SAHA SAN ANTONIO HOUSING AUTHORITY Opportunity Lives Here

San Antonio Housing Authority

Issue Date: April 10, 2020

Supplemental Reports

For the Month and Year-To-Date Ended March 31, 2020

(Unaudited and Subject to Review)

SAN ANTONIO HOUSING AUTHORITY

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

Ed Hinojosa Chief Financial Officer

Diana K. Fiedler
Director of Finance and
Accounting

Linda Le Controller

Jennifer Mireles Budget Manager

SAHA Combined

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

Partnerships

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

San Antonio Housing Authority **Property Management Monthly Report Public Housing** For the Period Ending 3/31/2020

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Monthly Year-to-Date

Acco	ount Balances						Rental In	icome Histor	y				
			Curr	ent Year			Last Year	•			Two Years A	go	
Operating	Replacement	Tenant	Februar	January	December	March	February	January	December	March	February	January	December
Account	Reserves	Receivable											
5,481,809		227,482	932,645	925,688	924,835	924,755	940,134	902,817	856,725	810,176	878,430	873,450	797,898

Occupancy Information

				Curr	ent Month					Last Month	1		Year-to-Date	2
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Agency Units	15						15				.00			
Efficiencies	549	533	514	19	16			96.44%	533	515	93.81%	4,797	4,667	97.29%
1 Bedroom	2,031	1,879	1,842	37	152			98.03%	1,879	1,845	90.84%	16,909	16,593	98.13%
2 Bedrooms	1,894	1,878	1,793	85	16			95.47%	1,878	1,798	94.93%	16,888	16,102	95.35%
3 Bedrooms	1,260	1,259	1,166	93	1			92.61%	1,259	1,179	93.57%	11,347	10,606	93.47%
4 Bedrooms	221	221	206	15				93.21%	221	208	94.12%	1,989	1,854	93.21%
5 Bedrooms	44	44	42	2				95.45%	44	43	97.73%	396	373	94.19%
Total Units	6,014	5,814	5,563	251	185		15	95.68%	5,814	5,588	92.92%	52,326	50,195	95.93%

San Antonio Housing Authority **Property Management Monthly Report** Alazan/Guadalupe For the Period Ending 3/31/2020

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Year-to-Date

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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,308,184		80,448			111,574	108,374	107,802	5	4	22	59	19.00

Monthly

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Agency Units	1						1		.00					.00
Efficiency	40	40	38	2				61	95.00%			360	342	95.00%
Efficiency	40	40	36	2				01	93.0070			300	342	93.0070
1 Bedroom	16	16	15	1				30	93.75%			144	138	95.83%
2 Bedrooms	495	495	472	23				700	95.35%			4,455	4,201	94.30%
3 Bedrooms	180	180	163	17				517	90.56%			1,620	1,471	90.80%
4 Bedrooms	9	9	8	1				30	88.89%			81	71	87.65%
Total =	741	740	696	44			1	1,338	94.05%			6,660	6,223	93.44%

San Antonio Housing Authority **Property Management Monthly Report** Blanco/San Pedro Arms

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For the Period Ending 3/31/2020

						Monthly					<u> </u>	Year-to-D	ate		
,	Account Bal	ances		Year-to		Ren	tal Income Hi	story			Leasi	ng Sumn	ıarv		
Co Oper	Replace		enant enant	Due to	Due to	2/29/202		12/31/2019	Preleas	ed N	otices	Move	•	Lease Up	
Account	Reser	ves Re	ceivable	Rate	Occupancy	<u> </u>			Unit	to	Vacate	Outs	Traffic	Days	
216,283			1,436			27,807	27,337	27,125	1		1	1	10	5.00	
						Occi	ıpancy Inform	ation							
						Current Montl	1						Ye	ear-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Ma	rket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	ate	Units	Units	Occ
Efficiency	62	62	60	2				61	96.77%				558	534	95.70%
1 Bedroom	50	50	50					01	100.00%				450		98.89%
2 Bedrooms	4	4	4						100.00%				36		100.0
Total	116	116						61	98.28%				1,044		97.229
10141	110			======	=	=======================================			96.2670				1,044	= 1,013	91.227
						-									
]	Maintenance :	Summary										
			Ī	Maintenance S	Summary										

San Antonio Housing Authority Property Management Monthly Report Blueridge/VF/SF/Palm Lake For the Period Ending 3/31/2020

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						Monthly					Year-to-l	Date		
A	Account Bal	ances		Year-to		Ren	tal Income His	tory		1	Leasing Sum	nary		
Co Oper	Replace	ement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Prelease				Lease Up	
Account	Reser	ves 1	Receivable	Rate	Occupancy	<u> </u>			Unit	to Va	cate Outs	Traffic	Days	
99,933			(591)						0	0	0	1	.00	
						Occu	pancy Inform	ation						
						Current Month						Ye	ear-to-Date	
Account	Total	Availab	•	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
3 Bedrooms	16		16	16				487	.00			144		.0
4 Bedrooms	4		4	4				122	.00			36		.0
Total _	20		20	20				608	.00			180		.0
_														
						_								
]	Maintenance	Summary									

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

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Year-to-Date

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For the Period Ending 3/31/2020

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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income His	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
718,656		25,046			44,118	43.812	41,576	9	3	12	132	168.00

Monthly

Occupancy Information

							-puncy 111101							
						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Agency Units	5						5		.00					.00
1 Bedroom	24	24	24						100.00%			216	214	99.07%
2 Bedrooms	176	176	165	11				335	93.75%			1,584	1,518	95.83%
3 Bedrooms	187	187	175	12				365	93.58%			1,683	1,595	94.77%
4 Bedrooms	81	81	79	2				61	97.53%			729	706	96.84%
5 Bedrooms	26	26	24	2				61	92.31%			234	215	91.88%
Total _	499	494	467	27			5	821	94.53%			4,446	4,248	95.55%

San Antonio Housing Authority **Property Management Monthly Report** Cheryl West/TL Shaley For the Period Ending 3/31/2020

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Year-to-Date

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Monthly

Ac	count Balances		Actual Rev	enue (Lost)	Renta	Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
A4	D	ъ . п	D - 4 -	0				TT24	4- 174-	04-	Traffic	D
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Trame	Days

Occupancy Information

							apaney infor							
						Current Month	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Agency Units	1						1		.00					.00
1 Bedroom	14	14	14						100.00%			126	123	97.62%
2 Bedrooms	66	66	64	2				61	96.97%			582	569	97.77%
3 Bedrooms	58	58	58						100.00%			522	501	95.98%
4 Bedrooms	9	9	7	2				61	77.78%			81	65	80.25%
Total	148	147	143	4			1	122	97.28%		:	1,311	1,258	95.96%

San Antonio Housing Authority Property Management Monthly Report Cross Creek/Rutledge/Beldon For the Period Ending 3/31/2020

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Ac	Account Balances		Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
78,557		36,956			28,926	29,583	27,493	1	1	1	1	8.00		

Occupancy Information

						Current Mont	h					Yea	r-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	21	21	21						100.00%			189	186	98.41%	
2 Bedrooms	74	74	72	2				61	97.30%			666	648	97.30%	
3 Bedrooms	63	63	62	1				30	98.41%			567	547	96.47%	
4 Bedrooms	9	9	8	1				30	88.89%			81	80	98.77%	
Total	167	167	163	4				122	97.60%			1,503	1,461	97.21%	

San Antonio Housing Authority Property Management Monthly Report F Furey/C Andrews/Pin Oak II For the Period Ending 3/31/2020

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Monthly	Year-to-Date

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Ac	Account Balances			enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
(69,449)		16,127			23,055	21,879	22,359	1	1	3	350	.00	

Occupancy Information

	Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	14	14	14						100.00%			126	119	94.44%	
2 Bedrooms	41	41	41						100.00%			369	352	95.39%	
3 Bedrooms	79	79	75	4				122	94.94%			711	701	98.59%	
4 Bedrooms	6	6	6						100.00%			54	54	100.00	
Total	140	140	136	4				122	97.14%			1,260	1,226	97.30%	

San Antonio Housing Authority Property Management Monthly Report Fair Avenue/Matt Garcia For the Period Ending 3/31/2020

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Monthly Year-to-Date

Year-to	o-Date
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Ac	Account Balances			enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
373,590		1,755			65,309	65,857	66,470	0	1	0	20	2.00	

Occupancy Information

Current Month													Year-to-Date				
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
Efficiency	129	129	123	6				183	95.35%			1,161	1,131	97.42%			
1 Bedroom	137	137	132	5				152	96.35%			1,233	1,208	97.97%			
2 Bedrooms	4	4	4						100.00%			36	36	100.00			
3 Bedrooms	1	1	1						100.00%			9	9	100.00			
Total	271	271	260	11				335	95.94%			2,439	2,384	97.74%			

San Antonio Housing Authority **Property Management Monthly Report** Highview/W Sinkin For the Period Ending 3/31/2020

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Ac	Account Balances Actual Revenue (Lost)				Renta	l Income Hist	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
124,467		5,354			23,262	22,399	21,884	5	0	5	45	21.00	

Occupancy Information

Current Month													Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct		
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ		
1 Bedroom	51	51	50	1				30	98.04%			459	449	97.82%		
2 Bedrooms	35	35	34	1				30	97.14%			315	297	94.29%		
3 Bedrooms	28	28	24	4				122	85.71%			252	228	90.48%		
4 Bedrooms	4	4	3	1				30	75.00%			36	34	94.44%		
Total	118	118	111	7				213	94.07%			1,062	1,008	94.92%		

San Antonio Housing Authority **Property Management Monthly Report** Jewett Circle/G Cisneros For the Period Ending 3/31/2020

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Ac	Account Balances			Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
173,463		(754)			28,822	27,907	27,692	1	2	0	122	24.00		

Occupancy Information

	Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
											-, <u></u> -					
1 Bedroom	120	120	120						100.00%			1,080	1,070	99.07%		
2 Bedrooms	10	10	10						100.00%			90	90	100.00		
Total	130	130	130						100.00%			1,170	1,160	99.15%		

San Antonio Housing Authority **Property Management Monthly Report** Kenwood/Glen Park/Park Square For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-to-Date	Year	r-to-	Date
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Ac	count Balances		Actual Revenue (Lost)		Rental Income History				Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
155,876		15,178			27,882	28,343	28,263	0	0	0	5	.00		

Occupancy Information

Current Month Year													ear-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	51	51	49	2				61	96.08%			459	444	96.73%	
2 Bedrooms	42	42	41	1				30	97.62%			378	347	91.80%	
3 Bedrooms	19	19	18	1				30	94.74%			171	165	96.49%	
4 Bedrooms	2	2	2						100.00%			18	9	50.00%	
Total	114	114	110	4		- —		122	96.49%		:	1,026	965	94.05%	

San Antonio Housing Authority **Property Management Monthly Report** Lewis Chatham For the Period Ending 3/31/2020

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							Monthly					Year-to-	Date		
	Account Bal	ances			Year-to		Ren	tal Income Hi	story		I	easing Sum	mary		
Co Oper	Replace	ement	Ter	nant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Prelease	ed Notic	es Mov	e	Lease Up	
Account	Resei	rves	Rece	ivable	Rate	Occupancy				Unit	to Vac	ate Outs	Traffic	Days	
227,380			6	79			29,313	29,712	29,884	0	68	68	108	.00	
							Occu	pancy Inform	ation						
							Current Month						Yes	ar-to-Date	
Account	Total	Availa	able	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Uni	ts	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Efficiency	72		72	68	4				122	94.44%			648	637	98.30%
1 Bedroom	42		42	41	1				30	97.62%			378	368	97.35%
2 Bedrooms	4		4	4						100.00%			36	36	100.00
3 Bedrooms	1		1	1						100.00%			9	9	100.00
Total	119		119	114	5				152	95.80%			1,071	1,050	98.04%

San Antonio Housing Authority **Property Management Monthly Report** Lila Cockrell/South San For the Period Ending 3/31/2020

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						Monthly					7	ear-to-D	ate		
A	Account Bala	ances			to-Date enue (Lost)	Rent	al Income His	story			Leasii	ng Sumn	ıary		
Co Oper Account	Replace Reser		enant ceivable	Due to Rate	Due to Occupancy	2/29/2020	1/31/2020	12/31/2019	Preleas Unit		otices Vacate	Move Outs	Traffic	Lease Up Days	
120,390		:	2,629			16,763	16,702	16,755	0		0	0	0	.00	
						Occuj	pancy Inform	ation							
						Current Month							Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pet Occ
1 Bedroom	95	95	95						100.00%				855	850	99.42
2 Bedrooms	5	5	5						100.00%				45	44	97.78
Total	100	100	100						100.00%				900	894	99.33

San Antonio Housing Authority Property Management Monthly Report Lincoln Heights For the Period Ending 3/31/2020

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			Year-t	o-Date									
Ac	count Balances		Actual Rev	enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
(101,810)		29,220			44,069	43,688	43,555	13	126	9	22	9.00	

Monthly

Occupancy I	Information
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						Current Month	n					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Agency Units	8						8		.00					.00
1 Bedroom	91	91	89	2				61	97.80%			819	783	95.60%
2 Bedrooms	154	154	140	14				426	90.91%			1,386	1,247	89.97%
3 Bedrooms	81	81	78	3				91	96.30%			729	687	94.24%
4 Bedrooms	4	4	4						100.00%			36	30	83.33%
Total	338	330	311	19		= ===== :	8	578	94.24%		:	2,970	2,747	92.49%

San Antonio Housing Authority Property Management Monthly Report Madonna/Sahara Ramsey For the Period Ending 3/31/2020

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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasir	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
57,039		1,306			22,880	23,037	22,911	4	0	2	130	.00

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	36	36	36						100.00%			324	317	97.84%
2 Bedrooms	40	40	40						100.00%			360	351	97.50%
Total	76	76	76						100.00%			684	668	97.66%

San Antonio Housing Authority Property Management Monthly Report Mirasol/CTK/Rangel For the Period Ending 3/31/2020

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Yea	r te	٠n	ate

Ac	count Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	D	D : 11	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Davs	
Account	Reserves	Receivable		Occupancy				Ont	to vacate	Outs	Traine	Days	

Occupancy Information

						Current Mont	h					Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	71	71	70	1				30	98.59%			639	632	98.90%	
2 Bedrooms	66	66	66						100.00%			594	580	97.64%	
3 Bedrooms	102	102	100	2				61	98.04%			918	899	97.93%	
4 Bedrooms	6	6	5	1				30	83.33%			54	53	98.15%	
5 Bedrooms	3	3	3						100.00%			27	27	100.00	
Total	248	248	244	4				122	98.39%			2,232	2,191	98.16%	

San Antonio Housing Authority **Property Management Monthly Report** Mission Park For the Period Ending 3/31/2020

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Ac	count Balances		Actual Revo	enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
101,972		17,195			12,711	13,110	14,041	3	0	3	35	20.00	

Occupancy Information

	Occupancy and manage													
	Current Month Year-to-Date													
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	8	8	8						100.00%			72	72	100.00
2 Bedrooms	43	43	42	1				30	97.67%			387	374	96.64%
3 Bedrooms	33	33	31	2				61	93.94%			297	287	96.63%
4 Bedrooms	10	10	9	1				30	90.00%			90	85	94.44%
5 Bedrooms	6	6	6						100.00%			54	54	100.00
Total	100	100	96	4				122	96.00%			900	872	96.89%

San Antonio Housing Authority **Property Management Monthly Report** Parkview/College Park For the Period Ending 3/31/2020

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Ac	Account Balances			enue (Lost)	Renta	l Income His	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
336,741													

Occupancy Information

Current Month													Year-to-Date				
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
Efficiency	96	96	95	1				30	98.96%			864	844	97.69%			
1 Bedroom	116	116	114	2				61	98.28%			1,044	1,031	98.75%			
2 Bedrooms	18	18	17	1				30	94.44%			162	161	99.38%			
3 Bedrooms	1	1	1						100.00%			9	9	100.00			
Total	231	231	227	4				122	98.27%			2,079	2,045	98.36%			

San Antonio Housing Authority Property Management Monthly Report Pin Oak I For the Period Ending 3/31/2020

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						Monthly					Year-to-D	ate		
				Year-to										
Co Oper Account	Replace Reser	ment T	enant eivable	Actual Rever Due to	Due to Occupancy	2/29/2020	tal Income His 0 1/31/2020		Prelease Unit		ing Sumn Move Outs		Lease Up Days	
52,876			2,513)			12,444	12,545	12,944	0	0	0	0	.00	
						Осси	pancy Inform	ation						
						Current Month	1					Ye	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	8	arket Rate	Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%			108	108	100.0
1 Bedroom	36	36	34	2				61	94.44%			324	315	97.229
2 Bedrooms	2	2	2						100.00%			18	18	100.0
Total _	50	50	48	2				61	96.00%			450	441	98.00
			N	Maintenance S	Summary									
										_				

San Antonio Housing Authority Property Management Monthly Report Riverside/Midway/Linda Lou For the Period Ending 3/31/2020

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Ac	Account Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
117,866		13,055			17,567	17,601	17,412	2	0	2	25	20.00	

Occupancy Information

Current Month											Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	30	30	30						100.00%			270	268	99.26%	
2 Bedrooms	37	37	34	3				91	91.89%			333	311	93.39%	
3 Bedrooms	37	37	34	3				91	91.89%			333	314	94.29%	
Total	104	104	98	6				183	94.23%			936	893	95.41%	

San Antonio Housing Authority Property Management Monthly Report **Scattered Sites** For the Period Ending 3/31/2020

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						Monthly					Year-to-I	Pate		
A	Account Bal	ances		Year-to		Rent	tal Income Hi	story		Lea	sing Sumr	narv		
Co Oper	Replace	ement	Tenant -	Due to	Due to	2/29/2020			Preleased		Move		Lease Up	
Account	Reser	ves Re	ceivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
311,727			26,220			10,141	8,233	10,065	2	1	0	18	.00	
						Occu	pancy Inform	ation						
						Current Month						Yo	ear-to-Date	
Account	· · · · · · · · · · · · · · · · · · ·							Vacant	Pct	0	larket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
									0.5.0.507					
3 Bedrooms _	69	69						274	86.96%			640		92.34
Total =	69	69	60	9				274	86.96%			640	591	92.34
Total =	69	69	60	9				274	86.96%			640	591	
]	Maintenance S	Summary					_				

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

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For the Period Ending 3/31/2020

Year-to-Date		
Actual Revenue (Lost)	Rental Income History	Leasing Summary

Account Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
170,296		10,152			33,837	32,115	30,906				125	20.00

Monthly

Occupancy Information

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						Current Month	n					Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
Efficiency	21	21	20	1				30	95.24%			189	183	96.83%	
1 Bedroom	42	42	40	2				61	95.24%			378	370	97.88%	
2 Bedrooms	86	86	85	1				30	98.84%			774	751	97.03%	
3 Bedrooms	30	30	23	7				213	76.67%			267	205	76.78%	
4 Bedrooms	1	1		1				30	.00			9		.00	
Total	180	180	168	12				365	93.33%			1,617	1,509	93.32%	

San Antonio Housing Authority **Property Management Monthly Report** Sun Park/Frank Hornsby For the Period Ending 3/31/2020

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Year-to-Date

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Ac	Account Balances		Actual Revo	Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
128,833		5,063			25,346	25,575	26,132	0	2	1	20	25.00		

Occupancy Information

						Current Mont	h					Yea	r-to-Date	_
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pet Occ
1 Bedroom	119	119	115	4				122	96.64%			1,071	1,033	96.45%
2 Bedrooms	5	5	5						100.00%			45	45	100.00
Total	124	124	120	4				122	96.77%			1,116	1,078	96.59%

San Antonio Housing Authority Property Management Monthly Report Sutton Homes/Le Chalet For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-to-Date

A	Account Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
9,974		139			8,392	8,911	8,914	0	1	0	0	.00	

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	24	24	21	3				91	87.50%			216	206	95.37%	
2 Bedrooms	10	10	10						100.00%			90	89	98.89%	
Total	34	34	31	3				91	91.18%			306	295	96.41%	

San Antonio Housing Authority Property Management Monthly Report Tarry Towne/Escondida/Wmsburg For the Period Ending 3/31/2020

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Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(188,525)		634			36,581	36,489	36,230	0	1	0	16	.00		

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
Description	Cints	Cints			Units		<u> </u>	Days		Kate	- Kate				
1 Bedroom	103	103	98	5				152	95.15%			927	911	98.27%	
2 Bedrooms	30	30	30						100.00%			270	264	97.78%	
Total	133	133	128	5		=		152	96.24%			1,197	1,175	98.16%	

San Antonio Housing Authority **Property Management Monthly Report** Victoria Plaza/Schnabel For the Period Ending 3/31/2020

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	Acc	count Balances		Actual Revo	enue (Lost)	Rental Income History			Leasing Summary					
•	Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
	Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
	643,492		102			13,141	13,537	13,527	4	3	0	391	83.00	

Occupancy Information

Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Efficiency	16				16				.00					.00
1 Bedroom	218	66	65	1	152			30	98.48%			594	590	99.33%
2 Bedrooms	20	4	4		16				100.00%			36	36	100.00
3 Bedrooms	1				1				.00					.00
Total	255	70	69	1	185			30	98.57%			630	626	99.37%

San Antonio Housing Authority **Property Management Monthly Report** Villa Hermosa/M McGuire For the Period Ending 3/31/2020

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Year-to-	Date
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Ac	count Balances		Actual Revo	enue (Lost)	Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(449,566)		5,885			32,261	32,307	32,173	0	2	2	67	5.00		

Occupancy Information

Current Month											Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
Efficiency	60	60	57	3				91	95.00%			540	525	97.22%	
1 Bedroom	58	58	58						100.00%			522	517	99.04%	
2 Bedrooms	11	11	10	1				30	90.91%			99	95	95.96%	
Total	129	129	125	4				122	96.90%			1,161	1,137	97.93%	

Co Oper

Account

378,480

Account Balances

Replacement

Reserves

5,505

Occupancy

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

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For the Period Ending 3/31/2020

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53,720

	Year-1	to-Date								
	Actual Rev	enue (Lost)	Renta	l Income Hist	tory		Leasin	ng Summa	ıry	
Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

53,042

Occupancy Information

53,675

	Оссирансу ппогнация														
Current Month												Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
Efficiency	41	41	41						100.00%			369	363	98.37%	
1 Bedroom	139	139	137	2				61	98.56%			1,253	1,238	98.80%	
2 Bedrooms	21	21	21						100.00%			187	186	99.47%	
Total	201	201	199	2				61	99.00%			1,809	1,787	98.78%	

Maintenance Summary

San Antonio Housing Authority **Property Management Monthly Report** Villa Veramendi For the Period Ending 3/31/2020

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Ac	Account Balances			enue (Lost)	Rental Income History			Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
	_							** **	. **		DD 000	ъ		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		

Occupancy Information

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		Current Month												Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct		
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ		
1 Bedroom	12	12	12						100.00%			108	108	100.00		
2 Bedrooms	62	62	60	2				61	96.77%			558	549	98.39%		
3 Bedrooms	54	54	51	3				91	94.44%			486	477	98.15%		
4 Bedrooms	32	32	31	1				30	96.88%			288	284	98.61%		
5 Bedrooms	6	6	6						100.00%			54	50	92.59%		
Total	166	166	160	6				183	96.39%			1,494	1,468	98.26%		

San Antonio Housing Authority Property Management Monthly Report WC White For the Period Ending 3/31/2020

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					Monthly			Year-to-Date								
ccount Bal	ances				Ren	tal Income Hi	story		Leas	ing Summ	ıarv					
-			Due to	Due to	2/29/2020				Notices	Move		Lease Up				
Reser			Rate	Occupancy	-	14 416	14 430									
		515			,	,		3	V	7	07	01.00				
							ation				***					
Total _	Available	Occupied	Vacant	Mod	Offline/Fire		Vacant	Pct	Avg M	arket	Available		Pct			
Units	Units	Units	Units	Units	Units	Unit	Days	Occ		Rate	Units	Units	Occ			
69	69	69						100.00%			621	620	99.84			
6	6	6						100.00%			54	54	100.0			
75	75	75						100.00%			675	674	99.859			
		I	Maintenance	Summary												
	Replace Reser Total Units	Reserves Recorder Total Units Units Construction Construc	Replacement Reserves Tenant Receivable 315 Total Units Available Units Occupied Units 69 69 69 6 6 6 75 75 75	Cocount Balances Tenant Due to Rate	Replacement Tenant Reserves Receivable Rate Occupancy 315 Total Available Occupied Units	Year-to-Date Recount Balances Tenant Due to Due to Due to 2/29/2020	Year-to-Date	Year-to-Date	Year-to-Date Secount Balances Actual Revenue (Lost) Rental Income History Preleased Reserves Receivable Rate Occupancy 14,595 14,416 14,430 3 3	Year-to-Date Actual Revenue (Lost) Rental Income History Preleased Notices	Year-to-Date					

San Antonio Housing Authority Property Management Monthly Report Westway/H Gonzalez For the Period Ending 3/31/2020

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			Year-t	o-Date								
A	Account Balances Actual Revenue (Lost)					l Income His	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
295,333	-	14,036		-	35,537	34,988	34,627	4	5	5	35	15.00

Occupancy	T C	4
Occupancy	imiorma	uoi

		Current Month											Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ			
1 Bedroom	69	69	68	1				30	98.55%			621	609	98.07%			
2 Bedrooms	46	46	44	2				61	95.65%			414	408	98.55%			
3 Bedrooms	62	62	60	2				61	96.77%			558	542	97.13%			
4 Bedrooms	26	26	26						100.00%			234	223	95.30%			
Total	203	203	198	5				152	97.54%			1,827	1,782	97.54%			

San Antonio Housing Authority Property Management Monthly Report Wheatley/Olive Pk/Village East For the Period Ending 3/31/2020

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			Year-t	to-Date									
Account Balances			Actual Rev	enue (Lost)	Renta	l Income His	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
157,543		(6,648)			5,039	5,294	5,102	0	0	1	279	15.00	

Monthly

Occupancy Information

							p.u y									
		Current Month											Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct		
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ		
2 Bedrooms	25	25	24	1				30	96.00%			225	213	94.67%		
3 Bedrooms	17	17	17	1				30	100.00%			153	149	97.39%		
4 Bedrooms	5	5	5						100.00%			45	45	100.00		
5 Bedrooms	3	3	3						100.00%			27	27	100.00		
Total	50	50	49	1				30	98.00%			450	434	96.44%		

San Antonio Housing Authority Property Management Monthly Report Converse Ranch I

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For the Period Ending 3/31/2020

						Monthly			Year-to-Date							
A	Account Bal	ances		Year-to-Date Actual Revenue (Lost) Rental Income History						Leasing Summary						
Co Oper Account	•	Replacement Tenant Reserves Receivable		Due to Rate	Due to Occupancy	2/29/202			Prelease Unit		es Mo	ve	Lease Up Days			
(643)			256						0	0	0	0	.00			
						Occ	upancy Inform	ation								
						Current Mont	h					Y	ear-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	10	10	10)					100.00%			90	89	98.89%		
2 Bedrooms	9	9	9)					100.00%			81	. 78	96.30%		
3 Bedrooms	6	6	ϵ	,					100.00%			54	51	94.44%		
Total	25	25	25						100.00%			225	218	96.89%		
				Maintenance	Summary											
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San Antonio Housing Authority Property Management Monthly Report Converse Ranch II

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For the Period Ending 3/31/2020

						Monthly	Year-to-Date						ate		
Acco	count Bala	ances		Year-to		Rei	ntal Income His	story			Leasi	ng Sumn	narv		
Co Oper Account	Replace	ment To	enant eivable	Due to Rate	Due to Occupancy	2/29/202			Preleas		otices Vacate	Move Outs	Traffic	Lease Up Days	
(7,875)						Occ	upancy Inform	ation	0		0	0	0	.00	
						Current Mont							Ye	ear-to-Date	
	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		arket	Available Units	Occupied Units	Pct Occ
1 Bedroom	6	6	6						100.00%				54	54	100.0
2 Bedrooms	10	10	10						100.00%				90	87	96.67
3 Bedrooms	5	5	4	1				30	80.00%				45	43	95.569
Total	21	21	20	1	:			30	95.24%				189	184	97.359

San Antonio Housing Authority Property Management Monthly Report East Meadows

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For the Period Ending 3/31/2020

		ate	ear-to-Da	Y					onthly	1					
											Year-to-				
			g Summ					al Income His			Actual Reven			account Balances	
	Lease Up		Move	Notices		Preleas	12/31/2019	1/31/2020	2/29/2020	Due to	Due to	nant		Replacemen	Co Oper
	Days	Traffic	Outs	to Vacate		Unit		-		Occupancy	Rate	eivable		Reserves	Account
	.00	0	0	0		0						(1)	(36,463
							ation	oancy Informa	Occup						
	ar-to-Date	Yea							rent Month	C					
d Pct	Occupied	Available	rket	Mai	Avg	Pct	Vacant	Agency	ffline/Fire	Mod	Vacant	Occupied	Available	Total Ava	Account
Occ	Units	Units	ite	e Ra	Rate	Occ	Days	Unit	Units	Units	Units	Units	Units	Units U	Description
.7 10	27	27				100.00%						3	3	3	1 Bedroom
6 91.5	206	225				84.00%	122				4	21	25	25	2 Bedrooms
8 98.5	328	333				97.30%	30				1	36	37	37	3 Bedrooms
4 10	54	54				100.00%						6	6	6	4 Bedrooms
5 96.2	615	639				92.96%	152				5	66	71	71	Total –

San Antonio Housing Authority **Property Management Monthly Report** Gardens at San Juan Square For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-to-Dat

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
201,955								0	0	0	0	.00

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	3	3	3						100.00%			27	25	92.59%
2 Bedrooms	33	33	31	2				61	93.94%			297	283	95.29%
3 Bedrooms	24	24	22	2				61	91.67%			216	208	96.30%
4 Bedrooms	3	3	3						100.00%			27	27	100.00
Total	63	63	59	4				122	93.65%			567	543	95.77%

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

4/10/2020

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For the Period Ending 3/31/2020

						Monthly					Y	/ear-to-D	Pate		
A	Account Bal	ances		Year-to		Rei	ital Income His	story			Leasii	ng Sumn	narv		
Co Oper Account	Replace	ement T	enant eivable	Due to Rate	Due to Occupancy	2/29/202			Prelease Unit	to V	tices acate	Move Outs	Traffic	Lease Up Days	
14,770						Occ	ipancy Inform	ation	0		0	0	0	.00	
						Current Mont	1						Ye	ar-to-Date	-
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%				126	126	100.0
2 Bedrooms	26	26	24	2				61	92.31%				234	232	99.15%
3 Bedrooms	9	9	8	1				30	88.89%				81	75	92.59%
Total	49	49	46	3				91	93.88%				441	433	98.19%

San Antonio Housing Authority Property Management Monthly Report Midcrown Seniors Pavillion For the Period Ending 3/31/2020

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Page -

Monthly	Year-to-Date

Year-t	to-D	ate
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Ac	count Balances		Actual Revo	enue (Lost)	Kenta	I Income His	tory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(15,750)								0	0	0	0	.00

Occupancy Information

						Current Montl	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	20	20	20						100.00%			180	180	100.00
2 Bedrooms	19	19	19						100.00%			171	166	97.08%
Total	39	39	39						100.00%			351	346	98.58%

San Antonio Housing Authority **Property Management Monthly Report** The Park at Sutton Oaks For the Period Ending 3/31/2020

4/10/2020 16:34:50

$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Preleased Unit 0			;	Lease Up Days .00	
Co Oper Account Replacement Reserves Tenant Receivable Due to Rate Due to Occupancy 2/29/2020 1/31/2020 12/31/2019 (9,878) 18 Cocupancy For End of the Internal In	<u>Unit</u> 0	d Notices to Vacate	Move e Outs	Traffic	Days	
(9,878) 18 Coccupancy Information Current Month Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant	0					
Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant	Dot					
Account Total Available Occupied Vacant Mod Offline/Fire Agency Vacant	Dat					
1	Dat			Ye	ar-to-Date	
		Avg N Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom 5 5 5	100.00%			45	45	100
2 Bedrooms 35 35 34 1 30	97.14%			315	298	94.6
Bedrooms 7 7 7	100.00%			63	60	95.2
4 Bedrooms 2 2 2	100.00%			18	18	100
Total 49 49 48 1 30	97.96%			441	421	95.40

San Antonio Housing Authority Property Management Monthly Report Refugio

4/10/2020

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For the Period Ending 3/31/2020

						Monthly					Year-to-l	Date		
				Year-t										
Co Oper Account (8,065)	Replace Reser	ment To	enant eivable	Actual Revo	Due to Occupancy	2/29/2020	1/31/2020	12/31/2019	Prelease Unit				Lease Up Days 15.00	
(0,005)		(12))			Occu	ıpancy Inform	ation	Ü	Ü	· ·	20	15.00	
					(Current Month	1					Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pet Oce
1 Bedroom	19	19	19						100.00%			171	171	100.0
2 Bedrooms	20	20	20						100.00%			180	180	100.0
3 Bedrooms	11	11	11						100.00%			99	94	94.959
Total	50	50	50						100.00%			450	445	98.899
			I	Maintenance	Summary	-								

San Antonio Housing Authority Property Management Monthly Report San Juan Square

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For the Period	Ending 3/31/2020

						Monthly					Ye	ear-to-D	Pate		
Ac	ccount Bala	nnces		Year-to		Ren	tal Income His	story			Leasin	g Sumn	narv		
Co Oper Account	Replace Reser	ment T	enant ceivable	Due to Rate	Due to Occupancy	2/29/2020			Preleas Unit	ed Not	ices	Move Outs		Lease Up Days	
(15,993)			(190)						0	()	0	0	.00	
						Occi	pancy Inform	ation							
					•	Current Month	ı						Ye	ar-to-Date	
	Total	Available			Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Mar		Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Ra		Units	Units	Occ
1 Bedroom	13	13	13						100.00%				117	112	95.73%
2 Bedrooms	16	16	14	. 2				61	87.50%				144	133	92.36%
3 Bedrooms	17	17	17						100.00%				153	145	94.77%
Total	46	46	44	2				61	95.65%				414	390	94.20%

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

4/10/2020

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For the Period Ending 3/31/2020

						Monthly					Year-to-	Date		
A	Account Bal	ances		Year-to		Ren	tal Income His	story		I	_easing Sum	marv		
Co Oper	Replace	ement T	enant	Due to	Due to	2/29/2020		12/31/2019	Prelease				Lease Up	
Account	Reser	ves Re	ceivable	Rate	Occupancy				Unit	to Vac	ate Outs	Traffic	Days	
409			(848)						0	0	0	0	.00	
						Occu	pancy Inform	ation						
						Current Month						Yes	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	2	2	2						100.00%			18	18	100.0
2 Bedrooms	24	24	22	2				61	91.67%			216	200	92.59%
3 Bedrooms	20	20	18	2				61	90.00%			180	171	95.00%
4 Bedrooms	2	2	2						100.00%			18	16	88.89%
Total	48	48	44	4				122	91.67%			432	405	93.75%

San Antonio Housing Authority **Property Management Monthly Report** Sutton Oaks Phase I For the Period Ending 3/31/2020

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Monthly Year-to-Date

Year-to-Dat

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ig Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2,950		113						0	0	0	0	.00

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	9	1				30	90.00%			90	87	96.67%
2 Bedrooms	34	34	28	6				183	82.35%			306	288	94.12%
3 Bedrooms	5	5	5						100.00%			45	45	100.00
Total	49	49	42	7				213	85.71%			441	420	95.24%

San Antonio Housing Authority Property Management Monthly Report The Alhambra

4/10/2020

16:39:02

For the Period Ending 3/31/2020	

							Monthly		·			•	Year-to-D	ate		
Α	Account Ral	ances			Year-to		Ren	tal Income His	storv			Leasi	ng Sumn	19rv		
Co Oper Account	t Reserves Receivab				Due to Rate	Due to Occupancy	2/29/2020			Prelease Unit		otices Vacate	Move Outs	Traffic	Lease Up Days	
(4,443)										0		0	0	0	.00	
							Occi	pancy Inform	ation							
							Current Month	1						Ye	ar-to-Date	
Account	Total	Availab		ıpied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg		arket	Available	Occupied	Pct
Description	Units	Units	Un	nits	Units	Units	Units	Unit	Days	Occ	Rate	R	late	Units	Units	Occ
1 Bedroom	9		9	8	1				30	88.89%				81	72	88.89%
2 Bedrooms	5		5	5						100.00%				45	45	100.00
Total _	14		14	13	1				30	92.86%				126	117	92.86%
				N	Maintenance S	Summary					_					

San Antonio Housing Authority **Property Management Monthly Report** Wheatley Senior Living For the Period Ending 3/31/2020

4/10/2020 16:39:19

	Monthly										Year-to-Date					
A	Account Bal	lances			Year-t	o-Date enue (Lost)	Rent	al Income His	story			Leas	ing Sumn	nary		
Co Oper	Replace		Tena		Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Prelea		Notices	Move		Lease Up	
(11,280)	Reser	rves	Receiva	able_	Rate	Occupancy				Uni 0	<u>t</u>	to Vacate 0	Outs 0	Traffic 0	.00	
							Occu	pancy Inform	ation							
							Current Month							Yes	ar-to-Date	
Account Description	Total Units	Availa Uni		Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Av Ra	U	arket	Available Units	Occupied Units	Pct Occ
1 Bedroom	41		41	41						100.00%				365	353	96.71%
Total =	41		41	41						100.00%				365	353	96.71%
				N	Aaintenance	Summary										

Account Balances

San Antonio Housing Authority Property Management Monthly Report Beacon

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For the Period Ending 3/31/2020

	Monthly	Year-to-Date
·		

Rental Income History

			Curr	ent Year			Last Year				Two Years A	90	
Operating	Replacement	Tenant	Februar	January	December	March	February	January	December	March	February	January	December
Account	Reserves	Receivable							-				
16,094,015	2,636,789	1,352,281	1,685,628	1,729,045	1,707,810	1,693,809	1,621,073	1,629,087	745,745	1,637,715	1,602,760	1,592,390	1,594,093

Occupancy Information

				_										
	-				ent Month					Last Month		_	Year-to-Date	-
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	112	112	107	5				95.54%	112	106	94.64%	1,008	953	94.54%
1 Bedroom	1,614	1,614	1,481	133				91.76%	1,614	1,460	90.46%	14,526	13,450	92.59%
2 Bedrooms	1,027	1,027	946	81				92.11%	1,027	944	91.92%	9,243	7,515	81.30%
3 Bedrooms	159	159	146	13				91.82%	159	145	91.19%	1,431	1,474	103.00%
4 Bedrooms								.00			.00		759	.00
Total Units	2,912	2,912	2,680	232				92.03%	2,912	2,655	91.17%	26,208	24,151	92.15%

San Antonio Housing Authority Property Management Monthly Report Beacon SAHA Managed Properties For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Acc	ount Balances		Rental Income History										
			Cui	rent Year			Last Year	•		Two Years Ago			
Operating Account	Replacement Reserves	Tenant Receivable	Februar	January	December	March	February	January	December	March	February	January	December
11,505,821	2,268,831	981,995	1,102,148	1,134,967	1,118,133	1,103,740	1,039,818	1,043,737	165,706	1,085,488	1,068,010	1,068,098	1,070,889
													_

Occupancy Information

				Curr	ent Month	ı				Last Month	ı		Year-to-Date	e
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies 1 Bedroom	111 924	111 924	106 872	5 52				95.50% 94.37%	111 924	105 864	94.59% 93.51%	999 8,316	944 7,870	94.49% 94.64%
													7,870	
2 Bedrooms	740	740	692	48				93.51%	740	699	94.46%	6,660	5,342	80.21%
3 Bedrooms	100	100	89	11				89.00%	100	88	88.00%	900	970	107.78%
4 Bedrooms								.00			.00		759	.00
Total Units	1,875	1,875	1,759	116		:		93.81%	1,875	1,756	93.65%	16,875	15,885	94.13%

San Antonio Housing Authority **Property Management Monthly Report** SAHDC Bella Claire Apts. For the Period Ending 3/31/2020

4/10/2020

Year-to-Date

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Vea	r-to	-Da	ite

A	count Balances Actual Revenue (Lost) Rental Income History					tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
50,261	1,871	39,587			39,360	39,461	39,164	2	0	1	38	13.00	

Monthly

Occupancy Information

	Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
									00.000/				•	0.5.2007		
1 Bedroom	27	27	24	3				91	88.89%			243	234	96.30%		
2 Bedrooms	40	40	38	2				61	95.00%			360	236	65.56%		
4 Bedrooms									.00				116	.00		
Total	67	67	62	5				152	92.54%			603	586	97.18%		

San Antonio Housing Authority **Property Management Monthly Report SAHFC Burning Tree**

4/10/2020 15:58:59

For the Period Ending 3/31/2020

						Monthly					Year-to-I	Date		
				Year-to										
Co Oper Account	eccount Bal Replace Reser	ement T	enant eeivable	Actual Reve Due to Rate	Due to Occupancy	2/29/2020	tal Income His 0 1/31/2020		Prelease Unit				Lease Up Days	
2,246,169	32,3	98 10	08,307			70,228	69,456	66,148	0	0	4	0	.00	
						Occi	pancy Inform	ation						
						Current Month	1					Ye	ar-to-Date	
Account	Total	Available	Occupied		Mod	Offline/Fire	Agency	Vacant	Pct	0	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	84	84	77	7				213	91.67%			756	676	89.42
2 Bedrooms	24	24	23	1				30	95.83%			216	201	93.069
Total	108	108	100	8				243	92.59%			972	877	90.239

San Antonio Housing Authority **Property Management Monthly Report** SAHFC Castlepoint For the Period Ending 3/31/2020

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Monthly

Monthly	Year-to-Date

-Date

Aco	Account Balances Actual Revenue (Lost) Rental Income					l Income Hist	History Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
261,688	66,446	222,562			128,452	126,045	128,756	8	7	6	210	2.00

Occupancy Information

						Current Mont	h					Yea	ar-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
Efficiency	24	24	22	2				61	91.67%			216	207	95.83%	
1 Bedroom	136	136	133	3				91	97.79%			1,224	1,191	97.30%	
2 Bedrooms	60	60	58	2				61	96.67%			540	349	64.63%	
3 Bedrooms									.00				174	.00	
Total _	220	220	213	7				213	96.82%			1,980	1,921	97.02%	

San Antonio Housing Authority Property Management Monthly Report SAHFC Churchill Estates, LLC For the Period Ending 3/31/2020

4/10/2020 17:47:49

Monthly	Year-to-Date
Year-to-Date	

Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income His	tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
319,125	65,912	73,301			32,887	34,214	33,161	0	0	0	56	1.00		

						Occ	upancy Info	mation						
						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
2 Bedrooms	40	40	39	1				30	97.50%			360	236	65.56%
4 Bedrooms									.00				120	.00
Total _	40	40	39	1				30	97.50%			360	356	98.89%

 Maintenance Su	ımmary		

San Antonio Housing Authority Property Management Monthly Report Claremont

4/10/2020 15:59:49

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For the Period Ending 3/31/2020

			_			Monthly					1	/ear-to-D	ate		
A	Account Ba	lances			to-Date venue (Lost)	Ren	tal Income His	tory			Leasii	ng Sumn	nary		
Co Oper	Replac	ement	Tenant	Due to	Due to	2/29/2020		12/31/2019	Preleas	ed N	otices	Move		Lease Up	
Account	Rese	rves	Receivable	Rate	Occupancy		_		Unit	to	Vacate	Outs	Traffic	Days	
38,993			5,686			3,334	3,334	3,334	0		0	0	0	.00	
						Occu	pancy Inform	ation							
						Current Month							Ye	ear-to-Date	
Account	Total	Availab	-		Mod	Offline/Fire	Agency	Vacant	Pct	Avg		rket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	ate	Units	Units	Occ
3 Bedrooms	4		4	4					100.00%				36	36	100.00
Total	4		4	4					100.00%				36	36	100.00
				Maintenance	e Summary										
							_								

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

4/10/2020

Year-to-Date

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For the Period Ending 3/31/2020

Ac	count Balances		Actual Revo	enue (Lost)	Renta	Income Hist	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
A	D		_	_						_		_	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	

Monthly

Occupancy Information

Current Month													Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	60	60	58	2				61	96.67%			540	516	95.56%	
2 Bedrooms	48	48	42	6				183	87.50%			432	398	92.13%	
3 Bedrooms	16	16	16						100.00%			144	134	93.06%	
Total	124	124	116	8				243	93.55%			1,116	1,048	93.91%	

San Antonio Housing Authority Property Management Monthly Report Converse Ranch II, LLC For the Period Ending 3/31/2020

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Monthly Year-to-Date

Year-t	to-D	ate
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	l Income Hist		Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
91,868		52,475			69,604	71,081	74,349	0	0	4	0	.00	

Occupancy Information

Current Month											Year-to-Date				
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	48	48	45	3				91	93.75%			432	398	92.13%	
2 Bedrooms	40	40	34	6				183	85.00%			360	330	91.67%	
3 Bedrooms	16	16	13	3				91	81.25%			144	135	93.75%	
Total _	104	104	92	12				365	88.46%			936	863	92.20%	

San Antonio Housing Authority **Property Management Monthly Report** SAHDC Dietrich Road For the Period Ending 3/31/2020

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Monthly Year-to-Date

Year-to	o-Date
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Ac	count Balances	Actual Revo	enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
102,215		55,049			17,892	15,593	16,800	0	1	2	15	.00

Occupancy Information

Current Month												Year-to-Date						
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ				
2 Bedrooms	18	18	16	2				61	88.89%			162	96	59.26%				
3 Bedrooms	12	12	11	1				30	91.67%			108	60	55.56%				
4 Bedrooms									.00				75	.00				
Total	30	30	27	3				91	90.00%			270	231	85.56%				

Co Oper

Account

766,101

Account Balances

Replacement

Reserves

16,799

San Antonio Housing Authority Property Management Monthly Report SAHFC Encanta Villas For the Period Ending 3/31/2020

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		N	Ionthly				Y	/ear-to-Da	ite		
	Year-	to-Date									
	Actual Rev	enue (Lost)	Renta	l Income His	tory		Leasi	ng Summa	ary		
Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
60,822			41,578	40,434	42,507	2	0	1	26	185.00	
			Occup	ancy Informa	ntion						
		Cu	irrent Month						Y	ear-to-Date	
111 0 :	1 87 4	MIL	ca. /E.		X7 4	D 4	3.7	1 4		0 ' 1	D 4

