

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	9,356,375	=	2.04	
	Curr Liab Exc Curr Prtn LTD	(4,595,042)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	4,368,215	=	1.35	
	Average Monthly Operating and Other Expenses	3,236,766			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
2.47					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	295,475	=	0.04	
	Total Tenant Revenue	7,851,897			IR < 1.50
Days Receivable Outstanding: 9.36					
MASS	Accounts Payable (AP)				
	Accounts Payable	(2,031,922)	=	0.63	
	Total Operating Expenses	3,236,766			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	7.08%	96.11%	
		Year-to-Date	7.79%	95.96%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	12.00 12	Accts Recvble	5.00 5
		MENAR	6.51 11	Accts Payable	4.00 4
		DSCR	2.00 2	Occupancy	8.00 16
		Total Points	20.51 25	Total Points	17.00 25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	3,821,006	=	1.04	
	Curr Liab Exc Curr Prtn LTD	(3,667,187)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	153,819	=	0.05	
	Average Monthly Operating and Other Expenses	3,142,393			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
-8.79					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	310,982	=	0.04	
	Total Tenant Revenue	7,692,123			IR < 1.50
Days Receivable Outstanding: 10.09					
MASS	Accounts Payable (AP)				
	Accounts Payable	(1,530,720)	=	0.49	
	Total Operating Expenses	3,142,393			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	8.00 %	95.14%	
		Year-to-Date	8.07 %	95.12%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	7.40 12	Accts Recvble	5.00 5
		MENAR	0.00 11	Accts Payable	4.00 4
		DSCR	0.00 2	Occupancy	8.00 16
		Total Points	7.40 25	Total Points	17.00 25
Capital Fund Occupancy					
5.00					

Excess Cash				
1,118,471				
Average Dwelling Rent				
Actual/UML	7,390,827	44,632	165.59	
Budget/UMA	7,128,203	46,512	153.26	
Increase (Decrease)	262,625	(1,880)	12.34	

Excess Cash				
(3,006,152)				
Average Dwelling Rent				
Actual/UML	6,948,699	45,131	153.97	
Budget/UMA	6,940,348	47,445	146.28	
Increase (Decrease)	8,350	(2,314)	7.69	

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

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

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 February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,493,123	=	2.84																															
	Curr Liab Exc Curr Prtn LTD	(525,225)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	860,278	=	2.06																															
	Average Monthly Operating and Other Expenses	416,927			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	65,491	=	0.07																															
	Total Tenant Revenue	930,443			IR < 1.50																														
MASS	Days Receivable Outstanding: 17.84																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(164,852)	=	0.40																															
	Total Operating Expenses	416,927			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	5.67%		94.46%																															
	Year-to-Date	6.76%		93.36%	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>7.56</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>21.56</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	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
	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																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,203,912	=	3.14																															
	Curr Liab Exc Curr Prtn LTD	(383,076)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	820,837	=	2.06																															
	Average Monthly Operating and Other Expenses	397,919			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		23.30																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	72,070	=	0.08																															
	Total Tenant Revenue	931,508			IR < 1.50																														
MASS	Days Receivable Outstanding: 19.13																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(157,935)	=	0.40																															
	Total Operating Expenses	397,919			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	6.75 %		93.38%																															
	Year-to-Date	6.71 %		93.41 %	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																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
441,296				
Average Dwelling Rent				
Actual/UML	874,677	5,527	158.26	
Budget/UMA	802,611	5,920	135.58	
Increase (Decrease)	72,066	(393)	22.68	

Excess Cash				
420,715				
Average Dwelling Rent				
Actual/UML	847,898	5,530	153.33	
Budget/UMA	682,628	5,920	115.31	
Increase (Decrease)	165,270	(390)	38.02	

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

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

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	210,465	=	2.56																															
	Curr Liab Exc Curr Prtn LTD	(82,279)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	128,186	=	2.25																															
	Average Monthly Operating and Other Expenses	56,883			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(2,498)	=	-0.01																															
	Total Tenant Revenue	238,851			IR < 1.50																														
Days Receivable Outstanding: -2.72																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(22,798)	=	0.40																															
	Total Operating Expenses	56,883			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	1.72%		98.28%																															
Year-to-Date	2.91%		97.09%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.84	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.84	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	143,100	=	1.65																															
	Curr Liab Exc Curr Prtn LTD	(86,739)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	56,361	=	1.07																															
	Average Monthly Operating and Other Expenses	52,854			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(1,449)	=	-0.01																															
	Total Tenant Revenue	231,203			IR < 1.50																														
Days Receivable Outstanding: -1.59																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(31,547)	=	0.60																															
	Total Operating Expenses	52,854			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.31 %		95.69%																															
Year-to-Date	3.88 %		96.12%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	10.32	12	Accts Recvble	5.00	5																														
MENAR	6.10	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	18.42	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
71,195				

Excess Cash				
3,275				

Average Dwelling Rent				
Actual/UML	220,051	901	244.23	
Budget/UMA	228,756	928	246.50	
Increase (Decrease)	(8,705)	(27)	(2.27)	

Average Dwelling Rent				
Actual/UML	219,040	892	245.56	
Budget/UMA	232,689	928	250.74	
Increase (Decrease)	(13,650)	(36)	(5.18)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 95.76	18.78 %
Supplies and Materials	23.52	4.61
Fleet Costs	0.00	0.00
Outside Services	145.16	28.47
Utilities	122.34	23.99
Protective Services	0.00	0.00
Insurance	13.98	23.99
Other Expenses	18.66	3.66
Total Average Expense	\$ 419.42	103.51 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 84.79	18.57 %
Supplies and Materials	19.32	4.23
Fleet Costs	0.76	0.17
Outside Services	128.83	28.22
Utilities	127.21	27.86
Protective Services	0.00	0.00
Insurance	11.33	27.86
Other Expenses	24.93	5.46
Total Average Expense	\$ 397.18	112.38 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	90,363	=	37.30																															
	Curr Liab Exc Curr Prtn LTD	(2,423)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	87,940	=	12.56																															
	Average Monthly Operating and Other Expenses	7,003			IR >= 4.0																														
Debt Service Coverage Ratio (DSCR)																																			
0.00					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(591)	=	-2.46																															
	Total Tenant Revenue	240			IR < 1.50																														
Days Receivable Outstanding: -598.39																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(364)	=	0.05																															
	Total Operating Expenses	7,003			IR < 0.75																														
Occupancy																																			
	<u>Loss</u>	<u>Occ %</u>																																	
Current Month	0.00%	0.00%																																	
Year-to-Date	0.00%	0.00%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <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>0.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>9.00</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	0.00	16	Total Points	25.00	25	Total Points	9.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(9,197)	=	-1.05																															
	Curr Liab Exc Curr Prtn LTD	(8,755)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(17,952)	=	-1.88																															
	Average Monthly Operating and Other Expenses	9,528			IR >= 4.0																														
Debt Service Coverage Ratio (DSCR)																																			
0.00					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(591)	=	-1.03																															
	Total Tenant Revenue	572			IR < 1.50																														
Days Receivable Outstanding: -251.07																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,182)	=	0.54																															
	Total Operating Expenses	9,528			IR < 0.75																														
Occupancy																																			
	<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																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
80,935	

Excess Cash	
(27,490)	

Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	160	0.00
Increase (Decrease)	0	(160)	0.00

Average Dwelling Rent			
Actual/UML	(1,390)	0	0.00
Budget/UMA	0	384	0.00
Increase (Decrease)	(1,390)	(384)	0.00

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	30.98 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	0.00	318.59
Utilities	0.00	37.21
Protective Services	0.00	1.36
Insurance	0.00	37.21
Other Expenses	0.00	11.76
Total Average Expense	\$ 0.00	437.12 %

KFI - FY Comparison for Cassiano Homes - 499 Units

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	844,309	=	1.70	
	Curr Liab Exc Curr Prtn LTD	(497,501)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	292,222	=	0.88	
	Average Monthly Operating and Other Expenses	332,737			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-6.81			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	17,026	=	0.05	
	Total Tenant Revenue	354,672			IR < 1.50
MASS	Days Receivable Outstanding: 11.79				
MASS	Accounts Payable (AP)				
	Accounts Payable	(149,508)	=	0.45	
	Total Operating Expenses	332,737			IR < 0.75
MASS	Occupancy				
MASS	Loss				
MASS	Occ %				
MASS	IR >= 0.98				
MASS	FASS KFI				
MASS	MP				
MASS	MASS KFI				
MASS	MP				
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	867,592	=	1.90	
	Curr Liab Exc Curr Prtn LTD	(456,481)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	411,111	=	1.35	
	Average Monthly Operating and Other Expenses	304,309			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-15.26			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	26,677	=	0.06	
	Total Tenant Revenue	424,153			IR < 1.50
MASS	Days Receivable Outstanding: 16.44				
MASS	Accounts Payable (AP)				
	Accounts Payable	(279,894)	=	0.92	
	Total Operating Expenses	304,309			IR < 0.75
MASS	Occupancy				
MASS	Loss				
MASS	Occ %				
MASS	IR >= 0.98				
MASS	FASS KFI				
MASS	MP				
MASS	MASS KFI				
MASS	MP				
MASS	Capital Fund Occupancy				
		5.00			

Excess Cash				
Average Dwelling Rent				
Actual/UML	343,258	3,781	90.79	
Budget/UMA	378,033	3,952	95.66	
Increase (Decrease)	(34,775)	(171)	(4.87)	

Excess Cash				
Average Dwelling Rent				
Actual/UML	351,653	3,756	93.62	
Budget/UMA	385,970	3,952	97.66	
Increase (Decrease)	(34,317)	(196)	(4.04)	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 151.10	24.84 %
Supplies and Materials	53.28	8.76
Fleet Costs	4.46	0.73
Outside Services	196.56	32.31
Utilities	77.69	12.77
Protective Services	11.08	1.82
Insurance	26.03	12.77
Other Expenses	22.25	3.66
Total Average Expense	\$ 542.45	97.66 %

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

Period Ending February 29, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	45,683	=	0.44																										
	Curr Liab Exc Curr Prtn LTD	(102,663)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(56,981)	=	-0.59																										
	Average Monthly Operating and Other Expenses	96,378			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	31,145	=	0.15																										
	Total Tenant Revenue	204,110			IR < 1.50																									
Days Receivable Outstanding: 38.97																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(34,166)	=	0.35																										
	Total Operating Expenses	96,378			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	5.41%		95.24%																										
Year-to-Date	5.83%		95.79%	IR >= 0.98																										
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	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																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	120,122	=	1.53																										
	Curr Liab Exc Curr Prtn LTD	(78,462)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	41,660	=	0.47																										
	Average Monthly Operating and Other Expenses	89,278			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	20,452	=	0.09																										
	Total Tenant Revenue	221,086			IR < 1.50																									
Days Receivable Outstanding: 23.15																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(45,696)	=	0.51																										
	Total Operating Expenses	89,278			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	6.08 %		95.86%																										
Year-to-Date	7.77 %		94.14%	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>9.75</td> <td>12</td> <td>Accts Recvble</td> <td>0.00 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>11.75</td> <td>25</td> <td>Total Points</td> <td>12.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	9.75	12	Accts Recvble	0.00 5	MENAR	0.00	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	8.00 16	Total Points	11.75	25	Total Points	12.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	9.75	12	Accts Recvble	0.00 5																										
MENAR	0.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	8.00 16																										
Total Points	11.75	25	Total Points	12.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
(153,635)	

Excess Cash	
(47,928)	

Average Dwelling Rent			
Actual/UML	174,822	1,115	156.79
Budget/UMA	186,751	1,164	160.44
Increase (Decrease)	(11,930)	(49)	(3.65)

Average Dwelling Rent			
Actual/UML	198,066	1,092	181.38
Budget/UMA	176,667	1,160	152.30
Increase (Decrease)	21,399	(68)	29.08

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

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

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	241,691	=	1.88																															
	Curr Liab Exc Curr Prtn LTD	(128,446)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	113,245	=	1.14																															
	Average Monthly Operating and Other Expenses	99,539			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	32,860	=	0.14																															
	Total Tenant Revenue	229,759			IR < 1.50																														
Days Receivable Outstanding: 34.93																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(36,423)	=	0.37																															
	Total Operating Expenses	99,539			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.59%		96.41%																															
Year-to-Date	2.84%		97.16%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>11.43</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>6.20</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>19.63</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	11.43	12	Accts Recvble	5.00	5	MENAR	6.20	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	19.63	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	11.43	12	Accts Recvble	5.00	5																														
MENAR	6.20	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	19.63	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	209,074	=	2.56																															
	Curr Liab Exc Curr Prtn LTD	(81,693)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	127,381	=	1.43																															
	Average Monthly Operating and Other Expenses	88,902			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	15,333	=	0.07																															
	Total Tenant Revenue	213,294			IR < 1.50																														
Days Receivable Outstanding: 18.20																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(33,944)	=	0.38																															
	Total Operating Expenses	88,902			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	1.80 %		98.20%																															
Year-to-Date	3.89 %		96.11 %	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.63	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	20.63	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
13,203	

Excess Cash	
37,800	

Average Dwelling Rent				
Actual/UML	216,515	1,298	166.81	
Budget/UMA	194,661	1,336	145.70	
Increase (Decrease)	21,854	(38)	21.10	

Average Dwelling Rent				
Actual/UML	190,865	1,284	148.65	
Budget/UMA	196,667	1,336	147.21	
Increase (Decrease)	(5,802)	(52)	1.44	

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

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

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

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	475,580	=	2.14	
	Curr Liab Exc Curr Prtn LTD	(221,940)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	128,530	=	0.98	
	Average Monthly Operating and Other Expenses	131,241			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.16			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(6,819)	=	-0.01	
	Total Tenant Revenue	547,123			IR < 1.50
Days Receivable Outstanding: -3.13					
MASS	Accounts Payable (AP)				
	Accounts Payable	(94,329)	=	0.72	
	Total Operating Expenses	131,241			IR < 0.75
Occupancy Loss Occ %					
	Current Month	3.69%	96.31%		
	Year-to-Date	2.03%	97.97%		IR >= 0.98
FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	0.00	11	Accts Payable	4.00 4
	DSCR	0.00	2	Occupancy	12.00 16
	Total Points	12.00	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(146,710)	=	-1.03	
	Curr Liab Exc Curr Prtn LTD	(141,797)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(288,507)	=	-2.14	
	Average Monthly Operating and Other Expenses	134,674			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-5.41			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(4,564)	=	-0.01	
	Total Tenant Revenue	520,805			IR < 1.50
Days Receivable Outstanding: -2.18					
MASS	Accounts Payable (AP)				
	Accounts Payable	(68,815)	=	0.51	
	Total Operating Expenses	134,674			IR < 0.75
Occupancy Loss Occ %					
	Current Month	2.95 %	97.05%		
	Year-to-Date	2.31 %	97.69%		IR >= 0.98
FASS KFI MP MASS KFI MP					
	QR	0.00	12	Accts Recvble	5.00 5
	MENAR	0.00	11	Accts Payable	4.00 4
	DSCR	0.00	2	Occupancy	12.00 16
	Total Points	0.00	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

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

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

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 152.90	33.44 %
Supplies and Materials	30.07	6.58
Fleet Costs	2.42	0.53
Outside Services	114.62	25.07
Utilities	78.75	17.22
Protective Services	3.75	0.82
Insurance	13.01	17.22
Other Expenses	25.97	5.68
Total Average Expense	\$ 421.49	106.56 %

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	153,602	=	1.61	
	Curr Liab Exc Curr Prtn LTD	(95,595)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	58,007	=	0.65	
	Average Monthly Operating and Other Expenses	89,884			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	15,309	=	0.08	
	Total Tenant Revenue	189,734			IR < 1.50
MASS	Days Receivable Outstanding: 20.45				
MASS	Accounts Payable (AP)				
	Accounts Payable	(43,243)	=	0.48	
	Total Operating Expenses	89,884			IR < 0.75
MASS	Occupancy				
	Current Month	0.71%		99.29%	
	Year-to-Date	2.68%		97.32%	IR >= 0.98
MASS	Summary Table				
	FASS KFI	MP	MASS KFI	MP	
	QR	10.11 12	Accts Recvble	5.00 5	
MENAR	0.00 11	Accts Payable	4.00 4		
DSCR	2.00 2	Occupancy	12.00 16		
Total Points	12.11 25	Total Points	21.00 25		
Capital Fund Occupancy					
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(100,976)	=	-0.47	
	Curr Liab Exc Curr Prtn LTD	(215,054)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(316,030)	=	-3.84	
	Average Monthly Operating and Other Expenses	82,405			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	15,974	=	0.10	
	Total Tenant Revenue	152,555			IR < 1.50
MASS	Days Receivable Outstanding: 25.76				
MASS	Accounts Payable (AP)				
	Accounts Payable	(65,599)	=	0.80	
	Total Operating Expenses	82,405			IR < 0.75
MASS	Occupancy				
	Current Month	4.29 %		95.71%	
	Year-to-Date	3.13 %		96.88%	IR >= 0.98
MASS	Summary Table				
	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
MENAR	0.00 11	Accts Payable	2.00 4		
DSCR	2.00 2	Occupancy	12.00 16		
Total Points	2.00 25	Total Points	19.00 25		
Capital Fund Occupancy					
		5.00			

Excess Cash				
(32,140)				
Average Dwelling Rent				
Actual/UML	181,431	1,090	166.45	
Budget/UMA	147,000	1,120	131.25	
Increase (Decrease)	34,431	(30)	35.20	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 171.32	29.47 %
Supplies and Materials	32.12	5.53
Fleet Costs	7.16	1.23
Outside Services	187.19	32.20
Utilities	94.84	16.31
Protective Services	2.80	0.48
Insurance	32.38	16.31
Other Expenses	21.91	3.77
Total Average Expense	\$ 549.72	105.31 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 171.33	32.44 %
Supplies and Materials	30.37	5.75
Fleet Costs	1.74	0.33
Outside Services	185.36	35.09
Utilities	77.33	14.96
Protective Services	0.00	0.00
Insurance	22.48	14.96
Other Expenses	42.10	7.97
Total Average Expense	\$ 530.71	111.50 %