		Current Month									Year-to-Date				
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
2 Bedrooms	56	56	52	4				122	92.86%			504	312	61.90%	
4 Bedrooms									.00				155	.00	
Total	56	56	52	4				122	92.86%			504	467	92.66%	

Maintenance Summar	7

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

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For the Period Ending 3/31/2020

			_			Monthly					Year-to-D	ate		
					to-Date									
Co Oper	Account Bala Replace		Tenant	Actual Rev Due to	Due to	2/29/2020	1/31/2020		Preleased		sing Sumn Move		Lease Up	
Account	Reser		Receivable	Rate	Occupancy		1/31/2020	12/31/2019	Unit	to Vacate		Traffic	Days	
476,510			66,814			80,659	85,080	84,364	5	17	6	88	3.00	
						Осси	pancy Inform	ation						
						Current Month						Yes	ar-to-Date	
Account Description	Total Units	Availab Units	le Occupi Units		Mod Units	Offline/Fire Units	Agency Unit	Vacant Days			Aarket Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17		17	14	3			91	82.35%			153	140	91.509
1 Bedroom	70	,	70	64	6			183	91.43%			630	596	94.60
2 Bedrooms	46	4	16	44 2	2			61	95.65%			414	396	95.659
3 Bedrooms	24	2	24	19	5			152	79.17%			216	188	87.049
Total	157	1:	57	41 10	6			487	89.81%			1,413	1,320	93.429

93,991

33,904

27,586

San Antonio Housing Authority Property Management Monthly Report SAHFC La Providencia

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14.00

Year-to-Date

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SAHFC La Providencia
For the Period Ending 3/31/2020

Monthly

			Year-t	o-Date								
Account Balances Actual Revenue (Lost)				Renta	Income His	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days

46,796

Occupancy Information

45,312

47,598

						Otti	upancy inioi	mation						
Current Month										Year-to-Date				
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Efficiency	34	34	34						100.00%			306	293	95.75%
1 Bedroom	32	32	31	1				30	96.88%			288	280	97.22%
2 Bedrooms	24	24	24						100.00%			216	140	64.81%
4 Bedrooms									.00				63	.00
Total	90	90	89	1				30	98.89%		:	810	776	95.80%

San Antonio Housing Authority Property Management Monthly Report SAHFC Monterrey Park For the Period Ending 3/31/2020

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Year-to-Date

Page -

Monthly			

Year	-to-l	Date

	Account Balances			enue (Lost)	Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
392,619	61,304	10,996			135,881	135,290	134,909	0	5	7	0	.00	

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	112	112	107	5				152	95.54%			1,008	977	96.92%
2 Bedrooms	88	88	83	5				152	94.32%			792	755	95.33%
Total	200	200	190	10				304	95.00%			1,800	1,732	96.22%

San Antonio Housing Authority Property Management Monthly Report Pecan Hill For the Period Ending 3/31/2020

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For the reriou	Ending 3/31/202

A	Account Bal	ances		Year-to		Ren	tal Income His	story		Leas	ing Sumn	nary		
Co Oper Replacement Tenant			Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Prelease		Move		Lease Up		
Account	Reser		eivable	Rate	Occupancy			_	Unit	to Vacate	Outs	Traffic	Days	
1,050,141		1	0,313			27,681	25,992	26,086	1	0	0	23	.00	
						Occu	pancy Inform	ation						
						Current Month	1					Yea	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg M	arket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate 1	Rate	Units	Units	Occ
Efficiency	18	18	18						100.00%			162	147	90.74
1 Bedroom	78	78	70	8				243	89.74%			702	647	92.17
2 Bedrooms	4	4	4						100.00%			36	24	66.679
4 Bedrooms									.00				12	.0
Total _	100	100	92	8				243	92.00%			900	830	92.22

San Antonio Housing Authority Property Management Monthly Report Reagan West Apts. For the Period Ending 3/31/2020

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Monthly	

Year-to-I	Date
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Account Balances			Actual Revo	enue (Lost)	Renta	I Income Hist	tory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
6,650	101,308	3,787			3,548	2,303	3,171	0	0	0	2	.00		

Occupancy Information

Current Month												Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	3	3	3						100.00%			27	27	100.00	
2 Bedrooms	8	8	7	1				30	87.50%			72	64	88.89%	
3 Bedrooms	4	4	4						100.00%			36	33	91.67%	
Total	15	15	14	1				30	93.33%			135	124	91.85%	

San Antonio Housing Authority **Property Management Monthly Report** Sendero I PFC (Crown Meadows) For the Period Ending 3/31/2020

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Monthly	Year-to-Date
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Vear	r-to-	Date

Account Balances			Actual Reve	enue (Lost)	Renta	l Income Hist	tory	Leasing Summary					
	Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
	Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2	2,183,979	10,173	254,931			128,981	165,001	164,140	8	0	11	0	.00

Occupancy Information

				Yea	Year-to-Date									
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	70	70	60	10				304	85.71%			630	550	87.30%
2 Bedrooms	98	98	91	7				213	92.86%			882	834	94.56%
3 Bedrooms	24	24	22	2				61	91.67%			216	210	97.22%
Total _	192	192	173	19				578	90.10%			1,728	1,594	92.25%

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

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For the Period Ending 3/31/2020

		Monthly							Year-to-Date						
			Actual Reve	nue (Lost)											
						1/31/2020	12/31/2019						-		
	110			оссиринсу	24,924	24,973	24,748	1	_ =	0	1	3	124.00		
					Occu	pancy Inform	ation								
					Current Month	_						Ye	ear-to-Date		
Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate			Available Units	Occupied Units	Pct Occ	
18	18	18						100.00%				162	157	96.91%	
82	82	81	1				30	98.78%				738	728	98.64%	
100	100	99	1				30	99.00%				900	885	98.33%	
]	Maintenance	Summary											
	Replace Reser Total Units	Reserves Received Property Reserves Received Reserves Reserves Received Reserves Reserves Received Reserves Reserves Reserves Reserves Received Reserves Res	Replacement Reserves Tenant Receivable Total Units Available Units Occupied Units 18 18 18 82 82 81 100 100 99	Ccount Balances Actual Revenue of Reserver Replacement Reserver Tenant Receivable Due to Rate Total Units Available Units Occupied Units Vacant Units 18 18 18 18 82 82 81 1 100 100 99 1	Replacement Reserves Tenant Receivable Due to Rate Due to Occupancy Total Units Available Units Occupied Units Vacant Units Mod Units 18 18 18 82 82 81 1	Year-to-Date Rent Replacement Tenant Rent Due to Due to 2/29/2020	Year-to-Date	Year-to-Date Actual Revenue (Lost) Rental Income History	Year-to-Date	Year-to-Date	Year-to-Date Actual Revenue (Lost) Rental Income History Preleased Notices N	Year-to-Date	Year-to-Date Notice Not	Year-to-Date Year	

San Antonio Housing Authority Property Management Monthly Report SAHFC Towering Oaks, LLC For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-	to-D	ate
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
957,087	221,733	51,807			100,952	102,847	99,325	0	5	8	0	.00

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	64	64	63	1				30	98.44%			576	547	94.97%
2 Bedrooms	64	64	60	4				122	93.75%			576	501	86.98%
Total	128	128	123	5				152	96.09%			1,152	1,048	90.97%

San Antonio Housing Authority Property Management Monthly Report SAHFC Vera Cruz For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-t	to-D	ate
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	I Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
185,101		12,957			15,100	15,005	15,005	0	1	0	0	.00

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	26	1				30	96.30%			243	240	98.77%
2 Bedrooms	2	2	1	1				30	50.00%			18	16	88.89%
Total	29	29	27	2				61	93.10%			261	256	98.08%

San Antonio Housing Authority Property Management Monthly Report Villa De Valencia For the Period Ending 3/31/2020

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Year-to)-Dat
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	I Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(13,672)	250,821	78,483			42,180	40,259	26,612	0	15	1	31	69.00

Occupancy Information

						Year-to-Date								
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	24	24	24						100.00%			216	207	95.83%
2 Bedrooms	80	80	76	4				122	95.00%			720	454	63.06%
4 Bedrooms									.00				218	.00
Total	104	104	100	4				122	96.15%			936	879	93.91%

San Antonio Housing Authority Property Management Monthly Report Warren House For the Period Ending 3/31/2020

4/10/2020

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

A	Account Bal	ances			r-to-Date evenue (Lost)	Ren	tal Income His	story		Leasi	ng Sumn	nary		
Co Oper Account	Replacement Tenant Due to Due to Reserves Receivable Rate Occupancy					2/29/2020 y	1/31/2020	12/31/2019	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
430			6,118			4,629	3,682	3,014	0	0 0		0	.00	
						Occi	pancy Inform	ation						
						Current Month	1					Ye	ar-to-Date	
Account	Total	Availab	le Occupi	ed Vacant	Mod	Offline/Fire	Agency	Vacant	Pct .	Avg M:	arket	Available	Occupied	Pct
Description _	Units	Units	Units	Units	Units	Units	Unit	Days	Occ 1	Rate F	Rate	Units	Units	Occ
1 Bedroom	7		7	6	1			30	85.71%			63	56	88.89
Гotal _	7		7	6	1	= =======		30	85.71%			63	56	88.89

3 Bedrooms

Total Units

1,037

1,037

921

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

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Third rarty Managed Properties
For the Period Ending 3/31/2020

							Monthly					Year-te	o-Date		
Acc	count Balar	nces							Rental I	ncome Histo	ry				
					Cur	rent Year			Last Yea	r			Two Year	s Ago	
Operating	Replace			nant -	Februar	January	December	March	February	January	December	March	Februar	y January	December
4,588,194	343,9			70,286	583,480	594,078	589,677	590,069	581,255	585,349	580,039	552,227	534,750	524,292	523,203
							Occ	cupancy Info	ormation						
					Cur	rent Month					Last Month			Year-to-Date	
Account	Total	Availa	able	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Uni	ts	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	1		1	1					100.00%	1	1	100.00%	9	9	100.00%
1 Bedroom	690		690	609	81				88.26%	690	596	86.38%	6,210	5,580	89.86%
2 Bedrooms	287		287	254	33				88.50%	287	245	85.37%	2,583	2,173	84.13%

116

96.61%

88.81%

1,037

57

899

96.61%

86.69%

531

9,333

504

8,266

94.92%

88.57%

San Antonio Housing Authority Property Management Monthly Report SH/CH PFC Courtland Heights For the Period Ending 3/31/2020

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Monthly Year	to-Date
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Year-to-Date	Year	r-to-	Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,780	16,800				43,929	45,984	43,927	0	1	0	0	.00

Occupancy Information

						Current Mont	n					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1				30	95.83%			216	207	95.83%
2 Bedrooms	24	24	22	2				61	91.67%			216	187	86.57%
3 Bedrooms	8	8	7	1				30	87.50%			72	66	91.67%
Total	56	56	52	4				122	92.86%		:	504	460	91.27%

San Antonio Housing Authority **Property Management Monthly Report** SH/CH PFC Cottage Creek I For the Period Ending 3/31/2020

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Year-to-Date

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Year-to	-Date
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Ac	count Balances		Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
222,878	180,857				91,122	98,392	112,936	0	1	13	0	.00	

Occupancy Information

		Current Month										Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
1 Bedroom	188	188	166	22				669	88.30%			1,692	1,550	91.61%	
2 Bedrooms	64	64	54	10				304	84.38%			576	520	90.28%	
3 Bedrooms	1	1	1						100.00%			9	9	100.00	
Total =	253	<u>253</u>	221	32		======		973	87.35%			2,277	2,079	91.30%	

San Antonio Housing Authority **Property Management Monthly Report** SH/CH PFC Cottage Creek II For the Period Ending 3/31/2020

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Year-to-Date

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A	ccount Balances		Actual Rev	enue (Lost)	Renta	l Income His	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
204 201	146 200				71.400	71 625	66 902	0	4	5	0	00

Occupancy Information

						Current Montl	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			9	9	100.00
1 Bedroom	194	194	155	39				1,186	79.90%			1,746	1,459	83.56%
2 Bedrooms	1	1	1						100.00%			9	8	88.89%
Total	196	196	157	39				1,186	80.10%			1,764	1,476	83.67%

Maintenance Summary

Year-to-Date

R55PMMR SAHA010

San Antonio Housing Authority **Property Management Monthly Report** Woodhill Apts. PFC For the Period Ending 3/31/2020

4/10/2020 15:57:15

Page -

Monthly Year-to-Date

Year-to	o-Date
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Ac	count Balances		Actual Reve	enue (Lost)	Renta	Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
3,969,335	37,466				376,939	378,067	366,012	6	20	9	33	14.00

Occupancy Information

						Current Montl	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Dadas sus	204	204	265	10				570	02.210/			2.550	2.264	02.400/
1 Bedroom	284	284	265	19				578	93.31%			2,556	2,364	92.49%
2 Bedrooms	198	198	177	21				639	89.39%			1,782	1,458	81.82%
3 Bedrooms	50	50	49	1				30	98.00%			450	429	95.33%
Total =	532	532	491	41				1,247	92.29%			4,788	4,251	88.78%

Maintenance Summary

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending March 31, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 5,645,760 = 1.54
	Curr Liab Exc Curr Prtn LTD $(3,677,468)$ $_{IR} >= 2.0$
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,575,174 = 0.49
	Average Monthly Operating 3,210,721 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	3.32 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 381,712 = 0.04
	Total Tenant Revenue 8,974,123 IR < 1.50
	Days Receivable Outstanding: 12.07
MASS	Accounts Payable (AP)
Ž	Accounts Payable (2,306,108) = 0.72
	Total Operating Expenses 3,210,721 IR < 0.75
	Occupancy Loss Occ %
	Current Month 7.50% 95.68%
	Year-to-Date 7.76% 95.93% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 9.77 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 11.77 25 Total Points 17.00 25
	Total Folines 11.77 20 Total Folines 17.00 25

	Qı	uick I	Ratio (QR)		
Current Asse	Current Assets, Unrestricted 4,091,337					
Curr Liab Exc	Curr P	rtn L	TD	(4,320,13		0.95 $R >= 2.0$
Months Ev	nondal	blo N	ot Ass	ote Patic		
Months Expendable Net Assets Ratio (Note: Expendable Fund Balance (228,801)						AIX)
				(228,80	′ =	-0.07
Average Mon and Other Ex			ng	3,152,78		R >= 4.0
	•		/erane	Ratio (D		(> - 4.0
DODE	OCI VICE		12.48	Ttutio (D	OOIL	
			12.40		IR	>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Recei	vable		2	296,714	=	0.03
Total Tenant Revenue 8,696,973					IF	R < 1.50
Days	Recei	vable	Outst	anding:	9.59	
	Acco	unts	Payab	le (AP)		
Accounts Pay	/able		(1,3	883,867)	_	0.44
Total Operation	ng Expe	enses	3,1	152,785	_ IF	R < 0.75
Occupano	y	L	.oss	Occ %	,)	
Current Mont	h	_	.33 %	94.79%	6	
Year-to-Date		8.	.13 %	95.09%	6 IR	>= 0.98
FASS I	KFI	MP		MASS	KFI	MP
QR	0.00	12	Accts	Recvble	5.00	5
MENAR	0.00	11		Payable	4.00	4
DSCR	0.00	2	Occup	-	8.00	16
Total Points	0.00	25	Total F	Points	17.00	25
	Capit	al Fu	nd Oc	cupancy		
		5.	00			

Last Year

Excess Cash
(1,648,325)

Capital Fund Occupancy 5.00

Averag	e Dwelling F	Rent	
Actual/UML	8,328,773	50,195	165.93
Budget/UMA	8,019,228	52,326	153.26
Increase (Decrease)	309,545	(2,131)	12.67

PUM / Percer	ıta	ge of Rev	venue
Expense		Amount	Percent
Salaries and Benefits	\$	154.98	28.04 %
Supplies and Materials		37.26	6.74
Fleet Costs		2.76	0.50
Outside Services		126.76	22.93
Utilities		70.48	12.75
Protective Services		4.88	0.88
Insurance		20.92	12.83
Other Expenses		22.56	4.08
Total Average Expense	\$	440.60	88.75 %

Excess Cash
(3,398,962)

Average Dwelling Rent				
Actual/UML	7,873,453	50,740	155.17	
Budget/UMA	7,807,892	53,362	146.32	
Increase (Decrease)	65,561	(2,622)	8.85	

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	147.61	28.92%	
Supplies and Materials		34.64	6.79	
Fleet Costs		2.47	0.48	
Outside Services		123.85	24.27	
Utilities		70.33	13.87	
Protective Services		4.18	0.82	
Insurance		20.89	13.87	
Other Expenses		41.76	8.18	
Total Average Expense	\$	445.72	97.21%	

KFI - FY Comparison for Public Housing Properties - 6,020 Units Period Ending March 31, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 4/10/2020 4:22:35PM

Notes:

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

KFI - FY Comparison for Alazan/Guadalupe - 741 Units Period Ending March 31, 2020

		This Year	
		Quick Ratio (QR)	
		Current Assets, Unrestricted 1,350,539 _ 2,27	Curre
		Curr Liab Exc Curr Prtn LTD (401,226) = 3.37	Curr
	S	Months Expendable Net Assets Ratio (MENAR)	Mo
	FASS	Expendable Fund Balance 841,693	Expe
		Average Monthly Operating 410,017 = 2.05 and Other Expenses	Avera
		Debt Service Coverage Ratio (DSCR)	
		2.34	
		IR >= 1.25	
		Tenant Receivable (TR)	
		Tenant Receivable 80,448 = 0.08	Tena
		Total Tenant Revenue 1,053,697 IR < 1.50 Days Receivable Outstanding: 21.71	Total
	S	Accounts Payable (AP)	
	MASS		•
	2	Accounts Payable (200,750) = 0.49 Total Operating Expenses 410,017	Acco Total
		Total Operating Expenses 410,017 IR < 0.75	Total
		Occupancy Loss Occ %	Oc
		Current Month 6.07% 94.05%	Curre
		Year-to-Date 6.69% 93.44% IR >= 0.98	Year-
		FASS KFI MP MASS KFI MP	
		QR 12.00 12 Accts Recyble 5.00 5	QR
		MENAR 7.54 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENA DSCF
		Total Points 21.54 25 Total Points 13.00 25	Total
		10tai Fullits 21.54 25 10tai Fullits 13.00 25	Total
		Capital Fund Occupancy	
		5.00	

Last Year						
Qı	ıick Ra	tio (QI	₹)			
Current Assets, Unre	Quick Ratio (QR)					
Curr Liab Exc Curr P	rtn LTD)	(489,96	2) _{IR}		
Months Expendal	ole Net	Asset	s Ratio	(MENA	R)	
Expendable Fund Ba	alance		823,24	9 _	2.06	
	erating		398,99	1 -	2.00	
and Other Expenses				IR	>= 4.0	
Debt Service			atio (D	SCR)		
	21.	.62		IR :	>= 1.25	
Tenar	nt Rece	ivable	(TR)			
Tenant Receivable		6	7,428	=	0.06	
Total Tenant Revenu					< 1.50	
Days Receiv	able O	utstan	iding:	17.88		
Acco	unts Pa	ayable	(AP)			
Accounts Payable		,		=	0.43	
Total Operating Expe	enses	39	8,991	IR	< 0.75	
Occupancy	Los	s	Occ %			
Current Month						
Year-to-Date	6.82	2 %	93.30%) IR	>= 0.98	
FASS KFI	MP		MASS	KFI	MP	
			•		· -	
		•				
Total Points 21.56	25 10	otal Po	mits	13.00	25	
Capit	al Fund	l Occu	ıpancy			
5.00						

	EXCESS CASII					
	429,622					
Average Dwelling Rent						
Actual/UML 981,834 6,223 157						
Budget/UMA	902,937	6,660	135.58			

78,897

22.20

(437)

Increase (Decrease)

PUM / Percentage of Revenue				
Expense Amount Perc				
Salaries and Benefits	\$	168.19	27.64 %	
Supplies and Materials		45.23	7.43	
Fleet Costs		4.21	0.69	
Outside Services		145.88	23.97	
Utilities		65.74	10.80	
Protective Services		7.58	1.25	
Insurance		20.59	10.80	
Other Expenses		20.13	3.31	
Total Average Expense	\$	477.55	85.90 %	

Total Points 21.56	25 Total Poi	nts 13.	00 25				
Capital Fund Occupancy							
5.00							
E	xcess Cash						
	422,056						
Avera	ge Dwelling	Rent					
Actual/UML	961,174	6,214	154.68				
Budget/UMA	767,957	6,660	115.31				
Increase (Decrease)	193,217	(446)	39.37				
PUM / Percentage of Revenue							
Expense	Amoun	t Percent					
Calarias and Banafita	¢ 167.0	1 20.2	0.0/				

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	167.81	28.20%		
Supplies and Materials		42.08	7.07		
Fleet Costs		4.11	0.69		
Outside Services		126.55	21.27		
Utilities		62.37	10.49		
Protective Services		5.93	1.00		
Insurance		21.47	10.49		
Other Expenses		20.19	3.39		
Total Average Expense	\$	450.52	82.61%		

KFI - FY Comparison for Blanco/San Pedro Arms - 116 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 217,430 = 2.93					
	Curr Liab Exc Curr Prtn LTD (74,173) IR >= 2.0					
10	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance 143,257					
	Average Monthly Operating 55,278 = 2.59					
	and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	0.00 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 1,436 = 0.01					
	Total Tenant Revenue 269,674 IR < 1.50					
	Days Receivable Outstanding: 1.56					
MASS	Accounts Payable (AP)					
Ž	Accounts Payable (29,427) = 0.53					
	Total Operating Expenses 55,278 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 1.72% 98.28%					
	Year-to-Date 2.78% 97.22% IR >= 0.9					
	FASS KFI MP MASS KFI M					
	QR 12.00 12 Accts Recyble 5.00 5					
	MENAR 8.33 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16					
	Total Points 22.33 25 Total Points 21.00 25					
	Canital Fund Occupancy					

Capital Fund	Occupancy
5.00	

Quick Ratio (QR)	
Current Assets, Unrestricted 217,430 = 2.93	Curre
Curr Liab Exc Curr Prtn LTD $(74,173)$ $R >= 2.0$	Curr I
Months Expendable Net Assets Ratio (MENAR)	Moi
Expendable Fund Balance 143,257	Exper
Average Monthly Operating 55,278 = 2.59 and Other Expenses	Avera
Debt Service Coverage Ratio (DSCR)	
0.00 IR >= 1.25	
Tenant Receivable (TR)	
Tenant Receivable 1,436 = 0.01	Tenar
Total Tenant Revenue 269,674 IR < 1.50	Total
Days Receivable Outstanding: 1.56	
Accounts Payable (AP)	
Accounts Payable (29,427) = 0.53	Accou
Total Operating Expenses 55,278 IR < 0.75	Total
Occupancy Loss Occ %	Oc
Current Month 1.72% 98.28%	Curre
Year-to-Date 2.78% 97.22%	Year-
FASS KFI MP MASS KFI MP	
QR 12.00 12 Accts Recvble 5.00 5	QR
MENAR 8.33 11 Accts Payable 4.00 4	MENA
DSCR 2.00 2 Occupancy 12.00 16	DSCR
Total Points 22.33 25 Total Points 21.00 25	Total F
Capital Fund Occupancy	

	87,871		
Average	Dwelling Re	ent	
Actual/UML	248,389	1,015	244.72
Budget/UMA	257,351	1,044	246.50
Increase (Decrease)	(8,962)	(29)	(1.79)

Expense	Amount	Percent
Salaries and Benefits	\$ 96.10	18.91 %
Supplies and Materials	21.55	4.24
Fleet Costs	0.00	0.00
Outside Services	140.18	27.58
Jtilities	118.00	23.22
Protective Services	0.00	0.00
Insurance	11.57	23.22
Other Expenses	18.50	3.64
Total Average Expense	\$ 405.89	100.82 %

Last Yea	ar	
Quick Ratio	(QR)	
Current Assets, Unrestricted	156,672	= 141
Curr Liab Exc Curr Prtn LTD	(111,302)	= 1.41 IR >= 2.0

Months Expendable Net Assets	Ratio (N	MENAR)
Expendable Fund Balance	45,371	= 0.84
Average Monthly Operating	54,254	- 0.01
and Other Expenses		IR >= 4.0

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

Tenant Receivable (TR)			
Tenant Receivable	3,670	= 0.01	
Total Tenant Revenue	265,291	IR < 1.50	
Days Receivable	Outstanding	3 07	

Accounts P	ayable (AP)	
Accounts Payable	(47,536)	- 0.88
Total Operating Expenses	54,254	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	3.45 %	96.55%	
Year-to-Date	3.83 %	96.17%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	9.16	12	Accts Recvble	5.00	5	
MENAR	0.00	11	Accts Payable	2.00	4	
DSCR	2.00	2	Occupancy	12.00	16	
Total Points	11.16	25	Total Points	19.00	25	

Capital Fund (Occupancy
5.00	

Excess Cash
(9,116)
Access Develler Devel

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

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

-2.06

IR >= 2.0

-2.40

IR >= 4.0

IR >= 1.25

-0.94

0.47

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 20 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 100,215 = 54.28	Current Assets, Unrestricted (15,056)
	Curr Liab Exc Curr Prtn LTD $(1,846)$ $IR >= 2.0$	${\text{Curr Liab Exc Curr Prtn LTD}} = \frac{-2.0}{(7,312)}$
FASS	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
	Expendable Fund Balance 98,369 = 15.67	Expendable Fund Balance (22,369) = -2.4
	Average Monthly Operating 6,279	Average Monthly Operating 9,328
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (591) = -2.46	Tenant Receivable (591) = -0.9
	Total Tenant Revenue 240 IR < 1.50	Total Tenant Revenue 632 IR < 1.3
	Days Receivable Outstanding: -674.73	Days Receivable Outstanding: -256.22
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (365) = 0.06	Accounts Payable (4,366) _ 0.4
	Total Operating Expenses 6,279 IR < 0.75	Total Operating Expenses 9,328 $\frac{1}{ R < 0}$
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 0.00%	Current Month 0.00 % 0.00%
	Year-to-Date 0.00% 0.00% IR >= 0.98	Year-to-Date 0.00 % 0.00 % IR >= 0.00
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 0.00 16	DSCR 2.00 2 Occupancy 0.00 16
	Total Points 25.00 25 Total Points 9.00 25	Total Points 2.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

92,	087		
Average Dw	elling Re	ent	
Actual/UML	0	0	0.00
Budget/UMA	0	180	0.00
Increase (Decrease)	0	(180)	0.00

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	0.00	2.43 %
Supplies and Materials		0.00	0.00
Fleet Costs		0.00	0.00
Outside Services		0.00	36.47
Utilities		0.00	0.30
Protective Services		0.00	0.00
Insurance		0.00	0.30
Other Expenses		0.00	0.92
Total Average Expense	\$	0.00	40.43 %

Excess Cash					
(31,707)					
Average Dwelling Rent					
Actual/UML	(1,390)	0	0.00		
Budget/UMA	0	432	0.00		
Increase (Decrease)	(1,390)	(432)	0.00		
PUM / Percentage of Revenue					
Expense Amount Percent					

A ı \$	0.00	Percent 29.97%
\$		29.97%
	0.00	0.00
	0.00	0.00
	0.00	283.70
	0.00	36.37
	0.00	1.14
	0.00	36.37
	0.00	10.96
\$	0.00	398.52%
	\$	0.00 0.00 0.00 0.00 0.00

1.97

1.18

IR >= 4.0

IR >= 1.25

IR >= 2.0

737,246

(373,448)

363,798

308,025

Last Year

Quick Ratio (QR)

Months Expendable Net Assets Ratio (MENAR)

Current Assets, Unrestricted

Curr Liab Exc Curr Prtn LTD

Expendable Fund Balance

Average Monthly Operating and Other Expenses

KFI - FY Comparison for Cassiano Homes - 499 Units Period Ending March 31, 2020

	This Year							
	Quick R	atio (QR)						
	Current Assets, Unrestrict	ed 724,334 = 2.32						
	Curr Liab Exc Curr Prtn L1							
	Months Expendable Ne	et Assets Ratio (MENAR)						
FASS	Expendable Fund Balanc							
ıı.	Average Monthly Operation	$\frac{1.09}{\text{ng}} = 1.09$						
	and Other Expenses	IR >= 4.0						
	Debt Service Cove	erage Ratio (DSCR)						
	-5	.87 IR >= 1.25						
	Toward Boo							
	Tenant Receivable (TR)							
	Tenant Receivable Total Tenant Revenue	$\frac{25,046}{442.583} = 0.06$ $\frac{1R < 1.50}{1.50}$						
	Total Tenant Revenue 442,583 IR < 1.50 Days Receivable Outstanding: 16.14							
SS	Accounts Payable (AP)							
MASS	Accounts Payable	(156,465) = 0.48						
	Total Operating Expenses	= 0.40						
	Occupancy Lo							
		94.53%						
	Year-to-Date 5.4	41% 95.55% <i>IR</i> >= 0.98						
	FASS KFI MP MASS KFI I							
	QR 12.00 12 Accts Recyble 5.00							
	MENAR 6.13 11 Accts Payable 4.00							
		Occupancy 8.00 16 Total Points 17.00 25						
	Total Points 18.13 25 Total Points 17.00							
	Capital Fun	d Occupancy						

Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)		
-5.87	-21.54		
Tenant Receivable (TR)	Tenant Receivable (TR)		
Tenant Receivable 25,046 - 0.06	Tenant Receivable 28,340 _		
Total Tenant Revenue 442.583 = 0.06	Total Tenant Revenue 484,365		
Days Receivable Outstanding: 16.14	Days Receivable Outstanding: 17.15		
Accounts Payable (AP)	Accounts Payable (AP)		
Accounts Payable (156,465) = 0.48	Accounts Payable (93,748)		
Total Operating Expenses 328,245 IR < 0.75	Total Operating Expenses 308,025		
Occupancy Loss Occ %	Occupancy Loss Occ %		
Current Month 6.41% 94.53%	Current Month 8.22 % 92.71%		
Year-to-Date 5.41% 95.55% <i>IR</i> >= 0.98	Year-to-Date 6.17 % 94.78%		
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI		
QR 12.00 12 Accts Recvble 5.00 5	QR 11.88 12 Accts Recyble 5.00		
MENAR 6.13 11 Accts Payable 4.00 4	MENAR 6.27 11 Accts Payable 4.00		
DSCR 0.00 2 Occupancy 8.00 16	DSCR 0.00 2 Occupancy 8.00		
Total Points 18.13 25 Total Points 17.00 25	Total Points 18.14 25 Total Points 17.00		
Capital Fund Occupancy	Capital Fund Occupancy		
5.00	5.00		
Excess Cash	Excess Cash		
27,863	54,068		
Average Dwelling Rent	Average Dwelling Rent		
A = 1 = 1/1 IA/1 000 700 4.040 04.02	A = 1/1 IMI		

Tenant Receivable 25,046 = 0.06	Tenant Receivable 28,340 = 0.06		
Total Tenant Revenue 442,583 IR < 1.50	Total Tenant Revenue 484,365 IR < 1.50		
Days Receivable Outstanding: 16.14	Days Receivable Outstanding: 17.15		
Accounts Payable (AP)	Accounts Payable (AP)		
Accounts Payable (156,465) = 0.48	Accounts Payable (93,748) = 0.30		
Total Operating Expenses 328,245 IR < 0.75	Total Operating Expenses 308,025		
Occupancy Loss Occ %	Occupancy Loss Occ %		
Current Month 6.41% 94.53%	Current Month 8.22 % 92.71%		
Year-to-Date 5.41% 95.55% IR >= 0.98	Year-to-Date 6.17 % 94.78% IR >= 0.98		
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP		
QR 12.00 12 Accts Recvble 5.00 5	QR 11.88 12 Accts Recvble 5.00 5		
MENAR 6.13 11 Accts Payable 4.00 4	MENAR 6.27 11 Accts Payable 4.00 4		
DSCR 0.00 2 Occupancy 8.00 16	DSCR 0.00 2 Occupancy 8.00 16		
Total Points 18.13 25 Total Points 17.00 25	Total Points 18.14 25 Total Points 17.00 25		
Capital Fund Occupancy	Capital Fund Occupancy		
5.00	5.00		
Excess Cash	Excess Cash		
27,863	54,068		
Average Dwelling Rent	Average Dwelling Rent		
Actual/UML 386,708 4,248 91.03	Actual/UML 399,215 4,214 94.74		
Budget/UMA 425,288 4,446 95.66	Budget/UMA 434,216 4,446 97.66		
Increase (Decrease) (38,579) (198) (4.62)	Increase (Decrease) (35,001) (232) (2.93)		
PUM / Percentage of Revenue	PUM / Percentage of Revenue		
Expense Amount Percent	Expense Amount Percent		
Salaries and Benefits \$ 168.39 27.38 %	Salaries and Benefits \$ 153.12 25.20%		
Supplies and Materials 61.10 9.93	Supplies and Materials 54.32 8.94		
Fleet Costs 4.70 0.76	Fleet Costs 3.98 0.65		
Outside Services 181.74 29.55	Outside Services 199.16 32.78		
Utilities 89.80 14.60	Utilities 76.30 12.56		

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	168.39	27.38 %
Supplies and Materials		61.10	9.93
Fleet Costs		4.70	0.76
Outside Services		181.74	29.55
Utilities		89.80	14.60
Protective Services		10.56	1.72
Insurance		30.94	14.60
Other Expenses		20.01	3.25
Total Average Expense	\$	567.23	101.79 %

PUM / Percentage of Revenue					
FOM / Percentage of Revenue					
1	Amount	Percent			
\$	153.12	25.20%			
	54.32	8.94			
	3.98	0.65			
	199.16	32.78			
	76.30	12.56			
	10.98	1.81			
	30.39	12.56			
	21.70	3.57			
\$	549.95	98.07%			
	\$	Amount \$ 153.12 54.32 3.98 199.16 76.30 10.98 30.39 21.70			

KFI - FY Comparison for Cheryl West/TL Shaley - 148 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted (150,030) = -2.35							
	Curr Liab Exc Curr Prtn LTD (63,895)							
	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance (213,925)							
72	$\frac{\text{Experiodate Full defeating}}{\text{Average Monthly Operating}} = -2.24$							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00							
	IR >= 1.25							
	Tenant Receivable (TR)							
	$\frac{\text{Tenant Receivable}}{\text{Tenant Receivable}} = 0.13$							
	Total Tenant Revenue 224,993 IR < 1.50							
	Days Receivable Outstanding: 38.13							
MASS	Accounts Payable (AP)							
Ž	Accounts Payable (25,752) = 0.27							
	Total Operating Expenses 95,695 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 3.38% 97.28%							
	Year-to-Date 5.56% 95.96% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 0.00 12 Accts Recvble 5.00 5							
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16							
	Total Points 2.00 25 Total Points 17.00 25							
	Capital Fund Occupancy							

Last Year				
Quid	ck Ratio (QR)			
Current Assets, Unrest	etricted 137,760 = 1.22			
Curr Liab Exc Curr Prt				
Months Expendable	e Net Assets Ratio (MENAR)			
Expendable Fund Bala	ance 24,826 _ 0.28			
Average Monthly Oper	$\frac{1}{\text{rating}} = 0.28$			
and Other Expenses	IR >= 4.0			
Debt Service (Coverage Ratio (DSCR)			
	0.00 IR >= 1.25			
Tenant	Receivable (TR)			
Tenant Receivable	14,832 = 0.06			
Total Tenant Revenue	242,152 IR < 1.50			
Days Receivable Outstanding: 17.25				
Accour	nts Payable (AP)			
Accounts Payable	(31,389) = 0.35			
Total Operating Expen	nses 89,959 _{IR < 0.75}			
Occupancy	Loss Occ %			
Current Month	5.41 % 96.55%			
Year-to-Date	7.51 % 94.41% IR >= 0.98			
FASS KFI N	MP MASS KFI MP			
	12 Accts Recvble 5.00 5			
MENAR 0.00 1 DSCR 2.00	11 Accts Payable 4.00 4 2 Occupancy 8.00 16			
	25 Total Points 17.00 25			
Capital	L Fund Occupancy			
Capital Fund Occupancy 5.00				
5.00				

	(309,896)		
Avera	age Dwelling R	ent	
Actual/UML	195,929	1,258	155.75
Budget/UMA	210 095	1.311	160.26

(14,166)

(4.51)

(53)

Increase (Decrease)

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	202.56	36.01 %	
Supplies and Materials		72.71	12.93	
Fleet Costs		0.76	0.14	
Outside Services		202.31	35.96	
Utilities		53.44	9.50	
Protective Services		5.88	1.04	
Insurance		31.47	9.54	
Other Expenses		18.82	3.35	
Total Average Expense	\$	587.94	108.46 %	

Capita	l Fund Occupa	ancy		
	5.00			
F	xcess Cash			
(65,440)				
(00,440)				
Avera	ge Dwelling R	ent		
Actual/UML	223,223	1,232	181.19	
Budget/UMA	198,750	1,305	152.30	
Increase (Decrease)	24,473	(73)	28.89	
PUM / Percentage of Revenue				
Expense	Amount	Percent		

Fow / Fercentage of Nevertue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	217.22	37.09%	
Supplies and Materials		45.41	7.75	
Fleet Costs		0.83	0.14	
Outside Services		177.16	30.25	
Utilities		50.65	8.65	
Protective Services		6.00	1.02	
Insurance		31.48	8.65	
Other Expenses		23.47	4.01	
Total Average Expense	\$	552.22	97.55%	

KFI - FY Comparison for Cross Creek/Rutledge/Beldon - 167 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Ur	restri	cted	118,80	06 _	1.40
	Curr Liab Exc Curr	Prtn	LTD	(85,14	11)	2 >= 2.0
	Months Expenda	able N	let As	sets Ratio	(MENA	R)
FASS	Expendable Fund			33,66		
	Average Monthly		iting	99,96	 =	0.34
	and Other Expens	es			IR	? >= 4.0
	Debt Servi	ce Co	verage	e Ratio (D	SCR)	
			0.00		IR :	>= 1.25
	Tenant Receivable (TR)					
	Tenant Receivable 36,956 _				_	0.13
	Total Tenant Revenue 276,846 IR < 1.50					
	Days Receivable Outstanding: 39.43					
SS	Accounts Payable (AP)					
MASS	Accounts Payable	;		(39,402)	=	0.39
	Total Operating E	xpens	es	99,960	IR	2 < 0.75
	Occupancy	L	.oss	Occ %	6	
	Current Month		2.40%	97.60		
	Year-to-Date	2	2.79%	97.21	% <i>IR</i> :	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
	QR 9.10		Accts	Recvble	5.00	5
	MENAR 0.00			s Payable	4.00	4
	DSCR 2.00			pancy	12.00	16
	Total Points 11.10	25	Total	Points	21.00	25
	Capital Fund Occupancy					

	La	st Year	r		
	Quick	Ratio (QR)		
Current Assets, U	Inrestric	ted	229,38		2.19
Curr Liab Exc Cu	rr Prtn L	.TD	(104,81	9) = _{IF}	2.19
Months Expen	dable N	let Ass	ets Ratio	(MENA	NR)
Expendable Fund	l Balanc	e	124,56	8	4.40
Average Monthly	Operati	ng	88,72	<u>=</u> =	1.40
and Other Expen	ses			IF	? >= 4.0
Debt Ser	vice Co	verage	Ratio (D	SCR)	
		0.00		IP	>= 1.25
				n c	1.20
	nant Re	ceivab	• •		
	nant Receivable		10,494	=	0.04
Total Tenant Revenue 236,752 IR < 1.50			? < 1.50		
Days Receivable Outstanding: 12.71					
A	ccounts	Payab	le (AP)		
Accounts Payable	Э		(32,301)	_	0.36
Total Operating E	xpense	S	88,720	IF	R < 0.75
Occupancy	L	oss	Occ %		
Current Month	2	.40 %	97.60%	, 0	
Year-to-Date	3	.73 %	96.27%	D IR	>= 0.98
FASS KFI	FASS KFI MP MASS KFI MI			MP	
QR 12.	00 12	Accts	Recvble	5.00	5
	59 11		Payable	4.00	4
DSCR 2.	00 2	Occup		12.00	16
Total Points 20.59 25 Total Points 21.00 25					25
Capital Fund Occupancy					

Excess Cash	
(66,797)	

5.00

Average Dwelling Rent				
Actual/UML	245,893	1,461	168.30	
Budget/UMA	218,993	1,503	145.70	
Increase (Decrease)	26,900	(42)	22.60	

Expense Amount Percent
Salaries and Benefits \$ 239.18 42.00 %
Supplies and Materials 47.03 8.26
Fleet Costs 2.89 0.51
Outside Services 109.82 19.28
Utilities 65.70 11.54
Protective Services 2.50 0.44
Insurance 25.72 11.54
Other Expenses 23.12 4.06
Total Average Expense \$ 515.94 97.61 %

Excess Cash
35,169

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

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	172.51	32.10%	
Supplies and Materials		42.24	7.86	
Fleet Costs		3.69	0.69	
Outside Services		103.64	19.29	
Utilities		80.48	15.02	
Protective Services		0.02	0.00	
Insurance		27.15	15.02	
Other Expenses		34.44	6.41	
Total Average Expense	\$	464.18	96.39%	

KFI - FY Comparison for Fair Avenue/Matt Garcia - 271 Units Period Ending March 31, 2020

	This Year								
	This real								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 371,955 = 2.41								
	Curr Liab Exc Curr Prtn LTD (154,419) $_{IR} >= 2.0$								
10	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance 92,426								
	Average Monthly Operating 129,428 = 0.71								
	and Other Expenses IR >= 4.0								
	Debt Service Coverage Ratio (DSCR)								
	0.23 IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable 1 755								
	$\frac{1,755}{\text{Total Tenant Revenue}} = 0.00$ $\frac{1,755}{1,755} = 0.00$ $\frac{1,755}{1,755} = 0.00$								
	Days Receivable Outstanding: 0.81								
SS	Accounts Payable (AP)								
MASS	Accounts Payable (93,338) = 0.72								
	Total Operating Expenses 129,428 IR < 0.75								
	Occupancy Loss Occ %								
	Current Month 4.06% 95.94%								
	Year-to-Date 2.26% 97.74% IR >= 0.98								
	FASS KFI MP MASS KFI MP								
	QR 12.00 12 Accts Recyble 5.00 5								
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16								
	Total Points 12.00 25 Total Points 21.00 25								
	Total Follits 12.00 23 Total Follits 21.00 25								
	Capital Fund Occupancy								

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricte	ed (125,600)				
Curr Liab Exc Curr Prtn LT	$\frac{1}{10}$ (183,087) = -0.69				
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance	(308,687) = -2.31				
Average Monthly Operating	g 133,7972.51				
and Other Expenses	IR >= 4.0				
	erage Ratio (DSCR)				
-{	5.31 IR >= 1.25				
Tenant Rec	eivable (TR)				
Tenant Receivable	(736) = 0.00				
Total Tenant Revenue	589,121 IR < 1.50				
Days Receivable	Outstanding: -0.35				
Accounts Payable (AP)					
Accounts Payable	(66,360) – 0.50				
Total Operating Expenses	133,797 IR < 0.75				
Occupancy Lo	oss Occ %				
	32 % 96.68%				
Year-to-Date 2.4	42 % 97.58% IR >= 0.98				
FASS KFI MP	MASS KFI MP				
	Accts Recvble 5.00 5				
	Accts Payable 4.00 4				
DSCR 0.00 2	Occupancy 12.00 16				
Total Points 0.00 25	Total Points 21.00 25				
Capital Fur	nd Occupancy				
5.0	00				

(37,715)						
Average Dwelling Rent						
Actual/UML	593,556	2,384	248.97			
Budget/UMA	580,500	2,439	238.01			
Increase (Decrease)	13,056	(55)	10.97			
PLIM / Percentage of Peyenue						

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	157.98	32.77 %	
Supplies and Materials		28.41	5.89	
Fleet Costs		3.20	0.66	
Outside Services		90.40	18.75	
Utilities		77.75	16.13	
Protective Services		2.81	0.58	
Insurance		13.01	16.13	
Other Expenses		24.17	5.01	
Total Average Expense	\$	397.73	95.92 %	

E	xcess Cash				
	(443,320)				
Avera	ge Dwelling R	ent			
Actual/UML	576,926	2,380	242.41		
Budget/UMA	580,500	2,439	238.01		
Increase (Decrease)	(3,574)	(59)	4.40		
PUM / Percentage of Revenue					
Expense	Amount	Percent			

PUM / Percentage of Revenue				
4	Amount	Percent		
\$	155.19	33.98%		
	31.07	6.80		
	2.16	0.47		
	117.36	25.69		
	72.05	15.77		
	3.51	0.77		
	13.94	15.77		
	24.73	5.41		
\$	420.00	104.67%		
	\$	Amount \$ 155.19 31.07 2.16 117.36 72.05 3.51 13.94 24.73	Amount Percent \$ 155.19 33.98% 31.07 6.80 2.16 0.47 117.36 25.69 72.05 15.77 3.51 0.77 13.94 15.77 24.73 5.41	

KFI - FY Comparison for F Furey/C Andrews/Pin Oak II - 140 Units Period Ending March 31, 2020

	This Year							
		Qı	uick	Ratio	(QR)			
	Current Assets	, Unr	estri	cted	(58,10	03) _	-0.68	
	Curr Liab Exc	Curr F	Prtn I	_TD	(85,75	51)	R >= 2.0	
10	Months Expe	endal	ole N	let Ass	sets Ratio	(MENA	R)	
FASS	Expendable F	und E	Balar	ice	(143,85	55)		
	Average Mont	hly O	pera	ting	87,37	 =	-1.65	
	and Other Exp	ense	s			IF	? >= 4.0	
	Debt Se	ervice	Co	verage	Ratio (D	SCR)		
				0.00		IP	>= 1.25	
			4.5			- IIX	7- 1.20	
	Tenant Receivable (TR)							
	Tenant Receivable 16,127 Total Tenant Revenue 234,946						0.07	
	Total Tenant Revenue 234,946 IR < 1.50 Days Receivable Outstanding: 21.41							
60								
MASS	Accounts Payable (AP)							
٤	Accounts Payable (54,444)						0.62	
	Total Operating Expenses 87,378 IR < 0.75							
	Occupancy	_		oss	Occ %	0		
	Current Month	1	_	.86%	97.14	%		
	Year-to-Date		2	.70%	97.30	% <i>IR</i>	>= 0.98	
	FASS KF	ı	MP		MASS	KFI	MP	
		0.00	12	Accts	Recvble	5.00	5	
		0.00	11		Payable	4.00	4	
		2.00	2		pancy	12.00	16	
	Total Points 2	2.00	25	Total	Points	21.00	25	

Capital Fund Occupancy						
Total Points	2.00	25	Total Points	21.00	25	
DSCR	2.00	2	Occupancy	12.00	16	
MEINAL	0.00	1.1	Accis Fayable	4.00	4	

5.00

Excess Cash (231,495)

Average Dwelling Rent					
Actual/UML	205,066	1,226	167.26		
Budget/UMA	165,375	1,260	131.25		
Increase (Decrease)	39,691	(34)	36.01		

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	167.19	28.07 %	
Supplies and Materials		31.42	5.28	
Fleet Costs		6.42	1.08	
Outside Services		181.09	30.41	
Utilities		92.31	15.50	
Protective Services		2.49	0.42	
Insurance		27.85	15.50	
Other Expenses		21.09	3.54	
Total Average Expense	\$	529.86	99.79 %	

Last Year					
Quick Ratio (QR)					
Current Assets, Unrestricted	(210,513)	= -1.78			
Curr Liab Exc Curr Prtn LTD	(117,939)	IR >= 2.0			

Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance	(328,452) = -3.98				
Average Monthly Operating	82,611				
and Other Expenses	IR >= 4.0				

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

Tenant Rece	eivable (TR)		
Tenant Receivable	_	0.08	
Total Tenant Revenue	173,081	_	IR < 1.50
Days Receivable C	utstanding:	23.42	

ı	Accounts Pa	iyable (AP)	
	Accounts Payable	(40,152)	- 0.49
	Total Operating Expenses	82,611	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	2.14 %	97.86%	
Year-to-Date	3.02 %	96.98%	IR >= 0.98

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

Capital	Fund	Occupancy
	5.00	

Excess Cash	
(411,092)	

Average Dwelling Rent						
Actual/UML	157,750	1,222	129.09			
Budget/UMA	168,750	1,260	133.93			
Increase (Decrease)	(11,000)	(38)	(4.84)			

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	171.24	32.58%		
Supplies and Materials		31.50	5.99		
Fleet Costs		1.54	0.29		
Outside Services		180.34	34.31		
Utilities		77.69	15.07		
Protective Services		0.00	0.00		
Insurance		26.20	15.07		
Other Expenses		41.00	7.80		
Total Average Expense	\$	529.52	111.12%		

KFI - FY Comparison for Highview/W Sinkin - 118 Units Period Ending March 31, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 126,724 = 1.27	Cı					
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.27$	Cı					
SS	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 26,967 = 0.36	Ex					
	Average Monthly Operating 75,590	A					
	and Other Expenses IR >= 4.0	ar					
	Debt Service Coverage Ratio (DSCR)						
	0.00 IR >= 1.25						
	Tenant Receivable (TR)						
	$\frac{\text{Tenant Receivable}}{\text{Total Tenant Revenue}} = \frac{5,354}{202,830} = 0.03$	Te To					
	Days Receivable Outstanding: 7.28						
S	Accounts Payable (AP)						
MASS							
2	Accounts Payable (74,884) Total Operating Expenses 75,590 = 0.99	Ac To					
	Total Operating Expenses 75,590 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 5.93% 94.07%	Cı					
	Year-to-Date 5.08% 94.92% IR >= 0.98	Ye					
	FASS KFI MP MASS KFI MP						
	QR 8.50 12 Accts Recyble 5.00 5	QF					
	MENAR 0.00 11 Accts Payable 2.00 4	ME					
	DSCR 2.00 2 Occupancy 8.00 16	DS					
	Total Points 10.50 25 Total Points 15.00 25	To					
	Capital Fund Occupancy						

	Last Year					
		Quick	Ratio (0	QR)		
	Current Assets, U	nrestric	ted	180,85	9	2.03
	Curr Liab Exc Curr Prtn LTD			(89,25	5) _{IR}	>= 2.0
	Months Expendable Net Assets Ratio				(MENA	ıR)
	Expendable Fund	Balanc	е	91,60	4 _	1.40
	Average Monthly and Other Expens		ng	65,60		>= 4.0
	Debt Serv	rice Co	verage	Ratio (DS	SCR)	
			0.00		IR:	>= 1.25
	Ter	nant Re	ceivab	le (TR)		
	Tenant Receivable			27,522	=	0.11
	Total Tenant Revenue 243,388					< 1.50
(Days Receivable Outstanding: 31.11				$-\!\!\!\!-\!$	
	Accounts Payable (AP)					
	Accounts Payable Total Operating E			(39,289) 65,606	=	0.60
		<u>'</u>		<u> </u>	IR	2 < 0.75
	Occupancy		OSS	Occ %	•	
	Current Month Year-to-Date		.39 % .58 %	96.61% 96.42%		>= 0.98
ĺ	FASS KFI	MP		MASS	KFI	MP
İ	QR 12.0	00 12	Accts	Recvble	5.00	5
	MENAR 6.5			Payable	4.00	4
	DSCR 2.0		Occup		12.00	16
l	Total Points 20.5	58 25	Total F	oints	21.00	25
	Ca	pital Fu	ınd Occ	cupancy		
		5.	.00			

(48,940)					
Average Dwelling Rent					
Actual/UML	200,553	1,008	198.96		
Budget/LIMA	229 500	1.062	216.10		

(28,947)

(54)

(17.14)

Increase (Decrease)

Excess Cash

PUM / Percentage of Revenue					
Expense Amount Percent					
Salaries and Benefits	\$	132.56	23.27 %		
Supplies and Materials		46.84	8.22		
Fleet Costs		4.08	0.72		
Outside Services		217.78	38.22		
Utilities		106.37	18.67		
Protective Services		4.20	0.74		
Insurance		26.20	19.85		
Other Expenses		20.01	3.51		
Total Average Expense	\$	558.03	113.19 %		

	5.00						
E	xcess Cash						
	25,504						
			\equiv				
Average Dwelling Rent							
Actual/UML	208,399	1,024	203.51				
Budget/UMA	224,250	1,062	211.16				
Increase (Decrease)	(15,851)	(38)	(7.64)				
PUM / Percentage of Revenue							
Expense	Amount	Percent	:				

PUM / Percentage of Revenue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	133.75	23.57%	
Supplies and Materials		45.53	8.02	
Fleet Costs		4.82	0.85	
Outside Services		134.40	23.69	
Utilities		105.76	19.79	
Protective Services		5.46	0.96	
Insurance		24.98	19.79	
Other Expenses		29.54	5.21	
Total Average Expense	\$	484.25	101.88%	

KFI - FY Comparison for Jewett Circle/G Cisneros - 130 Units Period Ending March 31, 2020

	This Year	
FASS	$\frac{\text{Quick Ratio (QR)}}{\text{Current Assets, Unrestricted}} = \frac{175,390}{(53,733)} = \frac{3.26}{ _{IR} >= 2.0}$ $\frac{\text{Months Expendable Net Assets Ratio (MENAR)}}{\text{Expendable Fund Balance}} = \frac{121,657}{\text{Average Monthly Operating and Other Expenses}} = \frac{2.17}{ _{IR} >= 4.0}$ $\frac{\text{Debt Service Coverage Ratio (DSCR)}}{\text{Debt Service Coverage Ratio (DSCR)}} = \frac{3.26}{ _{IR} >= 2.0}$	Current Assets, L Curr Liab Exc Cu Months Expen Expendable Func Average Monthly and Other Expen Debt Ser
MASS	Tenant Receivable (TR) Tenant Receivable (754)	Tenant Receivab Total Tenant Rev Days Re Accounts Payable Total Operating E
	Occupancy Loss Occ % Current Month 0.00% 100.00% Year-to-Date 0.85% 99.15% IR >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 5.00 5 MENAR 7.71 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 21.71 25 Total Points 25.00 25	Occupancy Current Month Year-to-Date FASS KFI QR 9. MENAR 0. DSCR 2. Total Points 11.
	Capital Fund Occupancy 5.00	Ca

$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		Last Ye	ear		
	Qı	uick Ratio	(QR)		
Curr Liab Exc Curr Prtn LTD(68,013) $I_R >= 2.0$ Months Expendable Net Assets Ratio (MENAR)Expendable Fund Balance $38,536$ Average Monthly Operating and Other Expenses $= 0.63$ Debt Service Coverage Ratio (DSCR)Tenant Receivable (TR)Tenant Receivable (G55) Total Tenant Revenue $= 0.00$ $I_R >= 1.25$ Days Receivable Outstanding: -0.75 Accounts Payable (AP)Accounts Payable $= 0.36$ $I_R < 0.75$ OccupancyLossOcc % $I_R < 0.75$ Current Month Year-to-Date $= 0.36$ 1.71% $= 0.36$ 1.71% FASS KFI MP MENAR DSCR Total PointsMP 1.71% MASS KFI 1.71% MP 1.71% Capital Fund Occupancy $= 0.00$ 1.00%	Current Assets, Unre	estricted	106,55	0 _	1 57
	Curr Liab Exc Curr P	rtn LTD	(68,01	3) _{IR}	
Average Monthly Operating and Other Expenses 61,167 Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25 Tenant Receivable (TR) Tenant Receivable (655) Total Tenant Revenue 238,732 IR < 1.50 Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810) Total Operating Expenses 61,167 = 0.36 IR < 0.75 Occupancy Loss Occ % Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy 16.00 16 Total Fund Occupancy 16.00 25 Capital Fund Occupancy 16.00 25 Capi	Months Expendal	ole Net A	ssets Ratio	(MENA	R)
Average Monthly Operating and Other Expenses IR >= 4.0 Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25 Tenant Receivable (TR) Tenant Receivable (655) = 0.00 Total Tenant Revenue 238,732 IR < 1.50 Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810) = 0.36 Total Operating Expenses 61,167 = 0.36 Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Expendable Fund Ba	alance	38,53	6 _	0.62
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$			61,16	7 -	0.03
Tenant Receivable (TR) Tenant Receivable (655) Total Tenant Revenue 238,732 = 0.00 R < 1.50 Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810)	and Other Expenses			IR	>= 4.0
Tenant Receivable (TR) Tenant Receivable (655) Total Tenant Revenue 238,732 = 0.00 Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810) Total Operating Expenses 61,167 = 0.36 Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% $I_R > 0.98$ FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25	Debt Service			SCR)	
Tenant Receivable (655) = 0.00 Total Tenant Revenue 238,732 = 0.00 Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810) = 0.36 Total Operating Expenses 61,167 = 0.36 Occupancy Loss Occ % Current Month 2.31 % 97.69% 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP MP QR 9.92 12 Accts Recvble 5.00 5 5 MENAR 0.00 11 Accts Payable 4.00 4 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25		0.00	1	IR >	>= 1.25
Total Tenant Revenue 238,732	Tenar	nt Receiv	able (TR)		
Days Receivable Outstanding: -0.75 Accounts Payable (AP) Accounts Payable (21,810) = 0.36 Total Operating Expenses 61,167 = 0.36 Occupancy Loss Occ % Current Month 2.31 % 97.69% 1.71 % 98.29% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP QR 9.92 12 Accts Recyble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy			(655)	=	0.00
Accounts Payable (AP) Accounts Payable (21,810) = 0.36 Total Operating Expenses 61,167 = 0.36 Occupancy Loss Occ % Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy					< 1.50
Accounts Payable (21,810) = 0.36 Total Operating Expenses 61,167 = 0.36 Occupancy Loss Occ % Current Month 2.31 % 97.69% 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Days Receiv	vable Out	standing:	-0.75	
Total Operating Expenses 61,167 = 0.36 Occupancy Loss Occ % Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Acco	unts Pay	able (AP)		
Occupancy Loss Occ % Current Month 2.31 % 97.69% Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Accounts Payable		, ,	_	0.36
Current Month Year-to-Date 2.31 % 97.69% 98.29% IR >= 0.98 FASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Total Operating Expe	enses	61,167	- IR	< 0.75
Year-to-Date 1.71 % 98.29% IR >= 0.98 FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Occupancy	Loss	Осс %		
FASS KFI MP MASS KFI MP QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy					
QR 9.92 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	Year-to-Date	1.71 %	6 98.29 %) IR>	-= 0.98
MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy	FASS KFI	MP	MASS	KFI	MP
DSCR 2.00 2 Occupancy 16.00 16 Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy					
Total Points 11.92 25 Total Points 25.00 25 Capital Fund Occupancy			•		•
Capital Fund Occupancy			-		
5.00	Capit		Occupancy		
		5.00			

	65,057						
Average Dwelling Rent							
Actual/UML	250,710	1,160	216.13				
Budget/UMA	239,893	1,170	205.04				
Increase (Decrease)	10,817	(10)	11.09				

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	184.22	40.91 %	
Supplies and Materials		5.34	1.19	
Fleet Costs		2.48	0.55	
Outside Services		65.09	14.45	
Utilities		70.62	15.68	
Protective Services		0.00	0.00	
Insurance		20.88	15.68	
Other Expenses		19.20	4.26	
Total Average Expense	\$	367.83	92.72 %	

xcess Cash							
(23,473)							
ge Dwelling	Rent						
238,069	1,149	207.20					
240,827	1,169	206.01					
(2,758)	(20)	1.19					
PUM / Percentage of Revenue							
	(23,473) ge Dwelling 238,069 240,827 (2,758)	(23,473) ge Dwelling Rent 238,069 1,149 240,827 1,169 (2,758) (20)					

PUM / Percentage of Revenue					
Expense	4	Amount	Percent		
Salaries and Benefits	\$	189.23	43.28%		
Supplies and Materials		9.41	2.15		
Fleet Costs		1.60	0.37		
Outside Services		79.97	18.29		
Utilities		79.94	18.28		
Protective Services		0.00	0.00		
Insurance		21.67	18.28		
Other Expenses		28.69	6.56		
Total Average Expense	\$	410.53	107.21%		

KFI - FY Comparison for Kenwood/Glen/Park Square - 114 Units Period Ending March 31, 2020

	This Year	
	Quick Ratio (QR)	Qı
	Current Assets, Unrestricted 175,227 = 2.09	Current Assets, Unre
	Curr Liab Exc Curr Prtn LTD (83,777) $= 2.09$	Curr Liab Exc Curr P
	Months Expendable Net Assets Ratio (MENAR)	Months Expendat
FASS	Expendable Fund Balance 91,450	Expendable Fund Ba
_	Average Monthly Operating 61,268 and Other Expenses IR >= 4.0	Average Monthly Op and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	Tenar
	Tenant Receivable 15,178 = 0.06	Tenant Receivable
	Total Tenant Revenue 271,181 IR < 1.50	Total Tenant Revenu
	Days Receivable Outstanding: 15.44	Days Recei
SS	Accounts Payable (AP)	Acco
MASS	Accounts Payable (53,311) = 0.87	Accounts Payable
	Total Operating Expenses 61,268 IR < 0.75	Total Operating Expe
	Occupancy Loss Occ %	Occupancy
	Current Month 3.51% 96.49%	Current Month
	Year-to-Date 5.95% 94.05% IR >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS KFI
	QR 12.00 12 Accts Recvble 5.00 5	QR 12.00
	MENAR 6.72 11 Accts Payable 2.00 4	MENAR 6.83
	DSCR 2.00 2 Occupancy 8.00 16	DSCR 2.00
	Total Points 20.72 25 Total Points 15.00 25	Total Points 20.83
	Capital Fund Occupancy	Capit
	5.00	

Last Year							
Quick Ratio (QR)							
Current Assets	, Unrestrict	ted 147,256	0.00				
Curr Liab Exc	Curr Prtn L	TD (63,110)	= 2.33 IR >= 2.0				
Months Exp	endable N	et Assets Ratio (I	MENAR)				
Expendable Fu	ınd Balance	e 84,146	4.50				
Average Month	nly Operatir	ng 53,824	= 1.56				
and Other Exp	enses		IR >= 4.0				
Debt S	ervice Cov	verage Ratio (DSC	R)				
		0.00	IR >= 1.25				
	Tenant Re	ceivable (TR)					
Tenant Receiva		2,970	= 0.01				
Total Tenant R	evenue	246,508	IR < 1.50				
Days	Receivable	Outstanding: 3.	36				
	Accounts	Payable (AP)					
Accounts Paya	ble	(18,444)	- 0.34				
Total Operating	gExpenses	53,824	IR < 0.75				
Occupancy	L	oss Occ %					
Current Month	3.	.51 % 96.49%					
Year-to-Date	2.	63 % 97.37%	IR >= 0.98				
FASS KI	FI MP	MASS K	FI MP				
QR 1	12.00 12	Accts Recvble	5.00 5				
MENAR	6.83 11	Accts Payable	4.00 4				
DSCR	2.00 2	Occupancy 1	2.00 16				
Total Points 2	20.83 25	Total Points 2	1.00 25				
	Capital Fu	nd Occupancy					
5.00							

29,942						
Average Dwelling Rent						
Actual/UML	256,670	965	265.98			
Budget/UMA	227,861	1,026	222.09			

28,809

43.89

(61)

Increase (Decrease)

Expense	Amount	Percent
Salaries and Benefits	\$ 186.19	32.15 %
Supplies and Materials	34.14	5.90
Fleet Costs	2.13	0.37
Outside Services	103.61	17.89
Jtilities	88.42	15.27
Protective Services	3.03	0.52
nsurance	26.53	16.36
Other Expenses	18.51	3.20
otal Average Expense	\$ 462.56	91.66 %

5.00										
E	xcess Cash									
30,385										
Average Dwelling Rent										
Actual/UML	227,782	999	228.01							
Budget/UMA	216,000	1,026	210.53							
Increase (Decrease)	11,782	(27)	17.48							
PUM / Percentage of Revenue										
Expense	Amount	Percent								

Pow / Percentage of Revenue									
Expense	4	Amount	Percent						
Salaries and Benefits	\$	130.44	26.83%						
Supplies and Materials		10.15	2.09						
Fleet Costs		0.60	0.12						
Outside Services		117.22	24.11						
Utilities		93.72	20.62						
Protective Services		1.14	0.23						
Insurance		25.32	20.62						
Other Expenses		23.07	4.75						
Total Average Expense	\$	401.67	99.38%						

1.78

1.06

IR >= 4.0

IR >= 1.25

0.02

0.49

IR < 0.75

IR >= 0.98

MP

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Lewis Chatham - 119 Units Period Ending March 31, 2020

	This Year		Last Year
	Quick Ratio (QR)	ĺ	Quick Ratio (QR)
	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{231,156}{(55,198)} = \frac{4.19}{ R >= 2.0}$		$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{1.7}{(73,161)} = 1.7$
S	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 175,958 = 3.50		Expendable Fund Balance 57,392 = 1.0
	Average Monthly Operating 50,313 and Other Expenses IR >= 4.0		Average Monthly Operating 53,931 and Other Expenses IR >= 4.
	Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25		0.00 IR >= 1.2
	Tenant Receivable (TR)) [Tenant Receivable (TR)
	Tenant Receivable 679 = 0.00		Tenant Receivable 5,660 = 0.0
	Total Tenant Revenue 265,973 IR < 1.50		Total Tenant Revenue 258,583 IR < 1.5
	Days Receivable Outstanding: 0.70		Days Receivable Outstanding: 6.05
MASS	Accounts Payable (AP)		Accounts Payable (AP)
Ž	Accounts Payable (28,946) = 0.58		Accounts Payable (26,335) = 0.4
	Total Operating Expenses 50,313 IR < 0.75		Total Operating Expenses 53,931 IR < 0.7
	Occupancy Loss Occ %		Occupancy Loss Occ %
	Current Month 4.20% 95.80%		Current Month 1.68 % 98.32%
	Year-to-Date 1.96% 98.04% IR >= 0.98	J	Year-to-Date 2.24 % 97.76% IR >= 0.9
	FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recyble 5.00 5		QR 10.97 12 Accts Recvble 5.00 5
	MENAR 9.66 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16		MENAR 6.09 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 23.66 25 Total Points 25.00 25		Total Points 19.06 25 Total Points 21.00 25
			10ta 1 0into 19.00 20 10ta 1 0into 21.00 20
	Capital Fund Occupancy		Capital Fund Occupancy
	5.00		5.00

QR	12.00	12	Accts Recv	ble 5.	00	5		QR	10.97	12	Accts Recyble	5.00	5
MENAR	9.66	11	Accts Paya	ible 4.	00	4		MENAR	6.09	11	Accts Payable	4.00) 4
DSCR	2.00	2	Occupancy	16.	00	16		DSCR	2.00	2	Occupancy	12.00	16
Total Points	23.66	25	Total Points	s 25.	00	25		Total Points	19.06	25	Total Points	21.00	25
Capital Fund Occupancy							Capit	al Fu	ınd Occupancy	1			
		5	.00				J			5.	.00		
Excess Cash								Exce	ess Cash				
125,404						3,166							
	Aver	age	Dwelling Re	nt					Aver	age	Dwelling Rent		
Actual/UML	_		263,872	1,050	25	1.31		Actual/UML		2	53,915 1,0	47 2	242.52
Budget/UM/	Α		258,529	1,071	24	1.39		Budget/UMA		2	47,500 1,0	71 2	231.09
Increase (D	ecreas	e)	5,343	(21)	ç	9.92		Increase (Dec	crease)		6,415 (24)	11.42
PUM / Percentage of Revenue					Р	UM / Pe	rcen	tage of Reven	ue				
Expense			Amount	Percent	t			Expense			Amount Per	cent	
Calarias an	d Dono	t:t~	¢ 440.04	24.04	0/			Coloring and Danefite					,

Expense	1	Amount	Percent
Salaries and Benefits	\$	119.91	24.91 %
Supplies and Materials		27.56	5.73
Fleet Costs		1.43	0.30
Outside Services		60.55	12.58
Utilities		108.80	22.60
Protective Services		3.79	0.79
Insurance		6.38	22.60
Other Expenses		19.89	4.13
Total Average Expense	\$	348.32	93.63 %

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

KFI - FY Comparison for Lila Cockrell/South San - 100 Units Period Ending March 31, 2020

	Th	is Year						
	Quick	Ratio (QR)						
	Current Assets, Unrestr	cted 127,364 = 3.26						
	Curr Liab Exc Curr Prtn							
S	Months Expendable I	Net Assets Ratio (MENAR)						
FASS	Expendable Fund Bala	nce 88,241 = 2.28						
	Average Monthly Opera	ating 38,657						
	and Other Expenses	IR >= 4.0						
	Debt Service Co	verage Ratio (DSCR)						
		0.00 IR >= 1.25						
	Tenant R	eceivable (TR)						
	Tenant Receivable	<u>2,629</u> = 0.02						
	Total Tenant Revenue	153,959 <i>IR</i> < 1.50						
	Days Receivab	e Outstanding: 4.69						
SS	Accounts	Payable (AP)						
MASS	Accounts Payable	(18,100) = 0.47						
	Total Operating Expens							
	Occupancy I	oss Occ %						
		0.00% 100.00%						
	Year-to-Date	0.67% 99.33% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
	QR 12.00 12	Accts Recvble 5.00 5						
	MENAR 7.88 11	Accts Payable 4.00 4						
	DSCR 2.00 2	Occupancy 16.00 16						
	Total Points 21.88 25 Total Points 25.00 25							
	Total Points 21.88 25	Total Points 25.00 25						

This Year	Last Year				
Quick Ratio (QR)	Quick Ratio (QR)				
nrestricted 127,364 = 3.26	Current Assets, Unrestricted 63,132				
Prtn LTD (39,123) -3.20	${\text{Curr Liab Exc Curr Prtn LTD}} = \frac{1.18}{ R } = \frac{1.18}{ R }$				
able Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)				
Balance 88,241 = 2.28	Expendable Fund Balance 9,671 = 0.25				
Operating 38,657	Average Monthly Operating 39,102 and Other Expenses IR >= 4.0				
ce Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)				
0.00 IR >= 1.25	0.00 IR >= 1.25				
ant Receivable (TR)	Tenant Receivable (TR)				
$\frac{e}{2,629} = 0.02$	Tenant Receivable 3,598 = 0.02				
enue 153,959 <i>IR</i> < 1.50	Total Tenant Revenue 153,054 IR < 1.50				
eivable Outstanding: 4.69	Days Receivable Outstanding: 6.53				
ounts Payable (AP)	Accounts Payable (AP)				
(18,100) = 0.47	Accounts Payable (19,764) – 0,51				
xpenses 38,657 _{IR < 0.75}	Total Operating Expenses 39,102 IR < 0.75				
Loss Occ %	Occupancy Loss Occ %				
0.00% 100.00%	Current Month 2.00 % 98.00%				
0.67% 99.33% IR >= 0.98	Year-to-Date 2.89 % 97.11% IR >= 0.98				
MP MASS KFI MP	FASS KFI MP MASS KFI MP				
12 Accts Recvble 5.00 5	QR 8.07 12 Accts Recvble 5.00 5				
11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4				
2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 12.00 16				
25 Total Points 25.00 25	Total Points 10.07 25 Total Points 21.00 25				
ital Fund Occupancy	Capital Fund Occupancy				
5.00	5.00				
Excess Cash	Excess Cash				

	49,381		
Average	Dwelling Re	nt	
Actual/UML	150,248	894	168.06
Budget/UMA	155,192	900	172.44
Increase (Decrease)	(4,944)	(6)	(4.37)

PUM / Percentage of Revenue							
Expense Amount Percent							
Salaries and Benefits	\$	129.16	31.89 %				
Supplies and Materials		18.55	4.58				
Fleet Costs		0.89	0.22				
Outside Services		78.24	19.32				
Utilities		38.38	9.48				
Protective Services		0.00	0.00				
Insurance		27.47	9.48				
Other Expenses		22.66	5.60				
Total Average Expense	\$	315.35	80.56 %				

Excess Cash								
(29,443)								
Average Dwelling Rent								
Actual/UML	147,122	874	168.33					
Budget/UMA	Budget/UMA 150,900 900 167.67							
Increase (Decrease) (3,778) (26) 0.67								
PUM / Percentage of Revenue								

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

KFI - FY Comparison for Lincoln Heights - 338 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted (92,819) = -0.57					
	Curr Liab Exc Curr Prtn LTD (161,808)					
S	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance (286,710)					
	Average Monthly Operating 180,800 = -1.59					
	and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	-0.40 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 29,220 = 0.07					
	Total Tenant Revenue 447,193 IR < 1.50					
	Days Receivable Outstanding: 18.08					
MASS	Accounts Payable (AP)					
Ž	Accounts Payable (76,331) = 0.42					
	Total Operating Expenses 180,800 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 7.99% 94.24%					
	Year-to-Date 9.70% 92.49% 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 4.00 16					
	Total Points 0.00 25 Total Points 13.00 25					
	75.50 7					
	Capital Fund Occupancy					

Total Points	0.00 2	25 Total Po	ints 13.0	00 25				
	Capital	Fund Occu	pancy					
5.00								

		Quick	Ratio	(QR)					
	Current Assets,	Unrestr	icted	(92,8	19) _	-0.57		Current Ass	ets, U
	Curr Liab Exc C	urr Prtn	LTD	(161,8	08)	? >= 2.0		Curr Liab Ex	c Cui
S	Months Expe	ndable	Net As	sets Ratio	(MENA	R)		Months E	xpen
FASS	Expendable Fu	nd Bala	nce	(286,7	10) _	-1.59		Expendable	Fund
	Average Month and Other Expe		ating	180,8		-1.59 ? >= 4.0		Average Mo and Other E	
	Debt Ser	vice Co	verage	Ratio (D	SCR)			Deb	t Serv
			-0.40		IR:	>= 1.25			
	T	enant R	eceiva	ble (TR)					Te
	Tenant Receiva	able		29,220	_	0.07		Tenant Rec	eivabl
	Total Tenant R	evenue		447,193	IF	2 < 1.50		Total Tenan	t Rev
	Days Re	ceivabl	e Outs	tanding:	18.08		J	Day	/s Re
SS	Α	ccounts	s Payal	ble (AP)					Ac
MASS	Accounts Paya	ble		(76,331)	=	0.42		Accounts Pa	ayable
	Total Operating	Expens	ses	180,800	IF	R < 0.75		Total Opera	ting E
	Occupancy		oss	Occ 9	%			Occupan	су
	Current Month		7.99%	94.24				Current Mor	
	Year-to-Date		9.70%	92.49	% IR:	>= 0.98	J	Year-to-Date	е
	FASS KFI	MP		MASS	KFI	MP		FASS	KFI
		.00 12		Recvble	5.00	5		QR	0.0
		.00 11		Payable	4.00	4		MENAR	0.0
		.00 2		pancy	4.00	16		DSCR	0.0
	Total Points 0.	.00 25	Total	Points	13.00	25	J	Total Points	0.0
	Ca	apital F	und Oc	cupancy)		Ca

Capital Fund Occupancy				
	5.00			
Ex	cess Cash			
(468,481)				
Average	Dwelling R	ent		
Actual/UML	400,113	2,747	145.65	
Budget/UMA	390,249	2,970	131.40	
Increase (Decrease) 9,864 (223) 14.26				
PUM / Percentage of Revenue				

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	170.33	29.90 %
Supplies and Materials		58.82	10.33
Fleet Costs		2.95	0.52
Outside Services		135.62	23.81
Utilities		50.51	8.87
Protective Services		16.04	2.82
Insurance		19.42	8.90
Other Expenses		20.55	3.61
Total Average Expense	\$	474.23	88.74 %

Last Year					
Q	uick Ratio (QR)			
Current Assets, Unro	estricted	(518,502)	= -1.73		
Curr Liab Exc Curr F	Prtn LTD	(298,871)	IR >= 2.0		
Months Expenda	ble Net Ass	ets Ratio (M	ENAR)		
Expendable Fund Ba	alance	(817,373)	0.40		
Average Monthly Op	erating	256,682	= -3.18		
and Other Expenses	3		IR >= 4.0		
Debt Servic	e Coverage	Ratio (DSC	R)		
-171.33 IR >= 1.25					
Tena	nt Receivab	le (TR)			
Tenant Receivable		11,717	= 0.03		
Total Tenant Reven	IR < 1.50				
Days Recei	ivable Outst	anding: 7.6	3		
Acco	ounts Payab	le (AP)			
Accounts Payable	(1	34,023)	- 0.52		
Total Operating Exp	enses 2	256,682	IR < 0.75		
Occupancy	Loss	Осс %			
Current Month	10.36 %				
Year-to-Date	10.09 %	92.09%	IR >= 0.98		
FASS KFI	MP	MASS KF	I MP		
00	40 4	Daniela	00 -		

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

Capital Fund	Occupancy
5.00	

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

Excess Cash (1,075,059)

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	178.06	31.30%	
Supplies and Materials		50.06	8.80	
Fleet Costs		1.28	0.23	
Outside Services		133.06	23.39	
Utilities		58.08	10.24	
Protective Services		9.23	1.62	
Insurance		20.03	10.24	
Other Expenses		270.96	47.64	
Total Average Expense	\$	720.77	133.45%	

2.38

IR >= 2.0

KFI - FY Comparison for Madonna/Sahara Ramsey - 76 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{62,645}{(33,128)} = 1.89$	$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.3}{ R > 2.3}$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	$\frac{\text{Expendable Fund Balance}}{\text{Average Monthly Operating}} = \frac{29,518}{45,513} = 0.65$	Expendable Fund Balance 69,964 Average Monthly Operating 43,762 = 1.6
	and Other Expenses #8,513 #R >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 1,306 = 0.01	Tenant Receivable (1,462) = -0.0
	Total Tenant Revenue 203,533 IR < 1.50	Total Tenant Revenue 195,742 IR < 1.8
	Days Receivable Outstanding: 1.76	Days Receivable Outstanding: -2.05
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (14,282) = 0.31	Accounts Payable (11,704) = 0.2
	Total Operating Expenses 45,513 IR < 0.75	Total Operating Expenses 43,762 _{IR < 0.7}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00% Year-to-Date 2.34% 97.66% IR >= 0.98	Current Month 0.00 % 100.00% Year-to-Date 0.44 % 99.56 % IR >= 0.8
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 11.48 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 6.88 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 16.00 16
	Total Points 13.48 25 Total Points 21.00 25	Total Points 20.88 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Balance 29,518 = 0.65	Expendable Fund Balance 69,964 = 1.60
Operating 45,513	Average Monthly Operating 43,762
Ses IR >= 4.0	and Other Expenses IR >= 4.0
ce Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.00 IR >= 1.25	0.00 IR >= 1.25
ant Receivable (TR)	Tenant Receivable (TR)
e 1,306 = 0.01	Tenant Receivable (1,462) = -0.01
enue 203,533 IR < 1.50	Total Tenant Revenue 195,742 IR < 1.50
eivable Outstanding: 1.76	Days Receivable Outstanding: -2.05
ounts Payable (AP)	Accounts Payable (AP)
(14,282) = 0.31	Accounts Payable (11,704) _ 0.27
xpenses 45,513 IR < 0.75	Total Operating Expenses $43,762$ = 0.27
Loss Occ %	Occupancy Loss Occ %
0.00% 100.00%	Current Month 0.00 % 100.00%
2.34% 97.66% <i>IR</i> >= 0.98	Year-to-Date 0.44 % 99.56% IR >= 0.98
MD MAGO KEL MD	EAGO KEL MD MAGO KEL MD
MP MASS KFI MP 12 Accts Recyble 5.00 5	FASS KFI MP MASS KFI MP
11 Accts Payable 4.00 4	MENAR 6.88 11 Accts Payable 4.00 4
2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 16.00 16
25 Total Points 21.00 25	Total Points 20.88 25 Total Points 25.00 25
ital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
(16,212)	25,967
rage Dwelling Rent	Average Dwelling Rent
202,290 668 302.83	Actual/UML 190,620 681 279.91
194,775 684 284.76 se) 7,515 (16) 18.07	Budget/UMA 191,250 684 279.61 Increase (Decrease) (630) (3) 0.31
7,515 (10) 15.07	(000) (0) 0.51

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Other Expenses

Protective Services

Total Average Expense

Average Dwelling Rent									
Actual/UML	202,290	668	302.83						
Budget/UMA	194,775	684	284.76						
Increase (Decrease)	7,515	(16)	18.07						
PUM / Perce	entage of Re	venue							
Expense	Amount	Percent							

PUM / Percentage of Revenue						
Expense	,	Amount	Percent			
Salaries and Benefits	\$	225.83	40.77 %			
Supplies and Materials		30.53	5.51			
Fleet Costs		1.92	0.35			
Outside Services		121.78	21.99			
Utilities		90.46	16.33			
Protective Services		0.13	0.02			
Insurance		16.38	17.37			
Other Expenses		19.05	3.44			
Total Average Expense	\$	506.10	105.79 %			

Capital Fund Occupancy								
	5.00							
	xcess Cash							
	XCESS Casii							
	25,967							
Avera	ge Dwelling R	Rent						
Actual/UML	190,620	681	279.91					
Budget/UMA	191,250	684	279.61					
Increase (Decrease)	(630)	(3)	0.31					
PUM / Per	centage of Re	venue						
_								
Expense	Amount	Percent						
Salaries and Benefits	\$ 227.35	42.6	3%					

28.03

109.51

80.65

0.00

17.09

25.92

\$ 489.71

1.15

5.25

0.22

20.53 16.06

0.00

16.06

4.86

105.61%

0.62

IR >= 2.0

-0.63

IR >= 4.0

IR >= 1.25

0.01

0.85

IR < 0.75

IR >= 0.98

IR < 1.50

Last Year

KFI - FY Comparison for Mirasol/CTK/Rangel - 248 Units Period Ending March 31, 2020

	This Year									
	Quick Ratio (QR)									
	Current Assets, Ur	,929 _	1.03							
	Curr Liab Exc Curr	799) IR	? >= 2.0							
S	Months Expend	able N	let Assets Rat	io (MENA	R)					
FASS	Expendable Fund	Balar	nce 6	130 _	0.04					
	Average Monthly	562	0.04							
	and Other Expens	ses		IR	>= 4.0					
	Debt Servi	ce Co	verage Ratio (DSCR)						
			0.00	IR:	>= 1.25					
	Ton	ont D	eceivable (TR)							
	Tenant Receivabl									
	Total Tenant Rev	9,133	-	0.02						
			402,007 e Outstanding		2 < 1.50					
S			Payable (AP)	0.00						
MASS										
٤	Accounts Payable		(161,343	<u> </u>	0.98					
	Total Operating E	xpens	es 164,562	IF.	? < 0.75					
	Occupancy	L	oss Occ	: %						
	Current Month		.61% 98.3							
	Year-to-Date	1	.84% 98.1	6% IR:	>= 0.98					
	FASS KFI	MP	MAS	S KFI	MP					
	QR 7.34		Accts Recvble		5					
	MENAR 0.00 DSCR 2.00		Accts Payable		4					
			Occupancy	16.00	16					
	Total Points 9.34	25	Total Points	23.00	25					
	Cap	ital Fu	ind Occupanc	v						

Quick Ratio (QR)	Quick Ratio (QR)				
Current Assets, Unrestricted 221,929 = 1.03	Current Assets, Unrestricted 145,318				
Curr Liab Exc Curr Prtn LTD (215,799) $= 1.03$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{0.6}{ R }$				
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance 6,130 = 0.04	Expendable Fund Balance (90,664) = -0.6				
Average Monthly Operating 164,562 and Other Expenses 18 >= 4.0	Average Monthly Operating 143,885 and Other Expenses				
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)				
0.00 IR >= 1.25	0.00 IR >= 1.3				
Tenant Receivable (TR)	Tenant Receivable (TR)				
Tenant Receivable 9,133 = 0.02	Tenant Receivable 3,016 = 0.0				
Total Tenant Revenue 402,007 IR < 1.50	Total Tenant Revenue 343,490 IR < 1.8				
Days Receivable Outstanding: 6.58	Days Receivable Outstanding: 2.41				
Accounts Payable (AP)	Accounts Payable (AP)				
Accounts Payable (161,343) = 0.98	Accounts Payable (121,993) = 0.8				
Total Operating Expenses 164,562 IR < 0.75	Total Operating Expenses 143,885				
Occupancy Loss Occ %	Occupancy Loss Occ %				
Current Month 1.61% 98.39%	Current Month 2.02 % 97.98%				
Year-to-Date 1.84% 98.16% IR >= 0.98	Year-to-Date 2.51 % 97.49% IR >= 0.9				
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF				
QR 7.34 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5				
MENAR 0.00 11 Accts Payable 2.00 4	MENAR 0.00 11 Accts Payable 2.00 4				
DSCR 2.00 2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 12.00 16				
Total Points 9.34 25 Total Points 23.00 25	Total Points 2.00 25 Total Points 19.00 25				
Capital Fund Occupancy	Capital Fund Occupancy				
5.00	5.00				

(159,283)								
Average Dwelling Rent								
71101019								
Actual/UML	324,146	2,191	147.94					
Budget/UMA	276,375	2,232	123.82					
Increase (Decrease)	47,771	(41)	24.12					
PUM / Percentage of Revenue								
	- Indugio or Ita							

PUM / Percentage of Revenue							
Expense		Amount	Percent				
Salaries and Benefits	\$	156.78	28.30 %				
Supplies and Materials		51.68	9.33				
Fleet Costs		4.10	0.74				
Outside Services		253.80	45.81				
Utilities		45.23	8.16				
Protective Services		2.19	0.40				
Insurance		27.68	8.30				
Other Expenses		17.05	3.08				
Total Average Expense	\$	558.51	104.11 %				

FASS KFI N		N	IASS KFI	MP		
QR 0.0	0 12	Accts Rec	vble 5.0	0 5		
MENAR 0.0	0 11	Accts Pay	able 2.0	0 4		
DSCR 2.0	0 2	Occupano	y 12.0	0 16		
Total Points 2.0	0 25	Total Poin	ts 19.0	0 25		
Capital Fund Occupancy						
5.00						
Excess Cash						
	(2	36,208)				
Av	erage	Dwelling R	lent			
Actual/UML	2	79,993	2,176	128.67		
Budget/UMA	2	60,995	2,232	116.93		
Increase (Decrease	e)	18,998	(56)	11.74		
PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefi	its	\$ 145.25	31.67	%		

PUM / Percentage of Revenue							
Expense	4	Amount	Percent				
Salaries and Benefits	\$	145.25	31.67%				
Supplies and Materials		44.48	9.70				
Fleet Costs		7.88	1.72				
Outside Services		197.62	43.08				
Utilities		47.71	10.41				
Protective Services		4.88	1.06				
Insurance		27.36	10.41				
Other Expenses		24.82	5.41				
Total Average Expense	\$	499.99	113.46%				

= -0.25

IR >= 2.0

-1.27

IR >= 4.0

IR >= 1.25

0.12

IR < 1.50

0.35 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Mission Park - 100 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 120,225 = 1.85	Current Assets, Unrestricted (16,833) = -0.2
	Curr Liab Exc Curr Prtn LTD (65,149)	Curr Liab Exc Curr Prtn LTD $(67,902)$ $= -0.2$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 55,077 = 0.77	Expendable Fund Balance (84,736) = -1.2
	Average Monthly Operating 71,451 and Other Expenses IR >= 4.0	Average Monthly Operating 66,477 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 17,195 = 0.11	Tenant Receivable 12,443 = 0.1
	Total Tenant Revenue 149,878 IR < 1.50	Total Tenant Revenue 106,771 IR < 1.8
	Days Receivable Outstanding: 34.91	Days Receivable Outstanding: 32.55
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Ž	Accounts Payable (45,475) = 0.64	Accounts Payable (23,335) = 0.3
	Total Operating Expenses 71,451 IR < 0.75	Total Operating Expenses 66,477 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.00% 96.00% Year-to-Date 3.11% 96.89% IR >= 0.98	Current Month 4.00 % 96.00% Year-to-Date 3.67 % 96.33% /R >= 0.5
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 11.26 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 12.00 16 Total Points 2.00 25 Total Points 21.00 25
	Total Points 13.26 25 Total Points 21.00 25	Total Points 2.00 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Total Points 13.26 25	Total Points	21.0	00 25		Total Points	2.00 2	5 Total Poi	nts 2	1.00	25
Capital Fund Occupancy					Capital Fund Occupancy					
	5.00						5.00			
Ex	cess Cash				Excess Cash					
(16,521)			J	(154,205)						
Average	Average Dwelling Rent					Averag	je Dwelling l	Rent		
Actual/UML	124,469	872	142.74		Actual/UML		89,543	867	10	3.28
Budget/UMA	102,419	900	113.80		Budget/UMA		105,000	900	11	6.67
Increase (Decrease)	22,050	(28)	28.94] [Increase (Decr	ease)	(15,457)	(33)	(1	3.39)
PUM / Percentage of Revenue) (PU	M / Perc	entage of R	evenue		

Expense	Amount	Percent
Salaries and Benefits	\$ 161.25	24.25 %
Supplies and Materials	56.15	8.44
Fleet Costs	0.00	0.00
Outside Services	216.12	32.50
Utilities	110.29	16.58
Protective Services	7.34	1.10
Insurance	40.92	16.58
Other Expenses	23.11	3.48
Total Average Expense	\$ 615.16	102.94 %

PUM / Percentage of Revenue					
Amount	Percent				
\$ 172.45	34.11%				
66.30	13.11				
1.01	0.20				
182.93	36.19				
78.89	15.90				
5.11	1.01				
34.77	15.90				
27.27	5.39				
\$ 568.73	121.82%				
\$	66.30 1.01 182.93 78.89 5.11 34.77 27.27				

KFI - FY Comparison for Parkview/College Park - 231 Units Period Ending March 31, 2020

	Thi	s Year						
	Quick Ratio (QR)							
	Current Assets, Unrestric	ted 345,90	0 = 3.06					
	Curr Liab Exc Curr Prtn L	.TD (113,10						
S	Months Expendable N	et Assets Ratio	(MENAR)					
FASS	Expendable Fund Balan	ce 232,794						
	Average Monthly Operation	ting 97,91	 = 2.38					
	and Other Expenses		IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 16,274 =							
	$\frac{10,274}{\text{Total Tenant Revenue}} = 0.04$ $\frac{10,274}{\text{IR} < 1.50}$							
	Days Receivable		0.74					
MASS		Payable (AP)						
Ž	Accounts Payable	(57,752)	= 0.59					
	Total Operating Expense	es 97,915	IR < 0.75					
	Occupancy L	oss Occ %						
		.73% 98.27%	*					
	Year-to-Date 1	.64% 98.36%	o IR >= 0.98					
	FASS KFI MP	MASS	KFI MP					
	QR 12.00 12	Accts Recvble	5.00 5					
	MENAR 8.02 11 DSCR 2.00 2	Accts Payable	4.00 4 16.00 16					
	Total Points 22.02 25	Occupancy Total Points	25.00 25					
	10tal F0111t5 22.02 25	TOTAL FOILIS	25.00 25					
	Capital Fund Occupancy							

Last Year						
G	uick	Ratio (0	QR)			
Current Assets, Un	restric	ted	147,66	9 =	1.35	
Curr Liab Exc Curr	Curr Liab Exc Curr Prtn LTD			7)	? >= 2.0	
Months Expenda	able N	let Ass	ets Ratio	(MENA	AR)	
Expendable Fund E	Balanc	е	38,66	52 _	0.27	
Average Monthly O		ng	105,16	<u>=</u> =	0.37	
and Other Expense	s			IF	? >= 4.0	
Debt Servi	ce Co	verage	Ratio (D	SCR)		
		0.00		IR	>= 1.25	
Tenant Receivable (TR)						
Tenant Receivable 9,122				=	0.02	
Total Tenant Rever	nue	4	108,814		R < 1.50	
Days Receivable Outstanding: 6.42						
Accounts Payable (AP)						
Accounts Payable (25,742)					0.24	
Total Operating Expenses 105,162				= IF	R < 0.75	
Occupancy	L	oss	Occ %			
Current Month 1.73 % 98.27%				, 0		
Year-to-Date	3	.37 %	96.63%	6 IR	>= 0.98	
FASS KFI	MP		MASS	KFI	MP	
QR 8.90			Recvble	5.00	5	
MENAR 0.00			Payable	4.00	4	
DSCR 2.00		Occup		12.00	16	
Total Points 10.90	25	Total F	oints	21.00	25	
Capital Fund Occupancy						