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

Period Ending February 29, 2020

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

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	163,835	=	2.49	
	Curr Liab Exc Curr Prtn LTD	(65,814)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	98,022	=	1.54	
	Average Monthly Operating and Other Expenses	63,741			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	15,752	=	0.08	
	Total Tenant Revenue	209,248			IR < 1.50
Days Receivable Outstanding: 18.31					
MASS	Accounts Payable (AP)				
	Accounts Payable	(30,197)	=	0.47	
	Total Operating Expenses	63,741			IR < 0.75
Occupancy Loss Occ %					
	Current Month	7.63 %		92.37%	
	Year-to-Date	3.60 %		96.40%	IR >= 0.98
FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	6.79	11	Accts Payable	4.00 4
	DSCR	2.00	2	Occupancy	12.00 16
	Total Points	20.79	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

Excess Cash				
(31,928)				
Average Dwelling Rent				
Actual/UML	177,903	897	198.33	
Budget/UMA	204,000	944	216.10	
Increase (Decrease)	(26,097)	(47)	(17.77)	

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

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 133.41	23.71 %
Supplies and Materials	42.77	7.60
Fleet Costs	5.43	0.96
Outside Services	121.09	21.52
Utilities	109.18	20.64
Protective Services	5.80	1.03
Insurance	21.51	20.64
Other Expenses	31.00	5.51
Total Average Expense	\$ 470.19	101.63 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	183,413	=	2.33																															
	Curr Liab Exc Curr Prtn LTD	(78,644)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	104,770	=	1.82																															
	Average Monthly Operating and Other Expenses	57,467			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(734)	=	0.00																															
	Total Tenant Revenue	222,568			IR < 1.50																														
Days Receivable Outstanding: -0.80																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(20,447)	=	0.36																															
	Total Operating Expenses	57,467			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>0.77%</td> <td>99.23%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>0.96%</td> <td>99.04%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.77%	99.23%				Year-to-Date	0.96%	99.04%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.77%	99.23%																																	
Year-to-Date	0.96%	99.04%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.21	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.21	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	88,956	=	1.81																															
	Curr Liab Exc Curr Prtn LTD	(49,154)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	39,802	=	0.65																															
	Average Monthly Operating and Other Expenses	61,652			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	21	=	0.00																															
	Total Tenant Revenue	211,749			IR < 1.50																														
Days Receivable Outstanding: 0.02																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(20,698)	=	0.34																															
	Total Operating Expenses	61,652			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	0.00 %	100.00%																																	
Year-to-Date	1.64 %	98.36%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	13.09	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
46,817	

Excess Cash	
(22,693)	

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

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

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

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

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

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	204,951	=	2.67	
	Curr Liab Exc Curr Prtn LTD	(76,624)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	128,326	=	2.27	
	Average Monthly Operating and Other Expenses	56,646			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
0.00					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	15,352	=	0.06	
	Total Tenant Revenue	241,647			IR < 1.50
Days Receivable Outstanding: 15.55					
MASS	Accounts Payable (AP)				
	Accounts Payable	(20,429)	=	0.36	
	Total Operating Expenses	56,646			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	3.51%	96.49%	
		Year-to-Date	6.25%	93.75%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	12.00 12	Accts Recvble	5.00 5
		MENAR	7.86 11	Accts Payable	4.00 4
		DSCR	2.00 2	Occupancy	4.00 16
		Total Points	21.86 25	Total Points	13.00 25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	125,643	=	2.63	
	Curr Liab Exc Curr Prtn LTD	(47,854)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	77,789	=	1.42	
	Average Monthly Operating and Other Expenses	54,823			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
0.00					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	5,284	=	0.02	
	Total Tenant Revenue	219,509			IR < 1.50
Days Receivable Outstanding: 5.96					
MASS	Accounts Payable (AP)				
	Accounts Payable	(20,544)	=	0.37	
	Total Operating Expenses	54,823			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	2.63 %	97.37%	
		Year-to-Date	2.52 %	97.48%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	12.00 12	Accts Recvble	5.00 5
		MENAR	6.61 11	Accts Payable	4.00 4
		DSCR	2.00 2	Occupancy	12.00 16
		Total Points	20.61 25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

Excess Cash				
71,439				
Average Dwelling Rent				
Actual/UML	228,165	855	266.86	
Budget/UMA	202,543	912	222.09	
Increase (Decrease)	25,622	(57)	44.77	

Excess Cash				
23,029				
Average Dwelling Rent				
Actual/UML	201,998	889	227.22	
Budget/UMA	192,000	912	210.53	
Increase (Decrease)	9,998	(23)	16.69	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 131.34	26.90 %
Supplies and Materials	11.83	2.42
Fleet Costs	0.67	0.14
Outside Services	117.53	24.07
Utilities	99.03	21.78
Protective Services	1.10	0.23
Insurance	21.92	21.78
Other Expenses	24.31	4.98
Total Average Expense	\$ 407.74	102.30 %

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

GJJdeKeyFinancialIndicatorsByCartera
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		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	232,858	=	3.72																										
	Curr Liab Exc Curr Prtn LTD	(62,581)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	170,277	=	3.39																										
	Average Monthly Operating and Other Expenses	50,299			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	694	=	0.00																										
	Total Tenant Revenue	238,624			IR < 1.50																									
Days Receivable Outstanding: 0.71																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(26,656)	=	0.53																										
	Total Operating Expenses	50,299			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.20%		95.80%																										
Year-to-Date	1.68%		98.32%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	9.50	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	23.50	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
	Quick Ratio (QR)																													
	Current Assets, Unrestricted	104,874	=	1.93																										
	Curr Liab Exc Curr Prtn LTD	(54,406)			IR >= 2.0																									
	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	50,469	=	0.92																										
	Average Monthly Operating and Other Expenses	54,883			IR >= 4.0																									
	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
	Tenant Receivable (TR)																													
	Tenant Receivable	3,914	=	0.02																										
	Total Tenant Revenue	228,395			IR < 1.50																									
Days Receivable Outstanding: 4.19																														
	Accounts Payable (AP)																													
	Accounts Payable	(28,194)	=	0.51																										
	Total Operating Expenses	54,883			IR < 0.75																									
	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.68 %		98.32%																										
Year-to-Date	2.31 %		97.69%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	11.65	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	13.65	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
119,737	

Excess Cash	
(4,708)	

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

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

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

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

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

		This Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	134,880	=	2.34																									
	Curr Liab Exc Curr Prtn LTD	(57,594)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	77,285	=	1.94																									
	Average Monthly Operating and Other Expenses	39,739			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
0.00					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	1,754	=	0.01																									
	Total Tenant Revenue	136,596			IR < 1.50																								
Days Receivable Outstanding: 3.13																													
MASS	Accounts Payable (AP)																												
	Accounts Payable	(23,792)	=	0.60																									
	Total Operating Expenses	39,739			IR < 0.75																								
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	1.00%	99.00%																											
Year-to-Date	0.75%	99.25%	IR >= 0.98																										
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QR	12.00	12	Accts Recvble	5.00 5																									
MENAR	7.39	11	Accts Payable	4.00 4																									
DSCR	2.00	2	Occupancy	16.00 16																									
Total Points	21.39	25	Total Points	25.00 25																									
Capital Fund Occupancy																													
5.00																													

		Last Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	60,025	=	1.55																									
	Curr Liab Exc Curr Prtn LTD	(38,821)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	21,204	=	0.55																									
	Average Monthly Operating and Other Expenses	38,445			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
0.00					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	5,436	=	0.04																									
	Total Tenant Revenue	138,819			IR < 1.50																								
Days Receivable Outstanding: 9.64																													
MASS	Accounts Payable (AP)																												
	Accounts Payable	(19,439)	=	0.51																									
	Total Operating Expenses	38,445			IR < 0.75																								
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	4.00 %	96.00%																											
Year-to-Date	3.00 %	97.00%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																									
QR	9.82	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	11.82	25	Total Points	21.00 25																									
Capital Fund Occupancy																													
5.00																													

Excess Cash			
37,344			

Excess Cash			
(17,253)			

Average Dwelling Rent			
Actual/UML	133,291	794	167.87
Budget/UMA	137,949	800	172.44
Increase (Decrease)	(4,658)	(6)	(4.56)

Average Dwelling Rent			
Actual/UML	130,989	776	168.80
Budget/UMA	134,133	800	167.67
Increase (Decrease)	(3,144)	(24)	1.13

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 85.43	23.66 %
Supplies and Materials	27.68	7.67
Fleet Costs	1.13	0.31
Outside Services	96.66	26.77
Utilities	49.50	13.71
Protective Services	4.19	1.16
Insurance	24.69	13.71
Other Expenses	34.90	9.66
Total Average Expense	\$ 324.16	96.65 %

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	511,690	=	2.43																															
	Curr Liab Exc Curr Prtn LTD	(210,227)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	269,381	=	1.50																															
	Average Monthly Operating and Other Expenses	179,954			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.31			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	23,781	=	0.06																															
	Total Tenant Revenue	400,844			IR < 1.50																														
Days Receivable Outstanding: 14.56																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(78,291)	=	0.44																															
	Total Operating Expenses	179,954			IR < 0.75																														
<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>8.88%</td> <td>93.33%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>9.91%</td> <td>92.27%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.88%	93.33%				Year-to-Date	9.91%	92.27%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.88%	93.33%																																	
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.73	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	18.73	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(560,544)	=	-2.48																															
	Curr Liab Exc Curr Prtn LTD	(226,029)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(786,572)	=	-2.98																															
	Average Monthly Operating and Other Expenses	263,910			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-183.83			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	16,118	=	0.04																															
	Total Tenant Revenue	385,437			IR < 1.50																														
Days Receivable Outstanding: 10.56																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(123,969)	=	0.47																															
	Total Operating Expenses	263,910			IR < 0.75																														
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DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	0.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
88,448	

Excess Cash	
(1,051,493)	

Average Dwelling Rent				
Actual/UML	356,035	2,436	146.16	
Budget/UMA	346,888	2,640	131.40	
Increase (Decrease)	9,147	(204)	14.76	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 167.91	29.16 %
Supplies and Materials	60.26	10.47
Fleet Costs	3.02	0.52
Outside Services	137.31	23.85
Utilities	46.73	8.12
Protective Services	13.99	2.43
Insurance	23.00	8.15
Other Expenses	21.52	3.74
Total Average Expense	\$ 473.75	86.43 %

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

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

Period Ending February 29, 2020

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
3/6/2020 5:31:16PM

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	258,560	=	5.92	
	Curr Liab Exc Curr Prtn LTD	(43,693)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	214,867	=	4.85	
	Average Monthly Operating and Other Expenses	44,261			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	1,399	=	0.01	
	Total Tenant Revenue	183,941			IR < 1.50
Days Receivable Outstanding: 1.85					
MASS	Accounts Payable (AP)				
	Accounts Payable	(8,746)	=	0.20	
	Total Operating Expenses	44,261			IR < 0.75
Occupancy Loss Occ %					
	Current Month	2.63%		97.37%	
	Year-to-Date	2.63%		97.37%	IR >= 0.98
FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	11.00	11	Accts Payable	4.00 4
	DSCR	2.00	2	Occupancy	12.00 16
	Total Points	25.00	25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	106,589	=	4.15	
	Curr Liab Exc Curr Prtn LTD	(25,671)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	80,918	=	1.88	
	Average Monthly Operating and Other Expenses	42,987			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	350	=	0.00	
	Total Tenant Revenue	174,598			IR < 1.50
Days Receivable Outstanding: 0.49					
MASS	Accounts Payable (AP)				
	Accounts Payable	(8,875)	=	0.21	
	Total Operating Expenses	42,987			IR < 0.75
Occupancy Loss Occ %					
	Current Month	0.00 %		100.00%	
	Year-to-Date	0.49 %		99.51 %	IR >= 0.98
FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	5.00 5
	MENAR	7.29	11	Accts Payable	4.00 4
	DSCR	2.00	2	Occupancy	16.00 16
	Total Points	21.29	25	Total Points	25.00 25
Capital Fund Occupancy					
5.00					

Excess Cash				
170,391				
Average Dwelling Rent				
Actual/UML	178,460	592	301.45	
Budget/UMA	173,133	608	284.76	
Increase (Decrease)	5,327	(16)	16.69	

Excess Cash				
37,696				
Average Dwelling Rent				
Actual/UML	169,148	605	279.58	
Budget/UMA	170,000	608	279.61	
Increase (Decrease)	(852)	(3)	(0.02)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 224.72	39.85 %
Supplies and Materials	33.57	5.95
Fleet Costs	2.08	0.37
Outside Services	110.36	19.57
Utilities	91.64	16.25
Protective Services	0.15	0.03
Insurance	20.31	17.40
Other Expenses	20.37	3.61
Total Average Expense	\$ 503.19	103.02 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 228.02	42.43 %
Supplies and Materials	27.66	5.15
Fleet Costs	1.30	0.24
Outside Services	98.55	18.34
Utilities	81.04	16.13
Protective Services	0.00	0.00
Insurance	15.57	16.13
Other Expenses	28.00	5.21
Total Average Expense	\$ 480.14	103.63 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	243,613	=	1.09																															
	Curr Liab Exc Curr Prtn LTD	(223,783)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	19,830	=	0.12																															
	Average Monthly Operating and Other Expenses	162,441			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	308	=	0.00																															
	Total Tenant Revenue	345,676			IR < 1.50																														
Days Receivable Outstanding: 0.22																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(114,839)	=	0.71																															
	Total Operating Expenses	162,441			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	1.61%		98.39%																															
	Year-to-Date	1.86%		98.14%	IR >= 0.98																														
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	9.63	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	142,070	=	0.87																															
	Curr Liab Exc Curr Prtn LTD	(163,341)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(21,271)	=	-0.15																															
	Average Monthly Operating and Other Expenses	138,279			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	7,673	=	0.03																															
	Total Tenant Revenue	304,096			IR < 1.50																														
Days Receivable Outstanding: 6.13																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(104,627)	=	0.76																															
	Total Operating Expenses	138,279			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	1.61 %		98.39%																															
	Year-to-Date	2.57 %		97.43%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
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MENAR	0.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	2.00	25	Total Points	19.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(143,463)	

Excess Cash	
(161,209)	

Average Dwelling Rent				
Actual/UML	287,387	1,947	147.61	
Budget/UMA	245,667	1,984	123.82	
Increase (Decrease)	41,721	(37)	23.78	

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

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

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

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

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	166,625	=	1.77																										
	Curr Liab Exc Curr Prtn LTD	(94,299)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	72,326	=	1.05																										
	Average Monthly Operating and Other Expenses	68,593			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	19,913	=	0.16																										
	Total Tenant Revenue	123,167			IR < 1.50																									
Days Receivable Outstanding: 39.65																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(47,883)	=	0.70																										
	Total Operating Expenses	68,593			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	6.00%		94.00%																										
Year-to-Date	3.00%		97.00%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
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MENAR	6.08	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	18.96	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	(15,044)	=	-0.29																										
	Curr Liab Exc Curr Prtn LTD	(51,110)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(66,154)	=	-1.00																										
	Average Monthly Operating and Other Expenses	66,466			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	10,468	=	0.11																										
	Total Tenant Revenue	93,533			IR < 1.50																									
Days Receivable Outstanding: 27.66																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(27,201)	=	0.41																										
	Total Operating Expenses	66,466			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.00 %		96.00%																										
Year-to-Date	3.63 %		96.38%	IR >= 0.98																										
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DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	2.00	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
3,586	

Excess Cash	
(135,612)	

Average Dwelling Rent			
Actual/UML	110,875	776	142.88
Budget/UMA	91,039	800	113.80
Increase (Decrease)	19,836	(24)	29.08

Average Dwelling Rent			
Actual/UML	79,938	771	103.68
Budget/UMA	93,333	800	116.67
Increase (Decrease)	(13,395)	(29)	(12.99)

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

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

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	374,251	=	2.40																															
	Curr Liab Exc Curr Prtn LTD	(155,693)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	218,558	=	2.21																															
	Average Monthly Operating and Other Expenses	98,727			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	15,609	=	0.04																															
	Total Tenant Revenue	387,368			IR < 1.50																														
MASS	Days Receivable Outstanding: 10.32																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(49,906)	=	0.51																															
	Total Operating Expenses	98,727			IR < 0.75																														
MASS	Occupancy																																		
MASS	Loss																																		
MASS	Occ %																																		
MASS	IR >= 0.98																																		
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.78	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.78	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	119,997	=	1.39																															
	Curr Liab Exc Curr Prtn LTD	(86,040)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	33,957	=	0.32																															
	Average Monthly Operating and Other Expenses	107,533			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	6,492	=	0.02																															
	Total Tenant Revenue	363,334			IR < 1.50																														
MASS	Days Receivable Outstanding: 4.59																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(28,084)	=	0.26																															
	Total Operating Expenses	107,533			IR < 0.75																														
MASS	Occupancy																																		
MASS	Loss																																		
MASS	Occ %																																		
MASS	IR >= 0.98																																		
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	FASS KFI	MP	MASS KFI	MP																															
QR	9.09	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	11.09	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
119,446	

Excess Cash	
(74,391)	

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

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

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

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

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

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	49,342	=	1.39																										
	Curr Liab Exc Curr Prtn LTD	(35,497)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	13,845	=	0.50																										
	Average Monthly Operating and Other Expenses	27,796			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	(14,004)	=	-0.14																										
	Total Tenant Revenue	99,637			IR < 1.50																									
Days Receivable Outstanding: -34.43																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(15,550)	=	0.56																										
	Total Operating Expenses	27,796			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.00%		96.00%																										
Year-to-Date	1.75%		98.25%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	9.07	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	11.07	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	1,544	=	0.07																										
	Curr Liab Exc Curr Prtn LTD	(22,018)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(20,474)	=	-0.79																										
	Average Monthly Operating and Other Expenses	26,076			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	(11,379)	=	-0.13																										
	Total Tenant Revenue	87,171			IR < 1.50																									
Days Receivable Outstanding: -31.74																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(10,958)	=	0.42																										
	Total Operating Expenses	26,076			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.00 %		100.00%																										
Year-to-Date	3.00 %		97.00%	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	12.00 16																										
Total Points	2.00	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
(14,022)	

Excess Cash	
(46,623)	

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

Average Dwelling Rent				
Actual/UML	86,484	388	222.90	
Budget/UMA	97,333	400	243.33	
Increase (Decrease)	(10,849)	(12)	(20.44)	