_		
	Excess Cash	
	134,493	

5.00

Average Dwelling Rent						
Actual/UML	412,656	2,045	201.79			
Budget/UMA	396,115	2,079	190.53			
Increase (Decrease)	16,541	(34)	11.26			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	171.70	36.97 %	
Supplies and Materials		37.97	8.18	
Fleet Costs		0.07	0.01	
Outside Services		51.58	11.11	
Utilities		48.75	10.50	
Protective Services		6.85	1.48	
Insurance		13.77	10.50	
Other Expenses		20.80	4.48	
Total Average Expense	\$	351.50	83.21 %	

Excess Cash	
(67,314)	

Average Dwelling Rent						
Actual/UML	380,394	2,009	189.34			
Budget/UMA	390,000	2,079	187.59			
Increase (Decrease)	(9,606)	(70)	1.75			

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

KFI - FY Comparison for Pin Oak I - 50 Units Period Ending March 31, 2020

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 40,349 = 1.37						
	Curr Liab Exc Curr Prtn LTD (29,362)						
	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 10,987						
12	Average Monthly Operating 27,688 = 0.40						
	and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR)						
	0.00 IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable (12,513) = -0.11						
	Total Tenant Revenue 112,133 IR < 1.50						
	Days Receivable Outstanding: -30.80						
MASS	Accounts Payable (AP)						
×	Accounts Payable $(18,128) = 0.65$						
	Total Operating Expenses 27,688 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 4.00% 96.00%						
	Year-to-Date 2.00% 98.00% IR >= 0.98						
	FASS KFI MP MASS KFI MP						
	QR 9.00 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 11.00 25 Total Points 25.00 25						
	Capital Fund Occupancy						

	Last Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 9,327 = 0.33					
	Curr Liab Exc Curr Prtn LTD (28,491) $= 0.33$ $ R\rangle = 2.0$					
	Months Expendable Net Assets Ratio (MENAR)					
١	Expendable Fund Balance (19,164) = -0.76					
	Average Monthly Operating 25,338 and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)	<				
	0.00 IR >= 1.25	_				
	Tenant Receivable (TR)					
ľ	<u>Tenant Receivable</u> (11,371) = -0.11					
١	Total Tenant Revenue 99,756 IR < 1.50					
ļ	Days Receivable Outstanding: -31.28					
	Accounts Payable (AP)					
١	Accounts Payable (11,098) - 0.44					
	Total Operating Expenses 25,338 _{IR < 0.75}	_				
	Occupancy Loss Occ %					
	Current Month 0.00 % 100.00%					
	Year-to-Date 2.67 % 97.33 % IR >= 0.98					
	FASS KFI MP MASS KFI MP					
	QR 0.00 12 Accts Recyble 5.00 5					
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16					
	Total Points 2.00 25 Total Points 21.00 25					
Ì	Capital Fund Occupancy	_				
	5.00					
	3.00					
	Excess Cash					
	(44,575)					
п	(11,070)					

(16,773)						
Average	Dwelling Re	nt				
Actual/UML	111,924	441	253.80			
Budget/UMA	111,000	450	246.67			
Increase (Decrease)	924	(9)	7.13			

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	168.84	35.25 %	
Supplies and Materials		48.03	10.03	
Fleet Costs		0.00	0.00	
Outside Services		112.30	23.45	
Utilities		99.43	20.76	
Protective Services		0.00	0.00	
Insurance		17.74	20.76	
Other Expenses		22.96	4.79	
Total Average Expense	\$	469.29	115.04 %	

E	xcess Cash				
	(44,575)				
Avera	ge Dwelling F	Rent			
Actual/UML	99,018	438	226.07		
Budget/UMA	109,500	450	243.33		
Increase (Decrease)	(10,482)	(12)	(17.26)		
PUM / Percentage of Revenue					

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

KFI - FY Comparison for Riverside/Midway/Linda Lou - 104 Units Period Ending March 31, 2020

	This Year	
	Quick Ratio (QR)	
	Current Assets Unrestricted 121 108	Currer
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.63$	Curr L
SS	Months Expendable Net Assets Ratio (MENAR)	Mor
FASS	Expendable Fund Balance 75,098 = 1.13	Expen
	Average Monthly Operating 66,502	Avera
	and Other Expenses IR >= 4.0	and O
	Debt Service Coverage Ratio (DSCR)	
	0.00 IR >= 1.25	
	Tenant Receivable (TR) Tenant Receivable 13 055	Tenan
	Tenant Receivable	Total
	Days Receivable Outstanding: 27.80	- Total
S	Accounts Payable (AP)	
MASS		A
Σ	Accounts Payable (25,790) Total Operating Expenses 66,502 = 0.39	Accou Total (
	Total Operating Expenses 66,502 _{IR < 0.75}	Total
	Occupancy Loss Occ %	Occ
	Current Month 5.77% 94.23%	Currer
	Year-to-Date 4.59% 95.41% IR >= 0.98	Year-t
	FASS KFI MP MASS KFI MP	
	QR 12.00 12 Accts Recvble 5.00 5	QR
	MENAR 6.19 11 Accts Payable 4.00 4	MENA
	DSCR 2.00 2 Occupancy 8.00 16	DSCR
	Total Points 20.19 25 Total Points 17.00 25	Total P
	Capital Fund Occupancy	

Last Year							
Quick Ratio (QR)							
Current Asset	s, Unre	estric	ted	43,523	3	0.07	
Curr Liab Exc	Curr P	rtn L	TD	(65,189	— = 9)	0.67 ?>= 2.0	
Months Exp	oendal	ole N	et Ass	ets Ratio	(MENA	(R)	
Expendable F	und Ba	alanc	е	(21,666	6)	0.00	
Average Mont			ng	65,155	<u>'</u> =	-0.33	
and Other Exp	enses				IR	>= 4.0	
Debt S	Service	e Cov	verage	Ratio (DS	CR)		
			0.00		IR :	>= 1.25	
	Tenar	nt Re	ceivab	le (TR)			
Tenant Receiv				24,752	_	0.17	
Total Tenant F	Revenu	ıe	1	149,499		2 < 1.50	
Days	Days Receivable Outstanding: 45.94						
	Acco	unts	Payab	le (AP)			
Accounts Pay	able		((20,099)		0.31	
Total Operatin	g Expe	enses	3	65,155	= /F	0.31 ? < 0.75	
Occupancy	,	ī	.oss	Occ %			
Current Month		6	.73 %	93.27%			
Year-to-Date			.17 %	95.83%	IR :	>= 0.98	
FASS K	FI	MP		MASS	KFI	MP	
QR	0.00	12	Accts	Recvble	5.00	5	
MENAR	0.00	11		Payable	4.00	4	
DSCR	2.00	2	Occup	-	8.00	16	
Total Points	2.00	25	Total F	Points	17.00	25	
	Capit	al Fu	nd Oc	cupancy			
5.00							

Excess Cash
8,371

Average Dwelling Rent						
Actual/UML	147,245	893	164.89			
Budget/UMA	125,250	936	133.81			
Increase (Decrease)	21,995	(43)	31.07			

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	132.20	23.13 %	
Supplies and Materials		67.74	11.85	
Fleet Costs		2.06	0.36	
Outside Services		190.60	33.34	
Utilities		73.65	12.88	
Protective Services		8.54	1.49	
Insurance		28.14	12.88	
Other Expenses		24.25	4.24	
Total Average Expense	\$	527.19	100.19 %	

Excess Cash	
(87,080)	

Average Dwelling Rent						
Actual/UML	131,423	897	146.51			
Budget/UMA	123,729	936	132.19			
Increase (Decrease)	7,694	(39)	14.32			

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	177.40	32.83%		
Supplies and Materials		49.07	9.08		
Fleet Costs		1.25	0.23		
Outside Services		175.55	32.49		
Utilities		89.78	16.78		
Protective Services		4.12	0.76		
Insurance		27.32	16.78		
Other Expenses		26.36	4.88		
Total Average Expense	\$	550.84	113.82%		

KFI - FY Comparison for Scattered Sites - 75 Units Period Ending March 31, 2020

		This	s Yea	r				
	Qu	(QR)						
	Current Assets, Unre	stric	ted	328,717	=	7.72		
	Curr Liab Exc Curr P	rtn L	TD	(42,560) _{IR}	>= 2.0		
S	Months Expendab	le N	et Ass	ets Ratio (I	MENA	R)		
FASS	Expendable Fund Ba	aland	ce	286,158	_ =	5.20		
	Average Monthly Op		ing	54,999		5.20		
	and Other Expenses	3			IR	>= 4.0		
	Debt Service Coverage Ratio (DSCR)							
		(0.00		IR >	·= 1.25		
	Tenant Receivable (TR)							
	Tenant Receivable			26,220	=	0.30		
	Total Tenant Revenue			86,044		< 1.50		
	Days Receiva	able	Outst	anding: 88	.54			
MASS	Accou	nts	Payab	le (AP)				
₹ ¥	Accounts Payable			(16,541)	=	0.30		
	Total Operating Exp	ense	es	54,999	IR	< 0.75		
	Occupancy	Lo	oss	Occ %				
	Current Month	13.	04%	86.96%				
	Year-to-Date	35.	69%	92.34%	IR >	>= 0.98		
	FASS KFI I	MР		MASS K	FI	MP		
				Recvble	0.00	5		
				Payable	4.00	4		
	DSCR 2.00	2		oancy	4.00	16		
	Total Points 25.00	25	Total	Points	8.00	25		
	Capital Fund Occupancy							

=	_	0.50					
Total Oper	IR	< 0.75					
Occupand	су	L	.oss	Occ %			
Current Mo	onth	13	3.04%	86.96%)		
Year-to-Date		35	5.69%	92.34%) IR	>= 0.98	
FASS	KFI	MP		MASS K	(FI	MP	
QR	12.00	12	Accts	Recvble	0.00	5	
MENAR	11.00	11	Accts	Payable	4.00	4	
DSCR	2.00	2	Occup	pancy	4.00	16	
Total Points 25.00		25	Total	Points	8.00	25	
Capital Fund Occupancy							

	230,683						
Average Dwelling Rent							
Actual/UML	99,257	591	167.95				
Budget/UMA	150,000	640	234.38				
Increase (Decrease) (50,743) (49) (66.43)							
PUM / Percentage of Revenue							

5.00

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	214.75	20.43 %		
Supplies and Materials		9.79	0.93		
Fleet Costs		10.52	1.00		
Outside Services		218.62	20.80		
Utilities		46.97	4.47		
Protective Services		0.95	0.09		
Insurance		61.11	4.47		
Other Expenses		101.28	9.64		
Total Average Expense	\$	663.99	61.84 %		

Last Yea	ar			
Quick Ratio	(QR)			
Current Assets, Unrestricted	242,725	= 2.30		
Curr Liab Exc Curr Prtn LTD	(105,383)	= 2.30 IR >= 2.0		
Months Expendable Net Assets Ratio (MENAR)				

Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund Balance	137,342		2.07		
Average Monthly Operating	66,283		2.07		
and Other Expenses		IF	R >= 4.0		

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

Tenant Receivable (TR)					
Tenant Receivable	36,084	= 0.15			
Total Tenant Revenue	238,759	IR < 1.50			
Days Receivable Outstanding: 43.67					

Accounts Payable (AP)					
Accounts Payable	(35,718)	- 0.54			
Total Operating Expenses	66,283	IR < 0.75			

Occupancy	Loss	Occ %	
Current Month	0.69 %	99.31%	
Year-to-Date	5.04 %	97.82%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	12.00	12	Accts Recyble	2.00	5	
MENAR	7.57	11	Accts Payable	4.00	4	
DSCR	2.00	2	Occupancy	12.00	16	
Total Points	21.57	25	Total Points	18.00	25	

Capital Fund Occupancy	
5.00	

 Excess Cash	
70,977	
Average Dwelling Rent	

Avera	ge Dwelling	Rent	
Actual/UML	206,570	1,393	148.29
Budget/UMA	202,500	1,424	142.21
Increase (Decrease)	4,070	(31)	6.09

PUM / Perce	nta	ge of Re	venue
Expense	A	Amount	Percent
Salaries and Benefits	\$	73.58	15.31%
Supplies and Materials		15.23	3.17
Fleet Costs		1.70	0.35
Outside Services		151.94	31.61
Utilities		4.24	0.88
Protective Services		1.41	0.29
Insurance		29.34	0.88
Other Expenses		86.26	17.94
Total Average Expense	\$	363.69	70.43%

KFI - FY Comparison for Spingview Convent - 0 Units Period Ending March 31, 2020

		This Yea	ar	
	Qui	ick Ratio	(QR)	
	Current Assets, Unre	stricted	(174,268) = -11.59
	Curr Liab Exc Curr P	rtn LTD	(15,035	
S	Months Expendab	le Net As	sets Ratio (I	MENAR)
FASS	Expendable Fund Ba	alance	(189,303)	
	Average Monthly Op		10,341	= -18.31
	and Other Expenses	i		IR >= 4.0
	Debt Service	Coverag	e Ratio (DSC	CR)
		0.00		IR >= 1.25
	Tenan	t Receiva	able (TR)	
	Tenant Receivable		0	= 0.00
	Total Tenant Revenu		24,498	IR < 1.50
	Days Receiv	able Out	standing: 0.	00
MASS	Accou	nts Paya	ble (AP)	
Ž	Accounts Payable		(6,623)	= 0.64
	Total Operating Exp	enses	10,341	IR < 0.75
	Occupancy	Loss	Occ %	
	Current Month	0.00%		
	Year-to-Date	0.00%	0.00%	IR >= 0.98
	FASS KFI	<u>/IP</u>	MASS K	FI MP
			s Recvble	5.00 5
	MENAR 0.00 1 DSCR 2.00		s Payable upancy	4.00 4 0.00 16
			I Points	9.00 25
	Total Folitis 2.00 2	25 TOla	I FUIIIIS	9.00 23
	Capital	Fund O	ccupancy	

,				ot rou.			
			Quick	Ratio (QR)		
9		Current Assets, Un	restric	ted	(74,297	<u>)</u> =	-2.90
.0		Curr Liab Exc Curr	Prtn L	TD	(25,625)	>= 2.0
		Months Expenda	able N	et Ass	ets Ratio (MENA	R)
1		Expendable Fund E	Balanc	е	(99,922) _	-8.64
.0		Average Monthly O and Other Expense		ng	11,566		-0.04 >= 4.0
\supset		Debt Service	ce Co	verage	Ratio (DS	CR)	
25				0.00	·		·= 1.25
		Tena	ant Re	ceivab	le (TR)		
0		Tenant Receivable			0	_	0.00
50		Total Tenant Rever	nue		31,379	IR	< 1.50
\supseteq		Days Rece	eivable	e Outs	tanding: 0	0.00	
_)		Acc	ounts	Payab	ole (AP)		
4		Accounts Payable			(6,266)	_	0.54
75		Total Operating Exp	pense	S	11,566	IR	< 0.75
		Occupancy	L	.oss	Осс %		
		Current Month		.00 %	0.00%		
98		Year-to-Date	0	.00 %	0.00%	IR >	>= 0.98
2		FASS KFI	MP		MASS	(FI	MP
		QR 0.00			Recvble	5.00	5
		MENAR 0.00 DSCR 2.00		Accts Occup	Payable	4.00 0.00	4 16
-		Total Points 2.00			Points	9.00	25
=						2.00	
		Сар			cupancy		
			5.	.00			
	- 1				1.		

Last Year

(199	(199,662)						
Average Dv	velling Ren	t					
Actual/UML	0	0	0.00				
Budget/UMA	0	0	0.00				
Increase (Decrease)	0	0	0.00				

Excess Cash

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	0.00	98.72 %	
Supplies and Materials		0.00	25.50	
Fleet Costs		0.00	0.00	
Outside Services		0.00	101.02	
Utilities		0.00	143.06	
Protective Services		0.00	0.00	
Insurance		0.00	143.06	
Other Expenses		0.00	10.33	
Total Average Expense	\$	0.00	521.70 %	

- Oupitur	i dila c	Jooupun	<u> </u>						
5.00									
Ex	cess C	ash							
	(111,5	11)							
Averag	je Dwe	lling Rei	nt						
Actual/UML		0	0	0.00					
Budget/UMA		0	0	0.00					
Increase (Decrease)		0	0	0.00					
PUM / Perc	entage	of Reve	nue						
Expense	An	nount P	ercent						
Salaries and Benefits	\$	0.00	75.61	%					

PUM / Perce	entag	e of Re	venue	
Expense	A	mount	Percent	
Salaries and Benefits	\$	0.00	75.61%	
Supplies and Materials		0.00	19.05	
Fleet Costs		0.00	0.00	
Outside Services		0.00	91.72	
Utilities		0.00	133.01	
Protective Services		0.00	0.00	
Insurance		0.00	133.01	
Other Expenses		0.00	10.55	
Total Average Expense	\$	0.00	462.95%	

-0.64

IR >= 2.0

-1.79

IR >= 4.0

IR >= 1.25

0.05

IR < 1.50

KFI - FY Comparison for Springview - 180 Units Period Ending March 31, 2020

		This Year		Last Year
		Quick Ratio (QR)		Quick Ratio (QR)
		Current Assets, Unrestricted 176,430 = 2.19		Current Assets, Unrestricted (73,890)
		Curr Liab Exc Curr Prtn LTD $(80,595)$ $IR >= 2.0$		$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{-0.6}{ R } = \frac{-0.6}{ R }$
ر	٥	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
4	LASS	Expendable Fund Balance 95,835 = 0.82		Expendable Fund Balance (188,756) = -1.7
		Average Monthly Operating 116,801 and Other Expenses 1R >= 4.0		Average Monthly Operating 105,612 and Other Expenses IR >= 4.
		Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)
		0.00 IR >= 1.25		0.00 IR >= 1.2
		Tenant Receivable (TR)) (Tenant Receivable (TR)
		Tenant Receivable 10,152 = 0.03		Tenant Receivable 15,222 = 0.0
		Total Tenant Revenue 347,277 IR < 1.50		Total Tenant Revenue 327,038 IR < 1.5
		Days Receivable Outstanding: 8.29		Days Receivable Outstanding: 12.79
VACC	3	Accounts Payable (AP)		Accounts Payable (AP)
Ž		Accounts Payable $(38,161)$ = 0.33		Accounts Payable (38,302) = 0.3
		Total Operating Expenses 116,801 IR < 0.75		Total Operating Expenses 105,612 _{IR < 0.7}
		Occupancy Loss Occ %		Occupancy Loss Occ %
		Current Month 6.67% 93.33%		Current Month 10.44 % 89.56%
		Year-to-Date 6.85% 93.32% IR >= 0.98	l	Year-to-Date 7.02 % 92.98 % IR >= 0.9
		FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP
		QR 12.00 12 Accts Recyble 5.00 5		QR 0.00 12 Accts Recyble 5.00 5
		MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16		MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
		Total Points 14.00 25 Total Points 13.00 25		Total Points 2.00 25 Total Points 13.00 25
	ľ	Capital Fund Occupancy	\ 	Capital Fund Occupancy
		5.00		5.00
			,	

- ,	
Days Receivable Outstanding: 8.29	Days Receivable Outstanding: 12.79
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (38,161) = 0.33	Accounts Payable (38,302) - 0.36
Total Operating Expenses 116,801 IR < 0.75	Total Operating Expenses 105,612 = 0.30 IR < 0.75
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 6.67% 93.33%	Current Month 10.44 % 89.56%
Year-to-Date 6.85% 93.32% IR >= 0.98	Year-to-Date 7.02 % 92.98 % IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 4.00 16	DSCR 2.00 2 Occupancy 4.00 16
Total Points 14.00 25 Total Points 13.00 25	Total Points 2.00 25 Total Points 13.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
(21,807)	(295,316)
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 291,386 1,509 193.10	Actual/UML 278,427 1,523 182.81
Budget/UMA 283,500 1,617 175.32	Budget/UMA 288,750 1,638 176.28
Increase (Decrease) 7,886 (108) 17.77	Increase (Decrease) (10,323) (115) 6.53
PUM / Percentage of Revenue	PUM / Percentage of Revenue
Expense Amount Percent	Expense Amount Percent

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	185.99	33.42 %	
Supplies and Materials		40.78	7.33	
Fleet Costs		8.15	1.46	
Outside Services		198.95	35.75	
Utilities		92.51	16.62	
Protective Services		8.99	1.62	
Insurance		35.83	16.62	
Other Expenses		27.62	4.96	
Total Average Expense	\$	598.81	117.80 %	

Increase (Decrease)	(10,	,323)	(115)	0.53
PUM / Percentage of Revenue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	190.54	38.50%	, 0
Supplies and Materials		37.76	7.63	
Fleet Costs		3.86	0.78	
Outside Services		140.72	28.43	
Utilities		104.10	21.03	
Protective Services		2.67	0.54	
Insurance		32.46	21.03	
Other Expenses		33.96	6.86	
Total Average Expense	\$	546.07	124.80%	ó

KFI - FY Comparison for Sun Park/Hornsby - 124 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 128,862 = 2.10					
	Curr Liab Exc Curr Prtn LTD (61,304) $= 2.10$					
S	Months Expendable Net Assets Ratio (MENAR	Months Expendable Net Assets Ratio (MENAR)				
FASS	Expendable Fund Balance 67,558	1.17				
	Average Monthly Operating 57,582	1.17				
	and Other Expenses	= 4.0				
	Debt Service Coverage Ratio (DSCR)					
	0.00 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 5,063 = 0.02					
	Total Tenant Revenue 227,522 IR < 1.50					
	Days Receivable Outstanding: 6.12					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (28,891) =	0.50				
	Total Operating Expenses 57.500	0.75				
	Occupancy Loss Occ %					
	Current Month 3.23% 96.77%					
	Year-to-Date 3.41% 96.59% IR >=	0.98				
	FASS KFI MP MASS KFI	MP				
	QR 12.00 12 Accts Recvble 5.00	5				
	MENAR 6.25 11 Accts Payable 4.00	4				
	DSCR 2.00 2 Occupancy 12.00	16				
	Total Points 20.25 25 Total Points 21.00	25				
	Capital Fund Occupancy					

Capital Fund Occupancy

Gapital I dild Occupancy				
5.00				
Ex	cess Cash			
9,708				
Average	Dwelling R	ent		
Actual/UML	231,956	1,078	215.17	
Actual/OlviL	•	,		
Budget/UMA	226,694	1,116	203.13	
Increase (Decrease)	5,262	(38)	12.04	
DUM / Deventors of Payanus				

Supplies and Materials 25.62 5.77 Fleet Costs 0.83 0.19 Outside Services 90.92 20.46 Utilities 63.10 14.20 Protective Services 0.70 0.16 Insurance 20.42 14.54	PUM / Percentage of Revenue			
Supplies and Materials 25.62 5.77 Fleet Costs 0.83 0.19 Outside Services 90.92 20.46 Utilities 63.10 14.20 Protective Services 0.70 0.16 Insurance 20.42 14.54	Expense		Amount	Percent
Fleet Costs 0.83 0.19 Outside Services 90.92 20.46 Utilities 63.10 14.20 Protective Services 0.70 0.16 Insurance 20.42 14.54	Salaries and Benefits	\$	170.92	38.47 %
Outside Services 90.92 20.46 Utilities 63.10 14.20 Protective Services 0.70 0.16 Insurance 20.42 14.54	Supplies and Materials		25.62	5.77
Utilities 63.10 14.20 Protective Services 0.70 0.16 Insurance 20.42 14.54	Fleet Costs		0.83	0.19
Protective Services 0.70 0.16 Insurance 20.42 14.54	Outside Services		90.92	20.46
Insurance 20.42 14.54	Utilities		63.10	14.20
	Protective Services		0.70	0.16
Other Evpensor 20.72 4.66	Insurance		20.42	14.54
Other Expenses 20.72 4.00	Other Expenses		20.72	4.66
Total Average Expense \$ 393.23 98.44 %	Total Average Expense	\$	393.23	98.44 %

(R)	
98,492	= 1.30
(75,824)	IR >= 2.0
	98,492

Months Expendable Net Asse	ts Ratio (N	IENAR)
Expendable Fund Balance	22,669	= 0.40
Average Monthly Operating	57,066	- 0.40
and Other Expenses		IR >= 4.0

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

Tenant Receivable (TR)			
Tenant Receivable	5,315	= 0.02	
Total Tenant Revenue	239,981	IR < 1.50	
Days Receivable (Outstanding:	6.15	

Accounts Payable (AP)		
Accounts Payable	(22,238)	- 0.39
Total Operating Expenses	57,066	IR < 0.75

Occupancy	Loss	Осс %	
Current Month	1.61 %	98.39%	
Year-to-Date	4.84 %	95.16%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP
QR	8.64	12	Accts Recyble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	10.64	25	Total Points	17.00	25

Capital Fund	Occupancy
5.00	

Excess Cash
(34,686)

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

PUM / Percentage of Revenue					
Expense	,	Amount	Percent		
Salaries and Benefits	\$	180.78	42.34%		
Supplies and Materials		22.95	5.37		
Fleet Costs		0.36	0.08		
Outside Services		77.98	18.26		
Utilities		70.77	16.99		
Protective Services		2.64	0.62		
Insurance		23.08	16.99		
Other Expenses		28.94	6.78		
Total Average Expense	\$	407.49	107.43%		

KFI - FY Comparison for Sutton/Le Chalet - 34 Units Period Ending March 31, 2020

Current Assets, Unrestricted 28,992 Curr Liab Exc Curr Prtn LTD (14,014)									
Current Assets, Unrestricted 28,992 Curr Liab Exc Curr Prtn LTD (14,014)		This Year							
Curr Liab Exc Curr Prtn LTD		Quick Ratio (QR)							
Curr Liab Exc Curr Prtn LTD		Current Assets, Unrest	ricted 28,992 = 2,07						
Expendable Fund Balance		Curr Liab Exc Curr Prtr	LTD (14 014)						
Average Monthly Operating and Other Expenses 18,758 1R >= 4.0	S	Months Expendable	Net Assets Ratio (MENAR)						
Average Monthly Operating and Other Expenses 18,758 1R >= 4.0	FAS	Expendable Fund Bala							
Debt Service Coverage Ratio (DSCR) 0.00 1R >= 1.25			ating 18,758 - 0.60						
Tenant Receivable (TR) Tenant Receivable 139 = 0.00 Total Tenant Revenue 75,513		and Other Expenses	IR >= 4.0						
Tenant Receivable (TR) Tenant Receivable 139		Debt Service Co	overage Ratio (DSCR)						
Tenant Receivable (TR) Tenant Receivable 139									
Tenant Receivable		Tanant I							
Total Tenant Revenue 75,513 IR < 1.50 Days Receivable Outstanding: 0.50									
Days Receivable Outstanding: 0.50									
Accounts Payable (AP) Accounts Payable (5,901)			·						
Total Operating Expenses 18,758 0.01 Occupancy Loss Occ % Current Month 8.82% 91.18% Year-to-Date 3.59% 96.41% IR >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4	S								
Total Operating Expenses 18,758 IR < 0.75 Occupancy Loss Occ % Current Month 8.82% 91.18% Year-to-Date 3.59% 96.41% IR >= 0.98 FASS KFI MP QR 12.00 12 Accts Recyble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4	IAS								
Occupancy Loss Occ % Current Month 8.82% 91.18% Year-to-Date 3.59% 96.41% 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	2		= 0.31						
Current Month Year-to-Date 8.82% 3.59% 91.18% 96.41% 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		Total Operating Expen							
Year-to-Date 3.59% 96.41% 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									
FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4			0.500/						
QR 12.00 12 Accts Recvble 5.00 5 MENAR 0.00 11 Accts Payable 4.00 4		Year-to-Date	3.59% 96.41% IR >= 0.98						
MENAR 0.00 11 Accts Payable 4.00 4		FASS KFI MF	MASS KFI MP						
DSCR 2.00 2 Occupancy 12.00 16			•						
Total Points 14.00 25 Total Points 21.00 25		Total Points 14.00 25	Total Points 21.00 25						

Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund E	Balar	ice	14,97	'8 <u> </u>	0.00
Average Monthly O		ting	18,75	8	0.80
and Other Expense	S			IR	>= 4.0
Debt Service	Co	verage	Ratio (DS	SCR)	
		0.00		IR:	>= 1.25
Tenai	nt Re	eceival	ole (TR)		
Tenant Receivable			139	_	0.00
Total Tenant Rever	nue		75,513	_ IR	2 < 1.50
Days Recei	vabl	e Outs	tanding:	0.50	
Acco	unts	Payab	le (AP)		
Accounts Payable			(5,901)	_	0.31
Total Operating Exp	pens	es	18,758		2 < 0.75
Occupancy	ī	oss	Occ %		
Current Month	- 8	.82%	91.18	%	
Year-to-Date	3	5.59%	96.41°	% IR:	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 12.00	12	Accts	Recvble	5.00	5
MENAR 0.00	11		Payable	4.00	4
DSCR 2.00	2	Occup		12.00	16
Total Points 14.00	25	Total	Points	21.00	25
Capital Fund Occupancy					
5.00					
Excess Cash					

Exce	ess	Cash		
(;	3,8	30)		
Average [))	elling Re	nt	
Actual/UML	7	5,716	295	256.66
Budget/UMA	7	4,887	306	244.73
Increase (Decrease)		829	(11)	11.93
PUM / Percen	ıta	ge of Rev	venue	
Expense	,	Amount	Percen	t
Salaries and Benefits	\$	183.07	34.8	1 %
Supplies and Materials		32.98	6.2	7
Fleet Costs		0.00	0.0	0
Outside Services		101.50	19.3	0
Utilities		119.36	22.7	0
Protective Services		0.00	0.0	0
Insurance		3.15	22.7	0
Other Expenses		21.45	4.0	8
Total Average Expense	\$	461.52	109.8	5 %

Last Year							
Quick Ratio (QR)							
Current Assets, Unrestricte			ted	117,36	64 _	5.99	
Curr Liab Ex	c Curr F	rtn L	TD	(19,58	30) _{IF}	3.99 R >= 2.0	
Months E	xpenda	ble N	et Ass	ets Ratio	(MENA	AR)	
Expendable	Fund Ba	alanc	е	97,78	34 _	5.60	
Average Mo			ng	17,45	52	5.00	
and Other E	xpenses				IF	R >= 4.0	
Debt	Service	e Cov	verage	Ratio (D	SCR)		
			0.00		IR	>= 1.25	
	Tenar	nt Re	ceivat	ole (TR)			
Tenant Rece	eivable			1,019	_	0.01	
Total Tenant Revenue				80,833	IF	R < 1.50	
Day	s Recei	vabl	e Outs	tanding:	3.55		
	Acco	unts	Payal	ole (AP)			
Accounts Pa	yable			(9,968)		0.57	
Total Operat	ing Exp	enses	3	17,452	= IF	R < 0.75	
Occupan	су	L	.oss	Occ %)		
Current Month 2		.94 %	97.06%	6			
Year-to-Date	9	3	.27 %	96.73%	6 IR	>= 0.98	
FASS	KFI	MP		MASS	KFI	MP	
QR	12.00	12	Accts	Recvble	5.00	5	
MENAR	11.00			Payable	4.00	4	
DSCR	2.00	2		pancy	12.00	16	
Total Points	25.00	25	Total	Points	21.00	25	

200.1			Cocapancy					
Total Points	25.00	25	Total Points	21.00	25			
Capital Fund Occupancy								
5.00								

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

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

Last Year

Quick Ratio (QR)

KFI - FY Comparison for Tarry Towne/Escondida/Wmburg - 133 Units Period Ending March 31, 2020

	Thi	s Year						
	Quick Ratio (QR)							
	Current Assets, Unrestric	$\frac{1}{1}$ ted $\frac{(171,394)}{1} = -2.83$						
	Curr Liab Exc Curr Prtn L							
S	Months Expendable N	et Assets Ratio (MENAR)						
FASS	Expendable Fund Balan	ce (231,913)						
	Average Monthly Operat	$\frac{1}{1}$ = -3.59 ing						
	and Other Expenses	IR >= 4.0						
	Debt Service Cov	verage Ratio (DSCR)						
		0.00 IR >= 1.25						
	Tenant Receivable (TR)							
	Tenant Receivable	634 = 0.00						
	Total Tenant Revenue	330,702 IR < 1.50						
	Days Receivable	Outstanding: 0.53						
22	Accounts	Payable (AP)						
MASS	Accounts Payable	(29,326) = 0.45						
	Total Operating Expense							
	Occupancy Lo	oss Occ %						
		76% 96.24%						
	Year-to-Date 1	.84% 98.16% IR >= 0.98						
	FASS KFI MP	MASS KFI MP						
	QR 0.00 12	Accts Recvble 5.00 5						
	MENAR 0.00 11	Accts Payable 4.00 4						
	DSCR 2.00 2	Occupancy 16.00 16						
	Total Points 2.00 25	Total Points 25.00 25						

Current Assets, Unrestricted (171,394) = -2.83	Current Assets, Unrestricted (831,902) = -9.80
Curr Liab Exc Curr Prtn LTD (60,519) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (84,883) IR >= 2.0
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance (231,913)	Expendable Fund Balance (916,785) = -12.84
Average Monthly Operating 64,627 = -3.59 and Other Expenses	Average Monthly Operating 71,416 and Other Expenses 71,416
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.00 IR >= 1.25	0.00 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 634 = 0.00	Tenant Receivable 1,248 = 0.00
Total Tenant Revenue 330,702 IR < 1.50	Total Tenant Revenue 330,057 IR < 1.50
Days Receivable Outstanding: 0.53	Days Receivable Outstanding: 1.04
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (29,326) = 0.45	Accounts Payable (32,015) _ 0.45
Total Operating Expenses 64,627 IR < 0.75	Total Operating Expenses 71,416 IR < 0.75
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 3.76% 96.24%	Current Month 0.75 % 99.25%
Year-to-Date 1.84% 98.16% IR >= 0.98	Year-to-Date 0.84 % 99.16% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	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	Total Points 2.00 25 Total Points 25.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
1110 1001	-

329,913	1	175	000.70
		,175	280.78
325,875	1,	197	272.24
4,038		(22)	8.53
	4,038	4,038	•

(296,937)

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	178.17	35.56 %	
Supplies and Materials		23.65	4.72	
Fleet Costs		1.96	0.39	
Outside Services		79.98	15.96	
Utilities		97.71	19.50	
Protective Services		0.00	0.00	
Insurance		19.28	19.50	
Other Expenses		20.09	4.01	
Total Average Expense	\$	420.84	99.66 %	

	(988,608)				
Average Dwelling Rent					
Actual/UML	328,260	1,187	276.55		

Aveia	ge Dweining	IXCIII			
Actual/UML	328,260	1,187	276.55		
Budget/UMA	321,000	1,197	268.17		
Increase (Decrease)	7,260	(10)	8.38		
PUM / Percentage of Revenue					

PUM / Percentage of Revenue			
4	Amount	Percent	
\$	180.11	37.39%	
	25.66	5.33	
	7.66	1.59	
	108.13	22.45	
	102.67	21.32	
	0.00	0.00	
	19.10	21.32	
	23.55	4.89	
\$	466.86	114.28%	
	\$	Amount \$ 180.11 25.66 7.66 108.13 102.67 0.00 19.10 23.55	

KFI - FY Comparison for Victoria Plaza/Schnabel - 255 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QI
	Current Assets, Unrestricted 636,785 _ 0.88	Current Assets, Unrestricted
	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.88$ $IR >= 2.0$	Curr Liab Exc Curr Prtn LTD
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Asset
FASS	Expendable Fund Balance (87,207)	Expendable Fund Balance
	Average Monthly Operating $53,754$ and Other Expenses $IR >= 4.0$	Average Monthly Operating and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage R
	3,890,418.l	38.09
	Tenant Receivable (TR)	Tenant Receivable
	Tenant Receivable 102 = 0.00	Tenant Receivable
	Total Tenant Revenue 123,708 IR < 1.50	Total Tenant Revenue 11
	Days Receivable Outstanding: 0.23	Days Receivable Outsta
SS	Accounts Payable (AP)	Accounts Payable
MASS	Accounts Payable (688,018) = 12.80	Accounts Payable (3
	Total Operating Expenses 53,754 IR < 0.75	Total Operating Expenses 6
	Occupancy Loss Occ %	Occupancy Loss
	Current Month 72.94% 98.57%	Current Month 73.73 %
	Year-to-Date 72.72% 99.37% IR >= 0.98	Year-to-Date 73.12 %
	FASS KFI MP MASS KFI MP	FASS KFI MP
	QR 0.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts R
	MENAR 0.00 11 Accts Payable 0.00 4	MENAR 10.06 11 Accts Pa
	DSCR 2.00 2 Occupancy 16.00 16	
	Total Points 2.00 25 Total Points 21.00 25	Total Points 24.06 25 Total Po
	Capital Fund Occupancy	Capital Fund Occu
	5.00	5.00

Quick Ratio (QR)						
Current Assets, Unrestrict			ted	327,40	4 =	3.93
Curr Liab Exc	TD	(83,36	1)	3.93 ? >= 2.0		
Months Expendable Net Assets Ratio (MENAR)						
Expendable F	und Ba	lanc	е	244,04	.3 _	3.77
Average Mont		eratir	ng	64,75	3 -	3.11
and Other Exp	enses				IR	>= 4.0
Debt S	Service	Cov	/erage	Ratio (D	SCR)	
		;	38.09		IR:	>= 1.25
	Tenan	ıt Re	ceivab	le (TR)		
Tenant Receiv	/able			337	_	0.00
Total Tenant F	Revenu	ie	1	110,663	IR	2 < 1.50
Days	Recei	vable	Outst	anding:	0.86	
	Acco	unts	Payab	le (AP)		
Accounts Paya	able			(36,215)	_	0.56
Total Operatin	ıg Expe	enses	5	64,753	- IR	? < 0.75
Occupancy	/		.oss	Occ %	_	
Current Month	1	73	.73 %	95.71%	, 0	
Year-to-Date		73.	.12 %	97.94%) IR	>= 0.98
FASS K	FI	MP		MASS	KFI	MP
	12.00			Recvble	5.00	5
	10.06			Payable		4
DSCR	2.00	2	Occup	ancy	12.00	16
Total Points	24.06	25	Total F	Points	21.00	25
	Capita	al Fu	nd Oc	cupancy		
		5.	00			

(139,772)					
Average Dwelling Rent					
Actual/UML	119,491	626	190.88		
Budget/UMA	152,763	630	242.48		
Increase (Decrease)	(33,272)	(4)	(51.60)		
PUM / Percentage of Revenue					

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	234.42	20.26 %
Supplies and Materials		23.12	2.00
Fleet Costs		1.71	0.15
Outside Services		88.32	7.63
Utilities		65.19	5.63
Protective Services		0.03	0.00
Insurance		36.02	5.63
Other Expenses		51.04	4.41
Total Average Expense	\$	499.86	45.71 %

Capital Fund Occupancy						
5.00						
	xcess Cash					
	180,493		J			
Avera	ge Dwelling R	ent				
Actual/UML	108,401	617	175.69			
Budget/UMA	105,000	630	166.67			
Increase (Decrease)	3,401	(13)	9.02			
PUM / Percentage of Revenue						
Expense	Amount	Percent				

FOW / Fercentage of Nevertue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	223.59	20.64%	
Supplies and Materials		31.22	2.88	
Fleet Costs		0.72	0.07	
Outside Services		132.44	12.23	
Utilities		97.17	8.97	
Protective Services		4.21	0.39	
Insurance		37.30	8.97	
Other Expenses		106.33	9.82	
Total Average Expense	\$	632.96	63.97%	

1.81

1.20

IR >= 4.0

IR >= 1.25

0.00

IR < 1.50

IR >= 2.0

KFI - FY Comparison for Villa Hermosa/McGuire - 129 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted (444,645) = -7.99	Current Assets, Unrestricted 166,571
	Curr Liab Exc Curr Prtn LTD (55,632) $_{IR} >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 1.8$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance $(500,277)$ = -8.22	Expendable Fund Balance 74,343 = 1,2
	Average Monthly Operating 60,839 and Other Expenses $IR >= 4.0$	Average Monthly Operating 62,058 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 5,885 = 0.02	Tenant Receivable (877) = 0.0
	Total Tenant Revenue 291,417 IR < 1.50	Total Tenant Revenue 286,053 IR < 1.
	Days Receivable Outstanding: 5.54	Days Receivable Outstanding: -0.84
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable $(26,083)$ = 0.43	Accounts Payable (29,851) = 0.4
	Total Operating Expenses 60,839 IR < 0.75	Total Operating Expenses 62,058 _{IR < 0.}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.10% 96.90% Year-to-Date 2.07% 97.93% IR >= 0.98	Current Month 3.10 % 96.90% Year-to-Date 3.62 % 96.38% IR >= 0.00
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 5.00 5	QR 11.07 12 Accts Recvble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 6.29 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 12.00 16 Total Points 19.36 25 Total Points 21.00 25
	Total Points 2.00 25 Total Points 21.00 25	Total Points 19.36 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Accounts Payable	Accounts Payable $(29,851) = 0.48$				
Total Operating Expenses 62,058 _{IR < 0.75}				R < 0.75	
Occupancy Loss		oss	Occ %	_	
Current Month	3	.10 %	96.90%	, 0	
Year-to-Date	3.62 %		96.38%	o IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 11.07	12	Accts F	Recyble	5.00	5
MENAR 6.29	11	Accts F	ayable	4.00	4
DSCR 2.00	2	Occupa	ıncy	12.00	16
Total Points 19.36	25	Total P	oints	21.00	25
Capital Fund Occupancy					
5.00					
Excess Cash					
12,029					
Average Dwelling Rent					
Actual/UML	280,79		1,11	9 2	50.93
Budget/UMA	280,87		1,16	31 2	41.92
Increase (Decrease)		(78)	(4	-2)	9.01
PUM / Percentage of Revenue					

PUM / Percentage of Revenue			
Expense	/	Amount	Percent
Salaries and Benefits	\$	143.85	28.62 %
Supplies and Materials		18.63	3.71
Fleet Costs		0.79	0.16
Outside Services		100.29	19.95
Utilities		104.51	20.79
Protective Services		4.46	0.89
Insurance		16.32	20.79
Other Expenses		20.45	4.07
Total Average Expense S	\$	409.32	98.97 %

Excess Cash (561,354)

Average Dwelling Rent 286,063

278,676

7,387

1,137

1,161

(24)

251.59

240.03 11.56

Actual/UML

Budget/UMA

Increase (Decrease)

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

KFI - FY Comparison for Villa Tranchese - 201 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unres	tricted	382,24	1 =	4.11			
	Curr Liab Exc Curr Prt	n LTD	(92,936	3)	>= 2.0			
S	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 215,586 = 2.2							
FAS								
	Average Monthly Ope	rating	95,293	3	2.26			
	and Other Expenses			IR :	>= 4.0			
	Debt Service C	overag	e Ratio (DS	CR)				
		1.85		IR >:	= 1.25			
	Tenant Receivable (TR)							
	Tenant Receivable 5,505				0.01			
	Total Tenant Revenue	Э	497,402	- IR	< 1.50			
	Days Receiva	ble Out	standing: 3	.16				
SS	Accounts Payable (AP) Accounts Payable (47,838) = 0.50							
MASS								
	Total Operating Expe	nses	95,293	IR ·	< 0.75			
	Occupancy	Loss	Осс %					
	Current Month	1.00%)				
	Year-to-Date	1.22%	98.78%	IR >:	= 0.98			
	FASS KFI M	Р	MASS K	FI	MP			
	QR 12.00 12		s Recvble	5.00	5			
	MENAR 7.85 1		s Payable	4.00	4			
	DSCR 2.00 2	-	<u> </u>	16.00	16			
	Total Points 21.85 28	5 Tota	l Points	25.00	25			
	Capital Fund Occupancy							

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

Evnonco	Amount	Porcont		
PUM / Percentage of Revenue				
Increase (Decrease)	22,266	(22)	15.53	
Budget/UMA	451,500	1,809	249.59	
Actual/UML	473,766	1,787	265.12	
Average	Dwelling Re	ent		

5.00

Excess Cash 119,840

\$ 	Percent 34.26 %
\$ 183.32	34.26 %
17.73	3.31
2.97	0.55
54.40	10.17
94.54	17.67
2.09	0.39
17.85	17.67
23.68	4.43
\$ 396.57	88.45 %
\$	54.40 94.54 2.09 17.85 23.68

Excess Cash					
69,994					
Avera	ge Dwelling R	Rent			
Actual/UML	455,988	1,763	258.64		
Budget/UMA	438,150	1,809	242.21		
Increase (Decrease)	17,838	(46)	16.44		
PUM / Percentage of Revenue					
Evnonco	Amount	Doroont			

PUM / Percentage of Revenue				
	Amount	Percent		
\$	182.89	36.07%		
	23.80	4.69		
	1.88	0.37		
	78.58	15.50		
	93.34	18.41		
	2.86	0.56		
	17.80	18.41		
	25.18	4.96		
\$	426.33	98.97%		
	\$	Amount \$ 182.89 23.80 1.88 78.58 93.34 2.86 17.80 25.18		

KFI - FY Comparison for Villa Veramendi - 166 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 226,042 = 1.53					
	Curr Liab Exc Curr Prtn LTD (147,967) $IR \ge 2.0$					
S	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance 78,075 = 0.66					
	Average Monthly Operating 118,431					
	and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	0.00 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 22 500					
	Total Tenant Revenue 255,740 = 0.13					
	Days Receivable Outstanding: 36.08					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (112,568) = 0.95					
	Total Operating Expenses 118,431					
	Occupancy Loss Occ %					
	Current Month 3.61% 96.39%					
	Year-to-Date 1.74% 98.26% IR >= 0.98					
	FASS KFI MP MASS KFI MP					
	QR 9.73 12 Accts Recvble 5.00 5					
	MENAR 0.00 11 Accts Payable 2.00 4					
	DSCR 2.00 2 Occupancy 16.00 16					
	Total Points 11.73 25 Total Points 23.00 25					
	Capital Fund Occupancy					

DSCR	2.00	2	Occupancy	16.00	16	
Total Points	11.73	25	Total Points	23.00	25	
Capital Fund Occupancy						
5.00						

Excess Cash	
(40,875)	

Average Dwelling Rent				
Actual/UML 227,979 1,468 155.30				
Budget/UMA	198,750	1,494	133.03	
Increase (Decrease)	29,229	(26)	22.27	

Expense Amount Percent					
Salaries and Benefits	\$	178.21	27.27 %		
Supplies and Materials		63.58	9.73		
Fleet Costs		3.06	0.47		
Outside Services		216.94	33.19		
Jtilities		93.62	14.32		
Protective Services		4.70	0.72		
nsurance		20.10	14.49		
Other Expenses		17.71	2.71		
Total Average Expense	\$	597.91	102.90 %		

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	68,580	= 0.47		
Curr Liab Exc Curr Prtn LTD	(146,166)	= 0.47 IR >= 2.0		

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	(77,585)	= -0.67		
Average Monthly Operating	115,856	0.07		
and Other Expenses		IR >= 4.0		

Debt Service Coverage Ratio (DSCR)	
0.00	IR >= 1.25
	17(1 1.20

Tenant Receivable (TR)				
Tenant Receivable	7,660	= 0.04		
Total Tenant Revenue	201,937	IR < 1.50		
Days Receivable C	outstanding:	10.50		

Accounts Payable (AP)				
Accounts Payable	(70,429)	- 0.61		
Total Operating Expenses	115,856	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	4.22 %	95.78%	
Year-to-Date	3.41 %	96.59%	IR >= 0.98

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

Capital Fund Occupancy	
5.00	

Excess Cash
(193,968)

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

PUM / Percentage of Revenue						
Expense	A	Amount	Percent			
Salaries and Benefits	\$	164.22	29.83%			
Supplies and Materials		69.65	12.65			
Fleet Costs		6.62	1.20			
Outside Services		206.47	37.50			
Utilities		100.04	18.22			
Protective Services		5.52	1.00			
Insurance		20.37	18.22			
Other Expenses		23.76	4.31			
Total Average Expense	\$	596.64	122.94%			

173,706

KFI - FY Comparison for WC White - 75 Units Period Ending March 31, 2020

			This Yea	ır						La	st Yea	,
		Qı	uick Ratio	(QR)					Qı	ıick l	Ratio (QR)
		Current Assets, Unr	estricted	230,7	21 _	8.52		Current Asse	ets, Unre	estric	ted	17
		Curr Liab Exc Curr F	Prtn LTD	(27,09	91) _{IF}	0.52 ? >= 2.0		Curr Liab Ex	c Curr P	rtn L	TD	(3
	S	Months Expendat	ble Net As	sets Ratio	(MENA	R)		Months Ex	kpendal	ole N	et Ass	ets R
FAS	FASS	Expendable Fund E	3alance	203,63	30 _	0.07		Expendable	Fund Ba	alanc	е	13
		Average Monthly O and Other Expense		30,5		6.67 R >= 4.0		Average Mor and Other Ex			ng	3
		Debt Service	e Coverage	e Ratio (D	SCR)			Debt	Service	e Cov	/erage	Ratio
			0.00		IR	>= 1.25					0.00	
		Tenar	nt Receiva	ble (TR)					Tenar	nt Re	ceivab	le (TI
		Tenant Receivable		315	_	0.00		Tenant Rece				9
		Total Tenant Revenue 130,820 IR < 1.50					Total Tenant Revenue 12			128,3		
		Days Receivable Outstanding: 0.66						Days Receivable Outstand			tandi	
	SS	Accounts Payable (AP)							Acco	unts	Payab	le (A
	MASS	Accounts Payable		(8,967)	_	0.29		Accounts Pa	yable			(12,0
		Total Operating Exp	penses	30,550	. — IF	R < 0.75		Total Operat	ing Expe	enses	3	30,6
		Occupancy	Loss	Occ %	/ _o		ĺ	Occupan	су	L	.oss	Oc
		Current Month	0.00%	100.00	%			Current Mon	th		.67 %	97.
		Year-to-Date	0.15%	99.85	% <i>IR</i>	>= 0.98		Year-to-Date	;	1.	.63 %	98.
		FASS KFI	MP	MASS	KFI	MP) [FASS	KFI	MP		MA
		QR 12.00	12 Accts	s Recvble	5.00	5		QR	12.00	12	Accts	
		MENAR 11.00		s Payable	4.00	4		MENAR	11.00	11	Accts	
		DSCR 2.00	2 Occu	ipancy	16.00	16		DSCR	2.00	2	Occup	
		Total Points 25.00	25 Total	Points	25.00	25		Total Points	25.00	25	Total I	Points
		Capita	al Fund Oc	cupancy					Capit	al Fu	nd Oc	cupa
			5.00							5.	00	
							/					

Current Assets, Unrestricted 230,721 = 8.52	Current Assets, Unrestricted 173,706
Curr Liab Exc Curr Prtn LTD $(27,091)$ $ R\rangle = 2.0$	$\frac{1}{\text{Curr Liab Exc Curr Prtn LTD}} = 4.66$ $\frac{1}{ R } = 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 203,630	Expendable Fund Balance 136,435 = 4.45
Average Monthly Operating 30,550 = 6.67	Average Monthly Operating 30,637
and Other Expenses IR >= 4.0	and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.00 IR >= 1.25	0.00 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 315 = 0.00	Tenant Receivable 982 = 0.01
Total Tenant Revenue 130,820 IR < 1.50	Total Tenant Revenue 128,365 IR < 1.50
Days Receivable Outstanding: 0.66	Days Receivable Outstanding: 2.12
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (8,967) = 0.29	Accounts Payable (12,029) = 0.39
Total Operating Expenses 30,550 IR < 0.75	Total Operating Expenses 30,637
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 0.00% 100.00%	Current Month 2.67 % 97.33%
Year-to-Date 0.15% 99.85% IR >= 0.98	Year-to-Date 1.63 % 98.37% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
Total Points 25.00 25 Total Points 25.00 25	Total Points 25.00 25 Total Points 25.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
172,902	106,116
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 128,030 674 189.95	Actual/UML 123,944 664 186.66
Budget/UMA 126,000 675 186.67	Budget/UMA 127,500 675 188.89

Expense		Amount	Percent
Salaries and Benefits	\$	145.45	32.84 %
Supplies and Materials		24.53	5.54
Fleet Costs		2.56	0.58
Outside Services		66.54	15.02
Utilities		53.35	12.05
Protective Services		4.53	1.02
Insurance		14.01	12.05
Other Expenses		28.38	6.41
Total Average Expense	\$	339.35	85.51 %

2,030

Increase (Decrease)

Increase (Decrease)	(3,556)		(11)	(2.23)			
PUM / Percentage of Revenue							
Expense	,	Amount	Percent				
Salaries and Benefits	\$	135.63	34.15	%			
Supplies and Materials		25.23	6.35				
Fleet Costs		0.86	0.22				
Outside Services		59.98	15.10				
Utilities		62.04	15.62				
Protective Services		4.89	1.23				
Insurance		14.79	15.62				
Other Expenses		39.62	9.98				
Total Average Expense	\$	343.04	98.28	%			

KFI - FY Comparison for Westway/H Gonzalez - 203 Units Period Ending March 31, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 319,255 = 3.19	Cu							
	Curr Liab Exc Curr Prtn LTD (100,075) $= 3.19$	Cı							
	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance 219,180	Ex							
-	Average Monthly Operating 114,724 = 1.91	Āv							
	and Other Expenses IR >= 4.0	an							
	Debt Service Coverage Ratio (DSCR)								
	0.00 IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable 14,036 = 0.04								
	Total Tenant Revenue 336,035 IR < 1.50	To							
	Days Receivable Outstanding: 11.75								
SS	Accounts Payable (AP)								
MASS	Accounts Payable (56,649) = 0.49	Ac							
	Total Operating Expenses 114,724 IR < 0.75	To							
	Occupancy Loss Occ %								
	Current Month 2.46% 97.54%	Cı							
	Year-to-Date 2.46% 97.54% IR >= 0.98	Ye							
	FASS KFI MP MASS KFI MP								
	QR 12.00 12 Accts Recvble 5.00 5	QF							
	MENAR 7.34 11 Accts Payable 4.00 4	ME							
	DSCR 2.00 2 Occupancy 12.00 16	DS							
	Total Points 21.34 25 Total Points 21.00 25	Tot							
	Capital Fund Occupancy								

Last Year							
Quick Ratio (QR)							
Current Assets,	Unre	estric	ted	143,77	1	4.00	
Curr Liab Exc C	urr P	rtn L	TD	(131,45	8) =	1.09 R >= 2.0	
Months Expendable Net Assets Ratio (MENAR)							
Expendable Fu	nd Ba	alanc	е	12,31	4	0.44	
Average Month	ly Op	eratir	ng	110,66	_ = 7	0.11	
and Other Expe	nses				IF	R >= 4.0	
Debt Se	ervice	Cov	verage	Ratio (DS	SCR)		
0.00 IR >= 1.25						>= 1.25	
Tenant Receivable (TR)							
Tenant Receivable 0.056						0.04	
Total Tenant Revenue 248,094					R < 1.50		
Days R	eceiv	able	Outst	anding:	10.23		
	Acco	unts	Payab	le (AP)			
Accounts Payal	ole			(50,625)		0.46	
Total Operating	Ехре	enses	s 1	110,667	= IF	R < 0.75	
Occupancy		L	.oss	Occ %			
Current Month		4	.93 %	95.07%)		
Year-to-Date		4	.93 %	95.49%) IR	>= 0.98	
FASS KF	ī	MP		MASS	KFI	MP	
QR	7.65	12	Accts	Recvble	5.00	5	
	0.00	11		Payable	4.00	4	
DSCR	2.00	2	Occup	ancy	8.00	16	
Total Points	9.65	25	Total I	Points	17.00	25	
	Capit	al Fu	ınd Oc	cupancy			
5.00							

=	
	Excess Cash
	103,907
=	

Average Dwelling Rent							
Actual/UML	313,483	1,782	175.92				
Budget/UMA	217,635	1,827	119.12				
Increase (Decrease)	95,848	(45)	56.79				

Expense	Amount	Percent
Salaries and Benefits	\$ 198.98	33.40 %
Supplies and Materials	32.95	5.53
Fleet Costs	2.66	0.45
Outside Services	117.40	19.71
Jtilities	91.01	15.28
Protective Services	2.41	0.40
nsurance	21.48	15.28
Other Expenses	22.66	3.80
Total Average Expense	\$ 489.56	93.84 %

Excess Cash
(99,154)

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

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

KFI - FY Comparison for Wheatley/Olive Pk/Village East - 50 Units Period Ending March 31, 2020

	TI	nis Year				
	Quick	Ratio (QR)				
	Current Assets, Unrestr	icted 145,735 = 4.73				
	Curr Liab Exc Curr Prtn					
S	Months Expendable	Net Assets Ratio (MENAR)				
FASS	Expendable Fund Bala	nce 114,942 = 3.30				
	Average Monthly Oper	ating 34,785				
	and Other Expenses	IR >= 4.0				
	Debt Service Coverage Ratio (DSCR)					
		0.00 IR >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable	(6,648) = -0.12				
	Total Tenant Revenue	55,784 IR < 1.50				
	Days Receivable Outstanding: -32.68					
MASS	Accounts	s Payable (AP)				
×	Accounts Payable	(17,886) = 0.51				
	Total Operating Expen	ses 34,785 IR < 0.75				
	Occupancy	Loss Occ %				
		2.00% 98.00%				
	Year-to-Date	3.56% 96.44% IR >= 0.98				
	FASS KFI MP	MASS KFI MP				
	QR 12.00 12					
	MENAR 9.38 11 DSCR 2.00 2	Accts Payable 4.00 4 Occupancy 12.00 16				
	Total Points 23.38 25 Total Points 21.00 25					

DSCR	2.00	2	Occupancy	12.00	16		
Total Points	23.38	25	Total Points	21.00	25		
Capital Fund Occupancy							
		5	.00				

	80,073		
Avera	ge Dwelling Re	nt	
Actual/UML	49,461	434	113.97
Budget/UMA	65,250	450	145.00

(15,789)

(16)

(31.03)

Increase (Decrease)

Excess Cash

PUM / Percer	ıta	ge of Re	/enue	
Expense		Amount	Percent	
Salaries and Benefits	\$	174.35	25.69 %	
Supplies and Materials		71.08	10.48	
Fleet Costs		0.06	0.01	
Outside Services		176.86	26.06	
Utilities		123.01	18.13	
Protective Services		13.77	2.03	
Insurance		26.57	18.13	
Other Expenses		15.65	2.31	
Total Average Expense	\$	601.35	102.83 %	

	Last Yea	ır	
Qui	ick Ratio ((QR)	
Current Assets, Unres	stricted	182,525	= 0.38
Curr Liab Exc Curr Pr	tn LTD	(486,484)	= 0.36 IR >= 2.0
Months Expendab	le Net Ass	sets Ratio (M	ENAR)
Expendable Fund Bal	ance	(303,959)	- 0.50
Average Monthly Ope	rating	35,517	= -8.56
and Other Expenses			IR >= 4.0
Debt Service	Coverage	Ratio (DSCI	٦)
	0.00		IR >= 1.25
Tenant	Receival	ole (TR)	
Tenant Receivable		(4,888)	= -0.08
Total Tenant Revenue	€	64,719	IR < 1.50
Days Receiva	ble Outst	anding: -21.	61
Accou	ınts Paya	ble (AP)	
Accounts Payable		(10,983)	- 0.31
Total Operating Exper	nses	35,517	IR < 0.75
Occupancy	Loss	Осс %	
Current Month	10.00 %		
Year-to-Date	4.67 %	95.33%	IR >= 0.98
FASS KFI	MP	MASS KF	I MP

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

Capital Fund Occupancy	
5.00	

	(339,678)		
Averag	ge Dwelling F	Rent	
Actual/UML	58,515	429	136.40
Budget/UMA	68,250	450	151.67
Increase (Decrease)	(9,735)	(21)	(15.27)

Excess Cash

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

KFI - FY Comparison for Beacon - 2,912 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 23,028,497 = 3,46					
	Curr Liab Exc Curr Prtn LTD $(6,661,511)$ $IR >= 2.0$					
S	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance 14,658,075 = 8.41					
	Average Monthly Operating 1,743,040 and Other Expenses					
	Debt Service Coverage Ratio (DSCR)					
	1.50 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 1,218,342 = 0.08					
	Total Tenant Revenue 15,975,851					
	Days Receivable Outstanding: 21.09					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (1,921,563) = 1.10					
	Total Operating Expenses 1,743,040 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 7.97% 92.03%					
	Year-to-Date 7.85% 92.15% IR >= 0.98					
	FASS KFI MP MASS KFI MP					
	QR 12.00 12 Accts Recvble 5.00 5					
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 4.00 16					
	Total Points 25.00 25 Total Points 11.00 25					

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 Quick Ratio (QR) Current Assets, Unrestricted 22,255,992 4.01 Curr Liab Exc Curr Prtn LTD (5,546,118)IR >= 2.0 Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 15,219,165 9.22 Average Monthly Operating 1,650,056

Debt Service Coverage Ratio (DSCR)

and Other Expenses

-1.09

IR >= 1.25

IR >= 4.0

Tenant Red	ceivable (TR)	
Tenant Receivable	614,606	= 0.04
Total Tenant Revenue	15,238,464	IR < 1.50
Days Receivable	Outstanding:	11.06
Accounts	Poveble (AD)	
7100041110	Payable (AP)	
Accounts Payable	(559,891)	- 0.34
	(559,891)	= 0.34 IR < 0.75

Occupancy	Loss	Occ %	
Current Month	6.46 %	93.54%	
Year-to-Date	7.40 %	92.60%	IR >= 0.98

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

Capital Fund Occupancy

5.00

Excess Cash	
12,402,757	

Averag	je Dwelling R	ent	
Actual/UML	15,426,623	24,151	638.76
Budget/UMA	15,580,086	26,208	594.48
Increase (Decrease)	(153,463)	(2,057)	44.28

Expense	Amount	Percent
Salaries and Benefits	\$ 175.43	23.65 %
Supplies and Materials	29.66	4.00
Fleet Costs	0.83	0.11
Outside Services	107.87	14.54
Utilities	44.85	6.05
Protective Services	5.12	0.69
Insurance	33.12	8.48
Other Expenses	38.45	5.18
Total Average Expense	\$ 435.33	62.71 %

Excess Cash	
13,058,904	

Avei	rage Dwelling	Rent	
Actual/UML	14,923,179	24,273	614.81
Budget/UMA	15,613,565	26,213	595.64
Increase (Decrease)	(690,385)	(1,940)	19.16

PUM / Perce	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	151.78	21.31%
Supplies and Materials		29.39	4.13
Fleet Costs		0.60	0.08
Outside Services		97.35	13.67
Utilities		52.61	8.69
Protective Services		5.67	0.80
Insurance		31.87	8.69
Other Expenses		44.36	6.23
Total Average Expense	\$	413.63	63.61%

KFI - FY Comparison for Beacon - 2,912 Units Period Ending March 31, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusines 4/10/2020 4:21:54PM

Notes:

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

KFI - FY Comparison for Beacon, SAHA Owned and Managed - 1,875 Units Period Ending March 31, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 13,123,203 = 3,76
	Curr Liab Exc Curr Prtn LTD $(3,487,192)$ $R >= 2.0$
S	Months Expendable Net Assets Ratio (MENAR)
FAS	Expendable Fund Balance 8,390,395
	Average Monthly Operating 1,086,804 = 7.72 and Other Expenses
	Debt Service Coverage Ratio (DSCR)
	1.84 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 1,218,342 = 0.11
	Total Tenant Revenue 10,668,877 IR < 1.50
	Days Receivable Outstanding: 31.52
MASS	Accounts Payable (AP)
Ž	Accounts Payable (877,918) = 0.81
	Total Operating Expenses 1,086,804 _{IR < 0.75}
	Occupancy Loss Occ %
	Current Month 6.19% 93.81%
	Year-to-Date 5.87% 94.13% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 8.00 16
	Total Points 25.00 25 Total Points 15.00 25
	Capital Fund Occupancy
	- Capital I und Occupancy

		Las	t Year			
	Qı	uick F	Ratio (0	QR)		
Current Ass	Current Assets, Unrestricted			13,413,89	92	4.44
Curr Liab Ex	kc Curr F	Prtn L7	TD ((3,021,73	88)	4.44 IR >= 2.0
Months E	xpenda	ble Ne	et Ass	ets Ratio	(MEN	AR)
Expendable	Fund Ba	alance	;	9,350,60	6 _	8.64
Average Mo			g	1,082,49	4	0.04
and Other E	xpenses	3				IR >= 4.0
Deb	t Servic	e Cov	erage	Ratio (D	SCR)	
		_	0.76		IF	₹ >= 1.2
	Tenai	nt Red	eivab	le (TR)		
Tenant Rec	eivable			14,606	_	0.06
Total Tenan	t Reveni	ue	10,2	234,273		IR < 1.50
Day	s Receiv	vable	Outsta	anding:	16.41	
	Acco	unts	Payab	le (AP)		
Accounts Pa	ayable		(4	05,228)		0.37
Total Opera	ting Exp	enses	1,0	82,494	=	IR < 0.75
Occupan	су	L	oss	Occ %)	
Current Mor	nth	4.	91 %	95.09%	6	
Year-to-Dat	е	5.	57 %	94.43%	6 IF	R >= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12	Accts	Recvble	5.00	5
MENAR	11.00			Payable	4.00	4
DSCR	0.00	2	Occup	ancy	8.00	16
Total Points	23.00	25	Total F	Points	17.00	25
	Capit	al Fu	nd Occ	cupancy		
		5.	nn			

	6,855,900		
Avera	ge Dwelling F	Rent	
Actual/UML	10,150,778	15,885	639.02
Budget/UMA	10,009,743	16,875	593.17
Increase (Decrease)	141,034	(990)	45.85

Excess Cash

5.00

Expense	Amount	Percent
Salaries and Benefits	\$ 157.35	21.28 %
Supplies and Materials	31.80	4.30
Fleet Costs	1.19	0.16
Outside Services	91.96	12.44
Utilities	45.16	6.11
Protective Services	2.32	0.31
Insurance	33.16	8.61
Other Expenses	30.31	4.10
Total Average Expense	\$ 393.25	57.32 %

Capital	Capital Fund Occupancy									
	5.00)								
Excess Cash										
7,861,467										
Average Dwelling Rent										
Actual/UML	9,80	08,018	20,903	469.22						
Budget/UMA	9,42	23,069	22,137	425.67						
Increase (Decrease)	38	34,950	(1,234)	43.55						
PUM / Perc	enta	ge of Re	venue							
Expense Amount Percent										
Expense	A	Amount	Percent							
Expense Salaries and Benefits	\$	Amount 115.38		3%						
•	_		21.13							
Salaries and Benefits	_	115.38	21.13 4.72	2						
Salaries and Benefits Supplies and Materials	_	115.38 25.78 0.66 71.70	21.13 4.72 0.12 13.13	2 2 3						
Salaries and Benefits Supplies and Materials Fleet Costs Outside Services Utilities	_	115.38 25.78 0.66 71.70 37.25	21.13 4.72 0.12 13.13 8.66	2 2 3 6						
Salaries and Benefits Supplies and Materials Fleet Costs Outside Services	_	115.38 25.78 0.66 71.70 37.25 1.90	21.13 4.72 0.12 13.13 8.66 0.38	2 2 3 5 5 5						
Salaries and Benefits Supplies and Materials Fleet Costs Outside Services Utilities Protective Services Insurance	_	115.38 25.78 0.66 71.70 37.25 1.90 25.23	21.13 4.72 0.12 13.13 8.66 0.38	2 2 3 3 5 5 5 5 6						
Salaries and Benefits Supplies and Materials Fleet Costs Outside Services Utilities Protective Services	_	115.38 25.78 0.66 71.70 37.25 1.90	21.13 4.72 0.12 13.13 8.66 0.38	2 2 3 3 5 5 5 5 6						

KFI - FY Comparison for SAHDC Bella Claire Apts. - 67 Units Period Ending March 31, 2020

			Th	is Year		
			Quick	Ratio (QR)		
		Current Asse	ts, Unrestri	cted 179,3	46 = 1.25	Curre
		Curr Liab Exc	Curr Prtn	LTD (143,72		Curr I
	S	Months Ex	pendable N	Net Assets Ratio	(MENAR)	Mor
	FASS	Expendable	Fund Balar	nce 4,7	18 = 0.12	Exper
	_	Average Mor	Avera			
			•	verage Ratio (D	IR >= 4.0	\ <u> </u>
		Best	SCI VICE GO	0.97	OOR	-
					IR >= 1.25	
			_] [
		Tenant Rece	Tenar			
		Total Tenant	Total			
		Days		Outstanding:	30.01	₹
	MASS			Payable (AP)		
	Ž	Accounts Pa		(77,785)	= 2.05	
		Total Operat	ting Expens	ses 37,879	IR < 0.75	Total
		Occupancy	/ L	oss Occ %	6	Occ
		Current Mon	ith 7	7.46% 92.54	%	Curre
		Year-to-Date	9 2	2.82% 97.18	% IR >= 0.98	Year-t
		FASS K	FI MP	MASS	KFI MP	
		QR	8.39 12	Accts Recyble	5.00 5	QR
		MENAR	0.00 11	Accts Payable	0.00 4	MENA
		DSCR	0.00 2	Occupancy	12.00 16	DSCR
		Total Points	8.39 25	Total Points	17.00 25	Total F
			Capital Fu	ınd Occupancy		
			_			

		La	st Yea	r		
	Qι	ıick l	Ratio (QR)		
Current Assets,	Unre	stric	ted	186,90)3 =	1.10
Curr Liab Exc C	urr P	rtn L	TD	(169,79	(4)	R >= 2.0
Months Expe	ndak	ole N	et Ass	ets Ratio	(MEN	AR)
Expendable Fund Balance (12,009)					9) _	-0.35
Average Monthl					88	-0.35
and Other Expe	nses				IF	R >= 4.0
Debt Se	rvice	Cov	/erage	Ratio (D	SCR)	
0.72 IR >= 1.25						>= 1.25
Т	enan	nt Re	ceivat	ole (TR)		
Tenant Receiva				21,039	_	0.07
Total Tenant Re	venu	ie		318,556		R < 1.50
Days Re	eceiv	able	Outst	anding:	18.13	
	Acco	unts	Payal	ole (AP)		
Accounts Payab	le			(47,342)		1.36
Total Operating	Ехрє	enses	S	34,788	= //	R < 0.75
Occupancy			oss	Occ %	<u>.</u>	
Current Month		_	.99 %	97.01%	6	
Year-to-Date		4.	.98 %	95.02%	6 IR	>= 0.98
FASS KF		MP		MASS	KFI	MP
	7.68	12		Recvble	5.00	5
	0.00	11		Payable	2.00	4
	0.00	2	Occup		8.00	16
Total Points 7	7.68	25	rotal	Points	15.00	25
C	apita	al Fu	nd Oc	cupancy		

Capital Fund Occupancy	
5.00	

Excess Cash (126,863)

Total Points	7.68	25	Total Points	15.00	25	J
	Capita	al Fu	ind Occupanc	у		1
		5.	00			

710104011/01/12						
357,438	586	609.96				
365,093	603	605.46				
(7,655)	(17)	4.50				
	365,093	865,093 603				

PUM / Percer	nta	ge of Rev	venue
Expense	4	Amount	Percent
Salaries and Benefits	\$	168.93	27.35 %
Supplies and Materials		24.62	3.98
Fleet Costs		2.05	0.33
Outside Services		110.81	17.94
Utilities		57.06	9.24
Protective Services		0.00	0.00
Insurance		36.64	9.24
Other Expenses		27.76	4.49
Total Average Expense	\$	427.87	72.57 %

	Excess Cash					
	(105,721)					
Average Dwelling Rent						
A otual/LIMI	200 757	572	E20 04			

Average Dwelling Rent									
308,757	573	538.84							
339,103	603	562.36							
(30,346)	(30)	(23.52)							
Increase (Decrease) (30,346) (30) (23.52) PUM / Percentage of Revenue									
	308,757 339,103 (30,346)	308,757 573 339,103 603 (30,346) (30)							

Pow / Percentage of Revenue								
Expense	4	Percent						
Salaries and Benefits	\$	120.26	21.63%					
Supplies and Materials		52.57	9.46					
Fleet Costs		0.00	0.00					
Outside Services		117.80	21.19					
Utilities		63.19	11.37					
Protective Services		0.00	0.00					
Insurance		15.84	11.37					
Other Expenses		39.96	7.19					
Total Average Expense	\$	409.61	82.20%					

= 22.90

= 36.24

IR >= 4.0

IR >= 1.25

0.06

0.42

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

IR >= 2.0

KFI - FY Comparison for SAHFC Burning Tree - 108 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 2,357,671 = 16.85	Current Assets, Unrestricted 2,273,760
	Curr Liab Exc Curr Prtn LTD (139,884) $_{IR} >= 2.0$	Curr Liab Eye Curr Prtn LTD (99 294)
FASS	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FAS	Expendable Fund Balance 2,109,187 = 34.91	Expendable Fund Balance 2,174,467 = 36.2
FASS	Average Monthly Operating 60,412	Average Monthly Operating 60,007
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.20 IR >= 1.25	-0.06
	Tenant Receivable (TR)	Tenant Receivable (TR)
SS	Tenant Receivable 108,307 = 0.17	Tenant Peceivable 25 720
	Total Tenant Revenue 619,548 IR < 1.50	
	Days Receivable Outstanding: 48.00	Days Receivable Outstanding: 15.99
	Accounts Payable (AP)	Accounts Payable (AP)
¥	Accounts Payable (27,017) = 0.45	Accounts Payable (24,950) = 0.4
		Total Operating Evponess 60,007
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 7.41% 92.59%	Current Month 0.00 % 100.00%
	Year-to-Date 9.77% 90.23% IR >= 0.98	Year-to-Date 6.07 % 93.93% IR >= 0.
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MI
	QR 12.00 12 Accts Recvble 2.00 5	QR 12.00 12 Accts Recvble 0.00 5
	MENAR 11.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4
	DSCR 1.00 2 Occupancy 1.00 16	DSCR 0.00 2 Occupancy 4.00 16
	Total Points 24.00 25 Total Points 7.00 25	Total Points 23.00 25 Total Points 8.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

MENAR 11.00 11 DSCR 1.00 2	Accts Payal Occupancy				MENAR DSCR	11.00	11	Accts Paya Occupancy		.00 .00	4 16	
Total Points 24.00 25					Total Points	23.00		Total Points		.00	25	
Capital F	und Occupar	псу				Capit	al Fu	ınd Occupa	ncy			
5.00				J			5	.00				
	0) (Oh				
EXC	Excess Cash					Excess Cash						
	2,040,376			J	2,106,255							
Average	Dwelling Re	nt				Aver	age	Dwelling Re	ent			
Actual/UML	620,174	877	707.15		Actual/UML		6	03,431	913	660	0.93	
Budget/UMA	615,194	972	632.92		Budget/UMA		6	38,773	972	65	7.17	
Increase (Decrease)	4,980	(95)	74.24	J (Increase (Dec	crease)	(35,343)	(59)	(3.76	
PUM / Percentage of Revenue				PUM / Percentage of Revenue								
Expense	Amount	Percent			Expense			Amount	Percent	t		
Salaries and Benefits	\$ 148.21	20.98 %	%		Salaries and I	Benefits		\$ 150.39	22.3	88%		
Supplies and Materials	37 13	5.26			Supplies and	Material	S	32.85	4.8	19		

Expense	1	Amount	Percent
Salaries and Benefits	\$	148.21	20.98 %
Supplies and Materials		37.13	5.26
Fleet Costs		0.50	0.07
Outside Services		86.19	12.20
Utilities		17.23	2.44
Protective Services		0.00	0.00
Insurance		31.67	2.44
Other Expenses		24.68	3.49
Total Average Expense	\$	345.62	46.88 %

PUM / Percentage of Revenue					
	Amount	Percent			
\$	150.39	22.38%			
	32.85	4.89			
	0.34	0.05			
	61.95	9.22			
	22.20	3.30			
	0.00	0.00			
	28.50	3.30			
	42.66	6.35			
\$	338.89	49.50%			
	\$	Amount \$ 150.39 32.85 0.34 61.95 22.20 0.00 28.50 42.66	Amount Percent \$ 150.39 22.38% 32.85 4.89 0.34 0.05 61.95 9.22 22.20 3.30 0.00 0.00 28.50 3.30 42.66 6.35		

KFI - FY Comparison for SAHFC Castlepoint - 220 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 485,973 = 1.39							
	Curr Liab Exc Curr Prtn LTD (348,717) $R \ge 2.0$							
FASS	Months Expendable Net Assets Ratio (MENAR)							
Ā	Expendable Fund Balance 22,472 = 0.21							
	Average Monthly Operating 107,552 and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	1.89 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 222 562							
	1000000000000000000000000000000000000							
	Days Receivable Outstanding: 52.65							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (146,688) = 1.36							
	Total Operating Expenses 107,552 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 3.18% 96.82%							
	Year-to-Date 2.98% 97.02% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 9.09 12 Accts Recvble 2.00 5							
	MENAR 0.00 11 Accts Payable 2.00 4							
	DSCR 2.00 2 Occupancy 12.00 16							
	Total Points 11.09 25 Total Points 16.00 25							
	Capital Fund Occupancy							

	Last Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 603,977 = 3.56						
	Curr Liab Exc Curr Prtn LTD (169,436) $\frac{1}{ R } > 2.0$						
	Months Expendable Net Assets Ratio (MENAR)						
	Expendable Fund Balance 323,049 = 2.48						
	Average Monthly Operating 130,524						
₹	and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR)						
	0.86 IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable 47,899 = 0.04						
	Total Tenant Revenue 1,183,703 IR < 1.50						
Į	Days Receivable Outstanding: 11.10						
-	Accounts Payable (AP)						
	Accounts Payable (27,223) = 0.21						
J	Total Operating Expenses 130,524 _{IR < 0.75}						
	Occupancy Loss Occ %						
	Current Month 0.91 % 99.09%						
J	Year-to-Date 2.17 % 97.83% IR >= 0.98						
	FASS KFI MP MASS KFI MP						
	QR 12.00 12 Accts Recvble 0.00 5						
	MENAR 8.16 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16						
	Total Points 20.16 25 Total Points 16.00 25						
	0.745.40						
-	Capital Fund Occupancy 5.00						
J	5.00						
	Franco Ocel						
-	Excess Cash						
	174,995						

	nt	
1,140,576	1,921	593.74 565.07
21,741	(59)	28.67
	,118,835	,118,835 1,980

5.00

(103,556)

Expense	Amount	Percent
		i di ddiit
Salaries and Benefits \$	143.55	23.77 %
Supplies and Materials	27.24	4.51
Fleet Costs	3.43	0.57
Outside Services	62.94	10.42
Utilities	47.23	7.82
Protective Services	0.54	0.09
Insurance	31.16	7.93
Other Expenses	24.99	4.14
Total Average Expense \$	341.08	59.24 %

	5.00				
Excess Cash					
	174,995				
Average Dwelling Rent					
Actual/UML	1,152,400	1,937	594.94		
Budget/UMA	1,090,699	1,980	550.86		
Increase (Decrease)	61,701	(43)	44.08		
PUM / Percentage of Revenue					
Expense	Amount	Percent			

Pow / Percentage of Revenue					
Expense	4	Amount	Percent		
Salaries and Benefits	\$	199.58	32.66%		
Supplies and Materials		36.85	6.03		
Fleet Costs		3.29	0.54		
Outside Services		91.42	14.96		
Utilities		67.41	11.24		
Protective Services		0.00	0.00		
Insurance		29.76	11.24		
Other Expenses		27.81	4.55		
Total Average Expense	\$	456.13	81.23%		

Last Year

KFI - FY Comparison for SAHFC Churchill Est, LLC - 40 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 444,578 = 4.49							
	Curr Liab Exc Curr Prtn LTD (99,002) IR >= 2.0							
Ŋ	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 305,053 = 16,04							
	Average Monthly Operating 19,017							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	2.53 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable $73,301 = 0.24$							
	Total Tenant Revenue 305,082 IR <							
	Days Receivable Outstanding: 65.87							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (42,717) = 2.25							
	Total Operating Expenses 19,017 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 2.50% 97.50%							
	Year-to-Date 1.11% 98.89% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 12.00 12 Accts Recvble 2.00 5							
	MENAR 11.00 11 Accts Payable 0.00 4							
	DSCR 2.00 2 Occupancy 16.00 16							
	Total Points 25.00 25 Total Points 18.00 25							
	Capital Fund Occupancy							

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 444,578 = 4.49	Current Assets, Unrestricted 634,356 = 12.86
Curr Liab Exc Curr Prtn LTD (99,002) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD $(49,310)$ = 12.00 $ R\rangle = 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 305,053	Expendable Fund Balance 546,862 = 23.10
Average Monthly Operating 19,017 = 16.04 and Other Expenses	Average Monthly Operating 23,672 and Other Expenses 23,672
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
2.53 IR >= 1.25	1.96 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 73,301 = 0.24	Tenant Receivable 31,004 = 0.10
Total Tenant Revenue 305,082 IR < 1.50	Total Tenant Revenue 306,254 IR < 1.50
Days Receivable Outstanding: 65.87	Days Receivable Outstanding: 27.81
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (42,717) = 2.25	Accounts Payable (3,399) - 0.14
Total Operating Expenses 19,017 IR < 0.75	Total Operating Expenses 23,672
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 2.50% 97.50%	Current Month 0.00 % 100.00%
Year-to-Date 1.11% 98.89% IR >= 0.98	Year-to-Date 2.78 % 97.22% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 2.00 5	QR 12.00 12 Accts Recvble 0.00 5
MENAR 11.00 11 Accts Payable 0.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
Total Points 25.00 25 Total Points 18.00 25	Total Points 25.00 25 Total Points 16.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
227,059	475,893

841.31

773.10

Actual/UML

Budget/UMA

356

360

24.14 %

Increase (Decrease)	2	1,192	(4)	68.21		
PUM / Percentage of Revenue						
Expense	Δ	mount	Percent			
Salaries and Benefits	\$	82.35	9.61	%		
Supplies and Materials		9.23	1.08			
Fleet Costs		0.00	0.00			
Outside Services		87.54	10.21			
Utilities		7.14	0.83			
Protective Services		0.00	0.00			
Insurance		48.54	0.83			
Other Expenses		13.44	1.57			

Total Average Expense \$ 248.24

Average Dwelling Rent

299,508

278,316

Actual/UML

Budget/UMA

Increase (Decrease)	6	,896	(10)	42.47			
PUM / Percentage of Revenue							
Expense Amount Percent							
Salaries and Benefits	\$	135.41	15.48	%			
Supplies and Materials		32.99	3.77				
Fleet Costs		0.00	0.00				
Outside Services		100.76	11.52				
Utilities		5.89	0.67				
Protective Services		0.00	0.00				
Insurance		76.97	0.67				
Other Expenses		18.39	2.10				
Total Average Expense	\$	370.43	34.21	%			

Average Dwelling Rent

293,834

286,938

350

360

839.52

797.05

7.53

IR >= 2.0

= 18.70

IR >= 4.0

IR >= 1.25

0.03 IR < 1.50

1.38 IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for Claremont - 4 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 45,044 = 10,24	Current Assets, Unrestricted 32,570
	Curr Liab Exc Curr Prtn LTD $(4,399)$ $IR >= 2.0$	Curr Liab Exc Curr Prtn LTD $(4,324)$ = 7.5
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 34,272 = 19,31	Expendable Fund Balance 21,873 = 18.7
	Average Monthly Operating 1,775 and Other Expenses IR >= 4.0	Average Monthly Operating 1,170 and Other Expenses IR >= 4.
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	2.99 IR >= 1.25	-0.29 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 5,686 = 0.19	Tenant Receivable 855 = 0.0
	Total Tenant Revenue 29,624 IR < 1.50	Total Tenant Revenue 25,781 IR < 1.5
	Days Receivable Outstanding: 52.59	Days Receivable Outstanding: 9.09
MASS	Accounts Payable (AP)	Accounts Payable (AP)
ξ	Accounts Payable (2,132) = 1.20	Accounts Payable (1,613) = 1.3
	Total Operating Expenses 1,775 IR < 0.75	Total Operating Expenses 1,170 _{IR < 0.7}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00%	Current Month 0.00 % 100.00%
	Year-to-Date 0.00% 100.00% IR >= 0.98	Year-to-Date 0.00 % 100.00 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 2.00 5 MENAR 11.00 11 Accts Payable 2.00 4	QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 2.00 4
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 0.00 2 Occupancy 16.00 16
	Total Points 25.00 25 Total Points 20.00 25	Total Points 23.00 25 Total Points 18.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	31,947				
Average	Dwelling Rei	nt	`		
Actual/UML	29,551	36	820.86		
Budget/UMA	26,477	36	735.48		
Increase (Decrease)	3,074	0	85.38		
PIIM / Percentage of Peyenue					

Excess Cash

PUM / Percentage of Revenue				
Expense Amount Per				
Salaries and Benefits	\$	121.79	14.80 %	
Supplies and Materials		0.00	0.00	
Fleet Costs		0.00	0.00	
Outside Services		140.72	17.10	
Utilities		47.49	5.77	
Protective Services		0.00	0.00	
Insurance		47.37	5.77	
Other Expenses		13.49	1.64	
Total Average Expense	\$	370.85	45.08 %	

	5.00				
E	xcess Cash				
	20,279				
Average Dwelling Rent					
Actual/UML	25,732	36	714.78		
Budget/UMA	0	36	0.00		
Increase (Decrease)	25,732	0	714.78		
PUM / Percentage of Revenue					

Expense	4	Amount	Percent
Salaries and Benefits	\$	36.45	5.09%
Supplies and Materials		18.21	2.54
Fleet Costs		0.00	0.00
Outside Services		77.48	10.82
Itilities		40.59	5.67
rotective Services		0.00	0.00
nsurance		17.96	5.67
Other Expenses		14.47	2.02
otal Average Expense	\$	205.15	31.81%

Last Year

KFI - FY Comparison for Converse Ranch I LLC - 124 Units Period Ending March 31, 2020

		Thi	is Yea	r			
	Quick Ratio (QR)						
	Current Assets, Un	restri	cted	1,160,74	12 _	12.83	
	Curr Liab Exc Curr	Prtn I	LTD	(90,44	10)	? >= 2.0	
Ŋ	Months Expenda	able N	let As	sets Ratio	(MENA	R)	
FASS	Expendable Fund	Balar	ice	952,55	50 =	14.55	
	Average Monthly	Opera	ting	65,46			
	and Other Expens	es			IR	? >= 4.0	
	Debt Service	e Co	verage	Ratio (DS	SCR)		
		IR:	>= 1.25				
	Tenant Receivable (TR)						
	Tenant Receivable			70,443	=	0.09	
	Total Tenant Reve		767,817		2 < 1.50		
	Days Receivable Outstanding: 25.25						
SS	Accounts Payable (AP)						
MASS	Accounts Payable (30,986				=	0.47	
	Total Operating Expenses 65,462					2 < 0.75	
	Occupancy	L	oss	Occ %	0		
	Current Month		.45%	93.55			
	Year-to-Date	6	.09%	93.91	% IR:	>= 0.98	
	FASS KFI	MP		MASS	KFI	MP	
	QR 12.00			Recvble	5.00	5	
	MENAR 11.00			Payable	4.00	4	
	DSCR 2.00			pancy	4.00	16	
	Total Points 25.00	25	Fotal	Points	13.00	25	
	Capi	tal Fu	nd Oc	cupancy			

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 1,160,742 = 12.83	Current Assets, Unrestricted 1,156,516 = 8,02
Curr Liab Exc Curr Prtn LTD $(90,440)$ $IR \ge 2.0$	Curr Liab Exc Curr Prtn LTD (144,164) = $\frac{6.02}{IR} >= 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 952,550 = 14.55	Expendable Fund Balance 898,053 = 13,53
Average Monthly Operating 65,462 and Other Expenses IR >= 4.0	Average Monthly Operating 66,383 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
1.64 IR >= 1.25	1.54 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable $70,443 = 0.09$	Tenant Receivable 35,605 = 0.05
Total Tenant Revenue 767,817 IR < 1.50	Total Tenant Revenue 757,587 IR < 1.50
Days Receivable Outstanding: 25.25	Days Receivable Outstanding: 12.99
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (30,986) = 0.47	Accounts Payable (25,359) = 0.38
Total Operating Expenses 65,462 IR < 0.75	Total Operating Expenses 66,383
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 6.45% 93.55%	Current Month 3.23 % 96.77%
Year-to-Date 6.09% 93.91% IR >= 0.98	Year-to-Date 4.66 % 95.34 % /R >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 5.00 5	QR 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	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16
Total Points 25.00 25 Total Points 13.00 25	Total Points 25.00 25 Total Points 17.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
805,196	753,571
Average Dwelling Rent	Average Dwelling Rent

/ totadi/ OTVIL	700,114	1,040 110.02					
Budget/UMA	742,437	1,116 665.27					
Increase (Decrease)	10,677	(68) 53.35					
PUM / Percentage of Revenue							
Expense	Amount	Percent					
Salaries and Benefits	\$ 141.23	18.22 %					
Supplies and Materials	31.63	4.08					
Fleet Costs	0.00	0.00					
Outside Services	65.10	8.40					
Utilities	13.09	1.69					
Protective Services	4.11	0.53					
Insurance	58.08	1.69					
Other Expenses	19.63	2.53					

Total Average Expense \$ 332.88

753,114

Actual/UML

1,048 718.62

37.14 %

Excess Cash					
	753	,571			
Average Dwelling Rent					
Actual/UML	740	,712	1,064	696.16	
Budget/UMA	905	,029	1,116	810.96	
Increase (Decrease)	(164,	317)	(52)	(114.80)	
PUM / Per	centa	ge of Re	venue		
Expense	A	Amount	Percen	t	
Salaries and Benefits	\$	121.93	16.2	24%	
Supplies and Materials		27.15	3.6	31	
Fleet Costs		0.10	0.0)1	

69.77

13.21

57.23

55.08

\$ 346.93

2.47

9.29

1.76

0.33

1.76

7.33 40.34%

Outside Services

Protective Services

Total Average Expense

Other Expenses

Utilities

Insurance

KFI - FY Comparison for Converse Ranch II - 104 Units Period Ending March 31, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 134,872	- = 0.29							
	Curr Liab Exc Curr Prtn LTD (469,752)								
	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance (501,512)								
т.	Average Monthly Operating 50,843	- = -9.86							
	and Other Expenses	IR >= 4.0							
	Debt Service Coverage Ratio (DSC	R)							
	1.49	IR >= 1.25							
	Tenant Receivable (TR)								
	T (D : 1)								
	Total Tenant Revenue 52,475 Total Tenant Revenue 649,162	= 0.08 $IR < 1.50$							
	Days Receivable Outstanding: 22.25								
SS	Accounts Payable (AP)	Accounts Payable (AP)							
MASS	Accounts Payable (22,396)	= 0.44							
	Total Operating Expenses 50,843	IR < 0.75							
	Occupancy Loss Occ %								
	Current Month 11.54% 88.46%								
	Year-to-Date 7.80% 92.20%	IR >= 0.98							
	FASS KFI MP MASS KF	FI MP							
		5.00 5							
		4.00 4							
		4.00 16							
	Total Points 2.00 25 Total Points 1	3.00 25							
	Capital Fund Occupancy								

	Last Ye	ar		
Qu	ick Ratio	(QR)		
Current Assets, Unre	stricted	261,078	- 0.47	
Curr Liab Exc Curr Pi	rtn LTD	(558,637)	- = 0.47	
Months Expendab	MENAR)			
Expendable Fund Ba	lance	(458,844)) = -9.99	
Average Monthly Ope and Other Expenses	erating	45,936	IR >= 4.0	
Debt Service	Coverag	e Ratio (DS0	CR)	
	1.49		IR >= 1.25	
Tenan	t Receiva	ble (TR)		
Tenant Receivable		17,139	= 0.03	
Total Tenant Revenu	е	616,816	IR < 1.50	
Days Receivable Outstanding: 7.69				
Acco	unts Paya	ble (AP)		
Accounts Payable		(12,841)	= 0.28	
Total Operating Expe	nses	45,936	IR < 0.75	
Occupancy	Loss	Occ %		
Current Month	0.96 %	99.04%		
Year-to-Date	3.21 %	96.79%	IR >= 0.98	
FASS KFI	MP	MASS K	FI MP	
QR 0.00	12 Accts	s Recvble	5.00 5	
MENAR 0.00	11 Accts	s Payable	4.00 4	
DSCR 2.00	2 Occi	ipancy 1	2.00 16	
Total Points 2.00	25 Tota	Points 2	1.00 25	
Capita	al Fund O	ccupancy		
	5.00			