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

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	138,828	=	1.66	
	Curr Liab Exc Curr Prtn LTD	(83,667)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	55,161	=	0.79	
	Average Monthly Operating and Other Expenses	69,895			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	11,634	=	0.10	
	Total Tenant Revenue	113,550			IR < 1.50
MASS	Days Receivable Outstanding: 25.58				
MASS	Accounts Payable (AP)				
	Accounts Payable	(31,665)	=	0.45	
	Total Operating Expenses	69,895			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.92%		98.08%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	4.45%		95.55%	IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	50,432	=	0.76	
	Curr Liab Exc Curr Prtn LTD	(66,059)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(15,626)	=	-0.24	
	Average Monthly Operating and Other Expenses	65,306			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	24,311	=	0.19	
	Total Tenant Revenue	126,843			IR < 1.50
MASS	Days Receivable Outstanding: 47.05				
MASS	Accounts Payable (AP)				
	Accounts Payable	(25,847)	=	0.40	
	Total Operating Expenses	65,306			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	3.85 %		96.15%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.85 %		96.15%	IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			

	FASS KFI	MP	MASS KFI	MP
QR	10.36	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	12.36	25	Total Points	17.00 25

	FASS KFI	MP	MASS KFI	MP
QR	0.00	12	Accts Recvble	5.00 5
MENAR	0.00	11	Accts Payable	4.00 4
DSCR	2.00	2	Occupancy	12.00 16
Total Points	2.00	25	Total Points	21.00 25

Excess Cash	
	(14,958)

Excess Cash	
	(81,192)

Average Dwelling Rent			
Actual/UML	129,531	795	162.93
Budget/UMA	111,333	832	133.81
Increase (Decrease)	18,198	(37)	29.12

Average Dwelling Rent			
Actual/UML	114,334	800	142.92
Budget/UMA	109,981	832	132.19
Increase (Decrease)	4,352	(32)	10.73

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 176.88	33.13 %
Supplies and Materials	44.66	8.36
Fleet Costs	1.40	0.26
Outside Services	180.13	33.74
Utilities	89.30	16.91
Protective Services	4.20	0.79
Insurance	23.20	16.91
Other Expenses	27.89	5.22
Total Average Expense	\$ 547.65	115.32 %

KFI - FY Comparison for Scattered Sites - 75 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	299,462	=	5.78																															
	Curr Liab Exc Curr Prtn LTD	(51,785)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	247,677	=	4.47																															
	Average Monthly Operating and Other Expenses	55,417			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	25,744	=	0.37																															
	Total Tenant Revenue	70,447			IR < 1.50																														
Days Receivable Outstanding: 89.91																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(11,707)	=	0.21																															
	Total Operating Expenses	55,417			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	8.70%		91.30%																															
Year-to-Date	37.09%		92.99%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	25.00	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	255,733	=	2.43																															
	Curr Liab Exc Curr Prtn LTD	(105,251)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	150,482	=	2.33																															
	Average Monthly Operating and Other Expenses	64,448			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	45,113	=	0.21																															
	Total Tenant Revenue	215,205			IR < 1.50																														
Days Receivable Outstanding: 54.04																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(48,627)	=	0.75																															
	Total Operating Expenses	64,448			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.65 %		99.35%																															
Year-to-Date	4.22 %		97.65%	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>2.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>7.96</td> <td>11</td> <td>Accts Payable</td> <td>2.00</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>21.96</td> <td>25</td> <td>Total Points</td> <td>16.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	2.00	5	MENAR	7.96	11	Accts Payable	2.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	21.96	25	Total Points	16.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	2.00	5																														
MENAR	7.96	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.96	25	Total Points	16.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
191,785			

Excess Cash			
85,951			

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

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

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

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

KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending February 29, 2020

		This Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	(164,910)	=	-9.24				
	Curr Liab Exc Curr Prtn LTD	(17,849)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	(182,759)	=	-17.07				
	Average Monthly Operating and Other Expenses	10,706			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	23,621			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(4,216)	=	0.39				
	Total Operating Expenses	10,706			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	0.00%		0.00%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	0.00%		0.00%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	0.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	0.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	0.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	2.00	25	Total Points	9.00	25		
MASS	Capital Fund Occupancy							
		5.00						

		Last Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	(70,365)	=	-3.98				
	Curr Liab Exc Curr Prtn LTD	(17,678)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	(88,043)	=	-7.97				
	Average Monthly Operating and Other Expenses	11,050			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	27,561			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(6,127)	=	0.55				
	Total Operating Expenses	11,050			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	0.00 %		0.00%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	0.00 %		0.00%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	0.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	0.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	0.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	2.00	25	Total Points	9.00	25		
MASS	Capital Fund Occupancy							
		5.00						

Excess Cash				
(193,484)				
Average Dwelling Rent				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

Excess Cash				
(99,115)				
Average Dwelling Rent				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	90.24 %	
Supplies and Materials	0.00	22.34	
Fleet Costs	0.00	0.00	
Outside Services	0.00	90.70	
Utilities	0.00	148.37	
Protective Services	0.00	0.00	
Insurance	0.00	148.37	
Other Expenses	0.00	8.83	
Total Average Expense	\$ 0.00	508.85 %	

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

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	210,249	=	1.37	
	Curr Liab Exc Curr Prtn LTD	(153,552)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	56,697	=	0.46	
	Average Monthly Operating and Other Expenses	122,661			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	5,888	=	0.02	
	Total Tenant Revenue	290,837			IR < 1.50
MASS	Days Receivable Outstanding: 4.92				
MASS	Accounts Payable (AP)				
	Accounts Payable	(50,221)	=	0.41	
	Total Operating Expenses	122,661			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	6.67%	93.33%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	6.88%	93.32%		IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			
MASS	Excess Cash				
		(66,805)			
MASS	Average Dwelling Rent				
	Actual/UML	255,148	1,341	190.27	
	Budget/UMA	252,000	1,437	175.37	
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 187.38	34.31 %		
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(78,519)	=	-1.02	
	Curr Liab Exc Curr Prtn LTD	(76,951)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(155,471)	=	-1.49	
	Average Monthly Operating and Other Expenses	104,140			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	11,868	=	0.04	
	Total Tenant Revenue	286,401			IR < 1.50
MASS	Days Receivable Outstanding: 10.10				
MASS	Accounts Payable (AP)				
	Accounts Payable	(24,304)	=	0.23	
	Total Operating Expenses	104,140			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	8.24 %	91.76%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	6.59 %	93.41 %		IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			

FASS KFI	MP	MASS KFI	MP
QR	8.97 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	10.97 25	Total Points	13.00 25

FASS KFI	MP	MASS KFI	MP
QR	0.00 12	Accts Recvble	5.00 5
MENAR	0.00 11	Accts Payable	4.00 4
DSCR	2.00 2	Occupancy	4.00 16
Total Points	2.00 25	Total Points	13.00 25

Actual/UML	Budget/UMA	Increase (Decrease)
255,148	252,000	3,148
1,341	1,437	(96)
190.27	175.37	14.90

Actual/UML	Budget/UMA	Increase (Decrease)
248,755	256,667	(7,912)
1,360	1,456	(96)
182.91	176.28	6.63

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

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

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

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	150,279	=	1.88																										
	Curr Liab Exc Curr Prtn LTD	(79,852)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	70,427	=	1.21																										
	Average Monthly Operating and Other Expenses	58,004			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	3,426	=	0.02																										
	Total Tenant Revenue	202,218			IR < 1.50																									
Days Receivable Outstanding: 4.14																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(35,338)	=	0.61																										
	Total Operating Expenses	58,004			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	3.23%		96.77%																										
Year-to-Date	3.43%		96.57%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	11.43	12	Accts Recvble	5.00 5																										
MENAR	6.31	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	19.75	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
	Quick Ratio (QR)																													
	Current Assets, Unrestricted	83,864	=	1.58																										
	Curr Liab Exc Curr Prtn LTD	(53,119)			IR >= 2.0																									
	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	30,745	=	0.54																										
	Average Monthly Operating and Other Expenses	57,149			IR >= 4.0																									
	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
	Tenant Receivable (TR)																													
	Tenant Receivable	6,368	=	0.03																										
	Total Tenant Revenue	213,396			IR < 1.50																									
Days Receivable Outstanding: 7.35																														
	Accounts Payable (AP)																													
	Accounts Payable	(21,074)	=	0.37																										
	Total Operating Expenses	57,149			IR < 0.75																									
	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.03 %		95.97%																										
Year-to-Date	5.24 %		94.76%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	9.98	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	11.98	25	Total Points	17.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
12,156	

Excess Cash	
(26,694)	

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

Average Dwelling Rent			
Actual/UML	201,301	940	214.15
Budget/UMA	196,667	992	198.25
Increase (Decrease)	4,634	(52)	15.90

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 180.96	41.97 %
Supplies and Materials	24.05	5.58
Fleet Costs	0.41	0.09
Outside Services	78.94	18.31
Utilities	71.32	16.99
Protective Services	2.98	0.69
Insurance	20.55	16.99
Other Expenses	28.74	6.67
Total Average Expense	\$ 407.94	107.29 %

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

GJdeKeyFinancialIndicatorsByCartera
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		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	32,478	=	1.85																															
	Curr Liab Exc Curr Prtn LTD	(17,533)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	14,944	=	0.79																															
	Average Monthly Operating and Other Expenses	18,991			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(155)	=	0.00																															
	Total Tenant Revenue	67,109			IR < 1.50																														
Days Receivable Outstanding: -0.56																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(2,424)	=	0.13																															
	Total Operating Expenses	18,991			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>5.88%</td> <td>94.12%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.94%</td> <td>97.06%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	5.88%	94.12%				Year-to-Date	2.94%	97.06%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	5.88%	94.12%																																	
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FASS KFI	MP	MASS KFI	MP																																
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MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	13.29	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	110,629	=	5.76																															
	Curr Liab Exc Curr Prtn LTD	(19,217)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	91,412	=	5.08																															
	Average Monthly Operating and Other Expenses	18,009			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	522	=	0.01																															
	Total Tenant Revenue	69,800			IR < 1.50																														
Days Receivable Outstanding: 1.82																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(10,795)	=	0.60																															
	Total Operating Expenses	18,009			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>2.94 %</td> <td>97.06%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.31 %</td> <td>96.69%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	2.94 %	97.06%				Year-to-Date	3.31 %	96.69%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	2.94 %	97.06%																																	
Year-to-Date	3.31 %	96.69%	IR >= 0.98																																
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Total Points	25.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(4,096)	

Excess Cash	
73,343	

Average Dwelling Rent				
Actual/UML	67,490	264	255.64	
Budget/UMA	66,567	272	244.73	
Increase (Decrease)	923	(8)	10.91	

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

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

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	189,334	=	2.60	
	Curr Liab Exc Curr Prtn LTD	(72,912)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	116,422	=	1.76	
	Average Monthly Operating and Other Expenses	66,154			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(5,043)	=	-0.02	
	Total Tenant Revenue	293,915			IR < 1.50
MASS	Days Receivable Outstanding: -4.18				
	Accounts Payable (AP)				
	Accounts Payable	(20,433)	=	0.31	
MASS	Total Operating Expenses	66,154			IR < 0.75
	Occupancy	Loss	Occ %		
	Current Month	2.26%	97.74%		
MASS	Year-to-Date	1.60%	98.40%		IR >= 0.98
	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS	MENAR	7.11 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	16.00 16	
	Total Points	21.11 25	Total Points	25.00 25	
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(853,990)	=	-13.01	
	Curr Liab Exc Curr Prtn LTD	(65,635)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(919,625)	=	-12.67	
	Average Monthly Operating and Other Expenses	72,585			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(2,442)	=	-0.01	
	Total Tenant Revenue	290,342			IR < 1.50
MASS	Days Receivable Outstanding: -2.04				
	Accounts Payable (AP)				
	Accounts Payable	(36,097)	=	0.50	
MASS	Total Operating Expenses	72,585			IR < 0.75
	Occupancy	Loss	Occ %		
	Current Month	0.00 %	100.00%		
MASS	Year-to-Date	0.85 %	99.15%		IR >= 0.98
	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	16.00 16	
	Total Points	2.00 25	Total Points	25.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash				
49,873				
Average Dwelling Rent				
Actual/UML	293,967	1,047	280.77	
Budget/UMA	289,667	1,064	272.24	
Increase (Decrease)	4,300	(17)	8.53	

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

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 176.47	36.67 %
Supplies and Materials	25.03	5.20
Fleet Costs	8.62	1.79
Outside Services	118.03	24.53
Utilities	104.43	21.70
Protective Services	0.00	0.00
Insurance	16.91	21.70
Other Expenses	24.59	5.11
Total Average Expense	\$ 474.08	116.69 %

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	620,518	=	0.96																															
	Curr Liab Exc Curr Prtn LTD	(643,190)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(22,672)	=	-0.42																															
	Average Monthly Operating and Other Expenses	54,452			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1,128,452.1			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(1,449)	=	-0.01																															
	Total Tenant Revenue	110,342			IR < 1.50																														
MASS	Days Receivable Outstanding: -3.19																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(590,687)	=	10.85																															
MASS	Occupancy																																		
	Current Month	72.94%	98.57%																																
	Year-to-Date	72.70%	99.46%		IR >= 0.98																														
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Total Points	2.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	284,164	=	4.66																															
	Curr Liab Exc Curr Prtn LTD	(61,014)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	223,150	=	3.43																															
	Average Monthly Operating and Other Expenses	65,001			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		34.16			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(486)	=	0.00																															
	Total Tenant Revenue	97,473			IR < 1.50																														
MASS	Days Receivable Outstanding: -1.25																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(28,228)	=	0.43																															
MASS	Occupancy																																		
	Current Month	72.94 %	98.57%																																
	Year-to-Date	73.04 %	98.21 %		IR >= 0.98																														
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MENAR	9.57	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	23.57	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

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

Excess Cash				
159,166				
Average Dwelling Rent				
Actual/UML	95,563	550	173.75	
Budget/UMA	93,333	560	166.67	
Increase (Decrease)	2,229	(10)	7.08	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 230.99	19.83 %
Supplies and Materials	23.65	2.03
Fleet Costs	1.85	0.16
Outside Services	87.24	7.49
Utilities	71.16	6.11
Protective Services	0.03	0.00
Insurance	42.58	6.11
Other Expenses	53.05	4.55
Total Average Expense	\$ 510.56	46.28 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 227.16	20.87 %
Supplies and Materials	32.83	3.02
Fleet Costs	0.80	0.07
Outside Services	124.23	11.41
Utilities	98.17	9.02
Protective Services	4.72	0.43
Insurance	31.06	9.02
Other Expenses	113.64	10.44
Total Average Expense	\$ 632.62	64.29 %

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

Period Ending February 29, 2020

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		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	187,871	=	1.97																										
	Curr Liab Exc Curr Prtn LTD	(95,501)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	92,370	=	1.46																										
	Average Monthly Operating and Other Expenses	63,365			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	2,995	=	0.01																										
	Total Tenant Revenue	259,246			IR < 1.50																									
Days Receivable Outstanding: 2.81																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(34,543)	=	0.55																										
	Total Operating Expenses	63,365			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.55%		98.45%																										
Year-to-Date	1.94%		98.06%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	11.84	12	Accts Recvble	5.00 5																										
MENAR	6.67	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	20.51	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	172,014	=	2.80																										
	Curr Liab Exc Curr Prtn LTD	(61,490)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	110,524	=	1.91																										
	Average Monthly Operating and Other Expenses	57,815			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	(58)	=	0.00																										
	Total Tenant Revenue	254,811			IR < 1.50																									
Days Receivable Outstanding: -0.06																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(26,510)	=	0.46																										
	Total Operating Expenses	57,815			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	2.33 %		97.67%																										
Year-to-Date	3.68 %		96.32%	IR >= 0.98																										
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MENAR	7.34	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	21.34	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
28,768				

Excess Cash				
52,454				

Average Dwelling Rent				
Actual/UML	254,546	1,012	251.53	
Budget/UMA	247,712	1,032	240.03	
Increase (Decrease)	6,834	(20)	11.50	

Average Dwelling Rent				
Actual/UML	249,458	994	250.96	
Budget/UMA	249,663	1,032	241.92	
Increase (Decrease)	(206)	(38)	9.04	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 140.42	28.53 %
Supplies and Materials	21.11	4.29
Fleet Costs	0.36	0.07
Outside Services	60.98	12.39
Utilities	126.68	25.73
Protective Services	1.29	0.26
Insurance	14.63	25.73
Other Expenses	33.41	6.79
Total Average Expense	\$ 398.88	103.79 %

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

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		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	418,151	=	2.88																															
	Curr Liab Exc Curr Prtn LTD	(145,258)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	199,173	=	2.06																															
	Average Monthly Operating and Other Expenses	96,617			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.72			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(5,697)	=	-0.01																															
	Total Tenant Revenue	439,118			IR < 1.50																														
Days Receivable Outstanding: -3.28																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(48,830)	=	0.51																															
	Total Operating Expenses	96,617			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.50%		99.50%																															
Year-to-Date	1.24%		98.76%	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	16.00	16																														
Total Points	21.56	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	273,945	=	3.52																															
	Curr Liab Exc Curr Prtn LTD	(77,869)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	196,075	=	2.01																															
	Average Monthly Operating and Other Expenses	97,547			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		4.05			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(182)	=	0.00																															
	Total Tenant Revenue	421,332			IR < 1.50																														
Days Receivable Outstanding: -0.11																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(33,560)	=	0.34																															
	Total Operating Expenses	97,547			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	2.99 %		97.01%																															
Year-to-Date	2.55 %		97.45%	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>7.48</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>21.48</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	7.48	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	21.48	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.48	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.48	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
102,103	

Excess Cash	
97,978	

Average Dwelling Rent			
Actual/UML	420,038	1,588	264.51
Budget/UMA	401,333	1,608	249.59
Increase (Decrease)	18,705	(20)	14.92

Average Dwelling Rent			
Actual/UML	405,150	1,567	258.55
Budget/UMA	389,467	1,608	242.21
Increase (Decrease)	15,683	(41)	16.35

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 182.61	34.04 %
Supplies and Materials	17.72	3.30
Fleet Costs	3.24	0.60
Outside Services	56.32	10.50
Utilities	94.07	17.53
Protective Services	2.36	0.44
Insurance	21.36	17.53
Other Expenses	23.47	4.38
Total Average Expense	\$ 401.14	88.32 %

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

KFI - FY Comparison for Villa Veramendi - 166 Units

Period Ending February 29, 2020

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
3/6/2020 5:29:51PM

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	280,545	=	1.61	
	Curr Liab Exc Curr Prtn LTD	(174,613)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	105,932	=	0.92	
	Average Monthly Operating and Other Expenses	115,457			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	39,282	=	0.17	
	Total Tenant Revenue	230,317			IR < 1.50
MASS	Days Receivable Outstanding: 41.56				
MASS	Accounts Payable (AP)				
	Accounts Payable	(89,298)	=	0.77	
	Total Operating Expenses	115,457			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	3.01%	96.99%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	1.51%	98.49%		IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			
MASS	Excess Cash				
		(10,043)			
MASS	Average Dwelling Rent				
	Actual/UML	200,567	1,308	153.34	
	Budget/UMA	176,667	1,328	133.03	
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 177.99	27.04 %		
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	67,839	=	0.59	
	Curr Liab Exc Curr Prtn LTD	(114,353)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(46,514)	=	-0.41	
	Average Monthly Operating and Other Expenses	114,369			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	15,600	=	0.09	
	Total Tenant Revenue	181,314			IR < 1.50
MASS	Days Receivable Outstanding: 21.11				
MASS	Accounts Payable (AP)				
	Accounts Payable	(71,582)	=	0.63	
	Total Operating Expenses	114,369			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	2.41 %	97.59%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	3.31 %	96.69%		IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			

	FASS KFI	MP	MASS KFI	MP
QR	10.11	12	Accts Recvble	2.00 5
MENAR	0.00	11	Accts Payable	2.00 4
DSCR	2.00	2	Occupancy	16.00 16
Total Points	12.11	25	Total Points	20.00 25

	FASS KFI	MP	MASS KFI	MP
QR	0.00	12	Accts Recvble	0.00 5
MENAR	0.00	11	Accts Payable	4.00 4
DSCR	2.00	2	Occupancy	12.00 16
Total Points	2.00	25	Total Points	16.00 25

Excess Cash				
(10,043)				
Average Dwelling Rent				
Actual/UML	200,567	1,308	153.34	
Budget/UMA	176,667	1,328	133.03	
Increase (Decrease)	23,901	(20)	20.31	

Excess Cash				
(161,409)				
Average Dwelling Rent				
Actual/UML	172,347	1,284	134.23	
Budget/UMA	183,333	1,328	138.05	
Increase (Decrease)	(10,986)	(44)	(3.83)	

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

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

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

GJdeKeyFinancialIndicatorsByCartera
rp_GJdeKeyFinancialIndicatorsByCartera
3/6/2020 5:30:00PM

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	229,853	=	6.24																															
	Curr Liab Exc Curr Prtn LTD	(36,837)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	193,016	=	6.13																															
	Average Monthly Operating and Other Expenses	31,506			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(1,908)	=	-0.02																															
	Total Tenant Revenue	115,381			IR < 1.50																														
MASS	Days Receivable Outstanding: -4.06																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(7,960)	=	0.25																															
	Total Operating Expenses	31,506			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	0.00%	100.00%																																
	Year-to-Date	0.17%	99.83%		IR >= 0.98																														
MASS																																			
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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																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	166,080	=	5.99																															
	Curr Liab Exc Curr Prtn LTD	(27,707)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	138,374	=	4.51																															
	Average Monthly Operating and Other Expenses	30,705			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	901	=	0.01																															
	Total Tenant Revenue	114,398			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.94																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(7,969)	=	0.26																															
	Total Operating Expenses	30,705			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	1.33 %	98.67%																																
	Year-to-Date	1.50 %	98.50%		IR >= 0.98																														
MASS																																			
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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	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
161,332			

Excess Cash			
107,986			

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

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

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

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

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

Period Ending February 29, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	352,895	=	2.62																										
	Curr Liab Exc Curr Prtn LTD	(134,794)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	218,101	=	1.91																										
	Average Monthly Operating and Other Expenses	114,199			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	6,993	=	0.02																										
	Total Tenant Revenue	295,293			IR < 1.50																									
Days Receivable Outstanding: 5.85																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(47,711)	=	0.42																										
	Total Operating Expenses	114,199			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.99%		99.01%																										
Year-to-Date	2.46%		97.54%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	7.33	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	21.33	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	102,912	=	1.24																										
	Curr Liab Exc Curr Prtn LTD	(83,070)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	19,842	=	0.18																										
	Average Monthly Operating and Other Expenses	110,449			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	11,726	=	0.05																										
	Total Tenant Revenue	215,882			IR < 1.50																									
Days Receivable Outstanding: 13.50																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(42,644)	=	0.39																										
	Total Operating Expenses	110,449			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.93 %		95.07%																										
Year-to-Date	4.93 %		95.54%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	8.35	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	10.35	25	Total Points	17.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
103,353				
Average Dwelling Rent				
Actual/UML	277,079	1,584	174.92	
Budget/UMA	193,453	1,624	119.12	
Increase (Decrease)	83,626	(40)	55.80	

Excess Cash				
(91,409)				
Average Dwelling Rent				
Actual/UML	197,912	1,543	128.26	
Budget/UMA	163,333	1,615	101.14	
Increase (Decrease)	34,579	(72)	27.13	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 160.38	31.86 %
Supplies and Materials	41.03	8.15
Fleet Costs	1.93	0.38
Outside Services	161.96	32.17
Utilities	86.47	17.18
Protective Services	2.42	0.48
Insurance	19.25	17.18
Other Expenses	28.82	5.73
Total Average Expense	\$ 502.27	113.13 %

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

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	153,142	=	3.40	
	Curr Liab Exc Curr Prtn LTD	(45,020)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	108,122	=	3.00	
	Average Monthly Operating and Other Expenses	36,033			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(5,708)	=	-0.11	
	Total Tenant Revenue	50,125			IR < 1.50
MASS	Days Receivable Outstanding: -27.68				
	Accounts Payable (AP)				
	Accounts Payable	(15,352)	=	0.43	
MASS	Accounts Payable (AP)				
	Accounts Payable	(15,352)	=	0.43	
	Total Operating Expenses	36,033			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.00%		98.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.75%		96.25%	IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			
MASS	Excess Cash				
		72,005			
MASS	Average Dwelling Rent				
	Actual/UML	44,077	385	114.49	
	Budget/UMA	58,000	400	145.00	
MASS	Average Dwelling Rent				
	Actual/UML		51,776	384	134.83
	Budget/UMA		60,667	400	151.67
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 169.12	24.65 %		
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 207.75	25.02 %		
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	175,186	=	0.37	
	Curr Liab Exc Curr Prtn LTD	(476,579)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(301,393)	=	-8.45	
	Average Monthly Operating and Other Expenses	35,647			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(5,903)	=	-0.10	
	Total Tenant Revenue	57,200			IR < 1.50
MASS	Days Receivable Outstanding: -26.34				
	Accounts Payable (AP)				
	Accounts Payable	(12,356)	=	0.35	
MASS	Accounts Payable (AP)				
	Accounts Payable	(12,356)	=	0.35	
	Total Operating Expenses	35,647			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	6.00 %		94.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	4.00 %		96.00%	IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			
MASS	Excess Cash				
		(337,242)			
MASS	Average Dwelling Rent				
	Actual/UML		51,776	384	134.83
	Budget/UMA		60,667	400	151.67
MASS	Average Dwelling Rent				
	Actual/UML		51,776	384	134.83
	Budget/UMA		60,667	400	151.67
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 207.75	25.02 %		
MASS	PUM / Percentage of Revenue				
	Expense	Amount	Percent		
	Salaries and Benefits	\$ 207.75	25.02 %		
MASS	Capital Fund Occupancy				
		5.00			

FASS KFI	MP	MASS KFI	MP
QR	12.00 12	Accts Recvble	5.00 5
MENAR	8.93 11	Accts Payable	4.00 4
DSCR	2.00 2	Occupancy	12.00 16
Total Points	22.93 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

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

Expense	Amount	Percent
Salaries and Benefits	\$ 207.75	25.02 %
Supplies and Materials	33.38	4.02
Fleet Costs	0.00	0.00
Outside Services	206.57	24.87
Utilities	136.22	16.40
Protective Services	6.22	0.75
Insurance	27.47	16.40
Other Expenses	12.08	1.45
Total Average Expense	\$ 629.71	88.92 %

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	22,068,901	=	3.41	
	Curr Liab Exc Curr Prtn LTD	(6,462,963)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	13,897,027	=	7.91	
	Average Monthly Operating and Other Expenses	1,756,455			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		1.27			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	1,083,100	=	0.08	
	Total Tenant Revenue	14,125,495			IR < 1.50
MASS	Days Receivable Outstanding: 18.81				
	Accounts Payable (AP)				
	Accounts Payable	(1,358,710)	=	0.77	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	1,756,455			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	8.83%	91.17%		
	Year-to-Date	7.83%	92.17%		IR >= 0.98
	Summary Table				
	FASS KFI	MP	MASS KFI	MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	11.00	25
Capital Fund Occupancy					
	5.00				

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	22,508,766	=	3.49	
	Curr Liab Exc Curr Prtn LTD	(6,441,754)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	14,576,304	=	8.83	
	Average Monthly Operating and Other Expenses	1,650,038			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-0.88			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	630,336	=	0.05	
	Total Tenant Revenue	13,493,233			IR < 1.50
MASS	Days Receivable Outstanding: 11.34				
	Accounts Payable (AP)				
	Accounts Payable	(566,450)	=	0.34	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	1,650,038			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	8.00 %	92.00%		
	Year-to-Date	7.52 %	92.48 %		IR >= 0.98
	Summary Table				
	FASS KFI	MP	MASS KFI	MP	
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	4.00	16
Total Points	23.00	25	Total Points	13.00	25
Capital Fund Occupancy					
	5.00				

Excess Cash				
11,599,251				
Average Dwelling Rent				
Actual/UML	13,668,987	21,471	636.63	
Budget/UMA	13,848,682	23,296	594.47	
Increase (Decrease)	(179,695)	(1,825)	42.16	

Excess Cash				
12,413,361				
Average Dwelling Rent				
Actual/UML	13,229,371	21,549	613.92	
Budget/UMA	13,873,164	23,301	595.39	
Increase (Decrease)	(643,793)	(1,752)	18.53	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 174.91	23.69 %
Supplies and Materials	30.48	4.13
Fleet Costs	0.85	0.11
Outside Services	108.75	14.73
Utilities	45.49	6.16
Protective Services	5.39	0.73
Insurance	37.97	8.59
Other Expenses	35.02	4.74
Total Average Expense	\$ 438.85	62.89 %

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

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	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	13,188,084	=	4.05																															
	Curr Liab Exc Curr Prtn LTD	(3,259,347)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	8,809,848	=	9.22																															
	Average Monthly Operating and Other Expenses	955,611			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.76																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,083,760	=	0.13																															
	Total Tenant Revenue	8,230,471			IR < 1.50																														
MASS	Days Receivable Outstanding: 32.23																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(575,800)	=	0.60																															
	Total Operating Expenses	955,611			IR < 0.75																														
MASS	Occupancy	Loss	Occ %																																
	Current Month	6.69%	93.31%																																
	Year-to-Date	6.07%	93.93%	IR >= 0.98																															
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Total Points	25.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	12,920,719	=	4.10																															
	Curr Liab Exc Curr Prtn LTD	(3,151,258)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	8,850,844	=	9.33																															
	Average Monthly Operating and Other Expenses	948,424			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.55																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	630,336	=	0.08																															
	Total Tenant Revenue	7,965,066			IR < 1.50																														
MASS	Days Receivable Outstanding: 19.13																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(388,105)	=	0.41																															
	Total Operating Expenses	948,424			IR < 0.75																														
MASS	Occupancy	Loss	Occ %																																
	Current Month	7.47 %	92.53%																																
	Year-to-Date	5.74 %	94.26%	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	8.00	16																														
Total Points	23.00	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

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

Excess Cash				
7,506,690				
Average Dwelling Rent				
Actual/UML	7,654,541	17,477	437.98	
Budget/UMA	7,328,082	18,542	395.22	
Increase (Decrease)	326,458	(1,065)	42.76	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 157.96	21.51 %
Supplies and Materials	33.75	4.60
Fleet Costs	1.37	0.19
Outside Services	84.82	11.55
Utilities	49.57	6.75
Protective Services	2.35	0.32
Insurance	38.85	8.88
Other Expenses	22.55	3.07
Total Average Expense	\$ 391.22	56.87 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 108.64	21.16 %
Supplies and Materials	23.75	4.63
Fleet Costs	0.79	0.15
Outside Services	64.17	12.50
Utilities	37.70	8.98
Protective Services	1.61	0.31
Insurance	27.01	8.98
Other Expenses	26.65	5.19
Total Average Expense	\$ 290.32	61.91 %

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	116,445	=	0.99																										
	Curr Liab Exc Curr Prtn LTD	(117,226)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(31,682)	=	-0.86																										
	Average Monthly Operating and Other Expenses	36,696			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.15			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	36,833	=	0.11																										
	Total Tenant Revenue	321,258			IR < 1.50																									
Days Receivable Outstanding: 27.90																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(53,639)	=	1.46																										
	Total Operating Expenses	36,696			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.48%		95.52%																										
Year-to-Date	2.24%		97.76%	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	1.00	2	Occupancy	12.00 16																										
Total Points	1.00	25	Total Points	19.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	186,618	=	1.08																										
	Curr Liab Exc Curr Prtn LTD	(173,022)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(15,523)	=	-0.44																										
	Average Monthly Operating and Other Expenses	35,507			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.59			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	23,272	=	0.08																										
	Total Tenant Revenue	282,193			IR < 1.50																									
Days Receivable Outstanding: 20.08																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(50,721)	=	1.43																										
	Total Operating Expenses	35,507			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	8.96 %		91.04%																										
Year-to-Date	5.22 %		94.78%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	7.58	12	Accts Recvble	5.00 5																										
MENAR	0.00	11	Accts Payable	2.00 4																										
DSCR	0.00	2	Occupancy	8.00 16																										
Total Points	7.58	25	Total Points	15.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
(159,474)	

Excess Cash	
(107,637)	

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

Average Dwelling Rent			
Actual/UML	272,118	508	535.67
Budget/UMA	301,425	536	562.36
Increase (Decrease)	(29,306)	(28)	(26.69)

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

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

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,373,326	=	14.87																															
	Curr Liab Exc Curr Prtn LTD	(159,609)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,105,116	=	35.07																															
	Average Monthly Operating and Other Expenses	60,020			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.21			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	100,351	=	0.18																															
	Total Tenant Revenue	545,808			IR < 1.50																														
Days Receivable Outstanding: 44.78																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(25,124)	=	0.42																															
	Total Operating Expenses	60,020			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	10.19%		89.81%																															
Year-to-Date	10.07%		89.93%	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>2.00</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>1.00</td> <td>2</td> <td>Occupancy</td> <td>0.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>24.00</td> <td>25</td> <td>Total Points</td> <td>6.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	2.00	5	MENAR	11.00	11	Accts Payable	4.00	4	DSCR	1.00	2	Occupancy	0.00	16	Total Points	24.00	25	Total Points	6.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	2.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	1.00	2	Occupancy	0.00	16																														
Total Points	24.00	25	Total Points	6.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,296,618	=	21.58																															
	Curr Liab Exc Curr Prtn LTD	(106,425)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,190,193	=	37.80																															
	Average Monthly Operating and Other Expenses	57,940			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.06			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	34,266	=	0.06																															
	Total Tenant Revenue	549,896			IR < 1.50																														
Days Receivable Outstanding: 15.16																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(21,581)	=	0.37																															
	Total Operating Expenses	57,940			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	9.26 %		90.74%																															
Year-to-Date	6.83 %		93.17%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	23.00	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
2,036,698				
Average Dwelling Rent				
Actual/UML	547,234	777	704.29	
Budget/UMA	546,839	864	632.92	
Increase (Decrease)	395	(87)	71.38	

Excess Cash				
2,123,661				
Average Dwelling Rent				
Actual/UML	540,058	805	670.88	
Budget/UMA	567,799	864	657.17	
Increase (Decrease)	(27,740)	(59)	13.71	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 132.67	19.42 %
Supplies and Materials	30.10	4.41
Fleet Costs	0.38	0.06
Outside Services	59.53	8.71
Utilities	24.46	3.58
Protective Services	0.00	0.00
Insurance	31.89	3.58
Other Expenses	39.32	5.76
Total Average Expense	\$ 318.34	45.52 %

KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending February 29, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	744,414	=	2.47																										
	Curr Liab Exc Curr Prtn LTD	(300,787)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	328,843	=	3.05																										
	Average Monthly Operating and Other Expenses	107,702			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.85			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	190,731	=	0.19																										
	Total Tenant Revenue	1,029,117			IR < 1.50																									
Days Receivable Outstanding: 45.37																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(87,288)	=	0.81																										
	Total Operating Expenses	107,702			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	2.73%	97.27%																											
Year-to-Date	2.95%	97.05%		IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	2.00 5																										
MENAR	9.01	11	Accts Payable	2.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	23.01	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	631,501	=	3.24																										
	Curr Liab Exc Curr Prtn LTD	(194,941)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	325,068	=	2.49																										
	Average Monthly Operating and Other Expenses	130,631			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.83			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	44,783	=	0.04																										
	Total Tenant Revenue	1,049,544			IR < 1.50																									
Days Receivable Outstanding: 10.38																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(29,765)	=	0.23																										
	Total Operating Expenses	130,631			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	1.82 %	98.18%																											
Year-to-Date	2.33 %	97.67%		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>0.00 5</td> </tr> <tr> <td>MENAR</td> <td>8.18</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>12.00 16</td> </tr> <tr> <td>Total Points</td> <td>20.18</td> <td>25</td> <td>Total Points</td> <td>16.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	0.00 5	MENAR	8.18	11	Accts Payable	4.00 4	DSCR	0.00	2	Occupancy	12.00 16	Total Points	20.18	25	Total Points	16.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	0.00 5																										
MENAR	8.18	11	Accts Payable	4.00 4																										
DSCR	0.00	2	Occupancy	12.00 16																										
Total Points	20.18	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
202,039				
Average Dwelling Rent				
Actual/UML	1,004,951	1,708	588.38	
Budget/UMA	994,520	1,760	565.07	
Increase (Decrease)	10,431	(52)	23.31	

Excess Cash				
176,119				
Average Dwelling Rent				
Actual/UML	1,023,108	1,719	595.18	
Budget/UMA	969,510	1,760	550.86	
Increase (Decrease)	53,598	(41)	44.32	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 146.33	24.42 %
Supplies and Materials	27.59	4.60
Fleet Costs	3.38	0.56
Outside Services	60.63	10.12
Utilities	48.18	8.04
Protective Services	0.61	0.10
Insurance	35.06	8.16
Other Expenses	17.40	2.90
Total Average Expense	\$ 339.18	58.92 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 195.50	32.02 %
Supplies and Materials	38.47	6.30
Fleet Costs	3.71	0.61
Outside Services	96.14	15.75
Utilities	68.39	11.25
Protective Services	0.00	0.00
Insurance	32.97	11.25
Other Expenses	23.61	3.87
Total Average Expense	\$ 458.78	81.05 %