	Excess Cash		
	(562,063)		
	Average Dwelling Re	nt	
 			740.00

5.00

Average Dwelling Rent					
Actual/UML	641,117	863	742.89		
Budget/UMA	617,609	936	659.84		
Increase (Decrease)	23,508	(73)	83.05		
PUM / Percentage of Revenue					

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	149.90	19.11 %			
Supplies and Materials		2.37	0.30			
Fleet Costs		0.00	0.00			
Outside Services		63.82	8.14			
Utilities		16.80	2.14			
Protective Services		5.42	0.69			
Insurance		35.30	2.14			
Other Expenses		53.37	6.80			
Total Average Expense	\$	326.98	39.33 %			

Excess Cash
(513,996)

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

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

KFI - FY Comparison for SAHDC Dietrich Road Apts. - 30 Units Period Ending March 31, 2020

	This Year									
		Quick	Ratio	(QR)						
	Current Assets, L	Inrestri	cted	138,715	=	6.23				
	Curr Liab Exc Cu	(22,283	<u> </u>	>= 2.0						
S	Months Expend	dable N	let Ass	sets Ratio (I	MENA	R)				
FASS	Expendable Fun	d Balar	nce	116,432	_ =	6.35				
	Average Monthly Operating 18,335 and Other Expenses 18,335									
	Debt Serv	ice Co		Ratio (DSC	CR)					
	0.00 IR >= 1.									
	Tei	nant R	eceiva	ble (TR)						
	Tenant Receivat			55,049	=	0.34				
	Total Tenant Rev			162,558		< 1.50				
	Days Rec	eivable	Outst	tanding: 93	.02					
MASS	Acc	counts	Payal	ole (AP)						
¥	Accounts Payabl	le		(11,842)	=	0.65				
	Total Operating I	Expens	es	18,335	IR	< 0.75				
	Occupancy	L	.oss	Occ %						
	Current Month		0.00%	90.00%						
	Year-to-Date	14	1.44%	85.56%	IR :	>= 0.98				
	FASS KFI	MP		MASS K	FI	MP				
	QR 12.0			Recvble	0.00	5				
	MENAR 11.0 DSCR 2.0			Payable pancy	4.00 0.00	4 16				
	Total Points 25.0	0 25	rotal	Points	4.00	25				
	Capital Fund Occupancy									

$\frac{\text{Quick Ratio (QR)}}{\text{Curr ent Assets, Unrestricted}} = \frac{195,125}{(37,310)} = \frac{5.23}{ _{R}>= 2.0}$ $\frac{\text{Months Expendable Net Assets Ratio (MENAR)}}{\text{Average Monthly Operating and Other Expenses}} = \frac{157,814}{20,998} = 7.52$ $\frac{\text{Debt Service Coverage Ratio (DSCR)}}{0.00} = \frac{0.00}{ _{R}>= 4.0}$ $\frac{\text{Tenant Receivable (TR)}}{\text{Total Tenant Revenue}} = \frac{51,867}{155,915} = \frac{0.33}{ _{R}<1.50}$ $\frac{\text{Days Receivable Outstanding: 91.39}}{\text{Accounts Payable (AP)}} = \frac{0.50}{ _{R}<0.75}$ $\frac{\text{Occupancy}}{\text{Current Month}} = \frac{0.50}{16.67\%} = \frac{0.50}{18 < 0.75}$ $\frac{\text{Occupancy}}{\text{Current Month}} = \frac{0.50}{16.67\%} = \frac{0.50}{18 < 0.75}$ $\frac{\text{Occupancy}}{\text{Current Month}} = \frac{0.50}{16.67\%} = \frac{0.00}{12}$ $\frac{\text{Accounts Payable (AP)}}{\text{Current Month}} = \frac{0.50}{16.67\%} = \frac{0.50}{18 < 0.75}$ $\frac{\text{Occupancy}}{\text{Current Month}} = \frac{0.50}{16.67\%} = \frac{0.00}{12}$ $\frac{\text{Current Month}}{\text{Current Month}} = \frac{0.50}{16.60\%} = \frac{0.00}{12}$ $\frac{\text{Current Month}}{\text{Current Month}} = \frac{0.50}{16.60\%} = \frac{0.00}{12}$ $\frac{\text{Current Month}}{\text{Current Month}} = \frac{0.50}{16.60\%} = \frac{0.00}{16.00\%} = $		Last Year							
Curr Liab Exc Curr Prtn LTD (37,310) = 5.23 Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance Average Monthly Operating and Other Expenses 157,814 = 7.52 Debt Service Coverage Ratio (DSCR) 0.00 R >= 4.0 Tenant Receivable (TR) Tenant Receivable 51,867 = 0.33 Total Tenant Revenue 155,915 R < 1.50 Days Receivable Outstanding: 91.39 Accounts Payable (AP) Accounts Payable (10,461) = 0.50 Total Operating Expenses 20,998 = 0.50 Current Month 16.67 % 83.33% R >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25	Qui	Quick Ratio (QR)							
Curr Liab Exc Curr Prtn LTD (37,310) IR >= 2.0 Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 157,814 = 7.52 Average Monthly Operating and Other Expenses 20,998 R >= 4.0 Debt Service Coverage Ratio (DSCR) 0.00 R >= 1.25 Tenant Receivable (TR) Tenant Receivable 51,867 = 0.33 Total Tenant Revenue 155,915 R < 1.50	Current Assets, Unres	estricted 195,125							
Expendable Fund Balance	Curr Liab Exc Curr Pr	rtn LTD (37.310)							
Average Monthly Operating and Other Expenses 20,998 IR >= 4.0	Months Expendab	ole Net Assets Ratio (MENAR)							
Average Monthly Operating and Other Expenses IR >= 4.0 Debt Service Coverage Ratio (DSCR) 0.00 IR >= 1.25 Tenant Receivable (TR) Tenant Receivable 51,867 = 0.33 IR < 1.50 Total Tenant Revenue 155,915 IR < 1.50 Days Receivable Outstanding: 91.39 Accounts Payable (AP) Accounts Payable (10,461) Total Operating Expenses 20,998 = 0.50 IR < 0.75 Occupancy Loss Occ % Current Month 16.67 % 83.33% Year-to-Date 21.11 % 78.89 % IR >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recyble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy Capital Fund Occupancy 0.00 25 Capital Fund Occupancy 0.00 0	Expendable Fund Bal	lance 157,814 _ 7.53							
Debt Service Coverage Ratio (DSCR) 0.00 0.00 Tenant Receivable (TR) Tenant Receivable 51,867 = 0.33 R < 1.50		erating 20,998 = 7.52							
Tenant Receivable (TR) Tenant Receivable 51,867 Total Tenant Revenue 155,915 R < 1.50 Days Receivable Outstanding: 91.39 Accounts Payable (AP) Accounts Payable (10,461) Total Operating Expenses 20,998 0.50 R < 0.75 Occupancy Loss Occ % Current Month 16.67 % 83.33% R >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25	and Other Expenses	IR >= 4.0							
	Debt Service	Coverage Ratio (DSCR)							
Tenant Receivable 51,867 = 0.33 Total Tenant Revenue 155,915 = 0.33 Days Receivable Outstanding: 91.39 Accounts Payable (AP) Accounts Payable (10,461) = 0.50 Total Operating Expenses 20,998 = 0.50 Current Month 16.67 % 83.33% 83.33% Year-to-Date 21.11 % 78.89% IR >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25									
Total Tenant Revenue 155,915 1R < 1.50	Tenant	nt Receivable (TR)							
Total Tenant Revenue 155,915 IR < 1.50 Days Receivable Outstanding: 91.39 Accounts Payable (AP) Accounts Payable (10,461) = 0.50 Total Operating Expenses 20,998 = 0.50 Current Month 16.67 % 83.33% 83.33% Year-to-Date 21.11 % 78.89 % IR >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25		51 967							
	Total Tenant Revenue								
Accounts Payable (10,461) = 0.50 Total Operating Expenses 20,998 = 0.50 Occupancy Loss Occ % Current Month 16.67 % 83.33% Y 88.89 % Year-to-Date 21.11 % 78.89 % IR >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25	Days Receiva	vable Outstanding: 91.39							
Total Operating Expenses 20,998 = 0.30 IR < 0.75 Occupancy Loss Occ % Current Month 16.67 % 83.33% 83.33% Year-to-Date 21.11 % 78.89% IR >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25	Accou	unts Payable (AP)							
Total Operating Expenses 20,998 IR < 0.75 Occupancy Loss Occ % Current Month 16.67 % 83.33% Year-to-Date 21.11 % 78.89% IR >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25	Accounts Payable	(10,461) _ 0.50							
Current Month Year-to-Date 16.67 % 83.33% 78.89% 83.33% 1R >= 0.98 FASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy	Total Operating Expe	enses 20,998 _{IR < 0.75}							
Year-to-Date 21.11 % 78.89 % IR >= 0.98 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy	Occupancy	Loss Occ %							
FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy	Current Month	16.67 % 83.33%							
QR 12.00 12 Accts Recvble 0.00 5 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy	Year-to-Date	21.11 % 78.89 % IR >= 0.98							
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy	FASS KFI	MP MASS KFI MP							
DSCR 2.00 2 Occupancy 0.00 16 Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy		12 Accts Recvble 0.00 5							
Total Points 25.00 25 Total Points 4.00 25 Capital Fund Occupancy		· ·							
Capital Fund Occupancy									
	Total Points 25.00	25 Total Points 4.00 25							
5.00	Capita	al Fund Occupancy							
		5.00							
-									

	93,264					
Average	Dwelling Re	nt				
Actual/UML	145,075	231	628.03			
Budget/UMA	169,050	270	626.11			
Increase (Decrease)	(23,975)	(39)	1.92			
PLIM / Percentage of Revenue						

Excess Cash

5.00

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	127.93	18.18 %			
Supplies and Materials		47.28	6.72			
Fleet Costs		0.00	0.00			
Outside Services		164.89	23.43			
Utilities		52.39	7.45			
Protective Services		26.21	3.72			
Insurance		64.41	14.29			
Other Expenses		37.72	5.36			
Total Average Expense	\$	520.83	79.15 %			

FASS KFI M		MASS KFI			MP		
QR 12.00	12	Accts Rec	vble	0.00	5		
MENAR 11.00	11	Accts Paya	able	4.00	4		
DSCR 2.00	2	Occupanc	y	0.00	16		
Total Points 25.00 2	25	Total Poin	ts	4.00	25		
Capital Fund Occupancy							
5.00							
Excess Cash							
		28,565					
		20,000					
Averag	ge l	Dwelling R	ent				
Actual/UML	14	40,225	213	6	58.33		
Budget/UMA	1	54,005	270	5	70.39		
Increase (Decrease)	(13,780)	(57	')	87.94		
PUM / Percentage of Revenue							
Expense		Amount	Perce	ent			
Salaries and Benefits		\$ 202.53	27	7.67%			
Supplies and Materials		42.20	į	5.76			

0.00

162.51

70.39

25.00

120.46

66.00

\$ 689.08

Fleet Costs Outside Services

Protective Services

Total Average Expense

Other Expenses

Utilities

Insurance

0.00

22.20

12.91

3.42 12.91

9.02

93.89%

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units Period Ending March 31, 2020

			Thi	is Year							La	st Yea	r
		Q	uick	Ratio (QR)					Q	uick	Ratio (QR)
	Current Ass	ets, Un	restri	cted	818,3	72 =	14.21		ets, Unre	ts, Unrestricted			
	Curr Liab E	urr Liab Exc Curr Prtn LTD (57,573) - 14.21							Curr Liab E	xc Curr F	Prtn L	.TD	(5
S	Months E	xpenda	ble N	let Asse	ets Ratio	(MEN	AR)		Months E	xpenda	ble N	let Ass	ets R
FASS	Expendable Fund Balance 704,854				10.26		Expendable	Fund Ba	alanc	e	87		
	Average Monthly Operating 36,604 and Other Expenses 19.26					Average Mo and Other E			ng	3			
	Debt	Servic	e Co	verage	Ratio (D	SCR)			Deb	t Servic	e Co	verage	Ratio
				1.17		IF	R >= 1.25					-0.04	
		Tena	nt Re	eceivab	le (TR)					Tena	nt Re	ceivab	ole (TI
	Tenant Red	ceivable	;		60,822	_	0.16						54,6
	Total Tena	nt Reve	nue	3	373,278		IR < 1.50		Total Tenant Revenue 32				327,2
	Days	s Recei	vable	Outsta	inding:	44.74		J	Day	s Recei	vable	Outst	andir
SS		Acco	unts	Payabl	e (AP)					Acco	ounts	Payal	ole (A
MASS	Accounts F	Payable		((27,254)	_	0.74		Accounts P	ayable			(15,5
	Total Opera	ating Ex	pens	es	36,604	•	IR < 0.75		Total Opera	ting Exp	ense	s	37,8
	Occupano	су	L	.oss	Occ %	%			Occupar	псу		oss	Oc
	Current Mo			′.14%	92.86				Current Mo			.07 %	83.
	Year-to-Da	ite	7	'.34%	92.66	% <i>IF</i>	R >= 0.98		Year-to-Dat	е	15	.67 %	84.
	FASS	KFI	MP		MASS	KFI	MP		FASS	KFI	MP		MA
	QR	12.00	12		Recvble	2.00			QR	12.00		Accts	
	MENAR	11.00	11		Payable	4.00			MENAR	11.00	11	Accts	-
	DSCR	1.00	_2	Occup		4.00			DSCR	0.00	2	Occup	
	Total Points	24.00	25	Total F	Points	10.00	25	J	Total Points	23.00	25	Total	Points
		Capit	al Fu	nd Occ	upancy					Capit	al Fu	ınd Oc	cupa
			5	.00							5	.00	

4.21		Current Assets, Unrestricted 930,543 = 18.21
>= 2.0		$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 18.21$
=) '	
R)		Months Expendable Net Assets Ratio (MENAR)
9.26		Expendable Fund Balance 879,446 = 23.22
>= 4.0		Average Monthly Operating 37,868 and Other Expenses // IR >= 4.0
>= 4.0) 1	
		Debt Service Coverage Ratio (DSCR)
= 1.25		-0.04 IR >= 1.25
`		Tenant Receivable (TR)
0.16		Tenant Receivable 54,650 = 0.17
< 1.50		Total Tenant Revenue 327,200 IR < 1.50
	J	Days Receivable Outstanding: 45.84
		Accounts Payable (AP)
0.74		Accounts Payable (15,529) _ 0.41
< 0.75		Total Operating Expenses 37,868
)	Occupancy Loss Occ %
		Current Month 16.07 % 83.93%
= 0.98]	Year-to-Date 15.67 % 84.33 % IR >= 0.98
MP		FASS KFI MP MASS KFI MP
5		QR 12.00 12 Accts Recvble 2.00 5
4		MENAR 11.00 11 Accts Payable 4.00 4
16		DSCR 0.00 2 Occupancy 0.00 16
25		Total Points 23.00 25 Total Points 6.00 25
)	Capital Fund Occupancy
		5.00
	,	
) (Excess Cash
		836,230
		000,200
	1 (Average Dwelling Rent

662,719							
Dwelling Re	nt						
362,990	467	777.28					
367,740	504	729.64					
(4,750)	(37)	47.64					
	362,990 367,740	362,990 467 367,740 504					

Excess Cash

PUM / Percer	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	131.79	16.49 %
Supplies and Materials		54.95	6.87
Fleet Costs		0.00	0.00
Outside Services		97.38	12.18
Utilities		71.71	8.97
Protective Services		0.00	0.00
Insurance		37.35	8.97
Other Expenses		27.72	3.47
Total Average Expense	\$	420.91	56.96 %

Total Points 23.00	25 Total Points	6.00 25
Capita	l Fund Occupar	псу
	5.00	
E	xcess Cash	
	836,230	
Avera	ge Dwelling Re	nt
Actual/UML	324,322	425 763.11
Budget/UMA	346,854	504 688.20
Increase (Decrease)	(22,532)	(79) 74.91
PUM / Per	centage of Reve	enue
Expense	Amount F	Percent
Salaries and Benefits	\$ 147.96	19.22%

50.29

105.32

85.74

40.70

70.00

\$ 500.01

0.00

0.00

6.53

0.00

13.68

11.14

0.00

11.14

9.09

70.80%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Homestead - 157 Units Period Ending March 31, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 605,523 = 4.18
	Curr Liab Exc Curr Prtn LTD (144,783)
SS	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 439,772 = 4.35
	Average Monthly Operating 100,983 and Other Expenses IR >= 4.0
	· · · · · · · · · · · · · · · · · · ·
	Debt Service Coverage Ratio (DSCR)
	2.40 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 66,814 = 0.07
	Total Tenant Revenue 899,865 IR < 1.50
	Days Receivable Outstanding: 20.40
SS	Accounts Payable (AP)
MASS	Accounts Payable (66,812) = 0.66
	Total Operating Expenses 100,983 IR < 0.75
	Occupancy Loss Occ %
	Current Month 10.19% 89.81%
	Year-to-Date 6.58% 93.42% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 4.00 16
	Total Points 25.00 25 Total Points 13.00 25
	Capital Fund Occupancy
	· · · · · · · · · · · · · · · · · · ·

	Last Y	ear		
Qı	uick Ratio	o (QR)		5
Current Assets, Unre	estricted	513,82	7 _ 2.00	
Curr Liab Exc Curr P	rtn LTD	(166,60	$\frac{1}{2} = 3.08$	ر
Months Expendal	ble Net A	ssets Ratio	(MENAR)	
Expendable Fund Ba	alance	326,87	$\frac{0}{0} = 3.15$	
Average Monthly Op		103,68	0 = 3.15	
and Other Expenses	1		IR >= 4.0	<
Debt Service	e Covera	ge Ratio (D	SCR)	
	2.41	1	IR >= 1.25	ر
Tenar	nt Receiv	able (TR)		
Tenant Receivable		50,854	= 0.05	
Total Tenant Revenu	ıe	926,851	IR < 1.50	
Days Receiv	/able Ou	tstanding:	15.07	_
Acco	unts Pay	able (AP)		
Accounts Payable		(53,882)	- 0.52	
Total Operating Expe	enses	103,680	= 0.32 IR < 0.75	
Occupancy	Loss	Occ %		<
Current Month	3.18	% 96.82%	,	
Year-to-Date	4.18	% 95.82%	in IR >= 0.98	ر
FASS KFI	MP	MASS	KFI MP	
QR 12.00		ts Recvble	5.00 5	
MENAR 9.16		ts Payable	4.00 4	
DSCR 2.00	2 Occ	cupancy	8.00 16	
Total Points 23.16	25 Tot	al Points	17.00 25	ر
Capit	al Fund (Occupancy		
	5.00			
				_

295,235						
Averag	e Dwelling Re	ent				
Actual/UML	756,303	1,320	572.96			
Budget/UMA	791,920	1,413	560.45			
Increase (Decrease)	(35,616)	(93)	12.50			

Excess Cash

5.00

PUM / Percentage of Revenue						
Expense		Amount	Percent			
Salaries and Benefits	\$	162.86	23.89 %			
Supplies and Materials		23.58	3.46			
Fleet Costs		2.48	0.36			
Outside Services		53.07	7.79			
Utilities		72.74	10.67			
Protective Services		4.75	0.70			
Insurance		27.84	23.19			
Other Expenses		28.98	4.25			
Total Average Expense	\$	376.30	74.30 %			

10tal 1 0llits 25:10 2	20 10(4)1 011	110	00 20
Capital	I Fund Occup	ancy	
	5.00		
E	xcess Cash		
	179,950		
Avera	ge Dwelling F	Rent	
Actual/UML	786,879	1,354	581.15
Budget/UMA	762,415	1,413	539.57
Increase (Decrease)	24,464	(59)	41.58
PUM / Per	centage of Re	evenue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 144.37	21.0	9%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

25.99

2.07

63.56

79.69

7.65

27.22

34.48

\$ 385.03

3.80

0.30

9.29

24.68

1.12

24.68

5.04

90.00%

KFI - FY Comparison for SAHFC La Providencia Apts. - 90 Units Period Ending March 31, 2020

		Thi	is Yea	r			
	Qı	ıick	Ratio	(QR)			
	Current Assets, Unre	cted	118,39	98 _	1.89		
	Curr Liab Exc Curr F	Prtn I	LTD	(62,70	181	>= 2.0	
S	Months Expendate	ole N	let Ass	sets Ratio	(MENA	R)	
FASS	Expendable Fund B	alar	ice	(2,38	7)	0.04	
	Average Monthly O	pera	ting	60,56	 =	-0.04	
	and Other Expense	s			IR	>= 4.0	
	Debt Service	Co	verage	Ratio (DS	SCR)		
		-	0.28		IR :	>= 1.25	
	Tonar	+ D	ocoiva	blo (TP)			
	Tenant Receivable (TR) Tenant Receivable 33 904						
	Total Tenant Reven	33,904 411,856	=	0.08 2 < 1.50			
	Days Receiv		Outst			1.00	
SS	Accou	ınts	Payal	ole (AP)			
MASS	Accounts Payable			(27,425)	=	0.45	
	Total Operating Exp	ens	es	60,565		2 < 0.75	
	Occupancy	L	oss	Occ %	<u> </u>		
	Current Month	-	.11%	98.89	%		
	Year-to-Date	4	.20%	95.809	% IR:	>= 0.98	
	FASS KFI	MP		MASS	KFI	MP	
		12		Recvble	5.00	5	
	MENAR 0.00	11		Payable	4.00	4	
	DSCR 0.00	2		pancy	8.00	16	
	Total Points 11.46	25	Total	Points	17.00	25	

	DSCR	0.00		Occupancy	0.00	16	
	Total Points	11.46	25	Total Points	17.00	25	
		Capit	al Fu	ind Occupancy			
Ī			5	.00			

	Excess Cash		
	(69,323)		
Avera	age Dwelling Re	nt	
Actual/UML	422,093	776	543.93
Budget/UMA	418,678	810	516.89

3,415

(34)

27.05

Increase (Decrease)

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	171.58	32.33 %		
Supplies and Materials		30.81	5.81		
Fleet Costs		0.00	0.00		
Outside Services		91.31	17.20		
Utilities		98.98	18.65		
Protective Services		5.13	0.97		
Insurance		26.55	18.74		
Other Expenses		28.61	5.39		
Total Average Expense	\$	452.98	99.09 %		

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	327,361	= 6.12		
Curr Liab Exc Curr Prtn LTD	(53,501)	IR >= 2.0		
Manager Control of the Alace Annual Control of the				

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	217,521	= 4.58		
Average Monthly Operating	47,503	- 4.00		
and Other Expenses		IR >= 4.0		

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

Tenant Receivable (TR)			
Tenant Receivable	14,887	= 0.04	
Total Tenant Revenue	424,896	IR < 1.50	
Days Receivable	Outstanding:	9.62	

Accounts Payable (AP)				
Accounts Payable	(18,305)	- 0.39		
Total Operating Expenses	47,503	IR < 0.75		

Occupancy	Loss	Occ %	
Current Month	1.11 %	98.89%	
Year-to-Date	3.70 %	96.30%	IR >= 0.98

FASS	KFI	MP	MASS KFI		MP	
QR	12.00	12	Accts Recyble	5.00	5	
MENAR	11.00	11	Accts Payable	4.00	4	
DSCR	0.00	2	Occupancy	12.00	16	
Total Points	23.00	25	Total Points	21.00	25	

Capital Fund Occupancy	
5.00	

 Excess Cash	
163,792	

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

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	148.40	27.24%	
Supplies and Materials		24.74	4.54	
Fleet Costs		0.00	0.00	
Outside Services		81.59	14.98	
Utilities		59.73	10.97	
Protective Services		7.37	1.35	
Insurance		26.10	10.97	
Other Expenses		26.93	4.94	
Total Average Expense	\$	374.86	75.01%	

5.67

1.58

IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.05

IR < 0.75

IR >= 0.98

MP 5

IR >= 2.0

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units Period Ending March 31, 2020

Curr Liab Exc Curr Prtn LTD (128,293) = 3.08				
Current Assets, Unrestricted 394,657 Curr Liab Exc Curr Prtn LTD (128,293)		Last Year	This Year	
Curr Liab Exc Curr Prtn LTD (128,293) 3.08		Quick Ratio (QR)	Quick Ratio (QR)	
Curr Liab Exc Curr Prtn LTD (128,293)	85	Current Assets, Unrestricted 379,385	Current Assets, Unrestricted 394,657	
Expendable Fund Balance 139,637 Average Monthly Operating 119,202 and Other Expenses 119,202 and Other Expenses 12,04 IR >= 1.25	$\frac{1}{96} = 5.6$	Curr Liab Exc Curr Prtn LTD (66,896)	Curr Liab Exc Curr Prtn LTD (128 293)	
Average Monthly Operating and Other Expenses 119,202 IR >= 4.0	o (MENAR)	Months Expendable Net Assets Ratio (MEI	Months Expendable Net Assets Ratio (MENAR)	10
Average Monthly Operating and Other Expenses 119,202 Average Monthly Operating and Other Expenses 119,87 And Other Expenses 11,88 Tenant Receivable (TR)	= 15		= 1.17	FAS
Tenant Receivable (TR)	172 IR >= 4.		Average Monthly Operating 119,202	
Tenant Receivable (TR)	OSCR)	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)	
Tenant Receivable	IR >= 1.2	1.88	2.04 IR >= 1.25	
Tenant Receivable 10,996 Total Tenant Revenue 1,306,453 IR < 1.50		Tenant Receivable (TR)	Tenant Receivable (TR)	
Total Tenant Revenue	= 0.0	Tenant Receivable 0	Tenant Receivable 10,996 - 0.01	
Accounts Payable (AP)	IR < 1.5		Total Tenant Revenue 1,306,453 IR < 1.50	
Occupancy Loss Occ % Current Month 5.00% 95.00% Year-to-Date 3.78% 96.22% IR >= 0.98 Total Operating Expenses 119,872 Occupancy Loss Occ % Current Month 4.00 % 96.00% Year-to-Date 4.56 % 95.44%	0.00	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 2.32	ĺ
Occupancy Loss Occ % Current Month 5.00% 95.00% Year-to-Date 3.78% 96.22% IR >= 0.98 Total Operating Expenses 119,872 Occupancy Loss Occ % Current Month 4.00 % 96.00% Year-to-Date 4.56 % 95.44%		Accounts Payable (AP)	Accounts Payable (AP)	SS
Occupancy Loss Occ % Current Month 5.00% 95.00% Year-to-Date 3.78% 96.22% IR >= 0.98 Total Operating Expenses 119,872 Occupancy Loss Occ % Current Month 4.00 % 96.00% Year-to-Date 4.56 % 95.44%	= 0.0	Accounts Payable (5,557)	Accounts Payable (43,652) = 0.37	×
Current Month Year-to-Date 5.00% 95.00% 96.00% Year-to-Date Current Month 4.00 % 96.00% Year-to-Date 4.00 % 96.00% 95.44% FASS KFI MP MASS KFI MP MASS KFI MP MASS	IR < 0.7	Total Operating Expenses 119,872	Total Operating Expenses 110 202	
Year-to-Date 3.78% 96.22% IR >= 0.98 Year-to-Date 4.56 % 95.44% FASS KFI MP MASS KFI MP FASS KFI MP MASS	<u>/6</u>	Occupancy Loss Occ %	Occupancy Loss Occ %	
FASS KFI MP MASS KFI MP FASS KFI MP MASS				
	% IR >= 0.9	Year-to-Date 4.56 % 95.44 %	Year-to-Date 3.78% 96.22% IR >= 0.98	
	S KFI MP	FASS KFI MP MASS KFI	FASS KFI MP MASS KFI MP	
			QR 12.00 12 Accts Recyble 5.00 5	
MENAR 6.25 11 Accts Payable 4.00 4 MENAR 6.85 11 Accts Payable DSCR 2.00 2 Occupancy 12.00 16 DSCR 2.00 2 Occupancy	4.00 4 8.00 16	,	· · · · · · · · · · · · · · · · · · ·	
Total Points 20.25 25 Total Points 21.00 25 Total Points 20.85 25 Total Points	17.00 25			
Capital Fund Occupancy Capital Fund Occupancy	/	Capital Fund Occupancy	Capital Fund Occupancy	
5.00				
				'

	(2,276)		
Averag	e Dwelling R	ent	
Actual/UML	1,214,473	1,732	701.20
Budget/UMA	1,207,909	1,800	671.06
Increase (Decrease)	6,564	(68)	30.14

Excess Cash

PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits \$	136.74	18.13 %		
Supplies and Materials	21.18	2.81		
Fleet Costs	0.00	0.00		
Outside Services	130.23	17.27		
Utilities	22.82	3.03		
Protective Services	4.13	0.55		
Insurance	30.43	7.88		
Other Expenses	45.01	5.97		
Total Average Expense \$	390.55	55.62 %		

	5.00		
	Excess Cash		
	60,095		J
Aver	age Dwelling R	lent	
Actual/UML	1,159,898	1,718	675.14
Budget/UMA	1,152,659	1,800	640.37
Increase (Decrease)	7,240	(82)	34.78
PUM / Pe	rcentage of Re	venue	
Expense	Amount	Percent	

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	149.61	20.57%	
Supplies and Materials		30.69	4.22	
Fleet Costs		0.00	0.00	
Outside Services		132.03	18.15	
Utilities		28.07	7.03	
Protective Services		6.29	0.86	
Insurance		9.23	7.03	
Other Expenses		46.52	6.40	
Total Average Expense	\$	402.42	64.26%	

= 12.62

IR >= 2.0

17.30

IR >= 4.0

IR >= 1.25

0.05 IR < 1.50

0.46

IR < 0.75

IR >= 0.98

MP

KFI - FY Comparison for Pecan Hill Apts. Inc. - 100 Units Period Ending March 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,081,370 = 17.17	Current Assets, Unrestricted 942,709
	Curr Liab Exc Curr Prtn LTD (62,978) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD $(74,673)$ = 12.6
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,018,391 = 19.89	Expendable Fund Balance 868,037 = 17.3
	Average Monthly Operating 51,193 and Other Expenses IR >= 4.0	Average Monthly Operating 50,183 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 10,313 = 0.04	Tenant Receivable 12,704 = 0.0
	Total Tenant Revenue 255,070 IR < 1.50	Total Tenant Revenue 244,546 IR < 1.
	Days Receivable Outstanding: 11.08	Days Receivable Outstanding: 14.24
MASS	Accounts Payable (AP)	Accounts Payable (AP)
٤	Accounts Payable (25,384) = 0.50	Accounts Payable (22,962) = 0.4
	Total Operating Expenses 51,193 IR < 0.75	Total Operating Expenses 50,183
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 8.00% 92.00%	Current Month 8.00 % 92.00%
	Year-to-Date 7.78% 92.22% IR >= 0.98	Year-to-Date 6.33 % 93.67 % IR >= 0.
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MI
	QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
	Total Points 25.00 25 Total Points 13.00 25	Total Points 25.00 25 Total Points 13.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	965,012		
Average	Dwelling Re	nt	
Actual/UML	230,873	830	278.16
Budget/UMA	171,650	900	190.72
Increase (Decrease)	59,223	(70)	87.44

Excess Cash

PUM / Percentage of Revenue			
Expense		Amount	Percent
Salaries and Benefits	\$	198.34	25.03 %
Supplies and Materials		22.62	2.85
Fleet Costs		0.00	0.00
Outside Services		120.62	15.22
Utilities		42.97	5.42
Protective Services		0.00	0.00
Insurance		29.19	8.17
Other Expenses		31.68	4.00
Total Average Expense	\$	445.42	60.71 %

MENAR							
Total Points 25.00 25 Total Points 13.00 25	MENAR	11.00	11	Accts Pay	able 4.	.00 4	1
Capital Fund Occupancy 5.00 5.00 Excess Cash 815,303 815,303 Average Dwelling Rent Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent	DSCR	2.00	2	Occupano	y 4.	00 16	3
Excess Cash 815,303 Average Dwelling Rent Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent	Total Points	25.00	25	Total Poin	ts 13.	00 25	<u>-</u>
Excess Cash 815,303		Capit	al Fu	ınd Occup	ancy		
815,303 Average Dwelling Rent Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent			5	.00			
815,303 Average Dwelling Rent Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent							
Average Dwelling Rent Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent	<u> </u>		Exce	ess Cash			
Actual/UML 224,856 843 266.73 Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent			8	15,303			
Budget/UMA 226,560 900 251.73 Increase (Decrease) (1,704) (57) 15.00 PUM / Percentage of Revenue Expense Amount Percent		Aver	age	Dwelling R	lent		
PUM / Percentage of Revenue Expense Amount Percent	Actual/UML		2	24,856	843	266.7	3
PUM / Percentage of Revenue Expense Amount Percent	Budget/UMA		2	26,560	900	251.7	3
Expense Amount Percent	Increase (De	crease)		(1,704)	(57)	15.0	0
1	Р	UM / Pe	rcer	itage of Re	venue		
Salaries and Benefits \$ 180.99 23.15%	Expense			Amount	Percent		
	Salaries and	Benefits		\$ 180.99	23.1	5%	

28.81

82.58

46.38

28.17

43.42

\$ 410.34

0.00

0.00

3.68

0.00

10.56

8.65

0.00

8.65

5.55

60.25%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Reagan West Apartments - 15 Units Period Ending March 31, 2020

		Th	is Yea	r		
		Quick	Ratio	(QR)		
	Current Assets, I	Jnrestri	icted	13,476	S =	0.28
	Curr Liab Exc Cu	ırr Prtn	LTD	(48,992	<u>2)</u>	>= 2.0
40	Months Expen	dable l	Net Ass	sets Ratio (MENA	R)
FASS	Expendable Fur	nd Bala	nce	(35,517	') _	0.00
	Average Monthl		ating	10,768	_ =	-3.30
	and Other Expe	nses			IR	>= 4.0
	Debt Serv	rice Co		Ratio (DS	CR)	
			0.00		IR :	>= 1.25
	Te	nant R	eceiva	ble (TR)		
	Tenant Receiva	ble		3,787	=	0.16
	Total Tenant Re			24,217		< 1.50
	Days Red	eivabl	e Outst	tanding: 43	3.69	
MASS	Ac	counts	Payal	ole (AP)		
Ž	Accounts Payab			(2,595)	=	0.24
	Total Operating	Expens	ses	10,768	IR	? < 0.75
	Occupancy		oss	Occ %		
	Current Month		6.67%	93.33%		
	Year-to-Date		8.15%	91.85%	IR:	>= 0.98
	FASS KFI	MP		MASS K	FI	MP
	QR 0.0			Recvble	2.00	5
	MENAR 0.0 DSCR 2.0			Payable pancy	4.00 1.00	4 16
	Total Points 2.0			Points	7.00	25
	Total Folints 2.0	0 20	TOTAL	i onits	7.00	23
	Ca	pital F	und Oc	cupancy		

	Las	t Year			
Qı	uick R	Ratio (C	(R)		
Current Assets, Unre	estricte	ed	17,03	9 _	1.78
Curr Liab Exc Curr P	rtn LT	ΓD	(9,58	6)	>= 2.0
Months Expendal	ole Ne	et Asse	ts Ratio	(MENA	R)
Expendable Fund Ba	alance	;	7,45	3 _	1.14
Average Monthly Op and Other Expenses		g	6,51		>= 4.0
Debt Service		erage	Ratio (D		<i>>= 4.0</i>
		0.00	(=		>= 1.25
Tenar	nt Rec	ceivabl	e (TR)		$\overline{}$
Tenant Receivable			0	_	0.00
Total Tenant Revenu	ıe		23,977	_	2 < 1.50
Days Recei	vable	Outst	anding:	0.00	
Acco	unts	Payabl	e (AP)		
Accounts Payable			(4,528)	_	0.70
Total Operating Expe	enses		6,516	_	2 < 0.75
Occupancy	Lo	oss	Occ %		
Current Month		33 %	86.67%	•	
Year-to-Date	3.7	70 %	96.30%) IR >	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 10.93			Recvble	0.00	5
MENAR 6.21			Payable	4.00	4
DSCR 2.00		Occupa		12.00	16
Total Points 19.14	25	Total P	oints	16.00	25
Capit	al Fui	nd Occ	upancy		
	5.0	00			
	Evec	ss Casl	h		
	EXCES	os Casi			

	(47,118)		
Avera	age Dwelling Re	nt	
Actual/UML	25,266	124	203.76
Budget/UMA	25,147	135	186.28

119

(11)

17.48

Increase (Decrease)

Excess Cash

5.00

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	32.70	7.14 %	
Supplies and Materials		73.17	15.97	
Fleet Costs		0.00	0.00	
Outside Services		333.76	72.87	
Utilities		53.23	11.62	
Protective Services		0.00	0.00	
Insurance		10.59	11.62	
Other Expenses		85.83	18.74	
Total Average Expense	\$	589.29	137.96 %	

Total Points 19.14 2	5 Total Points 16.00 25							
Capital Fund Occupancy								
5.00								
Excess Cash								
202								
Average Dwelling Rent								
Actual/UML	21,760 130 167.38							
Budget/UMA	24,865 135 184.18							
Increase (Decrease)	(3,105) (5) (16.80)							
PUM / Percentage of Revenue								
Expense	Amount Percent							
Salaries and Benefits	\$ 21.99 4.84%							

49.84

0.00

127.00

59.02

0.00

9.37

41.27

\$ 308.48

10.96

0.00

27.9412.99

0.00

12.99

9.08 78.79%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Sendero I PFC (Crown Meadows) - 192 Units Period Ending March 31, 2020

		Th	is Yea	r				
	Quick Ratio (QR)							
	Current Assets, U	2,407,34	10 _	0.07				
	Curr Liab Exc Cur	r Prtn l	LTD	(265,38	= 34)	9.07 >= 2.0		
	Months Expend	(MENA	R)					
FASS	Expendable Fund	2						
<u></u>	Average Monthly			135,75	=	13.67		
	and Other Expen		>= 4.0					
	Debt Service Coverage Ratio (DSCR)							
	1.70 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 254 034							
	Tenant Receivable 254,931 = 0.15 Total Tenant Revenue 1,669,000 IR < 1.50							
	Days Rece					77.00		
SS	Acc	ounts	Paya	ble (AP)				
MASS	Accounts Payable	Э		(95,853)	=	0.71		
	Total Operating E	xpens	es	135,757		2 < 0.75		
	Occupancy	L	oss	Occ %				
	Current Month	9	.90%	90.10	%			
	Year-to-Date	7	7.75%	92.25	% IR:	>= 0.98		
	FASS KFI	MP		MASS	KFI	MP		
	QR 12.00	12		Recvble	2.00	5		
	MENAR 11.00			s Payable	4.00	4		
	DSCR 2.00	2	Occu	pancy	4.00	16		
	Total Points 25.00	25	Total	Points	10.00	25		
	Capital Fund Occupancy							

Last Year							
Quick Ratio (QR)							
Current Asse	ets, Unre	estric	ted	2,341,446) - =	11.65	
Curr Liab Ex	c Curr P	rtn L	TD	(201,037	')	? >= 2.0	
Months E	kpendal	ole N	et Ass	ets Ratio	(MENA	AR)	
Expendable	Fund Ba	alanc	е	1,866,085	5 _	10.00	
Average Mo			ng	116,519	_ =	16.02	
and Other Ex	kpenses				IF	? >= 4.0	
Debt	Service	e Cov	verage	Ratio (DS	CR)		
			1.58		IR	>= 1.25	
Tenant Receivable (TR)							
Tenant Rece				112,967	_	0.07	
Total Tenant	Revenu	ıe	1,5	536,712		2 < 1.50	
Days Receivable Outstanding: 20.36							
Accounts Payable (AP)							
Accounts Pa	yable			(49,536)		0.43	
Total Operat	ing Expe	enses	3 1	116,519	= IF	R < 0.75	
Occupan	су	L	.oss	Occ %			
Current Mon	th	9	.90 %	90.10%			
Year-to-Date	;	8	.22 %	91.78%	IR	>= 0.98	
FASS	KFI	MP		MASS I	KFI	MP	
QR	12.00	12	,	Recvble	0.00	5	
MENAR	11.00	11	· · · · · · · · · · · · · · · · · · ·			•	
DSCR	2.00		Occup	•	1.00	16	
Total Points	25.00	25	Total I	oints	5.00	25	
	Capital Fund Occupancy						
	5.00						

1,718,114							
Averag	e Dwelling R	ent					
Actual/UML	1,542,401	1,594	967.63				
Budget/UMA	1,436,561	1,728	831.34				
Increase (Decrease)	105,840	(134)	136.29				

5.00

Excess Cash

Expense	,	Amount	Percent
Salaries and Benefits	\$	170.49	16.28 %
Supplies and Materials		46.78	4.47
Fleet Costs		0.00	0.00
Outside Services		86.10	8.22
Jtilities		43.96	4.20
Protective Services		0.00	0.00
nsurance		28.66	7.36
Other Expenses		31.30	2.99
Total Average Expense	\$	407.29	43.52 %

1,736,242								
Aver	age Dwelling	Rent						
Actual/UML	1,431,110	1,586	902.34					
Budget/UMA	1,572,826	1,728	910.20					
Increase (Decrease)	(141,716)	(142)	(7.86)					
PUM / Percentage of Revenue								

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	97.81	10.09%		
Supplies and Materials		57.66	5.95		
Fleet Costs		0.14	0.01		
Outside Services		99.73	10.29		
Utilities		45.06	5.29		
Protective Services		0.00	0.00		
Insurance		27.13	5.29		
Other Expenses		37.04	3.82		
Total Average Expense	\$	364.57	40.76%		

Last Year

KFI - FY Comparison for Sunshine Plaza Apts. Inc. - 100 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 1,335,916 = 15.75							
	Curr Liab Exc Curr Prtn LTD (84,844)							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 1,251,071 = 28,72							
	Average Monthly Operating 43,561 and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable							
	$\frac{1}{\text{Total Tenant Revenue}} \qquad \frac{0}{\text{Total Tenant Revenue}} \qquad = 0.00$							
	Days Receivable Outstanding: 0.00							
25	Accounts Payable (AP)							
MASS	Accounts Payable (20,052) = 0.46							
	Total Operating Expenses 43,561 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 1.00% 99.00%							
	Year-to-Date 1.67% 98.33% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 12.00 12 Accts Recvble 5.00 5 MENAR 11.00 11 Accts Payable 4.00 4							
	DSCR 2.00 2 Occupancy 16.00 16							
	Total Points 25.00 25 Total Points 25.00 25							
	Capital Fund Occupancy							

10tal remain Neverlue 239,010 IR < 1.30								
Days Receivable Outstanding: 0.00								
Acco	Accounts Payable (AP)							
Accounts Payable			(20,052)	=	0.46			
Total Operating Ex	pens	es	43,561	IF	2 < 0.75			
Occupancy	L	oss	Occ %	0				
Current Month	1	.00%	99.00	%				
Year-to-Date	1	.67%	98.33	% <i>IR</i> :	>= 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	Occu	pancy	16.00	16			
Total Points 25.00	25	Total	Points	25.00	25			
Capit	al Fu	ınd Oc	cupancy					
5.00								
	Exc	ess Ca	sh					
	1,	205,11	6					

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 1,335,916 = 15,75	Current Assets, Unrestricted 1,162,810
Curr Liab Exc Curr Prtn LTD (84,844) IR >= 2.0	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{14.81}{R} = 2.0$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 1,251,071 = 28,72	Expendable Fund Balance 1,084,292 = 23.73
Average Monthly Operating 43,561 and Other Expenses IR >= 4.0	Average Monthly Operating 45,702 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR) 0.00	Debt Service Coverage Ratio (DSCR) 0.00
0.00 IR >= 1.25	0.00 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable $0 = 0.00$	Tenant Receivable 16,716 = 0.08
Total Tenant Revenue 239,616 IR < 1.50	Total Tenant Revenue 214,376 IR < 1.50
Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 21.36
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (20,052) = 0.46	Accounts Payable (15,631) – 0.34
Total Operating Expenses 43,561 IR < 0.75	Total Operating Expenses 45,702 IR < 0.75
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 1.00% 99.00%	Current Month 1.00 % 99.00%
Year-to-Date 1.67% 98.33% IR >= 0.98	Year-to-Date 3.00 % 97.00 % IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
MENAR 11.00 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 12.00 16
Total Points 25.00 25 Total Points 25.00 25	Total Points 25.00 25 Total Points 21.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
1,205,116	1,035,791
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 227,309 885 256.85	Actual/UML 209,658 873 240.16
D 1 1/1/1044 000 500 000 005 00	D 1 1/1/1040 004 104

. ,					
PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	212.70	32.74 %		
Supplies and Materials		21.05	3.24		
Fleet Costs		7.20	1.11		
Outside Services		55.21	8.50		
Utilities		48.04	7.40		
Protective Services		0.00	0.00		
Insurance		28.49	7.40		
Other Expenses		29.30	4.51		
Total Average Expense	\$	401.98	64.89 %		

202,528

24,781

900

225.03

31.81

Budget/UMA

Increase (Decrease)

Average Dwelling Rent							
Actual/UML	209,658	873	240.16				
Budget/UMA	211,010	900	234.46				
Increase (Decrease) (1,352) (27) 5.70							
PUM / Percentage of Revenue							

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	179.05	28.16%		
Supplies and Materials		24.65	3.88		
Fleet Costs		2.79	0.44		
Outside Services		97.59	15.35		
Utilities		47.24	7.43		
Protective Services		0.00	0.00		
Insurance		30.28	7.43		
Other Expenses		35.81	5.63		
Total Average Expense	\$	417.41	68.32%		

Last Year

KFI - FY Comparison for SAHFC Towering Oaks, LLC - 128 Units Period Ending March 31, 2020

	This	S Year				
	Quick F	Ratio (QR)				
	Current Assets, Unrestrict	ted 1,099,550 = 12.6	5			
	Curr Liab Exc Curr Prtn L					
S	Months Expendable No	et Assets Ratio (MENAR)				
FASS	Expendable Fund Baland	ce 912,602 = 11.9	6			
	Average Monthly Operati	ing 76,279 - 11.9	O			
	and Other Expenses	IR >= 4.	.0			
	Debt Service Cov	erage Ratio (DSCR)				
	2	2.08 IR >= 1.2	25			
	Tenant Red	ceivable (TR)				
	Tenant Receivable	51,807 = 0.0	16			
	Total Tenant Revenue 922,933					
	Days Receivable	Outstanding: 15.41				
SS	Accounts I	Payable (AP)				
MASS	Accounts Payable	(47,164) = 0.6	2			
	Total Operating Expense					
	Occupancy Loss Occ %					
		91% 96.09%				
	Year-to-Date 9.	03% 90.97% IR >= 0.9	98			
	FASS KFI MP	MASS KFI MF	,			
		Accts Recvble 5.00 5				
		Accts Payable 4.00 4				
		Occupancy 1.00 16	-			
	Total Points 25.00 25	Total Points 10.00 25				
	Capital Fur	nd Occupancy				
	_					