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	759,123	=	11.25																										
	Curr Liab Exc Curr Prtn LTD	(67,486)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	651,114	=	33.54																										
	Average Monthly Operating and Other Expenses	19,413			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		2.51			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	76,215	=	0.28																										
	Total Tenant Revenue	272,608			IR < 1.50																									
Days Receivable Outstanding: 67.97																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(4,435)	=	0.23																										
	Total Operating Expenses	19,413			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	2.50%		97.50%																										
Year-to-Date	0.94%		99.06%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	0.00 5																										
MENAR	11.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	25.00	25	Total Points	20.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	640,328	=	10.48																										
	Curr Liab Exc Curr Prtn LTD	(61,074)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	541,071	=	22.99																										
	Average Monthly Operating and Other Expenses	23,531			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.97			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	30,975	=	0.11																										
	Total Tenant Revenue	272,950			IR < 1.50																									
Days Receivable Outstanding: 27.66																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(9,500)	=	0.40																										
	Total Operating Expenses	23,531			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.00 %		100.00%																										
Year-to-Date	3.13 %		96.88%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	0.00 5																										
MENAR	11.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	25.00	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
573,671	

Excess Cash	
471,047	

Average Dwelling Rent			
Actual/UML	267,723	317	844.55
Budget/UMA	247,392	320	773.10
Increase (Decrease)	20,331	(3)	71.45

Average Dwelling Rent			
Actual/UML	261,330	310	843.00
Budget/UMA	255,056	320	797.05
Increase (Decrease)	6,274	(10)	45.95

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 85.12	9.90 %
Supplies and Materials	8.69	1.01
Fleet Costs	0.00	0.00
Outside Services	89.50	10.41
Utilities	7.85	0.91
Protective Services	0.00	0.00
Insurance	55.55	0.91
Other Expenses	7.86	0.91
Total Average Expense	\$ 254.57	24.06 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 136.12	15.46 %
Supplies and Materials	34.40	3.91
Fleet Costs	0.00	0.00
Outside Services	107.60	12.22
Utilities	6.29	0.71
Protective Services	0.00	0.00
Insurance	69.70	0.71
Other Expenses	13.57	1.54
Total Average Expense	\$ 367.69	34.56 %

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

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	44,035	=	9.38																										
	Curr Liab Exc Curr Prtn LTD	(4,696)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	32,965	=	18.40																										
	Average Monthly Operating and Other Expenses	1,792			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		2.93			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	7,190	=	0.27																										
	Total Tenant Revenue	26,217			IR < 1.50																									
Days Receivable Outstanding: 66.64																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(1,745)	=	0.97																										
	Total Operating Expenses	1,792			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	0.00%	100.00%																											
Year-to-Date	0.00%	100.00%		IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	0.00 5																										
MENAR	11.00	11	Accts Payable	2.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	25.00	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	32,085	=	6.68																										
	Curr Liab Exc Curr Prtn LTD	(4,800)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	20,911	=	18.56																										
	Average Monthly Operating and Other Expenses	1,127			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		-0.26			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	985	=	0.04																										
	Total Tenant Revenue	22,881			IR < 1.50																									
Days Receivable Outstanding: 10.46																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(2,065)	=	1.83																										
	Total Operating Expenses	1,127			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>	<u>Occ %</u>																											
	Current Month	0.00 %	100.00%																											
Year-to-Date	0.00 %	100.00%		IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	0.00 5																										
MENAR	11.00	11	Accts Payable	0.00 4																										
DSCR	0.00	2	Occupancy	16.00 16																										
Total Points	23.00	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
30,623	

Excess Cash	
19,346	

Average Dwelling Rent			
Actual/UML	26,217	32	819.28
Budget/UMA	23,535	32	735.48
Increase (Decrease)	2,682	0	83.80

Average Dwelling Rent			
Actual/UML	22,832	32	713.50
Budget/UMA	0	32	0.00
Increase (Decrease)	22,832	0	713.50

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

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

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,189,582	=	9.03																															
	Curr Liab Exc Curr Prtn LTD	(131,768)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	940,062	=	14.23																															
	Average Monthly Operating and Other Expenses	66,075			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.64			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	78,244	=	0.11																															
	Total Tenant Revenue	686,726			IR < 1.50																														
Days Receivable Outstanding: 27.80																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(14,051)	=	0.21																															
	Total Operating Expenses	66,075			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.84%		95.16%																															
Year-to-Date	6.05%		93.95%	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																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,139,409	=	7.84																															
	Curr Liab Exc Curr Prtn LTD	(145,401)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	879,708	=	13.07																															
	Average Monthly Operating and Other Expenses	67,314			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.50			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	43,255	=	0.06																															
	Total Tenant Revenue	673,207			IR < 1.50																														
Days Receivable Outstanding: 15.76																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(21,322)	=	0.32																															
	Total Operating Expenses	67,314			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	8.06 %		91.94%																															
Year-to-Date	4.84 %		95.16%	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																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
759,788			

Excess Cash			
736,417			

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

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

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

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

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

GlJdeKeyFinancialIndicatorsByCartera
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		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	148,565	=	0.32	
	Curr Liab Exc Curr Prtn LTD	(469,632)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(487,698)	=	-9.81	
	Average Monthly Operating and Other Expenses	49,695			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		1.56			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	54,197	=	0.09	
	Total Tenant Revenue	582,496			IR < 1.50
MASS	Days Receivable Outstanding: 22.72				
MASS	Accounts Payable (AP)				
	Accounts Payable	(17,742)	=	0.36	
	Total Operating Expenses	49,695			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	9.62%		90.38%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	7.33%		92.67%	IR >= 0.98
MASS	Capital Fund Occupancy				
		5.00			
MASS	Excess Cash				
		(547,102)			
MASS	Average Dwelling Rent				
	Actual/UML	571,384	771	741.09	
	Budget/UMA	548,985	832	659.84	
MASS	PUM / Percentage of Revenue				
	Expense	Amount		Percent	
	Salaries and Benefits	\$ 144.87		18.37 %	
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	245,553	=	0.45	
	Curr Liab Exc Curr Prtn LTD	(546,518)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(462,250)	=	-10.10	
	Average Monthly Operating and Other Expenses	45,746			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		1.53			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	11,382	=	0.02	
	Total Tenant Revenue	548,085			IR < 1.50
MASS	Days Receivable Outstanding: 5.10				
MASS	Accounts Payable (AP)				
	Accounts Payable	(15,173)	=	0.33	
	Total Operating Expenses	45,746			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	1.92 %		98.08%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.49 %		96.51 %	IR >= 0.98
MASS	Capital Fund Occupancy				
		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	4.00 16
Total Points	2.00	25	Total Points	13.00 25

	FASS KFI	MP	MASS KFI	MP
QR	0.00	12	Accts Recvble	5.00 5
MENAR	0.00	11	Accts Payable	4.00 4
DSCR	2.00	2	Occupancy	12.00 16
Total Points	2.00	25	Total Points	21.00 25

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

	Actual/UML	Budget/UMA	Increase (Decrease)
Actual/UML	538,615	803	670.75
Budget/UMA	670,228	832	805.56
Increase (Decrease)	(131,613)	(29)	(134.81)

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

Expense	Amount	Percent
Salaries and Benefits	\$ 111.61	15.90 %
Supplies and Materials	2.34	0.33
Fleet Costs	0.00	0.00
Outside Services	61.27	8.73
Utilities	13.20	1.88
Protective Services	1.40	0.20
Insurance	35.73	1.88
Other Expenses	58.35	8.31
Total Average Expense	\$ 283.90	37.24 %

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

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	135,889	=	5.51	
	Curr Liab Exc Curr Prtn LTD	(24,682)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	111,206	=	5.87	
	Average Monthly Operating and Other Expenses	18,950			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	54,947	=	0.38	
	Total Tenant Revenue	144,019			IR < 1.50
MASS	Days Receivable Outstanding: 92.97				
MASS	Accounts Payable (AP)				
	Accounts Payable	(10,920)	=	0.58	
	Total Operating Expenses	18,950			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	13.33%	86.67%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	15.00%	85.00%		IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	0.00 5	
MASS	MENAR	11.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS	Total Points	25.00 25	Total Points	4.00 25	
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	204,665	=	6.32	
	Curr Liab Exc Curr Prtn LTD	(32,402)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	172,263	=	8.77	
	Average Monthly Operating and Other Expenses	19,634			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	51,246	=	0.37	
	Total Tenant Revenue	138,419			IR < 1.50
MASS	Days Receivable Outstanding: 90.10				
MASS	Accounts Payable (AP)				
	Accounts Payable	(8,391)	=	0.43	
	Total Operating Expenses	19,634			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	23.33 %	76.67%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	21.67 %	78.33%		IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	0.00 5	
MASS	MENAR	11.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS	Total Points	25.00 25	Total Points	4.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash				
87,422				
Average Dwelling Rent				
Actual/UML	127,288	204	623.96	
Budget/UMA	150,267	240	626.11	
Increase (Decrease)	(22,978)	(36)	(2.15)	

Excess Cash				
144,270				
Average Dwelling Rent				
Actual/UML	124,736	188	663.49	
Budget/UMA	136,893	240	570.39	
Increase (Decrease)	(12,157)	(52)	93.10	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 200.55	27.24 %
Supplies and Materials	25.82	3.51
Fleet Costs	0.00	0.00
Outside Services	141.80	19.26
Utilities	69.66	12.73
Protective Services	28.32	3.85
Insurance	135.33	12.73
Other Expenses	64.11	8.71
Total Average Expense	\$ 665.61	88.02 %

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	891,166	=	17.84																															
	Curr Liab Exc Curr Prtn LTD	(49,955)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	785,266	=	21.47																															
	Average Monthly Operating and Other Expenses	36,574			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.16			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	44,256	=	0.13																															
	Total Tenant Revenue	329,841			IR < 1.50																														
Days Receivable Outstanding: 32.67																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(15,484)	=	0.42																															
	Total Operating Expenses	36,574			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	5.36%		94.64%																															
Year-to-Date	7.37%		92.63%	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	1.00	2	Occupancy	4.00	16																														
Total Points	24.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	942,272	=	20.29																															
	Curr Liab Exc Curr Prtn LTD	(46,444)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	895,828	=	24.59																															
	Average Monthly Operating and Other Expenses	36,428			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.04			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	55,028	=	0.19																															
	Total Tenant Revenue	291,879			IR < 1.50																														
Days Receivable Outstanding: 45.90																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(10,099)	=	0.28																															
	Total Operating Expenses	36,428			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	21.43 %		78.57%																															
Year-to-Date	15.63 %		84.38%	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	0.00	16																														
Total Points	23.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
743,160				
Average Dwelling Rent				
Actual/UML	321,943	415	775.77	
Budget/UMA	326,880	448	729.64	
Increase (Decrease)	(4,937)	(33)	46.12	

Excess Cash				
853,852				
Average Dwelling Rent				
Actual/UML	289,225	378	765.15	
Budget/UMA	308,315	448	688.20	
Increase (Decrease)	(19,090)	(70)	76.94	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.08	19.44 %
Supplies and Materials	41.64	5.39
Fleet Costs	0.00	0.00
Outside Services	82.33	10.66
Utilities	83.28	10.78
Protective Services	0.00	0.00
Insurance	44.99	10.78
Other Expenses	69.46	9.00
Total Average Expense	\$ 471.77	66.05 %

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

GIJdeKeyFinancialIndicatorsByCartera
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		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	614,915	=	4.69	
	Curr Liab Exc Curr Prtn LTD	(131,235)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	462,712	=	4.66	
	Average Monthly Operating and Other Expenses	99,314			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		2.50			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	69,474	=	0.09	
	Total Tenant Revenue	807,826			IR < 1.50
MASS	Days Receivable Outstanding: 20.95				
MASS	Accounts Payable (AP)				
	Accounts Payable	(45,955)	=	0.46	
	Total Operating Expenses	99,314			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	10.83%		89.17%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	6.13%		93.87%	IR >= 0.98
MASS	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	
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	574,161	=	2.97	
	Curr Liab Exc Curr Prtn LTD	(193,590)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	360,216	=	3.52	
	Average Monthly Operating and Other Expenses	102,255			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		6.08			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	65,582	=	0.08	
	Total Tenant Revenue	838,942			IR < 1.50
MASS	Days Receivable Outstanding: 19.02				
MASS	Accounts Payable (AP)				
	Accounts Payable	(58,383)	=	0.57	
	Total Operating Expenses	102,255			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	4.46 %		95.54%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	4.30 %		95.70%	IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
	MENAR	9.70 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	8.00 16	
	Total Points	23.70 25	Total Points	17.00 25	
MASS	Capital Fund Occupancy				
		5.00			

Excess Cash				
319,930				

Excess Cash				
214,231				

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

Average Dwelling Rent				
Actual/UML	703,526	1,202	585.30	
Budget/UMA	677,702	1,256	539.57	
Increase (Decrease)	25,824	(54)	45.72	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 145.83	20.89 %
Supplies and Materials	26.69	3.82
Fleet Costs	2.33	0.33
Outside Services	66.41	9.51
Utilities	81.26	24.72
Protective Services	8.62	1.23
Insurance	23.31	24.72
Other Expenses	30.45	4.36
Total Average Expense	\$ 384.91	89.61 %

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	136,926	=	1.90	
	Curr Liab Exc Curr Prtn LTD	(71,885)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	6,964	=	0.11	
	Average Monthly Operating and Other Expenses	61,477			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-0.33			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	33,580	=	0.09	
	Total Tenant Revenue	367,226			IR < 1.50
MASS	Days Receivable Outstanding: 22.37				
	Accounts Payable (AP)				
	Accounts Payable	(23,950)	=	0.39	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	61,477			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	5.56%	94.44%		
	Year-to-Date	4.58%	95.42%		IR >= 0.98
	FASS KFI MP MASS KFI MP				
QR	11.54	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	11.54	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	350,657	=	4.50	
	Curr Liab Exc Curr Prtn LTD	(78,003)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	216,315	=	4.48	
	Average Monthly Operating and Other Expenses	48,315			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.67			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	16,884	=	0.04	
	Total Tenant Revenue	378,551			IR < 1.50
MASS	Days Receivable Outstanding: 10.86				
	Accounts Payable (AP)				
	Accounts Payable	(22,373)	=	0.46	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	48,315			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	3.33 %	96.67%		
	Year-to-Date	4.03 %	95.97%		IR >= 0.98
	FASS KFI MP MASS KFI MP				
QR	12.00	12	Accts Recvble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	23.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash				
(60,883)				
Average Dwelling Rent				
Actual/UML	374,690	687	545.40	
Budget/UMA	372,159	720	516.89	
Increase (Decrease)	2,531	(33)	28.51	

Excess Cash				
161,452				
Average Dwelling Rent				
Actual/UML	372,695	691	539.36	
Budget/UMA	363,221	720	504.47	
Increase (Decrease)	9,474	(29)	34.88	

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

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

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

Period Ending February 29, 2020

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		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,130,611	=	14.89																															
	Curr Liab Exc Curr Prtn LTD	(75,942)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,054,669	=	19.04																															
	Average Monthly Operating and Other Expenses	55,385			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	11,379	=	0.05																															
	Total Tenant Revenue	220,289			IR < 1.50																														
Days Receivable Outstanding: 12.55																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(27,228)	=	0.49																															
	Total Operating Expenses	55,385			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	7.00%		93.00%																															
Year-to-Date	7.75%		92.25%	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																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	927,975	=	10.51																															
	Curr Liab Exc Curr Prtn LTD	(88,309)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	839,666	=	16.75																															
	Average Monthly Operating and Other Expenses	50,121			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	6,622	=	0.03																															
	Total Tenant Revenue	214,145			IR < 1.50																														
Days Receivable Outstanding: 7.52																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(22,717)	=	0.45																															
	Total Operating Expenses	50,121			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	9.00 %		91.00%																															
Year-to-Date	6.13 %		93.88%	IR >= 0.98																															
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QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	25.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
997,098	

Excess Cash	
786,635	

Average Dwelling Rent			
Actual/UML	202,791	738	274.78
Budget/UMA	152,577	800	190.72
Increase (Decrease)	50,214	(62)	84.06

Average Dwelling Rent			
Actual/UML	196,182	751	261.23
Budget/UMA	201,387	800	251.73
Increase (Decrease)	(5,205)	(49)	9.49

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 194.57	24.68 %
Supplies and Materials	23.17	2.94
Fleet Costs	0.00	0.00
Outside Services	160.39	20.35
Utilities	43.17	5.48
Protective Services	0.00	0.00
Insurance	34.59	8.30
Other Expenses	26.10	3.31
Total Average Expense	\$ 482.00	65.06 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 179.98	23.24 %
Supplies and Materials	29.88	3.86
Fleet Costs	0.00	0.00
Outside Services	87.01	11.24
Utilities	51.16	9.43
Protective Services	0.00	0.00
Insurance	24.81	9.43
Other Expenses	40.67	5.25
Total Average Expense	\$ 413.51	62.46 %

		This Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	2,208,035	=	9.11																									
	Curr Liab Exc Curr Prtn LTD	(242,349)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	1,680,172	=	12.84																									
	Average Monthly Operating and Other Expenses	130,809			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
1.46					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	199,647	=	0.14																									
	Total Tenant Revenue	1,449,285			IR < 1.50																								
Days Receivable Outstanding: 34.10																													
Accounts Payable (AP)																													
Accounts Payable	(54,576)	=	0.42																										
Total Operating Expenses	130,809			IR < 0.75																									
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	13.02%	86.98%																											
Year-to-Date	7.49%	92.51%	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																									
Capital Fund Occupancy																													
5.00																													

		Last Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	2,071,758	=	9.87																									
	Curr Liab Exc Curr Prtn LTD	(209,973)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	1,587,461	=	13.68																									
	Average Monthly Operating and Other Expenses	116,035			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
1.66					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	109,286	=	0.08																									
	Total Tenant Revenue	1,387,267			IR < 1.50																								
Days Receivable Outstanding: 19.34																													
Accounts Payable (AP)																													
Accounts Payable	(33,755)	=	0.29																										
Total Operating Expenses	116,035			IR < 0.75																									
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	13.02 %	86.98%																											
Year-to-Date	8.01 %	91.99%	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	1.00 16																									
Total Points	25.00	25	Total Points	10.00 25																									
Capital Fund Occupancy																													
5.00																													

Excess Cash				
1,546,792				

Excess Cash				
1,457,414				

Average Dwelling Rent				
Actual/UML	1,339,781	1,421	942.84	
Budget/UMA	1,276,943	1,536	831.34	
Increase (Decrease)	62,837	(115)	111.50	

Average Dwelling Rent				
Actual/UML	1,291,636	1,413	914.11	
Budget/UMA	1,398,068	1,536	910.20	
Increase (Decrease)	(106,431)	(123)	3.91	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 100.05	10.19%
Supplies and Materials	56.00	5.70
Fleet Costs	0.16	0.02
Outside Services	100.22	10.21
Utilities	47.06	5.16
Protective Services	0.00	0.00
Insurance	29.92	5.16
Other Expenses	32.41	3.30
Total Average Expense	\$ 365.81	39.75%

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	1,294,481	=	17.34																										
	Curr Liab Exc Curr Prtn LTD	(74,657)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	1,219,824	=	27.33																										
	Average Monthly Operating and Other Expenses	44,635			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	6,458	=	0.03																										
	Total Tenant Revenue	203,370			IR < 1.50																									
Days Receivable Outstanding: 7.72																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(16,695)	=	0.37																										
	Total Operating Expenses	44,635			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.00%		96.00%																										
Year-to-Date	1.75%		98.25%	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	16.00 16																										
Total Points	25.00	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	1,212,730	=	9.06																										
	Curr Liab Exc Curr Prtn LTD	(133,851)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	1,078,879	=	24.39																										
	Average Monthly Operating and Other Expenses	44,242			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	14,495	=	0.08																										
	Total Tenant Revenue	192,381			IR < 1.50																									
Days Receivable Outstanding: 18.31																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(13,353)	=	0.30																										
	Total Operating Expenses	44,242			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	2.00 %		98.00%																										
Year-to-Date	3.25 %		96.75%	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																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
1,172,795				
Average Dwelling Rent				
Actual/UML	201,911	786	256.88	
Budget/UMA	180,025	800	225.03	
Increase (Decrease)	21,886	(14)	31.85	

Excess Cash				
1,031,481				
Average Dwelling Rent				
Actual/UML	187,784	774	242.61	
Budget/UMA	187,565	800	234.46	
Increase (Decrease)	219	(26)	8.16	

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

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	1,100,748	=	10.37	
	Curr Liab Exc Curr Prtn LTD	(106,193)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	894,562	=	11.79	
	Average Monthly Operating and Other Expenses	75,854			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		1.98			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	28,729	=	0.04	
	Total Tenant Revenue	798,296			IR < 1.50
MASS	Days Receivable Outstanding: 8.76				
MASS	Accounts Payable (AP)				
	Accounts Payable	(46,347)	=	0.61	
	Total Operating Expenses	75,854			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.34%		97.66%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	9.67%		90.33%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	11.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	1.00 16	
MASS					
	Total Points	25.00 25	Total Points	10.00 25	
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	1,042,920	=	16.58	
	Curr Liab Exc Curr Prtn LTD	(62,906)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	885,792	=	11.54	
	Average Monthly Operating and Other Expenses	76,733			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		2.09			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	800,105			IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable	(3,324)	=	0.04	
	Total Operating Expenses	76,733			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	8.59 %		91.41%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	5.76 %		94.24%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	MENAR	11.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	8.00 16	
MASS					
	Total Points	25.00 25	Total Points	17.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash	
739,995	

Excess Cash	
717,696	

Average Dwelling Rent			
Actual/UML	782,503	925	845.95
Budget/UMA	831,084	1,024	811.61
Increase (Decrease)	(48,581)	(99)	34.34

Average Dwelling Rent			
Actual/UML	778,013	965	806.23
Budget/UMA	806,710	1,024	787.80
Increase (Decrease)	(28,697)	(59)	18.43

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 133.96	16.16 %
Supplies and Materials	24.70	2.98
Fleet Costs	0.00	0.00
Outside Services	91.37	11.02
Utilities	18.95	3.65
Protective Services	0.00	0.00
Insurance	76.80	3.65
Other Expenses	43.53	5.25
Total Average Expense	\$ 389.31	42.70 %

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

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		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	200,109	=	8.23																															
	Curr Liab Exc Curr Prtn LTD	(24,326)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	171,710	=	10.80																															
	Average Monthly Operating and Other Expenses	15,898			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.60			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	13,010	=	0.11																															
	Total Tenant Revenue	122,307			IR < 1.50																														
Days Receivable Outstanding: 25.86																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,641)	=	0.35																															
	Total Operating Expenses	15,898			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.45%		96.55%																															
Year-to-Date	1.29%		98.71%	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	16.00	16																														
Total Points	23.00	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	223,306	=	6.07																															
	Curr Liab Exc Curr Prtn LTD	(36,779)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	182,653	=	11.29																															
	Average Monthly Operating and Other Expenses	16,173			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.60			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	12,709	=	0.08																															
	Total Tenant Revenue	156,291			IR < 1.50																														
Days Receivable Outstanding: 26.37																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,344)	=	0.33																															
	Total Operating Expenses	16,173			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	6.90 %		93.10%																															
Year-to-Date	4.31 %		95.69%	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	8.00	16																														
Total Points	23.00	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
153,733			

Excess Cash			
164,204			

Average Dwelling Rent			
Actual/UML	120,632	229	526.78
Budget/UMA	123,573	232	532.64
Increase (Decrease)	(2,941)	(3)	(5.87)

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

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

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

KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	57,791	=	0.05	
	Curr Liab Exc Curr Prtn LTD	(1,194,066)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(1,136,275)	=	-17.36	
	Average Monthly Operating and Other Expenses	65,471			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	72,263	=	0.25	
	Total Tenant Revenue	286,660			IR < 1.50
MASS	Days Receivable Outstanding: 61.37				
MASS	Accounts Payable (AP)				
	Accounts Payable	(119,277)	=	1.82	
	Total Operating Expenses	65,471			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	3.85%	96.15%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	6.37%	93.63%		IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	0.00 5	
MASS	MENAR	0.00 11	Accts Payable	0.00 4	
	DSCR	2.00 2	Occupancy	4.00 16	
MASS	Total Points	2.00 25	Total Points	4.00 25	
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	161,219	=	0.16	
	Curr Liab Exc Curr Prtn LTD	(1,023,792)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(862,573)	=	-12.71	
	Average Monthly Operating and Other Expenses	67,867			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	104,359	=	0.39	
	Total Tenant Revenue	265,321			IR < 1.50
MASS	Days Receivable Outstanding: 95.62				
MASS	Accounts Payable (AP)				
	Accounts Payable	(56,141)	=	0.83	
	Total Operating Expenses	67,867			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Current Month	12.50 %	87.50%		
MASS	Occupancy				
		<u>Loss</u>	<u>Occ %</u>		
	Year-to-Date	10.04 %	89.96%		IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	0.00 5	
MASS	MENAR	0.00 11	Accts Payable	2.00 4	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS	Total Points	2.00 25	Total Points	2.00 25	
Capital Fund Occupancy					
5.00					

Excess Cash				
(1,201,937)				
Average Dwelling Rent				
Actual/UML	291,444	779	374.13	
Budget/UMA	316,157	832	380.00	
Increase (Decrease)	(24,713)	(53)	(5.87)	

Excess Cash				
(931,369)				
Average Dwelling Rent				
Actual/UML	255,983	753	339.95	
Budget/UMA	316,157	837	377.73	
Increase (Decrease)	(60,174)	(84)	(37.78)	

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

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

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

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		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	5,941	=	0.48																															
	Curr Liab Exc Curr Prtn LTD	(12,498)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(15,307)	=	-4.85																															
	Average Monthly Operating and Other Expenses	3,158			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.41			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	6,257	=	0.23																															
	Total Tenant Revenue	27,617			IR < 1.50																														
Days Receivable Outstanding: 55.82																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,534)	=	1.75																															
	Total Operating Expenses	3,158			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>10.71%</td> <td>89.29%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	14.29%	85.71%				Year-to-Date	10.71%	89.29%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	14.29%	85.71%																																	
Year-to-Date	10.71%	89.29%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	2.00 5																																
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Total Points	0.00 25	Total Points	2.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	12,155	=	1.11																															
	Curr Liab Exc Curr Prtn LTD	(10,929)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(7,525)	=	-4.42																															
	Average Monthly Operating and Other Expenses	1,702			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.13			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	5,206	=	0.24																															
	Total Tenant Revenue	21,550			IR < 1.50																														
Days Receivable Outstanding: 58.88																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(2,151)	=	1.26																															
	Total Operating Expenses	1,702			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>14.29%</td> <td>85.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>12.50%</td> <td>87.50%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	14.29%	85.71%				Year-to-Date	12.50%	87.50%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	14.29%	85.71%																																	
Year-to-Date	12.50%	87.50%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	7.74 12	Accts Recvble	2.00 5																																
MENAR	0.00 11	Accts Payable	2.00 4																																
DSCR	0.00 2	Occupancy	0.00 16																																
Total Points	7.74 25	Total Points	4.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(19,450)	

Excess Cash	
(10,105)	

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

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

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

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

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	4,307,404	=	7.17																															
	Curr Liab Exc Curr Prtn LTD	(600,620)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	3,116,762	=	4.43																															
	Average Monthly Operating and Other Expenses	703,019			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.22			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(660)	=	0.00																															
	Total Tenant Revenue	5,864,899			IR < 1.50																														
Days Receivable Outstanding: -0.03																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(74,901)	=	0.11																															
	Total Operating Expenses	703,019			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>11.66%</td> <td>88.34%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>10.17%</td> <td>89.83%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	11.66%	88.34%				Year-to-Date	10.17%	89.83%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	11.66%	88.34%																																	
Year-to-Date	10.17%	89.83%	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																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	4,256,149	=	6.85																															
	Curr Liab Exc Curr Prtn LTD	(621,618)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	3,062,439	=	4.61																															
	Average Monthly Operating and Other Expenses	664,860			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.31			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	5,503,569			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(60,633)	=	0.09																															
	Total Operating Expenses	664,860			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>8.71 %</td> <td>91.29%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>9.72 %</td> <td>90.28%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.71 %	91.29%				Year-to-Date	9.72 %	90.28%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.71 %	91.29%																																	
Year-to-Date	9.72 %	90.28%	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	1.00	16																														
Total Points	25.00	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

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

Excess Cash					
2,280,651					
Average Dwelling Rent					
Actual/UML	5,574,830	9,042	616.55		
Budget/UMA	5,742,468	10,016	573.33		
Increase (Decrease)	(167,638)	(974)	43.22		

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

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

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(463,350)	=	-4.41																															
	Curr Liab Exc Curr Prtn LTD	(105,052)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(641,509)	=	-4.95																															
	Average Monthly Operating and Other Expenses	129,641			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	785,318			IR < 1.50																														
	Days Receivable Outstanding: 0.00																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(24,785)	=	0.19																															
	Total Operating Expenses	129,641			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	11.46%		88.54%																															
Year-to-Date	8.20%		91.80%	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	1.00	16																														
Total Points	2.00	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(230,786)	=	-0.86																															
	Curr Liab Exc Curr Prtn LTD	(268,863)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(570,659)	=	-4.81																															
	Average Monthly Operating and Other Expenses	118,730			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	719,507			IR < 1.50																														
	Days Receivable Outstanding: 0.00																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(17,668)	=	0.15																															
	Total Operating Expenses	118,730			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	11.46 %		88.54%																															
Year-to-Date	11.41 %		88.59%	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																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
	(799,915)

Excess Cash	
	(710,896)

Average Dwelling Rent				
Actual/UML	839,357	1,858	451.75	
Budget/UMA	764,612	2,024	377.77	
Increase (Decrease)	74,745	(166)	73.98	

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

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.61	25.36 %
Supplies and Materials	22.93	3.67
Fleet Costs	0.00	0.00
Outside Services	90.76	14.51
Utilities	47.38	7.58
Protective Services	17.49	2.80
Insurance	21.88	7.58
Other Expenses	37.46	5.99
Total Average Expense	\$ 396.50	67.47 %

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

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		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	663,585	=	8.26																										
	Curr Liab Exc Curr Prtn LTD	(80,348)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	533,376	=	5.97																										
	Average Monthly Operating and Other Expenses	89,309			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	0	=	0.00																										
	Total Tenant Revenue	489,697			IR < 1.50																									
Days Receivable Outstanding: 0.00																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(22,768)	=	0.25																										
	Total Operating Expenses	89,309			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	19.39%		80.61%																										
Year-to-Date	15.88%		84.12%	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	0.00 16																										
Total Points	25.00	25	Total Points	9.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	447,533	=	6.59																										
	Curr Liab Exc Curr Prtn LTD	(67,883)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	331,218	=	4.07																										
	Average Monthly Operating and Other Expenses	81,327			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	0	=	0.00																										
	Total Tenant Revenue	457,495			IR < 1.50																									
Days Receivable Outstanding: 0.00																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(14,142)	=	0.17																										
	Total Operating Expenses	81,327			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	6.12 %		93.88%																										
Year-to-Date	11.03 %		88.97%	IR >= 0.98																										
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DSCR	2.00	2	Occupancy	0.00 16																										
Total Points	25.00	25	Total Points	9.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
429,875	

Excess Cash	
233,892	

Average Dwelling Rent			
Actual/UML	510,589	1,319	387.10
Budget/UMA	509,930	1,568	325.21
Increase (Decrease)	658	(249)	61.89

Average Dwelling Rent			
Actual/UML	482,797	1,395	346.09
Budget/UMA	484,869	1,568	309.23
Increase (Decrease)	(2,072)	(173)	36.86

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

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

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	624,128	=	16.01																															
	Curr Liab Exc Curr Prtn LTD	(38,984)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	535,937	=	13.21																															
	Average Monthly Operating and Other Expenses	40,564			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	361,434			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(1,549)	=	0.04																															
	Total Operating Expenses	40,564			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>12.50%</td> <td>87.50%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>8.93%</td> <td>91.07%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	12.50%	87.50%				Year-to-Date	8.93%	91.07%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	12.50%	87.50%																																	
Year-to-Date	8.93%	91.07%	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	1.00	16																														
Total Points	25.00	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	602,283	=	18.35																															
	Curr Liab Exc Curr Prtn LTD	(32,824)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	521,664	=	15.21																															
	Average Monthly Operating and Other Expenses	34,304			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	347,780			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,264)	=	0.24																															
	Total Operating Expenses	34,304			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>7.37 %</td> <td>92.63%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	7.14 %	92.86%				Year-to-Date	7.37 %	92.63%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	7.14 %	92.86%																																	
Year-to-Date	7.37 %	92.63%	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																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
487,585			

Excess Cash			
478,063			

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

Average Dwelling Rent			
Actual/UML	344,395	415	829.87
Budget/UMA	355,116	448	792.67
Increase (Decrease)	(10,721)	(33)	37.20

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.11	18.87 %
Supplies and Materials	20.20	2.41
Fleet Costs	0.00	0.00
Outside Services	100.35	11.97
Utilities	48.38	6.71
Protective Services	0.00	0.00
Insurance	57.71	6.71
Other Expenses	61.83	7.38
Total Average Expense	\$ 446.59	54.04 %

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	324,141	=	3.53																															
	Curr Liab Exc Curr Prtn LTD	(91,773)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	105,641	=	0.86																															
	Average Monthly Operating and Other Expenses	122,572			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(660)	=	0.00																															
	Total Tenant Revenue	1,169,588			IR < 1.50																														
Days Receivable Outstanding: -0.14																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,833)	=	0.07																															
	Total Operating Expenses	122,572			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>3.50%</td> <td>96.50%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.63%</td> <td>96.38%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	3.50%	96.50%				Year-to-Date	3.63%	96.38%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	3.50%	96.50%																																	
Year-to-Date	3.63%	96.38%	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	2.00	2	Occupancy	12.00	16																														
Total Points	14.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	353,570	=	5.71																															
	Curr Liab Exc Curr Prtn LTD	(61,955)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	168,682	=	1.40																															
	Average Monthly Operating and Other Expenses	120,779			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.84			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	1,107,551			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,442)	=	0.05																															
	Total Operating Expenses	120,779			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	6.00 %	94.00%																																	
Year-to-Date	4.63 %	95.38%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.58	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	20.58	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(39,642)	

Excess Cash	
37,818	

Average Dwelling Rent			
Actual/UML	1,079,862	1,542	700.30
Budget/UMA	1,073,697	1,600	671.06
Increase (Decrease)	6,166	(58)	29.24

Average Dwelling Rent			
Actual/UML	1,028,820	1,526	674.19
Budget/UMA	1,024,586	1,600	640.37
Increase (Decrease)	4,234	(74)	33.83

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 138.97	18.32 %
Supplies and Materials	19.82	2.61
Fleet Costs	0.00	0.00
Outside Services	140.34	18.50
Utilities	18.00	2.37
Protective Services	4.64	0.61
Insurance	34.48	7.79
Other Expenses	41.21	5.43
Total Average Expense	\$ 397.46	55.65 %

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

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending February 29, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	7,631	=	0.16	
	Curr Liab Exc Curr Prtn LTD	(46,444)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(38,813)	=	-3.31	
	Average Monthly Operating and Other Expenses	11,729			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
0.00					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	21,615			IR < 1.50
Days Receivable Outstanding: 0.00					
MASS	Accounts Payable (AP)				
	Accounts Payable	(381)	=	0.03	
	Total Operating Expenses	11,729			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	6.67%	93.33%	
		Year-to-Date	8.33%	91.67%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	0.00 12	Accts Recvble	5.00 5
		MENAR	0.00 11	Accts Payable	4.00 4
		DSCR	2.00 2	Occupancy	1.00 16
		Total Points	2.00 25	Total Points	10.00 25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	15,046	=	2.63	
	Curr Liab Exc Curr Prtn LTD	(5,721)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	9,325	=	1.49	
	Average Monthly Operating and Other Expenses	6,276			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
0.00					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	22,153			IR < 1.50
Days Receivable Outstanding: 0.00					
MASS	Accounts Payable (AP)				
	Accounts Payable	(394)	=	0.06	
	Total Operating Expenses	6,276			IR < 0.75
		Occupancy	Loss	Occ %	
		Current Month	6.67 %	93.33%	
		Year-to-Date	2.50 %	97.50%	IR >= 0.98
		FASS KFI	MP	MASS KFI	MP
		QR	12.00 12	Accts Recvble	5.00 5
		MENAR	6.71 11	Accts Payable	4.00 4
		DSCR	2.00 2	Occupancy	12.00 16
		Total Points	20.71 25	Total Points	21.00 25
Capital Fund Occupancy					
5.00					