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 1,099,550 = 12.65	Current Assets, Unrestricted 1,066,194 = 17.17
Curr Liab Exc Curr Prtn LTD $(86,954)$ $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD (62,109) $ R\rangle = 17.17$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 912,602 = 11.96	Expendable Fund Balance 909,863 = 12.02
Average Monthly Operating 76,279 and Other Expenses IR >= 4.0	Average Monthly Operating 75,722 and Other Expenses IR >= 4.0
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
2.08 IR >= 1.25	2.14 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 51,807 = 0.06	Tenant Receivable 0 = 0.00
Total Tenant Revenue 922,933 IR < 1.50	Total Tenant Revenue 900,598 IR < 1.50
Days Receivable Outstanding: 15.41	Days Receivable Outstanding: 0.00
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable $(47,164) = 0.62$	Accounts Payable (4,682) = 0.06
Total Operating Expenses 76,279 IR < 0.75	Total Operating Expenses 75,722 IR < 0.75
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 3.91% 96.09%	Current Month 10.16 % 89.84%
Year-to-Date 9.03% 90.97% IR >= 0.98	Year-to-Date 6.25 % 93.75% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
Total Points 25.00 25 Total Points 10.00 25	Total Points 25.00 25 Total Points 13.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
754,580	742,842
Average Dwelling Rent	Average Dwelling Rent

Budget/UMA	934,970	1,152 811.61							
Increase (Decrease)	(49,020)	(104) 33.77							
PUM / Percentage of Revenue									
Expense	Amount	Percent							
Salaries and Benefits	\$ 103.13	11.71 %							
Supplies and Materials	70.51	8.01							
Fleet Costs	0.00	0.00							
Outside Services	107.30	12.18							
Utilities	25.72	2.92							
Protective Services	0.00	0.00							
Insurance	35.55	6.83							
Other Expenses	32.51	3.69							

374.73

885,950

1,048

45.34 %

845.37

Utilities

Insurance

Protective Services

Total Average Expense

Other Expenses

Actual/UML

Total Average Expense \$

Average Dwelling Rent								
Actual/UML 873,710 1,080 808.99								
Budget/UMA	907,	549	1,152	787.80				
Increase (Decrease)	(33,	839)	(72)	21.19				
PUM / Percentage of Revenue								
Expense	A	mount	Percent	ŧ				
Salaries and Benefits	\$	133.30	15.9	9%				
Supplies and Materials 24.85 2.98								
Fleet Costs		0.00	0.0	0				
Outside Services		93.49	11.2					

18.68

0.00

68.63

44.60

383.56

3.76

0.00

3.76

5.35

43.05%

KFI - FY Comparison for SAHFC Vera Cruz - 29 Units Period Ending March 31, 2020

		Th	is Yea	r						
		Quick	Ratio	(QR)						
	Current Assets, U	nrestri	cted	199,9	11 _	6.65				
	Curr Liab Exc Cur	r Prtn	LTD	(30,04	19)	>= 2.0				
	Months Expend	able N	let Δs	sets Ratio	(MENA	R)				
FASS	Expendable Fund			165,78		14)				
72	Average Monthly			16,61	=	9.98				
	and Other Expen		9			>= 4.0				
	Debt Servi	ce Co	verage	Ratio (D	SCR)					
			-0.17		IR :	>= 1.25				
	Ton	ant D	ocolya	blo (TP)						
	Tenant Receivable (TR) Tenant Receivable 12 957									
	Total Tenant Rev	12,957 138,324	= IR	0.09 < 1.50						
	Days Rece		Outs							
SS	Acc	ounts	Payal	ole (AP)						
MASS	Accounts Payable	Э		(15,166)	=	0.91				
	Total Operating E	xpens	ses	16,614		< 0.75				
	Occupancy	L	.oss	Occ %	, 0					
	Current Month		5.90%	93.10	%					
	Year-to-Date	1	1.92%	98.08	% <i>IR</i> :	>= 0.98				
	FASS KFI	MP		MASS	KFI	MP				
	QR 12.00) 12	Accts	Recvble	5.00	5				
	MENAR 11.00			Payable	2.00	4				
	DSCR 0.00			pancy	16.00	16				
	Total Points 23.00	25	Total	Points	23.00	25				
	Capital Fund Occupancy									

Last Year									
	Qı	uick	Ratio (QR)					
Current Asse	ets, Unre	estric	ted	217,56	6	- 7 <i>4</i>			
Curr Liab Ex	c Curr P	(37,92	7) =	5.74 ? >= 2.0					
Months Ex	cpendal	ets Ratio	(MENA	AR)					
Expendable	Fund Ba	alanc	е	175,76	3	40.05			
Average Mor	nthly Op	erati	ng	17,14	<u> </u>	10.25			
and Other Ex	kpenses				IF	? >= 4.0			
Debt	Service	e Cov	verage	Ratio (D	SCR)				
			-1.38		IR	>= 1.25			
	Tenar	nt Re	ceivah	le (TR)					
Tenant Rece		10 100	OOIVAN	8,793		0.05			
Total Tenant	Revenu	ıe		174,297	= /F	0.05 ? < 1.50			
Days	Receiv	able	Outst	anding:	17.83				
	Acco	unts	Payab	ole (AP)					
Accounts Pa	yable			(9,986)		0.58			
Total Operat	ing Expe	ense	S	17,142	= <i>IF</i>	R < 0.75			
Occupan	су	L	oss	Occ %					
Current Mon	th	6	.90 %	93.10%	, D				
Year-to-Date	;	4	.60 %	95.40%	IR:	>= 0.98			
FASS	KFI	MP		MASS	KFI	MP			
QR	12.00	12	Accts	Recvble	5.00	5			
MENAR	11.00			Payable	4.00	4			
DSCR	0.00	2	Occup	pancy	8.00	16			
Total Points	23.00	25	Total	Points	17.00	25			
	Capit	al Fu	ınd Oc	cupancy					
			00	. ,					

	147,097									
	Average	Dwelling Rei	nt							
	Actual/UML	135,732	256	530.20						
	Budget/UMA	139,020	261	532.64						
I	Increase (Decrease)	(3,288)	(5)	(2.44)						

Excess Cash

5.00

PUM / Percentage of Revenue						
Expense	Amount		Percent			
Salaries and Benefits	\$	178.63	33.06 %			
Supplies and Materials		10.32	1.91			
Fleet Costs		0.00	0.00			
Outside Services		112.51	20.82			
Utilities		52.81	9.77			
Protective Services		1.66	0.31			
Insurance		47.24	9.77			
Other Expenses		54.62	10.11			
Total Average Expense	\$	457.79	85.75 %			

Total Points 23.00 A	25 TOTAL POL	1115 17.	00 25							
Capital Fund Occupancy										
5.00										
Excess Cash										
	156,450									
Avera	Average Dwelling Rent									
Actual/UML	132,361	249	531.57							
Budget/UMA	136,648	261	523.55							
Increase (Decrease)	(4,287)	(12)	8.02							
PUM / Percentage of Revenue										
Expense Amount Percent										
Salaries and Benefits	\$ 197.3	1 36.3	5%							

19.16

0.00

83.39

44.69

10.24

56.88

96.04

\$ 507.72

3.53

0.00

15.36

8.23

1.89

8.23

17.69

91.29%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Villa de Valencia - 104 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 56,890 = 0.05							
	Curr Liab Exc Curr Prtn LTD (1,179,716)							
	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance (1,122,826)							
T.	Average Monthly Operating 63,964 = -17.55							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable 79.493							
	1000000000000000000000000000000000000							
	Days Receivable Outstanding: 66.33							
SS	Accounts Payable (AP)							
MASS	Accounts Payable (137,348) = 2.15							
	Total Operating Expenses 63,964 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 3.85% 96.15%							
	Year-to-Date 6.09% 93.91% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 0.00 12 Accts Recvble 2.00 5							
	MENAR 0.00 11 Accts Payable 0.00 4 DSCR 2.00 2 Occupancy 4.00 16							
	Total Points 2.00 25 Total Points 6.00 25							
	Capital Fund Occupancy							

DSCR	2.00	2	Occupancy	4.	00	16				
Total Points	Points 2.00 25		Total Points	6.	00	25				
	Capit	al Fu	ınd Occupano	y						
5.00										
	Excess Cash									
		(1,	186,981)							
	Aver	age	Dwelling Rent							
Actual/UML			330,223	879	375	5.68				
Budget/UMA	١		355,676	936	380	0.00				
Increase (De	ecreas	e)	(25,454)	(57)	(4	1.32)				
DI	IM / D	orcoi	ntage of Poye	nuo						

PUM / Percentage of Revenue				
Expense	Amount Percen			
Salaries and Benefits	\$	240.35	36.90 %	
Supplies and Materials		45.48	6.98	
Fleet Costs		1.23	0.19	
Outside Services		104.28	16.01	
Utilities		95.36	14.64	
Protective Services		3.30	0.51	
Insurance		18.24	14.29	
Other Expenses		39.91	6.13	
Total Average Expense	\$	548.15	95.64 %	

		La	st Yea	r		
Quick Ratio (QR)						
Current Asse	ts, Unre	estric	ted	139,949	9	0.14
Curr Liab Exc	Curr P	rtn L	rtn I TD (081 106)			0.14 R >= 2.0
Months Ex	pendal	ble N	et Ass	ets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	(841,157	7) _	10.11
Average Mon and Other Ex			ng	69,449	9	-12.11 R >= 4.0
Debt	Service	e Cov	verage	Ratio (DS	SCR)	
0.00 IR >= 1.25				>= 1.25		
	Tenar	nt Re	ceivab	ole (TR)		
Tenant Rece				100,321		0.29
Total Tenant	Revenu	ıe	341,999 IR < 1.50			
Days Receivable Outstanding: 80.40						
	Acco	unts	Payal	ole (AP)		Ì
Accounts Pay	/able			(49,062)		0.71
Total Operati	ng Expe	enses	3	69,449	= IF	R < 0.75
Occupano	y	L	.oss	Occ %		
Current Mont	urrent Month 8.		8.65 % 91.35%			
Year-to-Date		9	.88 %	90.12%	IR	>= 0.98
FASS I	KFI	MP		MASS	KFI	MP
QR	0.00		Accts	Recvble	0.00	5
MENAR	0.00			Payable	4.00	4
DSCR	2.00		Occup		1.00	16
Total Points	2.00	25	Total Points 5.0		5 00	25

Capital Fund Occupancy						
Total Points	2.00	25	Total Points	5.00	25	
DSCR	2.00	2	Occupancy	1.00	16	
MENAR	0.00	11	11 Accts Payable		4	
Q. (0.00	. —	7 10010 1 1001010	0.00	•	

Capital Fund Occupancy	
5.00	J

Avera	ge Dwelling F	Rent	
Actual/UML	332,068	848	391.59
Budget/UMA	355,676	941	377.98
Increase (Decrease)	(23,609)	(93)	13.61

Excess Cash (911,162)

PUM / Percentage of Revenue				
Expense	,	Amount	Percent	
Salaries and Benefits	\$	234.40	34.52%	
Supplies and Materials		58.89	8.67	
Fleet Costs		1.84	0.27	
Outside Services		138.83	20.45	
Utilities		129.86	19.11	
Protective Services		0.88	0.13	
Insurance		19.96	19.11	
Other Expenses		41.05	6.05	
Total Average Expense	\$	625.74	108.31%	

KFI - FY Comparison for Warren House - 7 Units Period Ending March 31, 2020

		Thi	is Year		
	C	uick	Ratio (QR)		
	Current Assets, Un	restri	cted 7,234	1 = 0.45	Curr
	Curr Liab Exc Curr	Prtn I	LTD (15,963		Curr
S	Months Expenda	ble N	let Assets Ratio (MENAR)	Mo
FASS	Expendable Fund	Balan	nce (17,479))	Expe
	Average Monthly 0 and Other Expens		ting 3,348	$\frac{7}{3} = -5.22$ $IR >= 4.0$	Aver and
	Debt Service	e Cov	verage Ratio (DS	CR)	
			0.14	IR >= 1.25	
	Tona	nt Ro	eceivable (TR)		
	Tenant Receivable		6,118		Tena
	Total Tenant Reve		31,031	= 0.20 $IR < 1.50$	Tota
	Days Recei	vable	Outstanding: 54		
SS	Acco	unts	Payable (AP)		
MASS	Accounts Payable		(7,178)	= 2.14	Acco
	Total Operating Ex	pens	es 3,348	IR < 0.75	Tota
	Occupancy	L	oss Occ %		0
	Current Month		.29% 85.71%		Curr
	Year-to-Date	11	.11% 88.89%	IR >= 0.98	Year
	FASS KFI	MP	MASS K	FI MP	
	QR 0.00	12	Accts Recvble	2.00 5	QR
	MENAR 0.00	11	Accts Payable	0.00 4	MEN
	DSCR 0.00	2	Occupancy	0.00 16	DSC
	Total Points 0.00	25	Total Points	2.00 25	Total
	Capit	al Fu	ind Occupancy		

	Last Year					
Quick Ratio (QR)						
Current Assets,	Unre	estric	ted	6,493	3 _	1.15
Curr Liab Exc C	urr P	rtn L	TD	(5,654) _{IF}	? >= 2.0
Months Expe	endal	ole N	et Ass	ets Ratio	(MENA	AR)
Expendable Fur	nd Ba	alanc	е	(7,911) _	4 47
Average Monthl			ng	1,769	_ =	-4.47
and Other Expe	enses				IF	? >= 4.0
Debt Se	ervice	Co	verage	Ratio (DS	CR)	
			0.13		IR	>= 1.25
T	enar	nt Re	ceivab	ole (TR)		
Tenant Receiva	ble			1,567	_	0.06
Total Tenant Revenue			24,185		R < 1.50	
Days Receivable Outstanding: 17.83						
Accounts Payable (AP)						
Accounts Payat	ole			(1,807)		1.02
Total Operating	Expe	ense	3	1,769	= IF	R < 0.75
Occupancy		L	.oss	Occ %		
Current Month		14	.29 %	85.71%		
Year-to-Date		12	.70 %	87.30%	IR	>= 0.98
FASS KF	ī	MP		MASS I	KFI	MP
	7.91			Recvble	0.00	5
	0.00			Payable	2.00	4
	0.00	2	Occup	-	0.00	16
Total Points	7.91	25	rotal	Points	2.00	25
Capital Fund Occupancy				cupancy		

Excess Cash	
(21,812)	

5.00

Average	Dwelling Rei	nt	
Actual/UML	30,612	56	546.63
Budget/UMA	24,932	63	395.75
Increase (Decrease)	5,679	(7)	150.88

PUM / Percentage of Revenue				
Expense	Amount		Percent	
Salaries and Benefits	\$	113.26	20.44 %	
Supplies and Materials		26.07	4.70	
Fleet Costs		0.00	0.00	
Outside Services		130.75	23.60	
Utilities		87.84	15.85	
Protective Services		0.00	0.00	
Insurance		54.50	15.85	
Other Expenses		15.47	2.79	
Total Average Expense	\$	427.88	83.24 %	

Excess Cash
(10,533)

5.00

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

PUM / Percentage of Revenue				
Expense	A	Amount	Percent	
Salaries and Benefits	\$	27.01	6.14%	
Supplies and Materials		3.53	0.80	
Fleet Costs		0.00	0.00	
Outside Services		60.21	13.69	
Utilities		78.86	17.93	
Protective Services		0.00	0.00	
Insurance		24.66	17.93	
Other Expenses		16.59	3.77	
Total Average Expense	\$	210.86	60.28%	

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,037 Units Period Ending March 31, 2020

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 5,412,229 = 8.97					
	Curr Liab Exc Curr Prtn LTD (603,194) $_{IR} >= 2.0$					
SS	Months Expendable Net Assets Ratio (MENAR)					
FASS	Expendable Fund Balance $4,345,739 = 7.75$					
	Average Monthly Operating 560,551 and Other Expenses IR >= 4.0					
	Debt Service Coverage Ratio (DSCR)					
	0.00 IR >= 1.25					
	Tenant Receivable (TR)					
	Tenant Receivable 0 = 0.00					
	Total Tenant Revenue 5,273,580 = 0.00					
	Days Receivable Outstanding: 0.00					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (207,387) = 0.37					
	Total Operating Expenses 560,551 IR < 0.75					
	Occupancy Loss Occ %					
	Current Month 11.19% 88.81%					
	Year-to-Date 11.43% 88.57% IR >= 0.98					
	FASS KFI MP MASS KFI MP					
	QR 12.00 12 Accts Recyble 5.00 5					
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16					
	Total Points 25.00 25 Total Points 9.00 25					

Capital Fund Occupancy					
Total Points 25.00 25 Total P			Total Points	9.00	25
DSCR	2.00	2	Occupancy	0.00	16
MENAR	11.00	11	Accts Payable	4.00	4
QR	12.00	12	Accts Recyble	5.00	5

	5.00	
$\overline{}$		_
	Excess Cash	

3,720,901

Average Dwelling Rent					
Actual/UML	5,275,846	8,266	638.26		
Budget/UMA	5,570,342	9,333	596.84		
Increase (Decrease)	(294,497)	(1,067)	41.41		

Expense	4	Amount	Percent
Salaries and Benefits	\$	143.45	19.32 %
Supplies and Materials		25.54	3.44
Fleet Costs		0.00	0.00
Outside Services		110.89	14.94
Utilities		44.25	5.96
Protective Services		10.51	1.42
Insurance		32.64	8.27
Other Expenses		47.69	6.42
Total Average Expense	\$	414.97	59.77 %

	Last Yea	ır				
Qu	ick Ratio	(QR)				
Current Assets, Unre	stricted	4,024,989	= 9.31			
Curr Liab Exc Curr Pi	rtn LTD	(432,108)	IR >= 2.0			
Months Expendab	le Net As	sets Ratio (N	(IENAR)			
Expendable Fund Ba	lance	3,143,721	= 5.92			
Average Monthly Ope	erating	531,247	= 5.92			
and Other Expenses			IR >= 4.0			
Debt Service Coverage Ratio (DSCR)						
	0.00		IR >= 1.25			
IR >- 1.25						
Tenan	t Receiva	ble (TR)				
Tenant Receivable		0	= 0.00			
Total Tenant Revenu	e 4	,976,759	IR < 1.50			
Days Receiv	able Outs	standing: 0.0	00			
Acco	unts Paya	ble (AP)				
Accounts Payable		(19,834)	_ 0.04			
Total Operating Expe	nses	531,247	= 0.04 IR < 0.75			
Occupancy	Loss	Occ %				
Current Month	9.26 %	90.74%				
Year-to-Date	10.64 %	89.36%	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	0.00	16
Total Points	23.00	25	Total Points	9.00	25

Capital Fund Occupancy	
5.00	

Average Dwelling Rent					
Actual/UML 5,115,161 8,340 613.33					
Budget/UMA	5,285,467	9,333	566.32		
Increase (Decrease)	(170,306)	(993)	47.01		

Excess Cash

2,509,160

PUM / Percentage of Revenue				
Expense	4	Amount	Percent	
Salaries and Benefits	\$	128.56	18.34%	
Supplies and Materials		20.94	2.99	
Fleet Costs		0.00	0.00	
Outside Services		99.97	14.26	
Utilities		59.74	8.80	
Protective Services		11.76	1.68	
Insurance		29.06	8.80	
Other Expenses		42.58	6.07	
Total Average Expense	\$	392.60	60.93%	

-2.18

IR >= 2.0

-5.40

IR >= 4.0

IR >= 1.25

0.00

0.01

IR < 0.75

IR >= 0.98

MP

IR < 1.50

Last Year

Quick Ratio (QR)

KFI - FY Comparison for Cottage Creek I - 253 Units Period Ending March 31, 2020

		Th	is Yea	r				
		Quick	Ratio	(QR)				
	Current Assets, Un	restri	cted	(403,67	'0) ₌	-3.61		
	Curr Liab Exc Curr	Curr Liab Exc Curr Prtn LTD				-3.01 !>= 2.0		
10	Months Expenda	able N	let As	sets Ratio	(MENA	R)		
FASS	Expendable Fund	Balar	nce	(588,71	8)			
	Average Monthly	Opera	iting	125,37	<u>-</u> =	-4.70		
	and Other Expens	es			IR	>= 4.0		
	Debt Service Coverage Ratio (DSCR)							
			0.00		IR :	>= 1.25		
	Tenant Receivable (TR)							
	Tenant Receivable		0	_	0.00			
	Total Tenant Revenue			879,021	= IR	2 < 1.50		
	Days Receivable Outstanding: 0.00							
SS	Accounts Payable (AP)							
MASS	Accounts Payable		(36,580)	=	0.29			
	Total Operating Ex	es	125,374		2 < 0.75			
	Occupancy	L	.oss	Occ %)			
	Current Month		2.65%	87.35				
	Year-to-Date	3	3.70%	91.309	% IR:	>= 0.98		
	FASS KFI	MP		MASS	KFI	MP		
	QR 0.00	12		Recvble	5.00	5		
	MENAR 0.00 DSCR 2.00	11 2		Payable	4.00 1.00	4 16		
				pancy				
	Total Points 2.00	25	rotal	Points	10.00	25		
	0							

	Current Assets, Unrestricted (403,670) = -3.61	Current Assets, Unrestricted (385,512) = -2.
	Curr Liab Exc Curr Prtn LTD (111,941) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (177,061) = -2.
,	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
?	Expendable Fund Balance (588,718)	Expendable Fund Balance (633,583) = -5.
	Average Monthly Operating $125,374 = -4.70$ and Other Expenses $IR > = 4.0$	Average Monthly Operating 117,379 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable $0 = 0.00$	Tenant Receivable 0 = 0.
	Total Tenant Revenue 879,021 IR < 1.50	Total Tenant Revenue 817,939 IR < 1
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
	Accounts Payable (AP)	Accounts Payable (AP)
	Accounts Payable (36,580) = 0.29	Accounts Payable (1,525) = 0.
	Total Operating Expenses 125,374 IR < 0.75	Total Operating Expenses 117,379
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 12.65% 87.35%	Current Month 10.28 % 89.72%
	Year-to-Date 8.70% 91.30% IR >= 0.98	Year-to-Date 11.29 % 88.71% IR >= 0
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI M
	QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16	MENAR 0.00 11 Accts Payable 4.00 DSCR 2.00 2 Occupancy 0.00 1
	Total Points 2.00 25 Total Points 10.00 25	Total Points 2.00 25 Total Points 9.00 2
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(741,873)					
Average Dwelling Rent					
Actual/UML	930,401	2,079	447.52		
Budget/UMA	859,825	2,277	377.61		
Increase (Decrease	9) 70,576	(198)	69.91		
PUM / Percentage of Revenue					

Excess Cash

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	137.77	20.84 %		
Supplies and Materials		30.95	4.68		
Fleet Costs		0.00	0.00		
Outside Services		107.39	16.24		
Utilities		48.19	7.29		
Protective Services		13.88	2.10		
Insurance		27.95	7.29		
Other Expenses		41.04	6.21		
Total Average Expense	\$	407.17	64.64 %		

Excess Cash					
(771,515)					
Average Dwelling Rent					
Actual/UML	853,207	2,020	422.38		
Budget/UMA	809,296	2,277	355.42		
Increase (Decrease)	43,911	(257)	66.96		
PUM / Percentage of Revenue					

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

KFI - FY Comparison for Cottage Creek II - 196 Units Period Ending March 31, 2020

		This Ye	ar			
	Qı					
	Current Assets, Unr	estricted	683,60	4 = 8.62		Cur
	Curr Liab Exc Curr F	Prtn LTD	(79,31	$\frac{1}{1}$ = 8.02		Cur
S	Months Expendal	ole Net As	sets Ratio	(MENAR)		M
FASS	Expendable Fund E	Balance	554,43°			Ехр
	Average Monthly O		87,860			Ave
	and Other Expense			IR >= 4.0		and
	Debt Service		e Ratio (DS	CR)		
		0.00		IR >= 1.25		
	Tenai					
	Tenant Receivable	= 0.00		Ten		
	Total Tenant Rever		Tota			
	Days Receiv					
MASS	Acco					
Ž	Accounts Payable (25,108) = 0.29					Acc
	Total Operating Exp		Tota			
	Occupancy	Loss	Occ %			
	Current Month	19.90%				Cur
	Year-to-Date	16.33%	83.67%	o IR >= 0.98	J	Yea
	FASS KFI	MP	MASS	KFI MP		
	QR 12.00		s Recvble	5.00 5		QR
	MENAR 11.00 DSCR 2.00		s Payable upancy	4.00 4 0.00 16		MEN DSC
	Total Points 25.00		l Points	9.00 25		Tota
	Canita	al Fund O	ccupancy) '	
	Сарій	-				

	Qı	uick F	Ratio (0	QR)			-
	Current Assets, Unre	ed	393,885	<u> </u>	6.66		
	Curr Liab Exc Curr F	rtn L	TD	(59,141	1)	2 >= 2.0	
	Months Expendal	ble N	et Ass	ets Ratio	(MENA	AR)	
١	Expendable Fund Ba	alance	Э	286,312	2 _	2.50	
	Average Monthly Op		ng	79,816		3.59	
	and Other Expenses IR >= 4.0						
	Debt Service			Ratio (DS	CR)		
0.00						>= 1.25	
	Tenar	nt Re	ceivab	le (TR)			
	Tenant Receivable		0	=	0.00	•	
	Total Tenant Revenu	5	523,398	IR	2 < 1.50		
Į	Days Recei	vable	Outst	anding: (0.00		
	Acco	unts	Payab	le (AP)			
١	Accounts Payable			(2,351)	_	0.03	
	Total Operating Expo	enses	3	79,816	- IR	? < 0.75	
	Occupancy		oss	Occ %			
	Current Month	-	12 %	93.88%			
	Year-to-Date	10.	49 %	89.51%	IR :	>= 0.98	
	FASS KFI	MP		MASS	KFI	MP	
	QR 12.00	12		Recvble	5.00	5	
	MENAR 9.79 DSCR 2.00	11 2	Accts Occup	Payable	4.00 0.00	4 16	
	Total Points 23.79	25	Total F		9.00	25	
							_
	Capit			cupancy			
		5.	00				
		Even	cc Cac	h			

Last Year

452,924					
Average Dwelling Rent					
Actual/UML	573,855	1,476	388.79		
Budget/UMA	573,577	1,764	325.16		
Increase (Decrease)	278	(288)	63.63		

Excess Cash

5.00

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	144.61	23.47 %		
Supplies and Materials		33.94	5.51		
Fleet Costs		0.00	0.00		
Outside Services		110.05	17.86		
Utilities		42.05	6.82		
Protective Services		15.37	2.49		
Insurance		17.80	6.82		
Other Expenses		36.32	5.89		
Total Average Expense	\$	400.13	68.87 %		

DSCR 2.00	2	Occupanc	y 0.0	00	16		
Total Points 23.79	25	Total Poin	ts 9.0	00	25		
Capita	ΙFι	ınd Occupa	ancy				
5.00							
E	xce	ess Cash					
	1	91,031					
Avera	ge	Dwelling R	ent				
Actual/UML	5	49,417	1,579	347	.95		
Budget/UMA	5	45,217	1,764	309	.08_		
Increase (Decrease)		4,200	(185)	38	.87		
PUM / Per	cer	tage of Re	venue				
Expense		Amount	Percent				
Salaries and Benefits		\$ 118.44	20.27	%			
Supplies and Materials	3	22.36	3.83				

0.00

80.65

40.51

17.83

20.44

39.84

\$ 340.07

0.00

13.80

6.93

3.05

6.93

6.82

61.62%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

= 30.13

IR >= 2.0

15.39

IR >= 4.0

IR >= 1.25

0.00

0.01

IR < 0.75

IR < 1.50

KFI - FY Comparison for Courtland Heights PFC - 56 Units Period Ending March 31, 2020

		This Year		Last Year
		Quick Ratio (QR)	ĺ	Quick Ratio (QR)
		$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{649,760}{(61,707)} = 10.53$		$\frac{\text{Current Assets, Unrestricted}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{598,454}{(19,865)} = \frac{30.1}{R} = 2$
٠	,	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
Ž V	7A33	Expendable Fund Balance 538,846 = 13.27		Expendable Fund Balance 530,792 = 15.3
		Average Monthly Operating 40,605 and Other Expenses IR >= 4.0		Average Monthly Operating 34,496 and Other Expenses IR >= 4.
		Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)
		0.00 IR >= 1.25		0.00 IR >= 1.2
		Tenant Receivable (TR)		Tenant Receivable (TR)
		Tenant Receivable 0 = 0.00		Tenant Receivable 0 = 0.0
		Total Tenant Revenue 409,608 IR < 1.50		Total Tenant Revenue 394,370 IR < 1.5
		Days Receivable Outstanding: 0.00		Days Receivable Outstanding: 0.00
MASS	2	Accounts Payable (AP)		Accounts Payable (AP)
Ž		Accounts Payable $(16,925)$ = 0.42		Accounts Payable (222) = 0.0
		Total Operating Expenses 40,605 IR < 0.75		Total Operating Expenses 34,496 IR < 0.7
		Occupancy Loss Occ %		Occupancy Loss Occ %
		Current Month 7.14% 92.86%		Current Month 7.14 % 92.86%
		Year-to-Date 8.73% 91.27% IR >= 0.98	J	Year-to-Date 7.34 % 92.66% /R >= 0.9
		FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP
		QR 12.00 12 Accts Recyble 5.00 5		QR 12.00 12 Accts Recyble 5.00 5
		MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16		MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
		Total Points 25.00 25 Total Points 10.00 25		Total Points 25.00 25 Total Points 13.00 25
		Comital Fund Comment	, (0
		Capital Fund Occupancy 5.00		Capital Fund Occupancy 5.00
		5.00	J	5.00

Occupano	су	L	oss O	сс %				Occupand	су	L	.oss	Occ %	<u>.</u>)	
Current Mo	onth	7	.14% 9	2.86%				Current Mon	th	7	.14 %	92.86%	, 0		
Year-to-Da	te	8	.73% 9	1.27%	IR >	>= 0.98		Year-to-Date	:	7.34 %		92.66%	o IR	>= 0.98	
FASS	KFI	MP	MA	ASS KF	ı	MP		FASS	KFI	MP		MASS KFI		MP	
QR	12.00 12 Accts R			ble 5	5.00	5		QR	12.00	12 Accts F		Recvble	5.00	5	
MENAR	11.00	11	Accts Paya	ible 4	1.00	4		MENAR	11.00	11	Accts	Payable	4.00	4	
DSCR	2.00	2	Occupancy	, 1	00.1	16		DSCR	2.00	2	Occup	ancy	4.00	16	
Total Points	tal Points 25.00 25 Total Po			s 10	0.00	25		Total Points	25.00	25	Total F	Points	13.00	25	
	Capit	al Fu	nd Occupa	псу				Capital Fund Occupancy							
		5	.00							5.	00				
		Exce	ess Cash					Excess Cash							
		4	90,593					487,137							
	Aver	age I	Owelling Re	nt					Aver	age	Dwellir	ng Rent			
Actual/UMI			398,291	460	86	5.85		Actual/UML		3	91,865	46	7 8	39.11	
Budget/UN	IA		413,635	504	82	0.70		Budget/UMA		4	00,516	50)4 79	94.67	
Increase (Decrease) (15,344) (44) 45.15							J	Increase (Dec	crease)		(8,651)) (3	37)	14.44	
F	PUM / Pe	ercer	ntage of Rev	/enue				PUM / Percentage of Revenue							
Expense Amount Percent								Expense			Amo	unt Perc	ent		

Expense	Amount	Percent		
Salaries and Benefits	\$ 189.78	21.31 %		
Supplies and Materials	34.55	3.88		
Fleet Costs	0.00	0.00		
Outside Services	143.33	16.10		
Utilities	32.25	3.62		
Protective Services	0.00	0.00		
Insurance	41.57	7.12		
Other Expenses	80.79	9.07		
Total Average Expense	\$ 522.27	61.10 %		

PUM / Percentage of Revenue											
Expense	A	Amount	Percent								
Salaries and Benefits	\$	157.15	18.61%								
Supplies and Materials		21.55	2.55								
Fleet Costs		0.00	0.00								
Outside Services		101.00	11.96								
Utilities		45.58	6.55								
Protective Services		0.00	0.00								
Insurance		51.28	6.55								
Other Expenses		62.54	7.41								
Total Average Expense	\$	439.10	53.63%								

Last Year

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units Period Ending March 31, 2020

			Thi	is Yea	r									
				Ratio										
	Current Asse	ts, Uni	restri	cted	4,482,53	<u> </u>	12.80							
	Curr Liab Ex	c Curr	Prtn I	LTD	(350,235	5) _{IR}	>= 2.0							
S	Months Ex	penda	ble N	let As	sets Ratio (MENA	R)							
FASS	Expendable	Fund I	Balar	ice	3,841,180) _	12.64							
_	Average Mo			ting	ing 303,886									
	and Other E	xpense	es			IR	>= 4.0							
	Debt Service Coverage Ratio (DSCR)													
	1.80 IR >= 1.25													
	Tenant Receivable (TR)													
	Tenant Receivable 0													
	Total Tenan	=	0.00 2 < 1.50											
					3,442,946 standing: 0		1.50							
SS			counts Payable (AP)											
MASS	Accounts Pa				0.40									
	Total Opera		pens	=	0.42									
	Occupancy	,	1	oss	Occ %	IIX	. < 0.75							
	Occupancy Current Mor		_	7.71%	92.29%									
	Year-to-Date			.22%	88.78%		>= 0.98							
	FASS K	EI	MP		MASS K	EI	MP							
	OR	12.00	12	Accts	Recvble	5.00	5							
	MENAR	11.00	11		s Recyble s Payable	4.00	4							
	DSCR	2.00	2		pancy	0.00	16							
	Total Points	25.00	25	Total	Points	9.00	25							
		Capit	al Fu	nd Oc	ccupancy									

Quick Ratio (QR)	Quick Ratio (QR)							
Current Assets, Unrestricted 4,482,535 = 12.80	Current Assets, Unrestricted 3,418,162 = 19,42							
Curr Liab Exc Curr Prtn LTD (350,235) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD (176,041) = 13.42							
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)							
Expendable Fund Balance 3,841,180	Expendable Fund Balance 2,960,200 = 9,98							
Average Monthly Operating 303,886 = 12.64 and Other Expenses	Average Monthly Operating 296,730 and Other Expenses IR >= 4.0							
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)							
1.80 IR >= 1.25	1.76 IR >= 1.25							
Tenant Receivable (TR)	Tenant Receivable (TR)							
Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.00							
Total Tenant Revenue 3,442,946 IR < 1.50	Total Tenant Revenue 3,335,637 IR < 1.50							
Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00							
Accounts Payable (AP)	Accounts Payable (AP)							
Accounts Payable (128,774) = 0.42	Accounts Payable (15,735) = 0.05							
Total Operating Expenses 303,886 IR < 0.75	Total Operating Expenses 296,730 _{IR < 0.75}							
Occupancy Loss Occ %	Occupancy Loss Occ %							
Current Month 7.71% 92.29%	Current Month 10.15 % 89.85%							
Year-to-Date 11.22% 88.78% IR >= 0.98	Year-to-Date 10.74 % 89.26% IR >= 0.98							
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP							
QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5							
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16							
Total Points 25.00 25 Total Points 9.00 25	Total Points 25.00 25 Total Points 9.00 25							
	Total Folitis 25.00 25 Total Folitic 0.00 25							
Capital Fund Occupancy	Capital Fund Occupancy							
5.00	5.00							
Excess Cash	Excess Cash							
3,522,082	2,605,334							

	0,022,002													
Average Dwelling Rent														
Actual/UML	3,373,299	4,251	793.53											
Budget/UMA	3,723,306	4,788	777.63											
Increase (Decrease)	(350,007)	(537)	15.90											
PLIM / Powerstance of Powerse														

PUM / Percentage of Revenue												
Expense		Amount	Percent									
Salaries and Benefits	\$	140.82	17.39 %									
Supplies and Materials		19.01	2.35									
Fleet Costs		0.00	0.00									
Outside Services		109.39	13.51									
Utilities		44.38	5.48									
Protective Services		8.32	1.03									
Insurance		39.11	9.19									
Other Expenses		51.30	6.33									
Total Average Expense	\$	412.33	55.27 %									

2010			
Capita	al Fund Occup	ancy	
	5.00		
E	Excess Cash		
	2,605,334		
Avera	age Dwelling F	Rent	
Actual/UML	3,320,672	4,274	776.95
Budget/UMA	3,530,438	4,788	737.35
Increase (Decrease)	(209,766)	(514)	39.60
PUM / Per	rcentage of Re	evenue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 114.48	15.00)%

19.97

112.12

74.30

7.97

34.31

43.62

\$ 406.76

0.00

2.62

0.00

14.69

10.08

1.04

10.08

5.71

59.22%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

San Antonio Housing Authority **Public Housing** Revenue and Vacancy Loss Analysis As of 3/31/2020

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					В	udgeted			Actual							Rent Variance		
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
										nt Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo		Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
532	Refugio	50	47	423			94.00%		100.00	100.00				445	98.89%			
533	Scattered Sites	163	159	1,429	102	16,232	97.39%	146,090	36.81%	86.96%	99,257	168	89,571	591	40.29%	85,660	38,827	124,487
537	San Juan Square	46	45	403			97.28%		95.65%	95.65%				390	94.20%			
538	The Alhambra	14	13	115			91.07%		92.86%	92.86%				117	92.86%			
541	HemisView Village	49	48	434			98.47%		93.88%	93.88%				433	98.19%			
549	Converse Ranch I	25	24	216			96.00%		100.00	100.00				218	96.89%			
550	Midcrown Seniors Pavillion	39	39	347			98.72%		100.00	100.00				346	98.58%			
551	Converse Ranch II	21	21	189			100.00		95.24%	95.24%				184	97.35%			
552	San Juan Square II	48	45	407			94.27%		91.67%	91.67%				405	93.75%			
553	Sutton Oaks Phase I	49	48	430			97.45%		85.71%	85.71%				420	95.24%			
554	Pin Oak I	50	48	430	247	11,778	95.50%	106,006	96.00%	96.00%	111,924	254	2,220	441	98.00%	2,775-	3,143	367
555	Gardens at San Juan Square	63	61	547			96.43%		93.65%	93.65%				543	95.77%			
556	The Park at Sutton Oaks	49	49	439			99.49%		97.96%	97.96%				421	95.46%			
558	East Meadows	71	70	630			98.59%		92.96%	92.96%				615	96.24%			
559	Wheatley Senior Living	40	39	351			97.50%		102.50	100.00				353	98.06%			
6010	Alazan-Apache Courts	685	639	5,751	136	86,708	93.28%	780,374	93.72%	93.86%	884,233	154	57,944	5,738	93.07%	1,727	105,586	107,314
6050	Lincoln Heights	338	316	2,844			93.49%		92.01%	94.24%	400,113	146		2,747	90.30%		400,113	400,113
6060	Cassiano Homes	499	477	4,293	95	45,171	95.59%	406,539	93.59%	94.53%	386,708	91	23,012	4,248	94.59%	4,253	15,577-	11,324-
6108	Dr. Charles Andrews Apts.	52	51	457	136	6,913	97.60%	62,218	96.15%	96.15%	78,053	169	681	463	98.93%	851-	14,983	14,131
6120	Villa Veramendi Apts.	166	161	1,447	133	21,385	96.84%	192,461	96.39%	96.39%	227,979	155	3,459	1,468	98.26%	2,827-	32,691	29,864
6124	Frank Hornsby	59	55	495			93.22%		100.00	100.00	90,281	173		522	98.31%		90,281	90,281
6126	Glen Park Apts.	26	26	234	112	2,917	100.00	26,250	100.00	100.00	39,058	184	2,468	212	90.60%	2,468	15,275	17,743
6127	Guadalupe Homes	56	54	486			96.43%		96.43%	96.43%	97,601	201		485	96.23%		97,601	97,601
6129	Raymundo Rangel Apts	26	26	232	154	3,962	99.04%	35,655	96.15%	96.15%	37,605	161	154	233	99.57%	192-	1,758	1,566
0129	Raymundo Rangei Apis	20	20	232	134	3,902	99.0470	33,033	90.1370	90.1370	37,003	101	134	255	99.3770	192-	1,/36	1,3

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San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 3/31/2020

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				Budgeted						Actual							Rent Variance			
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P			
									Currer	nt Month										
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To			
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total		
6130	South San Apts	30	29	261			96.67%		100.00	100.00	47,429	176		269	99.63%		47,429	47,429		
6135	Mirasol Homes Target Site	174	169	1,517	113	18,965	96.84%	170,682	98.28%	98.28%	216,754	141	3,714	1,533	97.89%	1,857-	44,215	42,358		
6136	Springview	182	170	1,532	173	29,465	93.54%	265,186	92.31%	93.33%	291,386	193	22,327	1,509	92.12%	4,009	30,209	34,217		
6143	Christ The King	48	48	428	148	7,051	98.96%	63,458	100.00	100.00	69,787	164	1,039	425	98.38%	371	6,700	7,071		
6180	Victoria Plaza Apts.	185	185	1,665			100.00		.00	.00	221-				.00					
6190	Villa Tranchese Apts.	201	195	1,759	250	48,792	97.26%	439,131	99.00%	99.00%	473,766	265	5,491	1,787	98.78%	6,886-	27,749	20,862		
6220	Villa Hermosa Apts.	66	65	583	234	15,125	98.11%	136,125	95.45%	95.45%	141,124	242	2,569	583	98.15%	58-	4,941	4,883		
6230	Sun Park Lane Apts.	65	61	547	244	14,798	93.46%	133,183	93.85%	93.85%	141,675	255	7,064	556	95.04%	2,253-	6,239	3,986		
6240	Mission Park Apts.	100	97	875			97.25%		96.00%	96.00%	124,469	143		872	96.89%		124,469	124,469		
6260	Tarry Towne Apts.	98	96	862	287	27,438	97.70%	246,943	98.98%	98.98%	252,390	290	3,439	870	98.64%	2,364-	3,083	719		
6270	Parkview Apts.	153	144	1,300	196	28,332	94.44%	254,984	98.69%	98.69%	273,413	203	5,490	1,349	97.97%	9,528-	8,901	626-		
6280	Fair Avenue Apts.	216	212	1,906	251	53,098	98.03%	477,882	95.83%	95.83%	502,940	266	12,539	1,894	97.43%	2,924	27,981	30,905		
6290	Blanco Apts.	100	97	869			96.50%		98.00%	98.00%	214,332	246		873	97.00%		214,332	214,332		
6300	Lewis Chatham Apts.	119	116	1,042			97.27%		95.80%	95.80%	263,872	251		1,050	98.04%		263,872	263,872		
6310	Riverside Apts.	74	71	635	98	6,907	95.27%	62,162	91.89%	91.89%	87,571	140	4,017	625	93.84%	931	26,340	27,270		
6320	Madonna Apts.	60	59	533	265	15,718	98.75%	141,461	100.00	100.00	147,969	280	2,918	529	97.96%	1,127	7,636	8,764		
6322	Sahara-Ramsey Apts.	16	16	144	358	5,725	100.00	51,525	100.00	100.00	54,321	391	1,789	139	96.53%	1,789	4,585	6,374		
6330	Linda Lou A & B Apts.	10	10	88	208	2,031	97.50%	18,281	100.00	100.00	17,676	196		90	100.00	469-	1,074-	1,542-		
6331	Escondida Apts.	20	20	180	250	5,000	100.00	45,000	95.00%	95.00%	49,762	278	250	179	99.44%	250	5,012	5,262		
6333	Williamsburg Apts.	15	15	135	208	3,125	100.00	28,125	80.00%	80.00%	27,761	220	1,875	126	93.33%	1,875	1,511	3,386		
6340	Cheryl West Apts.	82	79	707			95.73%		96.34%	96.34%	138,062	194		711	96.34%		138,062	138,062		
6350	Village East Apts.	24	23	207	146	3,354	95.83%	30,187	100.00	100.00	19,947	95	875	210	97.22%	437-	10,678-	11,115-		
6352	Olive Park Apts.	26	25	225	144	3,606	96.15%	32,452	96.15%	96.15%	29,543	132	1,442	224	95.73%	144	2,765-	2,621-		
6360	College Park Additions	78	76	680			96.79%		97.44%	97.44%	139,243	200		696	99.15%		139,243	139,243		

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San Antonio Housing Authority Public Housing Revenue and Vacancy Loss Analysis As of 3/31/2020