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

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

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

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

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	3,151,268	=	13.24																															
	Curr Liab Exc Curr Prtn LTD	(238,020)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,622,129	=	8.56																															
	Average Monthly Operating and Other Expenses	306,377			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.72			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	3,037,246			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(16,585)	=	0.05																															
	Total Operating Expenses	306,377			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	12.03%		87.97%																															
Year-to-Date	11.65%		88.35%	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>0.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>9.00</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	0.00	16	Total Points	25.00	25	Total Points	9.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	3,068,502	=	16.64																															
	Curr Liab Exc Curr Prtn LTD	(184,371)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,602,210	=	8.66																															
	Average Monthly Operating and Other Expenses	300,617			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.68			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	2,958,849			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(14,723)	=	0.05																															
	Total Operating Expenses	300,617			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	9.59 %		90.41%																															
Year-to-Date	10.81 %		89.19%	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>0.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>9.00</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	0.00	16	Total Points	25.00	25	Total Points	9.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
2,299,430	

Excess Cash	
2,242,369	

Average Dwelling Rent			
Actual/UML	2,985,142	3,760	793.92
Budget/UMA	3,309,606	4,256	777.63
Increase (Decrease)	(324,464)	(496)	16.29

Average Dwelling Rent			
Actual/UML	2,942,665	3,796	775.20
Budget/UMA	3,138,167	4,256	737.35
Increase (Decrease)	(195,502)	(460)	37.85

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

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

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

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 Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	
532	Refugio	50	47	376			94.00%		100.00	100.00				395	98.75%			
533	Scattered Sites	163	159	1,270	102	16,232	97.39%	129,858	38.65%	91.30%	89,564	169	79,039	531	40.72%	75,563	35,269	110,832
537	San Juan Square	46	45	358			97.28%		95.65%	95.65%				346	94.02%			
538	The Alhambra	14	13	102			91.07%		92.86%	92.86%				104	92.86%			
541	HemisView Village	49	48	386			98.47%		100.00	100.00				387	98.72%			
549	Converse Ranch I	25	24	192			96.00%		100.00	100.00				193	96.50%			
550	Midcrown Seniors Pavillion	39	39	308			98.72%		100.00	100.00				307	98.40%			
551	Converse Ranch II	21	21	168			100.00		100.00	100.00				164	97.62%			
552	San Juan Square II	48	45	362			94.27%		91.67%	91.67%				361	94.01%			
553	Sutton Oaks Phase I	49	48	382			97.45%		89.80%	89.80%				378	96.43%			
554	Pin Oak I	50	48	382	247	11,778	95.50%	94,228	96.00%	96.00%	99,480	253	1,727	393	98.25%	2,713-	2,539	175-
555	Gardens at San Juan Square	63	61	486			96.43%		95.24%	95.24%				484	96.03%			
556	The Park at Sutton Oaks	49	49	390			99.49%		97.96%	97.96%				373	95.15%			
558	East Meadows	71	70	560			98.59%		94.37%	94.37%				549	96.65%			
559	Wheatley Senior Living	40	39	312			97.50%		102.50	100.00				312	97.50%			
6010	Alazan-Apache Courts	685	639	5,112	136	86,708	93.28%	693,666	94.16%	94.30%	787,853	155	52,109	5,096	92.99%	2,139	96,326	98,464
6050	Lincoln Heights	338	316	2,528			93.49%		91.12%	93.33%	356,035	146		2,436	90.09%		356,035	356,035
6060	Cassiano Homes	499	477	3,816	95	45,171	95.59%	361,368	94.79%	95.75%	343,258	91	19,982	3,781	94.71%	3,307	14,802-	11,495-
6108	Dr. Charles Andrews Apts.	52	51	406	136	6,913	97.60%	55,305	100.00	100.00	68,804	167	409	413	99.28%	954-	12,545	11,591
6120	Villa Veramendi Apts.	166	161	1,286	133	21,385	96.84%	171,077	96.99%	96.99%	200,567	153	2,661	1,308	98.49%	2,927-	26,564	23,637
6124	Frank Hornsby	59	55	440			93.22%		100.00	100.00	80,001	173		463	98.09%		80,001	80,001
6126	Glen Park Apts.	26	26	208	112	2,917	100.00	23,333	96.15%	96.15%	34,739	187	2,468	186	89.42%	2,468	13,873	16,341
6127	Guadalupe Homes	56	54	432			96.43%		96.43%	96.43%	86,824	201		431	96.21%		86,824	86,824
6129	Raymundo Rangel Apts	26	26	206	154	3,962	99.04%	31,693	100.00	100.00	33,352	160		208	100.00	308-	1,351	1,044

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 2/29/2020

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	Budgeted Occ Units	Budgeted Unit Mos	Budgeted GPR Per Unit	Budgeted Rent Per Mo	Budgeted Occ %	Budgeted YTD Rent	Current Month Occ %	Current Month Avble Occ %	Actual YTD Rent	Actual Rent Per Unit	Actual Vacancy Loss	Actual Unit Mos	Actual YTD Occ %	Rent Variance Due To Occ	Rent Variance Due To Rate	Total	
6130	South San Apts	30	29	232				96.67%		96.67%	96.67%	42,074	176		239	99.58%		42,074	42,074
6135	Mirasol Homes Target Site	174	169	1,348	113	18,965	96.84%	151,717	97.70%	97.70%	97.70%	192,395	141	3,377	1,362	97.84%	1,576-	39,102	37,526
6136	Springview	182	170	1,362	173	29,465	93.54%	235,721	92.31%	93.33%	93.33%	255,148	190	19,904	1,341	92.10%	3,621	23,048	26,669
6143	Christ The King	48	48	380	148	7,051	98.96%	56,407	100.00%	100.00%	100.00%	61,640	164	1,039	377	98.18%	445	5,678	6,123
6180	Victoria Plaza Apts.	185	185	1,480				100.00		.00	.00	221-				.00			
6190	Villa Tranchese Apts.	201	195	1,564	250	48,792	97.26%	390,339	99.50%	99.50%	99.50%	420,038	265	4,992	1,588	98.76%	6,010-	23,689	17,679
6220	Villa Hermosa Apts.	66	65	518	234	15,125	98.11%	121,000	98.48%	98.48%	98.48%	125,648	242	1,869	520	98.48%	467-	4,181	3,714
6230	Sun Park Lane Apts.	65	61	486	244	14,798	93.46%	118,385	93.85%	93.85%	93.85%	126,448	255	6,090	495	95.19%	2,192-	5,871	3,679
6240	Mission Park Apts.	100	97	778				97.25%		94.00%	94.00%	110,875	143		776	97.00%		110,875	110,875
6260	Tarry Towne Apts.	98	96	766	287	27,438	97.70%	219,505	98.98%	98.98%	98.98%	224,489	290	3,152	773	98.60%	2,006-	2,978	972
6270	Parkview Apts.	153	144	1,156	196	28,332	94.44%	226,653	99.35%	99.35%	99.35%	242,177	202	5,098	1,198	97.88%	8,251-	7,273	978-
6280	Fair Avenue Apts.	216	212	1,694	251	53,098	98.03%	424,784	95.83%	95.83%	95.83%	448,029	266	10,282	1,687	97.63%	1,735	24,980	26,715
6290	Blanco Apts.	100	97	772				96.50%		98.00%	98.00%	189,887	245		775	96.88%		189,887	189,887
6300	Lewis Chatham Apts.	119	116	926				97.27%		95.80%	95.80%	234,129	250		936	98.32%		234,129	234,129
6310	Riverside Apts.	74	71	564	98	6,907	95.27%	55,255	97.30%	97.30%	97.30%	76,564	137	3,429	557	94.09%	686	21,995	22,681
6320	Madonna Apts.	60	59	474	265	15,718	98.75%	125,743	96.67%	96.67%	96.67%	130,644	279	2,918	469	97.71%	1,326	6,228	7,555
6322	Sahara-Ramsey Apts.	16	16	128	358	5,725	100.00	45,800	100.00	100.00	100.00	47,816	389	1,789	123	96.09%	1,789	3,805	5,594
6330	Linda Lou A & B Apts.	10	10	78	208	2,031	97.50%	16,250	100.00	100.00	100.00	15,676	196		80	100.00	417-	990-	1,407-
6331	Escondida Apts.	20	20	160	250	5,000	100.00	40,000	100.00	100.00	100.00	44,350	277		160	100.00		4,350	4,350
6333	Williamsburg Apts.	15	15	120	208	3,125	100.00	25,000	86.67%	86.67%	86.67%	25,128	220	1,250	114	95.00%	1,250	1,378	2,628
6340	Cheryl West Apts.	82	79	628				95.73%		92.68%	92.68%	123,822	196		632	96.34%		123,822	123,822
6350	Village East Apts.	24	23	184	146	3,354	95.83%	26,833	100.00	100.00	100.00	17,607	95	875	186	96.88%	292-	9,518-	9,809-
6352	Olive Park Apts.	26	25	200	144	3,606	96.15%	28,846	96.15%	96.15%	96.15%	26,471	133	1,298	199	95.67%	144	2,231-	2,087-
6360	College Park Additions	78	76	604				96.79%		100.00	100.00	123,953	200		620	99.36%		123,953	123,953

GPR: Gross Potential Rent

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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 2/29/2020

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	Budgeted Occ Units	Budgeted Unit Mos	Budgeted GPR Per Unit	Budgeted Rent Per Mo	Budgeted Occ %	Budgeted YTD Rent	Current Month Occ %	Current Month Avble Occ %	Actual YTD Rent	Actual Rent Per Unit	Actual Vacancy Loss	Actual Unit Mos	Actual YTD Occ %	Rent Variance Due To Occ	Rent Variance Due To Rate	
6380	Jewett Circle Apts.	75	73	582	235	17,117	97.00%	136,939	100.00	100.00	146,932	247	941	596	99.33%	3,294-	6,699	3,405
6390	Kenwood North Apts.	53	52	416			98.11%		113.21	96.77%	132,077	273		483	113.92		132,077	132,077
6400	Midway Apts.	20	20	160	229	4,583	100.00	36,667	100.00	100.00	37,291	236	458	158	98.75%	458	1,082	1,540
6410	San Pedro Arms Apts.	16	15	120			93.75%		100.00	100.00	30,164	239		126	98.44%		30,164	30,164
6420	W. C. White Apts.	75	74	594	187	13,860	99.00%	110,882	100.00	100.00	113,037	189	187	599	99.83%	933-	1,221	288
6430	Highview Apts.	68	66	530	230	15,263	97.43%	122,107	88.24%	88.24%	100,600	199	8,755	506	93.01%	5,529	15,978-	10,448-
6440	Cross Creek Apts.	66	63	500			94.70%		96.97%	96.97%	67,315	132		509	96.40%		67,315	67,315
6450	Park Square Apts.	26	25	198	215	5,315	95.19%	42,519	96.15%	96.15%	51,816	279	4,724	186	89.42%	2,577	11,874	14,451
6460	Kenwood Manor Apts.	9	9	72	99	894	100.00	7,154	.00	.00	9,534		7,154		.00	7,154		7,154
6470	Westway Apts.	152	145	1,156	96	13,944	95.07%	111,550	98.68%	98.68%	195,967	166	3,667	1,178	96.88%	2,115-	82,302	80,187
6480	Marie McGuire Apts.	63	59	474			94.05%		98.41%	98.41%	128,898	262		492	97.62%		128,898	128,898
6490	M. C. Beldon Apts.	35	33	260	190	6,191	92.86%	49,525	97.14%	97.14%	56,982	208	1,143	274	97.86%	2,667-	4,790	2,123
6500	F. J. Furey Apts.	66	63	502	109	6,854	95.08%	54,828	98.48%	98.48%	81,314	159	1,966	510	96.59%	874-	25,612	24,739
6510	H. B. Gonzalez Apts.	51	49	388	187	9,049	95.10%	72,389	100.00	100.00	81,112	200	373	406	99.51%	3,358-	5,365	2,006
6520	W. R. Sinkin Apts.	50	50	398	197	9,784	99.50%	78,275	98.00%	98.00%	77,303	198	1,770	391	97.75%	1,377	405	1,782
6530	Pin Oak II Apts.	22	22	176	186	4,083	100.00	32,667	100.00	100.00	31,313	188	1,670	167	94.89%	1,670	316	1,987
6540	George Cisneros Apts.	55	54	428	164	8,763	97.27%	70,102	98.18%	98.18%	74,748	172	983	434	98.64%	983-	3,663	2,680
6550	Matt Garcia Apts.	55	54	430	188	10,099	97.73%	80,788	98.18%	98.18%	80,680	185	564	437	99.32%	1,315-	1,424-	2,739-
6560	L. C. Rutledge Apts.	66	63	506			95.83%		95.45%	95.45%	92,219	179		515	97.54%		92,219	92,219
6570	T. L. Shaley Apts.	66	60	482	121	7,303	91.29%	58,423	96.97%	98.46%	51,000	106	5,454	483	91.48%	121-	7,545-	7,666-
6580	Lila Cockrell Apts.	70	69	554	173	11,954	98.93%	95,631	100.00	100.00	91,217	164	863	555	99.11%	173-	4,587-	4,760-
6590	O. P. Schnabel Apts.	70	69	554	169	11,707	98.93%	93,654	98.57%	98.57%	106,556	191	507	557	99.46%	507-	12,395	11,888
	Total	6,055	5,819	46,549	110	640,358	96.10%	5,122,864	91.76%	95.46%	7,323,337	167	266,934	44,368	91.59%	68,787	2,259,947	2,328,733

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 2/29/2020

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
111	SAHFC Monterrey Park	200	194	1,552	704	136,539	97.00%	1,092,313	96.50%	96.50%	1,124,391	729	40,821	1,542	96.38%	7,038	39,116	46,154
112	SAHFC Burning Tree	108	100	800			92.59%		89.81%	89.81%	547,234	704		777	89.93%		547,234	547,234
113	SAHFC Castlepoint	220	216	1,730	583	126,101	98.30%	1,008,810	97.27%	97.27%	1,004,951	588	30,321	1,708	97.05%	12,875	9,016	21,891
114	SAHFC Encanta Villas	56	49	392	760	37,240	87.50%	297,920	94.64%	94.64%	321,943	776	25,080	415	92.63%	17,480-	6,543	10,937-
121	Converse Ranch II, LLC	83	80	640			96.39%		113.25	90.38%	571,384	741		771	116.11		571,384	571,384
140	SAHFC Vera Cruz	29	28	226	544	15,372	97.41%	122,976	96.55%	96.55%	120,632	527	1,632	229	98.71%	1,632-	3,976-	5,608-
141	Homestead	157	151	1,204	584	87,845	95.86%	702,763	89.17%	89.17%	676,411	574	44,944	1,179	93.87%	14,592	11,759-	2,833
151	Claremont	4	4	32			100.00		100.00	100.00	26,217	819		32	100.00		26,217	26,217
214	Converse Ranch I LLC	99	95	756			95.45%		119.19	95.16%	675,414	725		932	117.68		675,414	675,414
315440	Villa De Valencia	104	96	766	401	38,361	92.07%	306,890	96.15%	96.15%	512,367	658	21,234	779	93.63%	5,208-	200,268	195,060
465450	Reagan West Apts.	15	15	120			100.00		93.33%	93.33%	57,458	522		110	91.67%		57,458	57,458
1065120	Sunshine Plaza	100	95	756			94.50%		96.00%	96.00%	497,836	633		786	98.25%		497,836	497,836
1075130	Pecan Hill	100	95	756			94.50%		93.00%	93.00%	564,245	765		738	92.25%		564,245	564,245
1205340	SAHDC Dietrich Road	30	24	194	640	15,520	80.83%	124,160	86.67%	86.67%	127,288	624	23,040	204	85.00%	6,400-	3,272-	9,672-
1335211	SAHFC La Providencia	90	86	686	551	47,286	95.28%	378,288	94.44%	94.44%	374,690	545	18,198	687	95.42%	551-	4,150-	4,701-
1355290	SAHFC Towering Oaks Apts.	128	122	978	848	103,634	95.51%	829,070	97.66%	97.66%	782,503	846	83,924	925	90.33%	44,929	1,638-	43,291
1375280	SAHFC Churchill Estate Apts	40	39	308	816	31,418	96.25%	251,343	97.50%	97.50%	267,723	845	2,448	317	99.06%	7,344-	9,035	1,691
1425475	SAHDC Bella Claire Apts.	67	65	520	605	39,355	97.01%	314,839	95.52%	95.52%	318,423	608	7,266	524	97.76%	2,422-	1,162	1,260-
1505462	Warren House	7	6	50			89.29%		85.71%	85.71%	27,237	545		50	89.29%		27,237	27,237
2095265	Sendero I PFC (Crown Meadows)	192	182	1,458	897	163,480	94.92%	1,307,841	86.98%	86.98%	1,339,781	943	103,156	1,421	92.51%	33,189	65,130	98,319
2375630	SH/CH PFC Cottage Creek	253	224	1,794	422	94,683	88.64%	757,461	88.54%	88.54%	1,405,251	756	70,085	1,858	91.80%	26,987-	620,803	593,816
2385640	SH/CH PFC Cottage Creek II	196	174	1,390	362	62,875	88.65%	502,999	80.61%	80.61%	998,846	757	90,106	1,319	84.12%	25,693	521,539	547,232
2395485	SH/CH PFC Courtland Heights	56	53	424	871	46,138	94.64%	369,100	87.50%	87.50%	390,058	956	34,821	408	91.07%	13,928	34,886	48,814
2495650	Woodhill Apts. PFC	532	473	3,786	840	397,656	88.96%	3,181,245	87.97%	87.97%	3,425,366	911	416,754	3,760	88.35%	21,980	266,101	288,082

GPR: Gross Potential Rent

A: No of Units - Number of Units

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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 2/29/2020

	Budgeted							Actual							Rent Variance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
								Current Month									
Total	2,866	2,665	21,318	542	1,443,502	92.98%	11,548,018	92.64%	101.61	16,157,648	912	1,013,830	21,471	93.65%	106,200	4,715,829	4,822,029

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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 2/29/2020

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	100	800				92.59%		89.81%	89.81%	547,234	704		777	89.93%		547,234	547,234
113	SAHFC Castlepoint	220	216	1,730	583	126,101	98.30%	1,008,810	97.27%	97.27%	1,004,951	588	30,321	1,708	97.05%	12,875	9,016	21,891	
114	SAHFC Encanta Villas	56	49	392	760	37,240	87.50%	297,920	94.64%	94.64%	321,943	776	25,080	415	92.63%	17,480-	6,543	10,937-	
121	Converse Ranch II, LLC	83	80	640				96.39%		113.25	90.38%	571,384	741		771	116.11		571,384	571,384
140	SAHFC Vera Cruz	29	28	226	544	15,372	97.41%	122,976	96.55%	96.55%	120,632	527	1,632	229	98.71%	1,632-	3,976-	5,608-	
141	Homestead	157	151	1,204	584	87,845	95.86%	702,763	89.17%	89.17%	676,411	574	44,944	1,179	93.87%	14,592	11,759-	2,833	
151	Claremont	4	4	32				100.00		100.00	100.00	26,217	819		32	100.00		26,217	26,217
214	Converse Ranch I LLC	99	95	756				95.45%		119.19	95.16%	675,414	725		932	117.68		675,414	675,414
315440	Villa De Valencia	104	96	766	401	38,361	92.07%	306,890	96.15%	96.15%	512,367	658	21,234	779	93.63%	5,208-	200,268	195,060	
1065120	Sunshine Plaza	100	95	756				94.50%		96.00%	96.00%	497,836	633		786	98.25%		497,836	497,836
1075130	Pecan Hill	100	95	756				94.50%		93.00%	93.00%	564,245	765		738	92.25%		564,245	564,245
1205340	SAHDC Dietrich Road	30	24	194	640	15,520	80.83%	124,160	86.67%	86.67%	127,288	624	23,040	204	85.00%	6,400-	3,272-	9,672-	
1335211	SAHFC La Providencia	90	86	686	551	47,286	95.28%	378,288	94.44%	94.44%	374,690	545	18,198	687	95.42%	551-	4,150-	4,701-	
1355290	SAHFC Towering Oaks Apts.	128	122	978	848	103,634	95.51%	829,070	97.66%	97.66%	782,503	846	83,924	925	90.33%	44,929	1,638-	43,291	
1375280	SAHFC Churchhill Estate Apts	40	39	308	816	31,418	96.25%	251,343	97.50%	97.50%	267,723	845	2,448	317	99.06%	7,344-	9,035	1,691	
1425475	SAHDC Bella Claire Apts.	67	65	520	605	39,355	97.01%	314,839	95.52%	95.52%	318,423	608	7,266	524	97.76%	2,422-	1,162	1,260-	
1505462	Warren House	7	6	50				89.29%		85.71%	85.71%	27,237	545		50	89.29%		27,237	27,237
2095265	Sendero I PFC (Crown Meadows)	192	182	1,458	897	163,480	94.92%	1,307,841	86.98%	86.98%	1,339,781	943	103,156	1,421	92.51%	33,189	65,130	98,319	
	Total	1,614	1,532	12,252	461	705,612	94.89%	5,644,899	95.97%	102.85	8,756,278	702	361,243	12,474	96.61%	64,547	3,175,926	3,240,473	

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J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

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

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	194	1,552	704	136,539	97.00%	1,092,313	96.50%	96.50%	1,124,391	729	40,821	1,542	96.38%	7,038	39,116	46,154
465450	Reagan West Apts.	15	15	120			100.00		93.33%	93.33%	57,458	522		110	91.67%		57,458	57,458
2375630	SH/CH PFC Cottage Creek	253	224	1,794	422	94,683	88.64%	757,461	88.54%	88.54%	1,405,251	756	70,085	1,858	91.80%	26,987-	620,803	593,816
2385640	SH/CH PFC Cottage Creek II	196	174	1,390	362	62,875	88.65%	502,999	80.61%	80.61%	998,846	757	90,106	1,319	84.12%	25,693	521,539	547,232
2395485	SH/CH PFC Courtland Heights	56	53	424	871	46,138	94.64%	369,100	87.50%	87.50%	390,058	956	34,821	408	91.07%	13,928	34,886	48,814
2495650	Woodhill Apts. PFC	532	473	3,786	840	397,656	88.96%	3,181,245	87.97%	87.97%	3,425,366	911	416,754	3,760	88.35%	21,980	266,101	288,082
	Total	1,252	1,133	9,066	651	737,890	90.52%	5,903,119	88.34%	100.00	7,401,369	1,413	652,587	8,997	89.83%	41,653	1,539,903	1,581,556

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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
Property Management Monthly Report
Partnership
For the Period Ending 2/29/2020**

Monthly

Year-to-Date

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

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
1 Bedroom	554	554	535	19				96.57%	554	532	96.03%	1,108	1,067	96.30%
2 Bedrooms	327	327	300	27				91.74%	327	300	91.74%	654	600	91.74%
3 Bedrooms	40	40	39	1				97.50%	40	39	97.50%	80	78	97.50%
Total Units	921	921	874	47				94.90%	921	871	94.57%	1,842	1,745	94.73%

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
38,326	414,230		28,696	(43,866)	193,607	192,007	192,960	15	0	21	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	91	91	88	3			91	96.70%				182	173	95.05%
2 Bedrooms	93	93	78	15			456	83.87%				186	155	83.33%
Total	184	184	166	18			548	90.22%				368	328	89.13%

Maintenance Summary

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
241,149	133,415				13,331	25,843	13,266	0	0	0	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
11,448	239,959	19,323			115,009	112,495	113,901	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	100	100	93	7			213	93.00%				200	187	93.50%
2 Bedrooms	96	96	89	7			213	92.71%				192	181	94.27%
Total	196	196	182	14			426	92.86%				392	368	93.88%

Maintenance Summary

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
173,755	261,804				97,848	99,762	96,821	0	0	5	0	.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	140	140	136	4				122	97.14%			280	274	97.86%
2 Bedrooms	10	10	10						100.00%			20	20	100.00
Total	150	150	146	4				122	97.33%			300	294	98.00%

Maintenance Summary

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,024,774	505,118				147,143	147,495	146,211	1	0	2	0	.00

Occupancy Information

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

Maintenance Summary

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

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	1/31/2020	12/31/2020	11/30/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
52,025	317,395				77,934	79,653	80,104	0	0	1	0	.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	110	110	109	1				30	99.09%				220	215	97.73%
2 Bedrooms	10	10	9	1				30	90.00%				20	17	85.00%
Total	120	120	118	2				61	98.33%				240	232	96.67%

Maintenance Summary

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,179,643	=	0.15																															
	Curr Liab Exc Curr Prtn LTD	(14,067,804)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(12,362,507)	=	-19.93																															
	Average Monthly Operating and Other Expenses	620,234			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.23			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	19,323	=	0.01																															
	Total Tenant Revenue	1,342,532			IR < 1.50																														
Days Receivable Outstanding: 0.85																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(46,498)	=	0.07																															
	Total Operating Expenses	620,234			IR < 0.75																														
<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>5.10%</td> <td>94.90%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>5.27%</td> <td>94.73%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	5.10%	94.90%				Year-to-Date	5.27%	94.73%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	5.10%	94.90%																																	
Year-to-Date	5.27%	94.73%	IR >= 0.98																																
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,536,167	=	0.18																															
	Curr Liab Exc Curr Prtn LTD	(13,710,645)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(11,617,867)	=	-16.89																															
	Average Monthly Operating and Other Expenses	687,866			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.91			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	15,442	=	0.01																															
	Total Tenant Revenue	1,306,717			IR < 1.50																														
Days Receivable Outstanding: 0.70																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(37,077)	=	0.05																															
	Total Operating Expenses	687,866			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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Total Points	0.00 25	Total Points	17.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(13,215,039)				
Average Dwelling Rent				
Actual/UML	1,288,260	1,745	738.26	
Budget/UMA	627,700	1,842	340.77	
Increase (Decrease)	660,560	(97)	397.49	

Excess Cash				
(12,526,096)				
Average Dwelling Rent				
Actual/UML	1,253,390	1,751	715.81	
Budget/UMA	1,287,714	1,842	699.08	
Increase (Decrease)	(34,323)	(91)	16.73	

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

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

KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	759,943	=	0.30																															
	Curr Liab Exc Curr Prtn LTD	(2,510,001)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(1,750,058)	=	-10.55																															
	Average Monthly Operating and Other Expenses	165,901			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.22			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	415,085			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(7,421)	=	0.04																															
	Total Operating Expenses	165,901			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,257,983	=	0.45																															
	Curr Liab Exc Curr Prtn LTD	(2,768,996)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(1,511,013)	=	-9.02																															
	Average Monthly Operating and Other Expenses	167,498			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.12			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	392,079			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,584)	=	0.05																															
	Total Operating Expenses	167,498			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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Year-to-Date	14.40 %	85.60%	IR >= 0.98																																
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Total Points	1.00 25	Total Points	9.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(1,936,798)	

Excess Cash	
(1,694,158)	

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

Average Dwelling Rent			
Actual/UML	370,796	315	1,177.13
Budget/UMA	414,830	368	1,127.26
Increase (Decrease)	(44,034)	(53)	49.87

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 122.16	9.81 %
Supplies and Materials	10.05	0.81
Fleet Costs	0.00	0.00
Outside Services	70.16	5.64
Utilities	50.58	6.60
Protective Services	13.17	1.06
Insurance	49.67	6.60
Other Expenses	53.54	4.30
Total Average Expense	\$ 369.33	34.83 %

KFI - FY Comparison for HemisView Village - 61 Units

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(294,851)	=	-0.07																															
	Curr Liab Exc Curr Prtn LTD	(3,989,043)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(4,283,894)	=	-89.70																															
	Average Monthly Operating and Other Expenses	47,760			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.42			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	29,689			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(101)	=	0.00																															
	Total Operating Expenses	47,760			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	0.00%	100.00%																																	
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(231,437)	=	-0.06																															
	Curr Liab Exc Curr Prtn LTD	(3,773,097)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(4,004,533)	=	-82.97																															
	Average Monthly Operating and Other Expenses	48,263			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.33			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	28,899			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(584)	=	0.01																															
	Total Operating Expenses	48,263			IR < 0.75																														
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Year-to-Date	4.92 %	95.08%	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	0.00 25	Total Points	17.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(4,333,005)	

Excess Cash	
(4,058,011)	

Average Dwelling Rent			
Actual/UML	26,861	121	221.99
Budget/UMA	26,762	122	219.36
Increase (Decrease)	99	(1)	2.63

Average Dwelling Rent			
Actual/UML	26,475	116	228.23
Budget/UMA	25,284	122	207.24
Increase (Decrease)	1,191	(6)	20.99

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 106.20	22.63 %
Supplies and Materials	8.96	1.91
Fleet Costs	0.00	0.00
Outside Services	48.81	10.40
Utilities	63.84	13.61
Protective Services	10.03	2.14
Insurance	44.96	13.61
Other Expenses	29.63	6.31
Total Average Expense	\$ 312.43	70.61 %

		This Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	231,524	=	1.69																									
	Curr Liab Exc Curr Prtn LTD	(137,017)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	(17,797)	=	-0.20																									
	Average Monthly Operating and Other Expenses	89,208			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
1.68					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	19,323	=	0.09																									
	Total Tenant Revenue	226,699			IR < 1.50																								
Days Receivable Outstanding: 5.03																													
Accounts Payable (AP)																													
Accounts Payable	(23,167)	=	0.26																										
Total Operating Expenses	89,208			IR < 0.75																									
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	7.14%	92.86%																											
Year-to-Date	6.12%	93.88%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																									
QR	10.51	12	Accts Recvble	5.00 5																									
MENAR	0.00	11	Accts Payable	4.00 4																									
DSCR	2.00	2	Occupancy	4.00 16																									
Total Points	12.51	25	Total Points	13.00 25																									
Capital Fund Occupancy																													
5.00																													

		Last Year																											
FASS	Quick Ratio (QR)																												
	Current Assets, Unrestricted	304,409	=	1.96																									
	Curr Liab Exc Curr Prtn LTD	(155,455)			IR >= 2.0																								
FASS	Months Expendable Net Assets Ratio (MENAR)																												
	Expendable Fund Balance	42,272	=	0.28																									
	Average Monthly Operating and Other Expenses	149,097			IR >= 4.0																								
Debt Service Coverage Ratio (DSCR)																													
0.23					IR >= 1.25																								
MASS	Tenant Receivable (TR)																												
	Tenant Receivable	15,442	=	0.07																									
	Total Tenant Revenue	228,184			IR < 1.50																								
Days Receivable Outstanding: 3.99																													
Accounts Payable (AP)																													
Accounts Payable	(13,537)	=	0.09																										
Total Operating Expenses	149,097			IR < 0.75																									
Occupancy																													
	<u>Loss</u>	<u>Occ %</u>																											
Current Month	3.06 %	96.94%																											
Year-to-Date	2.81 %	97.19%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																									
QR	11.80	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	11.80	25	Total Points	21.00 25																									
Capital Fund Occupancy																													
5.00																													

Excess Cash				
(223,379)				
Average Dwelling Rent				
Actual/UML	225,581	368	612.99	
Budget/UMA	258,549	392	659.56	
Increase (Decrease)	(32,968)	(24)	(46.57)	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 68.83	10.53 %
Supplies and Materials	7.10	1.09
Fleet Costs	0.00	0.00
Outside Services	26.66	4.08
Utilities	76.76	11.74
Protective Services	9.78	1.50
Insurance	47.17	11.74
Other Expenses	37.75	5.78
Total Average Expense	\$ 274.06	46.46 %

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	247,422	=	0.16	
	Curr Liab Exc Curr Prtn LTD	(1,537,138)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(1,411,983)	=	-14.84	
	Average Monthly Operating and Other Expenses	95,133			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		1.33			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	198,441			IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable	8	=	0.00	
	Total Operating Expenses	95,133			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.67%		97.33%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.00%		98.00%	IR >= 0.98
MASS	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	
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	204,417	=	0.14	
	Curr Liab Exc Curr Prtn LTD	(1,417,805)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(1,326,707)	=	-14.36	
	Average Monthly Operating and Other Expenses	92,413			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.86			IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	186,399			IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable	(1,088)	=	0.01	
	Total Operating Expenses	92,413			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	3.33 %		96.67%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.33 %		97.67%	IR >= 0.98
MASS	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	
MASS	Capital Fund Occupancy				
		5.00			

Excess Cash	
	(1,550,347)

Excess Cash	
	(1,460,526)

Average Dwelling Rent			
Actual/UML	196,839	294	669.52
Budget/UMA	(198,353)	300	(661.18)
Increase (Decrease)	395,192	(6)	1,330.70

Average Dwelling Rent			
Actual/UML	184,950	293	631.23
Budget/UMA	185,304	300	617.68
Increase (Decrease)	(354)	(7)	13.55

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 129.87	20.41 %
Supplies and Materials	14.35	2.26
Fleet Costs	0.00	0.00
Outside Services	54.32	8.54
Utilities	42.60	6.70
Protective Services	0.00	0.00
Insurance	34.68	6.70
Other Expenses	33.39	5.25
Total Average Expense	\$ 309.21	49.85 %

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

Period Ending February 29, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,097,100	=	0.24																															
	Curr Liab Exc Curr Prtn LTD	(4,641,585)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(3,683,341)	=	-24.15																															
	Average Monthly Operating and Other Expenses	152,533			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.29			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	315,375			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	23	=	0.00																															
	Total Operating Expenses	152,533			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>4.29%</td> <td>95.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>4.29%</td> <td>95.71%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.29%	95.71%				Year-to-Date	4.29%	95.71%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	4.29%	95.71%																																	
Year-to-Date	4.29%	95.71%	IR >= 0.98																																
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Total Points	2.00 25	Total Points	17.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	948,914	=	0.21																															
	Curr Liab Exc Curr Prtn LTD	(4,486,405)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(3,667,346)	=	-24.46																															
	Average Monthly Operating and Other Expenses	149,907			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.32			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	320,588			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(1,792)	=	0.01																															
	Total Operating Expenses	149,907			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>3.33 %</td> <td>96.67%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.86 %</td> <td>97.14%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	3.33 %	96.67%				Year-to-Date	2.86 %	97.14%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	3.33 %	96.67%																																	
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Total Points	2.00 25	Total Points	21.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(3,851,115)				
Average Dwelling Rent				
Actual/UML	294,334	402	732.17	
Budget/UMA	295,689	420	704.02	
Increase (Decrease)	(1,355)	(18)	28.15	

Excess Cash				
(3,831,690)				
Average Dwelling Rent				
Actual/UML	295,895	408	725.23	
Budget/UMA	287,473	420	684.46	
Increase (Decrease)	8,422	(12)	40.77	

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

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

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

Period Ending February 29, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	138,506	=	0.11																										
	Curr Liab Exc Curr Prtn LTD	(1,253,021)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(1,215,434)	=	-17.44																										
	Average Monthly Operating and Other Expenses	69,699			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.13			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	0	=	0.00																										
	Total Tenant Revenue	157,244			IR < 1.50																									
Days Receivable Outstanding: 0.00																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(15,839)	=	0.23																										
	Total Operating Expenses	69,699			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.67%		98.33%																										
Year-to-Date	3.33%		96.67%	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	12.00 16																										
Total Points	1.00	25	Total Points	21.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	51,881	=	0.05																										
	Curr Liab Exc Curr Prtn LTD	(1,108,889)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(1,150,540)	=	-14.26																										
	Average Monthly Operating and Other Expenses	80,687			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.74			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	0	=	0.00																										
	Total Tenant Revenue	150,569			IR < 1.50																									
Days Receivable Outstanding: 0.00																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(11,493)	=	0.14																										
	Total Operating Expenses	80,687			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.83 %		99.17%																										
Year-to-Date	0.83 %		99.17%	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>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>0.00</td> <td>25</td> <td>Total Points</td> <td>25.00 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	0.00	2	Occupancy	16.00 16	Total Points	0.00	25	Total Points	25.00 25
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5.00																														

Excess Cash	
(1,320,396)	

Excess Cash	
(1,265,062)	

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

Average Dwelling Rent			
Actual/UML	150,134	238	630.82
Budget/UMA	151,462	240	631.09
Increase (Decrease)	(1,328)	(2)	(0.28)

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

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