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					Bu	udgeted			Actual							Rent Variance		
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	o	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
6380	Jewett Circle Apts.	75	73	655	235	17,117	97.00%	154,056	100.00	100.00	165,933	247	941	671	99.41%	3,823-	8,054	4,230
6390	Kenwood North Apts.	53	52	468			98.11%		113.21	96.77%	148,072	273		543	113.84		148,072	148,072
6400	Midway Apts.	20	20	180	229	4,583	100.00	41,251	100.00	100.00	41,998	236	458	178	98.89%	458	1,206	1,664
6410	San Pedro Arms Apts.	16	15	135			93.75%		100.00	100.00	34,057	240		142	98.61%		34,057	34,057
6420	W. C. White Apts.	75	74	668	187	13,860	99.00%	124,742	100.00	100.00	128,030	190	187	674	99.85%	1,073-	2,214	1,141
6430	Highview Apts.	68	66	596	230	15,263	97.43%	137,370	91.18%	91.18%	113,678	200	10,137	568	92.81%	6,509	17,184-	10,675-
6440	Cross Creek Apts.	66	63	563			94.70%		96.97%	96.97%	76,960	134		573	96.46%		76,960	76,960
6450	Park Square Apts.	26	25	223	215	5,315	95.19%	47,833	92.31%	92.31%	58,901	280	5,154	210	89.74%	2,738	13,805	16,543
6460	Kenwood Manor Apts.	9	9	81	99	894	100.00	8,048	.00	.00	10,640		8,048		.00	8,048		8,048
6470	Westway Apts.	152	145	1,301	96	13,944	95.07%	125,494	96.71%	96.71%	222,229	168	4,149	1,325	96.86%	2,355-	94,380	92,025
6480	Marie McGuire Apts.	63	59	533			94.05%		98.41%	98.41%	144,939	262		554	97.71%		144,939	144,939
6490	M. C. Beldon Apts.	35	33	293	190	6,191	92.86%	55,715	100.00	100.00	64,595	209	1,143	309	98.10%	3,143-	5,736	2,593
6500	F. J. Furey Apts.	66	63	565	109	6,854	95.08%	61,682	96.97%	96.97%	91,834	160	2,184	574	96.63%	1,010-	29,142	28,132
6510	H. B. Gonzalez Apts.	51	49	437	187	9,049	95.10%	81,438	100.00	100.00	91,254	200	373	457	99.56%	3,825-	5,991	2,166
6520	W. R. Sinkin Apts.	50	50	448	197	9,784	99.50%	88,059	98.00%	98.00%	86,875	197	1,967	440	97.78%	1,524	340	1,864
6530	Pin Oak II Apts.	22	22	198	186	4,083	100.00	36,751	100.00	100.00	35,179	186	1,670	189	95.45%	1,670	99	1,769
6540	George Cisneros Apts.	55	54	482	164	8,763	97.27%	78,865	100.00	100.00	84,777	173	983	489	98.79%	1,228-	4,684	3,455
6550	Matt Garcia Apts.	55	54	484	188	10,099	97.73%	90,887	96.36%	96.36%	90,616	185	939	490	98.99%	1,174-	1,445-	2,619-
6560	L. C. Rutledge Apts.	66	63	569			95.83%		96.97%	96.97%	104,339	180		579	97.47%		104,339	104,339
6570	T. L. Shaley Apts.	66	60	542	121	7,303	91.29%	65,726	96.97%	98.46%	57,867	106	5,697	547	92.09%	576-	8,435-	9,011-
6580	Lila Cockrell Apts.	70	69	623	173	11,954	98.93%	107,585	100.00	100.00	102,819	165	863	625	99.21%	302-	5,069-	5,371-
6590	O. P. Schnabel Apts.	70	69	623	169	11,707	98.93%	105,360	98.57%	98.57%	119,712	191	676	626	99.37%	465-	13,887	13,422
	Total	6,055	5,819	52,368	110	640,358	96.10%	5,763,222	91.36%	95.46%	8,253,085	167	301,918	49,900	91.57%	79,002	2,558,445	2,637,447

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San Antonio Housing Authority Beacon Revenue and Vacancy Loss Analysis As of 3/31/2020

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									Currer	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
111	SAHFC Monterrey Park	200	194	1,746	704	136,539	97.00%	1,228,852	95.00%	95.00%	1,259,001	727	47,859	1,732	96.22%	9,853	40,002	49,856
112	SAHFC Burning Tree	108	100	900			92.59%		92.59%	92.59%	620,174	707		877	90.23%		620,174	620,174
113	SAHFC Castlepoint	220	216	1,946	583	126,101	98.30%	1,134,911	96.82%	96.82%	1,140,576	594	34,403	1,921	97.02%	14,776	20,441	35,217
114	SAHFC Encanta Villas	56	49	441	760	37,240	87.50%	335,160	92.86%	92.86%	362,990	777	28,120	467	92.66%	19,760-	8,070	11,690-
121	Converse Ranch II, LLC	83	80	720			96.39%		110.84	88.46%	641,117	743		863	115.53		641,117	641,117
140	SAHFC Vera Cruz	29	28	254	544	15,372	97.41%	138,348	93.10%	93.10%	135,732	530	2,721	256	98.08%	952-	3,568-	4,520-
141	Homestead	157	151	1,355	584	87,845	95.86%	790,608	89.81%	89.81%	756,303	573	54,283	1,320	93.42%	20,137	14,167-	5,970
151	Claremont	4	4	36			100.00		100.00	100.00	29,551	821		36	100.00		29,551	29,551
214	Converse Ranch I LLC	99	95	851			95.45%		117.17	93.55%	753,114	719		1,048	117.62		753,114	753,114
315440	Villa De Valencia	104	96	862	401	38,361	92.07%	345,252	96.15%	96.15%	578,027	658	22,836	879	93.91%	6,911-	225,864	218,953
465450	Reagan West Apts.	15	15	135			100.00		93.33%	93.33%	63,830	515		124	91.85%		63,830	63,830
1065120	Sunshine Plaza	100	95	851			94.50%		99.00%	99.00%	562,572	636		885	98.33%		562,572	562,572
1075130	Pecan Hill	100	95	851			94.50%		92.00%	92.00%	633,391	763		830	92.22%		633,391	633,391
1205340	SAHDC Dietrich Road	30	24	218	640	15,520	80.83%	139,680	90.00%	90.00%	145,075	628	24,960	231	85.56%	8,160-	2,765-	10,925-
1335211	SAHFC La Providencia	90	86	772	551	47,286	95.28%	425,574	98.89%	98.89%	422,093	544	18,749	776	95.80%	2,344-	5,824-	8,168-
1355290	SAHFC Towering Oaks Apts.	128	122	1,100	848	103,634	95.51%	932,704	96.09%	96.09%	885,950	845	88,163	1,048	90.97%	44,293	2,461-	41,833
1375280	SAHFC Churchill Estate Apts	40	39	347	816	31,418	96.25%	282,761	97.50%	97.50%	299,508	841	3,264	356	98.89%	7,752-	8,994	1,241
1425475	SAHDC Bella Claire Apts.	67	65	585	605	39,355	97.01%	354,194	92.54%	92.54%	357,438	610	10,293	586	97.18%	605-	2,638	2,033
1505462	Warren House	7	6	56			89.29%		85.71%	85.71%	30,612	547		56	88.89%		30,612	30,612
2095265	Sendero I PFC (Crown Meador	ws) 192	182	1,640	897	163,480	94.92%	1,471,321	90.10%	90.10%	1,542,401	968	120,199	1,594	92.25%	41,487	112,567	154,054
2375630	SH/CH PFC Cottage Creek	253	224	2,018	422	94,683	88.64%	852,143	87.35%	87.35%	1,575,275	758	83,596	2,079	91.30%	25,611-	697,521	671,910
2385640	SH/CH PFC Cottage Creek II	196	174	1,564	362	62,875	88.65%	565,874	80.10%	80.10%	1,126,500	763	104,219	1,476	83.67%	31,754	592,380	624,134
2395485	SH/CH PFC Courtland Heights	s 56	53	477	871	46,138	94.64%	415,238	92.86%	92.86%	439,980	956	38,303	460	91.27%	14,799	39,541	54,340
2495650	Woodhill Apts. PFC	532	473	4,259	840	397,656	88.96%	3,578,901	92.29%	92.29%	3,852,727	906	451,204	4,251	88.78%	7,083	280,910	287,993

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As of 3/31/2020

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				В	udgeted							Rent Variance					
	A	В	C	D	E	F	G	Н	I	J	K	L	M	N	o	P	
								Current	Month								
Total	2,866	2,665	23,983	542	1,443,502	92.98%	12,991,520	93.51%	101.61	18,213,937	915	1,133,171	24,151	93.63%	112,087	5,334,504	5,446,591

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- N: Actual YTD Occ % M divided by (A multiplied by the number of months in the report)
- O: Rent Variance Due to Occ: (C minus M) multiplied by D
- P: Rent Variance Due to Rate (K minus D) multiplied by M

San Antonio Housing Authority

Beacon

SAHA Managed Revenue and Vacancy Loss Analysis As of 3/31/2020

				Budgeted									Rent Variance								
		A	A	A	A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Curren	nt Month											
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To				
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total			
111	SAHFC Monterrey Park	200	194	1,746	704	136,539	97.00%	1,228,852	95.00%	95.00%	1,259,001	727	47,859	1,732	96.22%	9,853	40,002	49,856			
112	SAHFC Burning Tree	108	100	900			92.59%		92.59%	92.59%	620,174	707		877	90.23%		620,174	620,174			
113	SAHFC Castlepoint	220	216	1,946	583	126,101	98.30%	1,134,911	96.82%	96.82%	1,140,576	594	34,403	1,921	97.02%	14,776	20,441	35,217			
114	SAHFC Encanta Villas	56	49	441	760	37,240	87.50%	335,160	92.86%	92.86%	362,990	777	28,120	467	92.66%	19,760-	8,070	11,690-			
121	Converse Ranch II, LLC	83	80	720			96.39%		110.84	88.46%	641,117	743		863	115.53		641,117	641,117			
140	SAHFC Vera Cruz	29	28	254	544	15,372	97.41%	138,348	93.10%	93.10%	135,732	530	2,721	256	98.08%	952-	3,568-	4,520-			
141	Homestead	157	151	1,355	584	87,845	95.86%	790,608	89.81%	89.81%	756,303	573	54,283	1,320	93.42%	20,137	14,167-	5,970			
151	Claremont	4	4	36			100.00		100.00	100.00	29,551	821		36	100.00		29,551	29,551			
214	Converse Ranch I LLC	99	95	851			95.45%		117.17	93.55%	753,114	719		1,048	117.62		753,114	753,114			
315440	Villa De Valencia	104	96	862	401	38,361	92.07%	345,252	96.15%	96.15%	578,027	658	22,836	879	93.91%	6,911-	225,864	218,953			
465450	Reagan West Apts.	15	15	135			100.00		93.33%	93.33%	63,830	515		124	91.85%		63,830	63,830			
1065120	Sunshine Plaza	100	95	851			94.50%		99.00%	99.00%	562,572	636		885	98.33%		562,572	562,572			
1075130	Pecan Hill	100	95	851			94.50%		92.00%	92.00%	633,391	763		830	92.22%		633,391	633,391			
1205340	SAHDC Dietrich Road	30	24	218	640	15,520	80.83%	139,680	90.00%	90.00%	145,075	628	24,960	231	85.56%	8,160-	2,765-	10,925-			
1335211	SAHFC La Providencia	90	86	772	551	47,286	95.28%	425,574	98.89%	98.89%	422,093	544	18,749	776	95.80%	2,344-	5,824-	8,168-			
1355290	SAHFC Towering Oaks Apts.	128	122	1,100	848	103,634	95.51%	932,704	96.09%	96.09%	885,950	845	88,163	1,048	90.97%	44,293	2,461-	41,833			
1375280	SAHFC Churchill Estate Apts	40	39	347	816	31,418	96.25%	282,761	97.50%	97.50%	299,508	841	3,264	356	98.89%	7,752-	8,994	1,241			
1425475	SAHDC Bella Claire Apts.	67	65	585	605	39,355	97.01%	354,194	92.54%	92.54%	357,438	610	10,293	586	97.18%	605-	2,638	2,033			
1505462	Warren House	7	6	56			89.29%		85.71%	85.71%	30,612	547		56	88.89%		30,612	30,612			
2095265	Sendero I PFC (Crown Meado	ws) 192	182	1,640	897	163,480	94.92%	1,471,321	90.10%	90.10%	1,542,401	968	120,199	1,594	92.25%	41,487	112,567	154,054			
	Total	1,829	1,741	15,665	484	842,152	95.16%	7,579,364	96.17%	102.52	11,219,455	706	455,851	15,885	96.50%	84,062	3,724,152	3,808,214			

GPR: Gross Potential Rent

A: No of Units - Number of Units

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B: Budgeted Occ Units - Calculated from approved budget

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Beacon Outside Managed Properties

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Revenue and Vacancy Loss Analysis As of 3/31/2020

					В	udgeted						Rent Variance						
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Currer	nt Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
2375630	SH/CH PFC Cottage Creek	253	224	2,018	422	94,683	88.64%	852,143	87.35%	87.35%	1,575,275	758	83,596	2,079	91.30%	25,611-	697,521	671,910
2385640	SH/CH PFC Cottage Creek II	196	174	1,564	362	62,875	88.65%	565,874	80.10%	80.10%	1,126,500	763	104,219	1,476	83.67%	31,754	592,380	624,134
2395485	SH/CH PFC Courtland Heights	56	53	477	871	46,138	94.64%	415,238	92.86%	92.86%	439,980	956	38,303	460	91.27%	14,799	39,541	54,340
2495650	Woodhill Apts. PFC	532	473	4,259	840	397,656	88.96%	3,578,901	92.29%	92.29%	3,852,727	906	451,204	4,251	88.78%	7,083	280,910	287,993
	Total	1,037	924	8,319	651	601,351	89.13%	5,412,156	88.81%	100.00	6,994,482	1,742	677,321	8,266	88.57%	28,025	1,610,351	1,638,377

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Property Management Monthly Report Partnership For the Period Ending 3/31/2020

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Monthly Year-to-Date

Account Balances		Rental Income History	
	Current Year	Last Year	Two Years Ago

			Curr	Current Year			Last Year				Two Years Ago			
Operating	Replacement	Tenant	Februar	January	December	March	January	January	December	March	January	January	December	
Account	Reserves	Receivable												
1,533,334	2,415,198	55,444	643,389	644,871	657,256	628,237	626,650	626,740	624,910	615,923	612,346	606,826	613,354	

Occupancy Information

				Curi	rent Month	ı				Last Mont	h	Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ	
1 Bedroom	554	554	534	20				96.39%	554	535	96.57%	1,662	1,601	96.33%	
2 Bedrooms	327	327	289	38				88.38%	327	300	91.74%	981	889	90.62%	
3 Bedrooms	40	40	38	2				95.00%	40	39	97.50%	120	116	96.67%	
Total Units	921	921	861	60				93.49%	921	874	94.90%	2,763	2,606	94.32%	

San Antonio Housing Authority **Property Management Monthly Report** HemisView Market Units For the Period Ending 3/31/2020

4/10/2020

Year-to-Date

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Monthly			

Vea	r-to-	-Da	te

A	Account Balances			enue (Lost)	Renta	l Income Hist	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
103,315	418,471				194,794	193,607	192,007	15	0	21	0	.00	

Occupancy Information

	Current Month													Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pet Occ			
1 Bedroom	91	91	87	4				122	95.60%			273	260	95.24%			
2 Bedrooms	93	93	73	20				608	78.49%			279	228	81.72%			
Total	184	184	160	24				730	86.96%			552	488	88.41%			

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

4/10/2020

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For the Period Ending 3/31/2020

						Monthly	thly Year-to-Date										
Ac	count Bal	ances		Year-to		Ren	tal Income His	story			Leasir	ng Sumn	narv				
Co Oper Account	Replace Reser	ment To	enant eivable	Due to Rate	Due to Occupancy	2/29/202			Preleas Unit		tices acate	Move Outs	•	Lease Up Days			
193,309	134,8	22				13,530	13,331	25,843	0		0	0	0	.00			
						Occi	ipancy Inform	ation									
						Current Montl	1						Ye	ear-to-Date			
	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	20	20	20						100.00%				60	60	100.0		
2 Bedrooms	32	32	30	2				61	93.75%				96	93	96.88%		
3 Bedrooms	9	9	8	1				30	88.89%				27	26	96.30%		
Total	61	61	58	3				91	95.08%				183	179	97.81%		

San Antonio Housing Authority Property Management Monthly Report Midcrowne Seniors Pavillion LP For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-to-Da	te
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Ac	Account Balances			enue (Lost)	Renta	l Income Hist	tory	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up	
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
56,885	243,904	15,424			110,572	115,009	112,495	0	0	0	0	.00	

Occupancy Information

Current Month													Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	100	100	93	7				213	93.00%			300	280	93.33%	
2 Bedrooms	96	96	87	9				274	90.63%			288	268	93.06%	
Total	196	196	180	16				487	91.84%			588	548	93.20%	

San Antonio Housing Authority Property Management Monthly Report O'Connor Road, LP For the Period Ending 3/31/2020

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Monthly	Year-to-Date

Year-	to-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	tory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
132,040	263,227				98,992	97,848	99,762	0	0	5	0	.00

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
											-			
1 Bedroom	140	140	138	2				61	98.57%			420	412	98.10%
2 Bedrooms	10	10	10						100.00%			30	30	100.00
Total	150	150	148	2				61	98.67%			450	442	98.22%

San Antonio Housing Authority Property Management Monthly Report Refugio Street, LP For the Period Ending 3/31/2020

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Year-to-Date

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Monthly			

Year-to	o-Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income His	tory		Leasii	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	2/29/2020	1/31/2020	12/31/2019	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,018,563	510,890				147,191	147,143	147,495	1	0	2	0	.00

Occupancy Information

						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	93	93	87	6				183	93.55%			279	265	94.98%
2 Bedrooms	86	86	80	6				183	93.02%			258	244	94.57%
3 Bedrooms	31	31	30	1				30	96.77%			93	90	96.77%
Total	210	210	197	13				395	93.81%			630	599	95.08%

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

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Science Park II, LP	
For the Period Ending 3/31/2020	

						Monthly					Year-to	-Date		
Δ	account Bal	ances		Year-to		Ren	tal Income Hi	storv		ī	Leasing Sur	nmarv		
Co Oper	Replace		enant	Due to	Due to		Rental Income History 2/29/2020 1/31/2020 12/31/2019		Preleas				Lease Up	
Account	Reser	ves Rec	eivable	Rate	Occupancy				Unit	to Vac	ate Ou	ts Traffic	Days	
29,222	319,4	51				78,310	77,934	79,653	0	0	1	0	.00	
						Occi	ipancy Inform	ation						
						Current Montl	1					Ye	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	110	110	109	1				30	99.09%			330	324	98.18
2 Bedrooms	10	10	9	1				30	90.00%			30	26	86.67
_	120	120	118					61	98.33%			360	350	97.22

KFI - FY Comparison for Partnerships - 921 Units

Period Ending March 31, 2020

	This \	Year									
	Quick Ra	tio (QR)									
	Current Assets, Unrestricted	d 2,287,042 = 0.16									
	Curr Liab Exc Curr Prtn LTI	0.10									
S	Months Expendable Net Assets Ratio (MENAR)										
FASS	Expendable Fund Balance										
	Average Monthly Operating	$\frac{1}{g}$ 615,512 = -20.09									
	and Other Expenses	IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)										
	1.2	20 IR >= 1.25									
	Tenant Rece	ivable (TR)									
	Tenant Receivable	15,424 = 0.01									
	Total Tenant Revenue	2,001,768 IR < 1.50									
	Days Receivable Outstanding: 0.70										
MASS	Accounts Payable (AP)										
Ž	Accounts Payable	(49,263) = 0.08									
	Total Operating Expenses	615,512 IR < 0.75									
	Occupancy Los	s Occ %									
	Current Month 6.51										
	Year-to-Date 5.68	3% 94.32% <i>IR</i> >= 0.98									
	FASS KFI MP	MASS KFI MP									
		ccts Recvble 5.00 5									
		ccts Payable 4.00 4 ccupancy 8.00 16									
	DSCR 1.00 2 O	ccupancy 8.00 16									
	Total Points 1.00 25 To	otal Points 17.00 25									

Capital Fund Occupancy 5.00

Excess Cash	
(13,216,314)	

Averag	e Dwelling Ro	ent	
Actual/UML	1,926,108	2,606	739.11
Budget/UMA	946,000	2,763	342.38
Increase (Decrease)	980,108	(157)	396.72

Expense	Amount	Percent
Salaries and Benefits	\$ 131.75	16.33 %
Supplies and Materials	10.14	1.26
Fleet Costs	0.14	0.02
Outside Services	56.00	6.94
Jtilities	48.95	6.07
Protective Services	10.85	1.34
nsurance	31.63	7.26
Other Expenses	35.61	4.41
otal Average Expense	\$ 325.06	43.64 %

Last Year

Quick Rati	o (QR)	
Current Assets, Unrestricted	2,608,391	= 0.19
Curr Liab Exc Curr Prtn LTD	(13,800,302)	IR >= 2.0

Months Expendable Net A	Assets Ratio (M	ENAR)
Expendable Fund Balance	(11,635,300)	= -17.13
Average Monthly Operating	679,407	17.10
and Other Expenses		IR >= 4.0

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

Tenant	t Receivab	ole (TR)	
Tenant Receivable		7,782	= 0.00
Total Tenant Revenue	9 1,	964,901	IR < 1.50
Days Receiv	able Outs	tanding: 0	.36
Accou	ınts Payal	ole (AP)	
Accounts Payable		(62,238)	- 0.09
Total Operating Expe	nses	679,407	IR < 0.75
Occupancy	Loss	Occ %	
Current Month	5.32 %	94.68%	
Year-to-Date	5.07 %	94.93%	IR >= 0.98

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

Capital Fund Occupancy	
5.00	

Excess Cash
(12,537,313)

Avera	age Dwelling	Rent	
Actual/UML	1,881,628	2,623	717.36
Budget/UMA	1,932,083	2,763	699.27
Increase (Decrease)	(50,455)	(140)	18.09

PUM / Perce	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	124.33	15.88%
Supplies and Materials		12.76	1.63
Fleet Costs		0.14	0.02
Outside Services		114.94	14.69
Utilities		46.95	7.24
Protective Services		10.80	1.38
Insurance		29.65	7.24
Other Expenses		42.60	5.44
Total Average Expense	\$	382.15	53.52%

KFI - FY Comparison for HemisView Market Units - 184 Units Period Ending March 31, 2020

Quick Potic (OP)	
Quick Ratio (QR)	
Current Assets, Unrestricted 797,656	0.32
Curr Liab Exc Curr Prtn LTD (2 526 911)	R >= 2.0
Months Expendable Net Assets Ratio (MENA	NR)
Expendable Fund Balance (1,729,255)	40.74
Average Monthly Operating 161,521	-10.71
and Other Expenses	R >= 4.0
Debt Service Coverage Ratio (DSCR)	
1.24	>= 1.25
	1.20
Tenant Receivable (TR)	
Tenant Receivable 0 Total Tenant Revenue 613,800	0.00
Total Tenant Revenue 613,800 # Days Receivable Outstanding: 0.00	R < 1.50
Accounts Payable (AP) Accounts Payable (10,009) =	
	0.06
Total Operating Expenses 161,521	R < 0.75
Occupancy Loss Occ %	
Current Month 13.04% 86.96%	
Year-to-Date 11.59% 88.41% IR	>= 0.98
FASS KFI MP MASS KFI	MP
QR 0.00 12 Accts Recyble 5.00	5
MENAR 0.00 11 Accts Payable 4.00	4
DSCR 1.00 2 Occupancy 0.00	16
Total Points 1.00 25 Total Points 9.00	25
Total Folitis 1.00 25 Total Folitis 9.00	

	La	st Year						
Qı	ıick l	Ratio (QR)					
Current Assets, Unre	estric	ted	1,292,318	3 _	0.46			
Curr Liab Exc Curr P	Curr Liab Exc Curr Prtn LTD (2,784,902							
Months Expendal	ole N	et Ass	ets Ratio	(MENA	AR)			
Expendable Fund Ba	lanc	е	(1,492,584) _	-9.14			
Average Monthly Op	eratiı	ng	163,237	, =	-9.14			
and Other Expenses IR >= 4.0								
Debt Service Coverage Ratio (DSCR)								
1.17 IR >= 1.25								
Tenant Receivable (TR)								
Tenant Receivable			0	_	0.00			
Total Tenant Revenu	ıe	5	592,003	IF	2 < 1.50			
Days Recei	vable	e Outst	anding: (0.00				
Acco	unts	Payab	le (AP)					
Accounts Payable			(8,621)		0.05			
Total Operating Expe	enses	s 1	163,237	=	2 < 0.75			
Occupancy	L	.oss	Occ %					
Current Month	11	.41 %	88.59%					
Year-to-Date	13	.41 %	86.59%	IR	>= 0.98			
FASS KFI	MP		MASS	KFI	MP			
QR 0.00	12		Recvble	5.00	5			
MENAR 0.00 DSCR 1.00	11		Payable	4.00	4			
	2	Occup	•	0.00	16			
Total Points 1.00	25	Total F	Points	9.00	25			
Capit	al Fu	nd Oc	cupancy					

								_	
s	1.00 25	Total Points	9.00	25		Total Points	1.00	25	Total Po
	Capital F	und Occupancy)		Capita	l Fu	ınd Occu
	-	5.00						5	00

	(1	,911,616)		
	Average	Dwelling Re	nt	
	Actual/UML	578,345	488 1	,185.13
	Budget/UMA	605,356	552 1	,096.66
l	Increase (Decrease)	(27,011)	(64)	88.47

Excess Cash

PUM / Percei	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	139.79	11.11%
Supplies and Materials		8.62	0.68
Fleet Costs		0.14	0.01
Outside Services		63.90	5.08
Utilities		21.45	1.71
Protective Services		18.88	1.50
Insurance		34.11	4.43
Other Expenses		46.81	3.72
Total Average Expense	\$	333.68	28.25 %

	(1,6/1,46/)	
Avera	ge Dwelling	Rent
Actual/UML	557,540	478 1,166.40
Budget/UMA	622,245	552 1,127.26
Increase (Decrease)	(64,705)	(74) 39.15

Excess Cash

PUM / Perce	nta	ge of Re	venue
Expense	,	Amount	Percent
Salaries and Benefits	\$	112.20	9.06%
Supplies and Materials		10.83	0.87
Fleet Costs		0.00	0.00
Outside Services		70.91	5.73
Utilities		49.49	6.53
Protective Services		12.13	0.98
Insurance		32.73	6.53
Other Expenses		50.32	4.06
Total Average Expense	\$	338.61	33.77%

-0.07 IR >= 2.0

(255,436)

Last Year

Quick Ratio (QR)

Current Assets, Unrestricted

KFI - FY Comparison for HemisView Village - 61 Units Period Ending March 31, 2020

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted (29	0,391) _	-0.07					
	Curr Liab Exc Curr Prtn LTD (4,01	5,696)	R >= 2.0					
S	Months Expendable Net Assets R	atio (MENA	R)					
FASS	Expendable Fund Balance (4,30	6,086)	02.51					
	, , , , , , , , , , , , , , , , , , ,	6,549	92.51					
	and Other Expenses	IF	? >= 4.0					
	Debt Service Coverage Ratio (DSCR)							
	0.40							
	Tenant Receivable (TR)							
	Tenant Receivable	0 =	0.00					
	Total Tenant Revenue 44,19		R < 1.50					
	Days Receivable Outstandir	ig: 0.00						
MASS	Accounts Payable (AP)							
\$	Accounts Payable (38	31) =	0.01					
	Total Operating Expenses 46,54	19 _{IF}	R < 0.75					
	Occupancy Loss Oc	cc %						
		.08%						
	Year-to-Date 2.19% 97	.81% <i>IR</i>	>= 0.98					
	FASS KFI MP MA	SS KFI	MP					
	QR 0.00 12 Accts Recvt		5					
	MENAR 0.00 11 Accts Payate DSCR 0.00 2 Occupancy		4					
		12.00	16					
	Total Points 0.00 25 Total Points 21.00 25							

Curr Liab Exc Curr Prtn LTD (4,015,696) R >= 2.0	Curr Liab Exc Curr Prtn LTD $(3,765,333)$ $= -0.07$
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance (4,306,086) = -92,51	Expendable Fund Balance (4,020,769) = -85.83
Average Monthly Operating 46,549 and Other Expenses IR >= 4.0	Average Monthly Operating 46,844 and Other Expenses 46,844
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.40 IR >= 1.25	0.40 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.00
Total Tenant Revenue 44,151 IR < 1.50	Total Tenant Revenue 45,809 IR < 1.50
Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (381) = 0.01	Accounts Payable (191) _ 0.00
Total Operating Expenses 46,549 R < 0.75	Total Operating Expenses 46,844
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 4.92% 95.08%	Current Month 1.64 % 98.36%
Year-to-Date 2.19% 97.81% IR >= 0.98	Year-to-Date 3.83 % 96.17% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
DSCR 0.00 2 Occupancy 12.00 16	DSCR 0.00 2 Occupancy 12.00 16
Total Points 0.00 25 Total Points 21.00 25	Total Points 0.00 25 Total Points 21.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00

(4	,353,987)		
Average	Dwelling Re	nt	
Actual/UML	40,209	179	224.63
Budget/UMA	40,143	183	219.36
Increase (Decrease)	66	(4)	5.27
PUM / Perce	ntage of Rev	enue/	

Excess Cash

PUM / Percentage of Revenue				
Expense		Amount	Percent	
Salaries and Benefits	\$	121.96	26.45 %	
Supplies and Materials		8.14	1.76	
Fleet Costs		0.02	0.00	
Outside Services		34.09	7.39	
Jtilities		44.32	9.61	
Protective Services		16.35	3.55	
nsurance		30.99	9.61	
Other Expenses		26.74	5.80	
Total Average Expense	\$	282.61	64.18 %	

E	cess Cash					
(4,072,829)						
Average Dwelling Rent						
Actual/UML	39,968	176	227.09			
Budget/UMA	37,926	183	207.24			
Increase (Decrease)	2,043	(7)	19.85			

PUM / Percentage of Revenue					
A	Amount	Percent			
\$	97.18	20.41%			
	8.31	1.74			
	0.00	0.00			
	53.05	11.14			
	63.13	13.26			
	9.57	2.01			
	29.63	13.26			
	29.46	6.19			
\$	290.33	68.02%			
	\$	Amount \$ 97.18 8.31 0.00 53.05 63.13 9.57 29.63 29.46	Amount Percent \$ 97.18 20.41% 8.31 1.74 0.00 0.00 53.05 11.14 63.13 13.26 9.57 2.01 29.63 13.26 29.46 6.19		

1.38

IR >= 2.0

-0.22

IR >= 4.0

260,871

(188,967)

(34,778)

155,174

Last Year

Quick Ratio (QR)

Months Expendable Net Assets Ratio (MENAR)

Current Assets, Unrestricted

Curr Liab Exc Curr Prtn LTD

Expendable Fund Balance

Average Monthly Operating

and Other Expenses

KFI - FY Comparison for Midcrowne Seniors Pavillion LP - 196 Units Period Ending March 31, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 251,762 = 1.61
	Curr Liab Exc Curr Prtn LTD (155,933)
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (16,475)
	Average Monthly Operating 92,101 = -0.18
	and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	1.54 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 15,424 = 0.05
	Total Tenant Revenue 334,076 IR < 1.50
	Days Receivable Outstanding: 4.14
MASS	Accounts Payable (AP)
×	Accounts Payable (34,670) = 0.38
	Total Operating Expenses 92,101 IR < 0.75
	Occupancy Loss Occ %
	Current Month 8.16% 91.84%
	Year-to-Date 6.80% 93.20% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 10.15 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 12.15 25 Total Points 13.00 25
	Canital Fund Occupancy

PUM / Percentage of Revenue

Amount Percent

92.60

9.63

0.00

27.30

72.94

10.93

47.51

33.01

293.91

14.40 %

1.50

0.00

4.25

11.34

1.70

11.34

5.13 49.67 %

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

Salaries and Benefits

Supplies and Materials

Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
1.54 IR >= 1.25	0.20 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 15,424 - 0.05	Tenant Peceivable 7 700
Total Tenant Revenue 334,076 IR < 1.50	$\frac{1}{\text{Total Tenant Revenue}} \frac{7,782}{\text{Total Tenant Revenue}} = 0.02$
Days Receivable Outstanding: 4.14	Days Receivable Outstanding: 2.05
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (34,670) - 0.38	Accounts Payable (38,198)
$\frac{\text{Accounts 1 ayable}}{\text{Total Operating Expenses}} = \frac{(34,670)}{92,101} = 0.38$ $\frac{1}{IR} < 0.75$	Total Operating Expenses $(36, 196)$ = 0.25
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 8.16% 91.84%	Current Month 4.59 % 95.41%
Year-to-Date 6.80% 93.20% IR >= 0.98	Year-to-Date 3.40 % 96.60% /R >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 10.15 12 Accts Recvble 5.00 5	QR 9.03 12 Accts Recvble 5.00 5
MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
DSCR 2.00 2 Occupancy 4.00 16	DSCR 0.00 2 Occupancy 12.00 16
Total Points 12.15 25 Total Points 13.00 25	Total Points 9.03 25 Total Points 21.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
(222,272)	(295,662)
Average Dwelling Rent	Average Dwelling Rent
Actual/UML 334,590 548 610.57	Actual/UML 337,643 568 594.44
Budget/UMA 387,652 588 659.27	Budget/UMA 335,041 588 569.80
Increase (Decrease) (53,062) (40) (48.71)	Increase (Decrease) 2,602 (20) 24.64

FASS H	(FI	MP		MASS KI	FI	MP
QR	9.03	12	Accts Re	cvble 5	5.00	5
MENAR	0.00	11	Accts Pay	yable 4	4.00	4
DSCR	0.00	2	Occupan	cy 12	2.00	16
Total Points	9.03	25	Total Poi	nts 2	1.00	25
	Capita	al Fu	nd Occup	ancy		
		5.	00			
			ss Cash			
		(2	95,662)			
	Aver	age	Dwelling I	Rent		
Actual/UML		3	37,643	568	59	4.44
Budget/UMA		3	35,041	588	56	9.80
Increase (Dec	rease)		2,602	(20)	2	4.64
Pl	JM / Pe	rcen	tage of R	evenue		
Expense			Amount	Percer	nt	
Salaries and B	Benefits		\$ 95.90) 15.	39%	
Supplies and N	Material	S	23.60	3.	79	
Fleet Costs			0.00	0.	00	
Outside Service	ces		253.89			
Utilities			41.63		68	
Protective Ser	vices		15.70		52	
Insurance			41.91		68	
Other Expense			68.54		_	
Total Average	Expens	se	\$ 541.16	86	83%	

Last Year

KFI - FY Comparison for O'Connor Ltd. Partnership - 150 Units Period Ending March 31, 2020

Curr Liab Exc Curr Prtn LTD (1,553,720) Months Expendable Net Assets Ratio (MENAR Expendable Fund Balance (1,420,508) Average Monthly Operating 95,603 and Other Expenses R >	0.16 >= 2.0
Curr Liab Exc Curr Prtn LTD (1,553,720)	>= 2.0
Curr Liab Exc Curr Prtn LTD (1,553,720) Months Expendable Net Assets Ratio (MENAR Expendable Fund Balance (1,420,508) Average Monthly Operating 95,603 and Other Expenses IR >	>= 2.0
Expendable Fund Balance (1,420,508) Average Monthly Operating 95,603 and Other Expenses Debt Service Coverage Ratio (DSCR) 1.20 Tenant Receivable (TR) Tenant Receivable 0 Total Tenant Revenue 296,884	R)
Average Monthly Operating 95,603 and Other Expenses IR > Debt Service Coverage Ratio (DSCR) 1.20 Tenant Receivable (TR) Tenant Receivable 0 Total Tenant Revenue 296,884 IR >	
Average Monthly Operating 95,603 and Other Expenses IR > Debt Service Coverage Ratio (DSCR) 1.20 Tenant Receivable (TR) Tenant Receivable 0 Total Tenant Revenue 296,884 IR >	4.86
Debt Service Coverage Ratio (DSCR) 1.20 R >= Tenant Receivable (TR) Tenant Receivable	4.00
$ \frac{\text{Tenant Receivable (TR)}}{\text{Tenant Receivable}} = \frac{0}{\text{Total Tenant Revenue}} = \frac{0}{296,884} = \frac{100}{100} $	>= 4.0
Tenant Receivable (TR) Tenant Receivable Total Tenant Revenue 296,884	
$\frac{\text{Tenant Receivable}}{\text{Total Tenant Revenue}} = \frac{0}{296,884} = \frac{100}{100}$	= 1.25
Total Tenant Revenue 296,884	
Total Tenant Revenue 296,884 IR	0.00
	< 1.50
Days Receivable Outstanding: 0.00	
Accounts Payable (AP) Accounts Payable (1,104) =	
Accounts Payable (1,104) =	0.01
Total Operating Expenses 95,603	< 0.75
Occupancy Loss Occ %	
Current Month 1.33% 98.67%	
Year-to-Date 1.78% 98.22% _{IR >=}	= 0.98
FASS KFI MP MASS KFI	
QR 0.00 12 Accts Recvble 5.00	MP
MENAR 0.00 11 Accts Payable 4.00 DSCR 1.00 2 Occupancy 16.00	5
	5 4
Total Points 1.00 25 Total Points 25.00	5

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 255,479 = 0.16	Current Assets, Unrestricted 267,789
	Curr Liab Exc Curr Prtn LTD (1,553,720)	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 0.19$ $_{IR} >= 2.0$
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (1,420,508)	Expendable Fund Balance (1,262,032)
	Average Monthly Operating 95,603 and Other Expenses 95,603	Average Monthly Operating 85,636 and Other Expenses 85,636
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.20 IR >= 1.25	1.49 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable $0 = 0.00$
	Total Tenant Revenue 296,884 IR < 1.50	Total Tenant Revenue 279,605 IR < 1.50
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
×	Accounts Payable (1,104) = 0.01	Accounts Payable (1,080) = 0.01
	Total Operating Expenses 95,603 IR < 0.75	Total Operating Expenses $85,636$ $\frac{1}{IR} < 0.75$
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.33% 98.67%	Current Month 4.00 % 96.00%
	Year-to-Date 1.78% 98.22% IR >= 0.98	Year-to-Date 2.89 % 97.11% IR >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recyble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 1.00 2 Occupancy 16.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 1.00 25 Total Points 25.00 25	Total Points 2.00 25 Total Points 21.00 25
	Total Folitis 1.00 23 Fotal Folitis 25.00 25	Total Folins 2.00 25 Fotal Folins 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash
	(4 500 007)	(4.200 E74)

(1	1,562,987)		
Average	e Dwelling Re	ent	
Actual/UML	295,714	442	669.04
Budget/UMA	(296,829)	450	(659.62)
Increase (Decrease)	592,543	(8)	1,328.66

PUM / Perce	nta	ige of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	137.75	20.51 %
Supplies and Materials		15.44	2.30
Fleet Costs		0.00	0.00
Outside Services		67.84	10.10
Utilities		52.63	7.84
Protective Services		0.00	0.00
Insurance		23.61	7.84
Other Expenses		31.89	4.75
Total Average Expense	\$	329.17	53.33 %

MENAR	0.00	11	Ac	cts Pay	able	4.00	0	4
DSCR	2.00	2	Ос	cupanc	:y	12.0	0	16
Total Points	2.00	25	Tot	al Poin	ts	21.0	0	25
	Capit	al Fu	ınd	Occup	ancy			
		5	.00					
		Exce	ess (Cash				
		(1,	392,	571)				
	Aver	age	Dwe	lling R	lent			
Actual/UML		2	77,9	39	43	7	636	3.01
Budget/UMA		2	78,1	83	45	0	618	3.18
Increase (Deci	rease)		(2	44)	(1	3)	17	7.83
PL	JM / Pe	rcer	ntag	e of Re	venu	е		
Expense			Aı	nount	Perc	ent		
Salaries and B	enefits		\$	130.93	2	20.46	%	
Supplies and N	/latarial	0		13.90		2.17		
Supplies and it	nateria	3		15.90		2.17		

0.00

62.28

41.94

0.00

23.42

29.37

\$ 301.85

0.00

9.73

6.56

0.00

6.56

4.59

50.07%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Refugio Street, LP - 210 Units Period Ending March 31, 2020

		This Year	
		Quick Ratio (QR)	
	Current Assets, Un	nrestricted 1,149,382 = 0.2	Curr
	Months Expend	able Net Assets Ratio (MENAR)	Mo
FASS	Expendable Fund	Balance (3,671,331)	Expe
"	Average Monthly and Other Expens		Avera
	Debt Servi	ce Coverage Ratio (DSCR)	\exists
		1.34 IR >= 1.2	25
	Ten	ant Receivable (TR)	
	Tenant Receivabl	<u>e</u> <u>0</u> = 0.0	Tena
	Total Tenant Rev	enue 475,576 <i>IR</i> < 1.5	
	Days Reco	eivable Outstanding: 0.00	
MASS	Acc	ounts Payable (AP)	
Ž	Accounts Payable	= 0.0	1 Acco
	Total Operating E	expenses 148,102 IR < 0.7	Total
	Occupancy	Loss Occ %	Oc
	Current Month	6.19% 93.81%	Curre
	Year-to-Date	4.92% 95.08% IR >= 0.9	Year-
	FASS KFI	MP MASS KFI MP	
	QR 0.00		
	MENAR 0.00 DSCR 2.00	,	
	Total Points 2.00		.
	Сар	ital Fund Occupancy	

	Last	Year			
Qu	ick Ra	atio (C	QR)		
Current Assets, Unre	stricte	d	986,86		0.22
Curr Liab Exc Curr Pi	rtn LT[D ((4,520,64	8) = IF	0.22 R >= 2.0
Months Expendab	le Net	t Ass	ets Ratio	(MENA	AR)
Expendable Fund Ba	lance	((3,663,63	4) _	-24.55
Average Monthly Ope	erating]	149,22		-24.55
and Other Expenses				IF	R >= 4.0
Debt Service	Cove	erage	Ratio (D	SCR)	
	1.	.33		IR	>= 1.25
Tenan	t Rece	eivab	le (TR)		
Tenant Receivable			0	=	0.00
Total Tenant Revenu	е	4	77,946	IF	R < 1.50
Days Receiv	/able (Outst	anding:	0.00	
Acco	unts P	ayab	le (AP)		
Accounts Payable			(1,770)	=	0.01
Total Operating Expe	nses	1	49,229		R < 0.75
Occupancy	Lo	ss	Occ %		
Current Month		6 %		-	
Year-to-Date	3.4	9 %	96.51%	i IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 0.00			Recvble	5.00	5
MENAR 0.00			Payable	4.00	4
DSCR 2.00		Occup		12.00	16
Total Points 2.00	25 T	Γotal F	Points	21.00	25
Capita	al Fun	d Occ	cupancy		
	5.00	0			

(3	3,834,673)		
Average	Dwelling Re	nt	
Actual/UML	441,005	599	736.24
Budget/UMA	443,533	630	704.02
Increase (Decrease)	(2,528)	(31)	32.21

Excess Cash

5.00

PUM / Percer	nta	ge of Re	venue
Expense		Amount	Percent
Salaries and Benefits	\$	150.67	17.38 %
Supplies and Materials		10.26	1.18
Fleet Costs		0.00	0.00
Outside Services		75.30	8.69
Utilities		53.17	6.13
Protective Services		16.73	1.93
Insurance		25.44	7.76
Other Expenses		32.68	3.77
Total Average Expense	\$	364.24	46.84 %

	5.00						
F	xcess Cash						
	(3,827,301)						
Avera	ige Dwelling F	Kent					
Actual/UML	441,536	608	726.21				
Budget/UMA	431,209	630	684.46				
Increase (Decrease)	10,326	(22)	41.75				
PUM / Percentage of Revenue							
Francis Amount Bound							

PUM / Percentage of Revenue						
Expense	,	Amount	Percent			
Salaries and Benefits	\$	146.41	17.27%			
Supplies and Materials		7.59	0.89			
Fleet Costs		0.00	0.00			
Outside Services		74.18	8.75			
Utilities		52.38	8.21			
Protective Services		19.60	2.31			
Insurance		23.75	8.21			
Other Expenses		31.93	3.77			
Total Average Expense	\$	355.84	49.40%			

KFI - FY Comparison for Science Park II, LP - 120 Units Period Ending March 31, 2020

	This Year								
	Quick Ratio (QR)								
	Current Assets, Ui	nrestri	cted	123,1	53 _	0.10			
	Curr Liab Exc Cur	r Prtn	LTD	(1,243,14	40) _{IF}	? >= 2.0			
Ś	Months Expendable Net Assets Ratio (MENAR								
FASS	Expendable Fund	Balar	nce	(1,220,90		17.04			
	Average Monthly	•	ating	71,63	36	17.04			
	and Other Expens	ses			IF	? >= 4.0			
	Debt Servi	ce Co	verage	e Ratio (D	SCR)				
			1.10		IR	>= 1.25			
	Tenant Receivable (TR)								
	Tenant Receivabl	е		0	_	0.00			
	Total Tenant Rev	237,282	IF	2 < 1.50					
	Days Receivable Outstanding: 0.00								
SS	Acc	ounts	Payal	ble (AP)					
MASS	Accounts Payable	9		(886)	=	0.01			
	Total Operating E	xpens	es	71,636	IF	R < 0.75			
	Occupancy	L	oss	Occ %	<u>6</u>				
	Current Month		1.67%	98.33					
	Year-to-Date	2	2.78%	97.22	% <i>IR</i>	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 0.00			Recvble	5.00	5			
	MENAR 0.00 DSCR 1.00			Payable	4.00 12.00	4 16			
				Paints					
	Total Points 1.00	25	rotal	Points	21.00	25			

Total Points	1.00 25	lotal Points	21.00	25
	Capital F	und Occupand	cv	
	<u> </u>	5.00	<u>, </u>	

Excess Cash

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

(1,330,779)		
Average	e Dwelling Re	nt	
Actual/UML	236,246	350	674.99
Budget/UMA	(233,855)	360	(649.60)
Increase (Decrease)	470,101	(10)	1,324.59
PUM / Perc	entage of Rev	/enue	

PUM / Percentage of Revenue					
Expense		Amount	Percent		
Salaries and Benefits	\$	146.89	21.67 %		
Supplies and Materials		7.19	1.06		
Fleet Costs		0.85	0.13		
Outside Services		53.15	7.84		
Utilities		40.23	5.93		
Protective Services		0.31	0.05		
Insurance		24.33	5.93		
Other Expenses		38.33	5.65		
Total Average Expense	\$	311.27	48.26 %		

						-		
MENAR	0.00	11 Accts Payab		able 4.	00	4		
DSCR	0.00	2	Occupancy	y 16.	00	16		
Total Points	0.00	25	Total Point	ts 25.	00 :	25		
Capital Fund Occupancy								
		5.	00					
Excess Cash								
(1,277,484)								
Average Dwelling Rent								
Actual/UML		2	27,002	356	637.	65		
Budget/UMA		2	27,479	360	631.	.89		
Increase (Dec	rease)		(477)		5.	.76		
PUM / Percentage of Revenue								
Expense			Amount	Percent				
Salaries and B	enefits	s \$ 153.55 23.96%						

PUM / Percentage of Revenue						
Expense	A	Amount	Percent			
Salaries and Benefits	\$	153.55	23.96%			
Supplies and Materials		7.69	1.20			
Fleet Costs		1.05	0.16			
Outside Services		117.21	18.29			
Utilities		40.89	6.38			
Protective Services		0.00	0.00			
Insurance		23.66	6.38			
Other Expenses		31.80	4.96			
Total Average Expense	\$	375.86	61.33%			